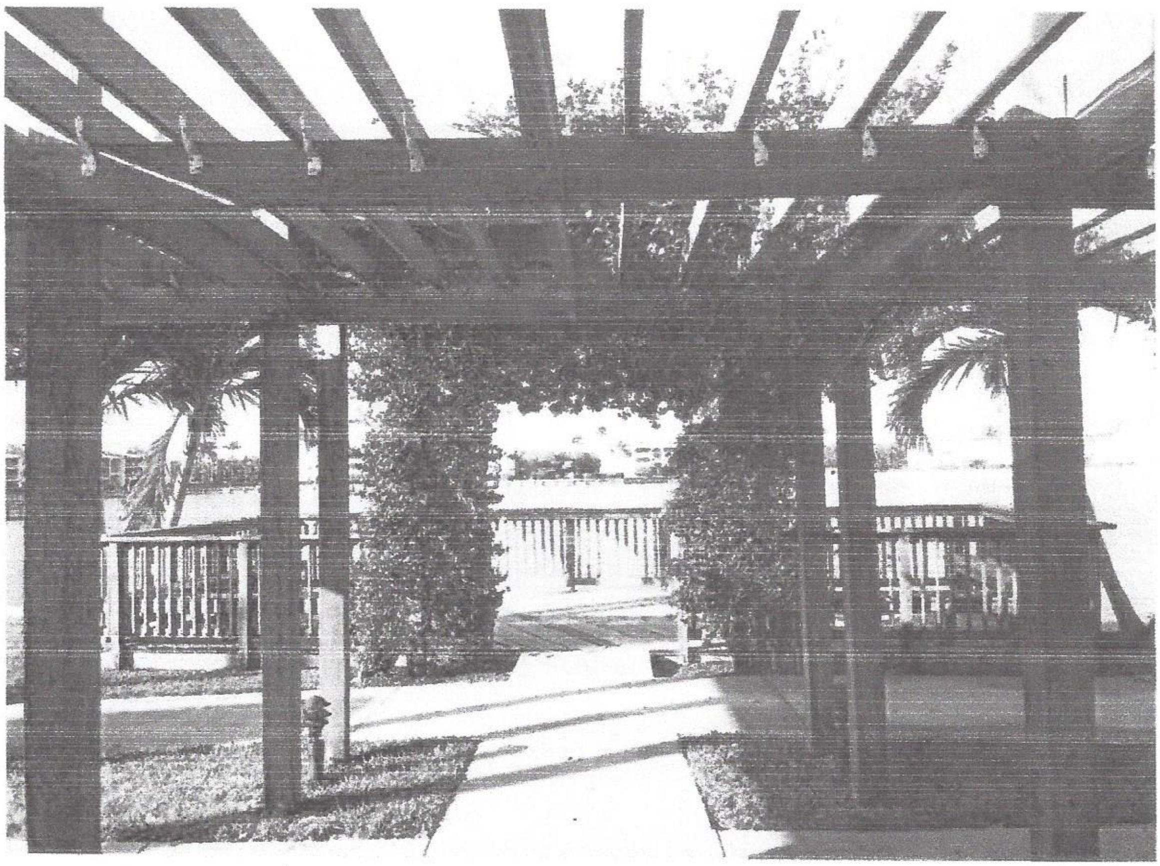
Jensen Beach Club
Condominium Association, Inc.

October 2020 Financial



ADVANTAGE PROPERTY MANAGEMENT, LLC
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Phone: 772.334.8900 ~ Fax: 772.288.0175

STATEMENT OF OPERATIONS

FOR THE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE TOTAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
	REVENUE															
401	MAINTENANCE FEES	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	0	0	720,310	720,836	(526)
402	COMCAST REBATE	327	327	327	327	327	327	327	327	327	327	0	0	3,270	3,266	4
425	INTEREST/LATE FEES	150	0	0	0	0	0	0	(150)	0	0	0	0	0	0	0
430	OPERATING INTEREST	39	42	59	16	17	16	0	0	2	2	0	0	193	0	193
432	INTEREST/LATE FEES OWNERS	163	163	105	520	229	166	372	305	155	366	0	0	2,544	0	2,544
445	OTHER INCOME	78	(100)	125	28	0	0	1,910	0	25	28	0	0	2,094	0	2,094
450	APPLICATION FEES	600	300	200	0	200	300	300	700	100	200	0	0	2,900	2,250	650
	TOTAL REVENUE	73,388	72,763	72,847	72,922	72,804	72,840	74,940	73,213	72,640	72,954	0	0	731,311	726,352	4,959
	EXPENSES															
	ADMINISTRATIVE EXPENSE															
501	MANAGEMENT	3,761	3,761	3,761	3,761	3,761	3,761	3,761	3,761	3,761	3,761	0	0	37,610	37,612	(2)
502	ACCOUNTING	0	0	0	3,400	175	175	0	0	0	0	0	0	3,750	2,833	917
503	ADDITIONAL MANAGER HOURS	920	1,150	350	875	525	525	175	0	2,100	875	0	0	7,495	8,667	(1,172)
505	LEGAL & PROFESSIONAL	115	3,229	888	140	131	295	1,870	788	112	223	0	0	7,791	3,333	4,458
510	INSURANCE - COMMON	11,360	11,360	11,360	11,360	11,360	11,360	11,360	13,033	11,861	11,861	0	0	116,275	152,650	(36,375)
511	INSURANCE - FLOOD	3,941	3,941	3,941	3,941	3,941	3,941	3,941	4,832	4,231	4,231	0	0	40,881	39,453	1,428
520	OFFICE SUPPLIES	404	339	330	265	66	241	124	94	115	561	0	0	2,539	3,333	(794)
524	BACKGROUND INVESTIGATION	0	0	0	0	165	0	0	0	0	0	0	0	165	1,167	(1,002)
531	FEDERAL INCOME TAX	0	0	0	0	0	1,692	0	(1,692)	0	0	0	0	0	0	0
533	FEES TO THE STATE	784	0	61	0	0	0	0	0	0	0	0	0	845	705	140
	TOTAL ADMINISTRATIVE	21,285	23,780	20,691	23,742	20,124	21,990	21,231	20,816	22,180	21,512	0	0	217,351	249,753	(32,402)

STATEMENT OF OPERATIONS

FOR THE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE TOTAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
	UTILITIES															
551	ELECTRIC	1,818	1,739	1,635	1,666	1,055	1,452	1,166	1,121	1,183	1,188	0	0	14,023	16,667	(2,644)
552	WATER & SEWER	4,988	6,162	6,197	4,813	6,720	4,485	4,279	4,197	4,029	4,000	0	0	49,870	56,667	(6,797)
555	TRASH	1,837	1,862	1,862	1,862	1,837	2,011	2,665	1,965	1,965	2,003	0	0	19,869	19,167	702
571	TELEPHONE	278	274	(69)	276	285	275	275	284	280	280	0	0	2,438	2,667	(229)
573	CABLE CONSULTANT	548	548	548	548	548	548	548	548	548	617	0	0	5,549	4,833	716
574	CABLE TV	8,655	8,548	8,548	8,548	8,548	8,891	8,891	8,892	8,892	8,892	0	0	87,305	87,375	(70)
	TOTAL UTILITIES	18,124	19,133	18,721	17,713	18,993	17,662	17,824	17,007	16,897	16,980	0	0	179,054	187,376	(8,322)
	BUILDING & EQUIPMENT															
575	BUILDING REPAIR/MAINT	975	2,469	6,521	4,772	6,196	10,692	6,664	3,224	1,699	0	0	0	43,212	28,333	14,879
576	MAINTENANCE SALARIES	4,822	4,238	3,946	4,593	3,888	3,560	4,762	3,767	3,791	4,641	0	0	42,008	42,120	(112)
577	BUILDING MATERIALS	0	0	36	208	312	559	255	299	625	341	0	0	2,635	5,000	(2,365)
578	BUILDING CLEANING	1,200	1,200	1,550	1,200	1,300	1,300	1,920	1,300	1,300	1,300	0	0	13,570	13,000	570
579	CLEANING SUPPLIES	0	423	256	203	70	0	0	0	214	0	0	0	1,166	833	333
581	GATE REPAIRS/MAINTENANCE	137	3,939	95	601	538	0	307	517	0	95	0	0	6,229	3,333	2,896
582	FIRE SUPPRESSION	621	1,168	0	565	448	0	621	1,404	0	0	0	0	4,827	7,500	(2,673)
584	GOLF CART REPAIR/MAINT	0	0	0	500	350	0	0	0	0	0	0	0	850	417	433
	TOTAL BUILDING & EQUIP.	7,755	13,437	12,404	12,642	13,102	16,111	14,529	10,511	7,629	6,377	0	0	114,497	100,536	13,961
	GROUNDS															
525	LAWN MAINTENANCE	4,991	3,700	3,700	3,950	3,700	3,700	3,700	3,700	3,700	3,700	0	0	38,541	37,583	958
527	FERTILIZING	1,100	1,100	0	362	0	2,069	849	1,114	1,222	2,013	0	0	9,829	11,000	(1,171)

STATEMENT OF OPERATIONS

FOR THE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE TOTAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
629	FLOWERS-POOL	60	0	0	0	0	0	0	0	0	0	0	0	60	417	(357)
630	SHRUB & TREE REPL/MAINT	0	0	0	940	0	0	0	0	0	1,735	0	0	2,675	4,167	(1,492)
631	IRRIGATION MAINT/REPAIR	245	1,694	517	1,151	421	551	882	1,216	639	921	0	0	8,237	8,333	(96)
633	TREE TRIMMING	1,680	0	0	0	0	0	0	3,064	0	1,588	0	0	6,332	2,500	3,832
634	MANGROVE TRIMMING	0	0	0	0	0	0	0	0	0	0	0	0	0	1,250	(1,250)
640	OUTDOOR LIGHTING	217	0	0	0	690	0	0	600	96	0	0	0	1,603	3,167	(1,564)
641	LAKE MAINTENANCE	159	585	159	159	159	159	159	594	159	159	0	0	2,451	1,592	859
648	STOCK LAKE (FISH)	0	0	0	0	0	0	0	0	0	0	0	0	0	417	(417)
	TOTAL GROUNDS	8,452	7,079	4,376	6,562	4,970	6,479	5,590	10,288	5,816	10,116	0	0	69,728	70,426	(698)
	POOL & RECREATION															
650	POOL & SPA REPAIR/MAINT	861	1,638	755	880	788	1,027	913	1,071	755	755	0	0	9,443	11,667	(2,224)
651	RECREATION REPAIR/MAINT	0	13	0	0	382	0	0	0	0	1,470	0	0	1,865	1,667	198
652	POOL DECK FURNITURE	0	0	0	0	0	0	0	0	0	0	0	0	0	417	(417)
653	HEALTH INSPECTION FEE	0	0	0	0	0	475	0	0	0	0	0	0	475	397	78
654	POOL DECK SEALING	0	0	0	0	0	0	0	0	0	0	0	0	0	667	(667)
	TOTAL POOL & RECREATION	861	1,651	755	880	1,170	1,502	913	1,071	755	2,225	0	0	11,783	14,815	(3,032)
	MISCELLANEOUS/CONTINGENCY															
702	SPECIAL PROJECTS	5,394	1,315	0	0	0	(1,315)	0	0	(1,900)	0	0	0	3,494	16,667	(13,173)
	TOTAL MISC/CONTINGENCY	5,394	1,315	0	0	0	(1,315)	0	0	(1,900)	0	0	0	3,494	16,667	(13,173)
	TOTAL OPERATING EXP.	61,871	66,395	56,947	61,539	58,359	62,429	60,087	59,693	51,377	57,210	0	0	595,907	639,573	(43,666)

STATEMENT OF OPERATIONS

FOR THE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE TOTAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
	RESERVE TRANSFERS															
732	FUNDING	5,313	5,313	5,313	5,313	5,313	5,313	5,313	5,313	5,313	5,313	0	0	53,130	53,133	(3)
743	ROOF	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365	0	0	33,650	33,649	1
	TOTAL RESERVE TRANSFERS	8,678	8,678	8,678	8,678	8,678	8,678	8,678	8,678	8,678	8,678	0	0	86,780	86,782	(2)
	TOTAL OPER EXP/RESV.	70,549	75,073	65,625	70,217	67,037	71,107	68,765	68,371	60,055	65,888	0	0	682,687	726,355	(43,668)
	NET OPERATING MARGIN	2,839	(2,310)	7,222	2,705	5,767	1,733	6,175	4,842	12,585	7,066	0	0	48,624	(3)	48,627

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE-11/12/20

BALANCE SHEET

PERIOD-10, AS OF- OCT. 31, 2020

ASSETS	
PETTY CASH	50.00
OPER-CENTER STATE BANK	544,703.41
OPER-ITHINK M/M	25,592.63
RESV-SC CD .25% 4/22/21	102,553.15
RESV-SC CD .25% 2/13/21	107,500.91
RESV-ITHINK M/M	177,745.74
RESV-SYNV CD .25% 7/30/21	206,061.73
RECEIVABLES-OWNERS	15,055.42
ALLOWANCE FOR BAD DEBT	(278.30)
PREPAID INSURANCE	32,184.81
PREPAID EXPENSES	1,862.18
PREPAID ROYAL GREEN	4,120.65
PREPAID FIRE SUPPRESSION	621.13
DEPOSITS-UTILITY	25.00
TOTAL ASSETS-	1,217,798.46
LIABILITIES & EQUITY	
LIABILITIES	
ACCOUNTS PAYABLE	3,889.94
ACCRUED PAYABLES	4,000.00
PREPAID MAINTENANCE FEES	4,049.48
UNEARNED MAINTENANCE FEES	144,061.34
COMCAST DEFERRED REBATE	6,209.66
TOTAL LIABILITIES-	162,210.42
RESERVES	
POOLED RESERVE	36,664.29
FUNDING-POOLED	53,133.33
DISBURSE-PAVING/ASPHALT	(525.00)
INTEREST	2,698.21
DISBURSE-HALLS & STAIRS	(2,200.00)
DISBURSEMENT-GATE	(1,200.00)
DISBURSE-LSCP/GROUNDS	(33,994.50)
DISBURSE-CAP IMPROVEMENT	(3,805.50)
TOTAL POOLED RESERVE	50,770.83
RESERVE-ROOF	540,949.33
FUNDING-ROOF	33,649.17
DISBURSEMENT-ROOF	(32,525.00)
TOTAL ROOF RESERVE	542,073.50
TOTAL RESERVES-	593,861.53

BALANCE SHEET

PERIOD-10, AS OF- OCT. 31, 2020

INSURANCE SET-ASIDE FUND	250,000.00
BEGINNING SURPLUS	163,125.12
SURPLUS/(DEFICIT) CURRENT	48,601.39
LIABILITIES & EQUITY	1,217,798.46

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RUN DATE-11/12/20

OPERATING STATEMENT

FOR MONTH OF OCT. AND YEAR TO DATE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	ANNUAL BUDGET	FOR THE MONTH BUDGET	FOR THE MONTH ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE	PCT
	REVENUE							
401	MAINTENANCE FEES	865,003.00	72,083.58	72,030.66	720,835.83	720,306.66	(529.17)	0 %
402	COMCAST REBATE	3,919.00	326.58	326.58	3,265.83	3,265.83	.00	0 %
430	OPERATING INTEREST	.00	.00	2.19	.00	192.75	192.75	0 %
432	INTEREST/LATE FEES OWNERS	.00	.00	365.76	.00	2,543.91	2,543.91	0 %
445	OTHER INCOME	.00	.00	28.00	.00	2,094.40	2,094.40	0 %
450	APPLICATION FEES	2,700.00	225.00	200.00	2,250.00	2,900.00	650.00	29 %
	TOTAL REVENUE	871,622.00	72,635.16	72,953.19	726,351.66	731,303.55	4,951.89	1 %
	EXPENSES							
	ADMINISTRATIVE EXPENSE							
501	MANAGEMENT	45,134.00	3,761.17	3,761.17	37,611.67	37,611.70	.03	0 %
502	ACCOUNTING	3,400.00	283.33	.00	2,833.33	3,750.00	916.67	32 %
503	ADDITIONAL MANAGER HOURS	10,400.00	866.67	875.00	8,666.67	7,495.00	(1,171.67)	(14) %
505	LEGAL & PROFESSIONAL	4,000.00	333.33	222.50	3,333.33	7,790.59	4,457.26	134 %
510	INSURANCE - COMMON	183,180.00	15,265.00	11,861.49	152,650.00	116,277.48	(36,372.52)	(24) %
511	INSURANCE - FLOOD	47,343.00	3,945.25	4,230.83	39,452.50	40,883.30	1,430.80	4 %
520	OFFICE SUPPLIES	4,000.00	333.33	561.21	3,333.33	2,539.04	(794.29)	(24) %
524	BACKGROUND INVESTIGATION	1,400.00	116.67	.00	1,166.67	165.00	(1,001.67)	(86) %
533	FEES TO THE STATE	846.00	70.50	.00	705.00	845.25	140.25	20 %
	TOTAL ADMINISTRATIVE	299,703.00	24,975.25	21,512.20	249,752.50	217,357.36	(32,395.14)	(13) %
	UTILITIES							
551	ELECTRIC	20,000.00	1,666.67	1,188.05	16,666.67	14,024.12	(2,642.55)	(16) %
552	WATER & SEWER	68,000.00	5,666.67	4,000.00	56,666.67	49,869.93	(6,796.74)	(12) %
555	TRASH	23,000.00	1,916.67	2,002.93	19,166.67	19,869.36	702.69	4 %
571	TELEPHONE	3,200.00	266.67	280.14	2,666.67	2,439.51	(227.16)	(9) %
573	CABLE CONSULTANT	5,800.00	483.33	616.80	4,833.33	5,551.95	718.62	15 %
574	CABLE TV	104,850.00	8,737.50	8,891.86	87,375.00	87,305.53	(69.47)	0 %
	TOTAL UTILITIES	224,850.00	18,737.51	16,979.78	187,375.01	179,060.40	(8,314.61)	(4) %

OPERATING STATEMENT

FOR MONTH OF OCT. AND YEAR TO DATE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	ANNUAL BUDGET	FOR THE MONTH BUDGET	FOR THE MONTH ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE VARIANCE	YEAR TO DATE PCT
	BUILDING & EQUIPMENT							
575	BUILDING REPAIR/MAINT	34,000.00	2,833.33	.00	28,333.33	43,212.56	14,879.23	53 %
576	MAINTENANCE SALARIES	50,544.00	4,212.00	4,641.30	42,120.00	42,008.25	(111.75)	0 %
577	BUILDING MATERIALS	6,000.00	500.00	341.04	5,000.00	2,634.85	(2,365.15)	(47) %
578	BUILDING CLEANING	15,600.00	1,300.00	1,300.00	13,000.00	13,570.00	570.00	4 %
579	CLEANING SUPPLIES	1,000.00	83.33	.00	833.33	1,165.86	332.53	40 %
581	GATE REPAIRS/MAINTENANCE	4,000.00	333.33	95.00	3,333.33	6,229.23	2,895.90	87 %
582	FIRE SUPPRESSION	9,000.00	750.00	.00	7,500.00	4,826.63	(2,673.37)	(36) %
584	GOLF CART REPAIR/MAINT	500.00	41.67	.00	416.67	850.00	433.33	104 %
	TOTAL BUILDING & EQUIP.	120,644.00	10,053.66	6,377.34	100,536.66	114,497.38	13,960.72	14 %
	GROUNDS							
625	LAWN MAINTENANCE	45,100.00	3,758.33	3,700.00	37,583.33	38,541.00	957.67	3 %
627	FERTILIZING	13,200.00	1,100.00	2,013.19	11,000.00	9,829.07	(1,170.93)	(11) %
629	FLOWERS-POOL	500.00	41.67	.00	416.67	60.48	(356.19)	(85) %
630	SHRUB & TREE REPL/MAINT	5,000.00	416.67	1,735.00	4,166.67	2,675.00	(1,491.67)	(36) %
631	IRRIGATION MAINT/REPAIR	10,000.00	833.33	920.98	8,333.33	8,236.71	(96.62)	(1) %
633	TREE TRIMMING	3,000.00	250.00	1,588.00	2,500.00	6,332.00	3,832.00	153 %
634	MANGROVE TRIMMING	1,500.00	125.00	.00	1,250.00	.00	(1,250.00)	(100) %
640	OUTDOOR LIGHTING	3,800.00	316.67	.00	3,166.67	1,603.01	(1,563.66)	(49) %
641	LAKE MAINTENANCE	1,910.00	159.17	159.00	1,591.67	2,451.12	859.45	54 %
648	STOCK LAKE (FISH)	500.00	41.67	.00	416.67	.00	(416.67)	(100) %
	TOTAL GROUNDS	84,510.00	7,042.51	10,116.17	70,425.01	69,728.39	(696.62)	(1) %
	POOL & RECREATION							
650	POOL & SPA REPAIR/MAINT	14,000.00	1,166.67	755.00	11,666.67	9,442.44	(2,224.23)	(19) %
651	RECREATION REPAIR/MAINT	2,000.00	166.67	1,469.70	1,666.67	1,864.01	197.34	12 %
652	POOL DECK FURNITURE	500.00	41.67	.00	416.67	.00	(416.67)	(100) %
653	HEALTH INSPECTION FEE	476.00	39.67	.00	396.67	475.35	78.68	20 %
654	POOL DECK SEALING	800.00	66.67	.00	666.67	.00	(666.67)	(100) %
	TOTAL POOL & RECREATION	17,776.00	1,481.35	2,224.70	14,813.35	11,781.80	(3,031.55)	(20) %

OPERATING STATEMENT

FOR MONTH OF OCT. AND YEAR TO DATE - 10 - MONTHS ENDING OCT. 31, 2020

G/L NO.	DESCRIPTION	ANNUAL BUDGET	FOR THE MONTH BUDGET	FOR THE MONTH ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE VARIANCE	PCT
	MISCELLANEOUS/CONTINGENCY							
702	SPECIAL PROJECTS	20,000.00	1,666.67	.00	16,666.67	3,494.33	(13,172.34)	(79) %
	TOTAL MISC/CONTINGENCY	20,000.00	1,666.67	.00	16,666.67	3,494.33	(13,172.34)	(79) %
	TOTAL OPERATING EXP.	767,483.00	63,956.95	57,210.19	639,569.20	595,919.66	(43,649.54)	(7) %
	RESERVE TRANSFERS							
732	FUNDING	63,760.00	5,313.33	5,313.33	53,133.33	53,133.33	.00	0 %
743	ROOF	40,379.00	3,364.92	3,364.92	33,649.17	33,649.17	.00	0 %
	TOTAL RESERVE TRANSFERS	104,139.00	8,678.25	8,678.25	86,782.50	86,782.50	.00	0 %
	TOTAL OPER EXP/RESV.	871,622.00	72,635.20	65,888.44	726,351.70	682,702.16	(43,649.54)	(6) %
	NET OPERATING MARGIN	.00	(.04)	7,064.75	(.04)	48,601.39	48,601.43	(3,575) %

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RUN DATE-11/12/20