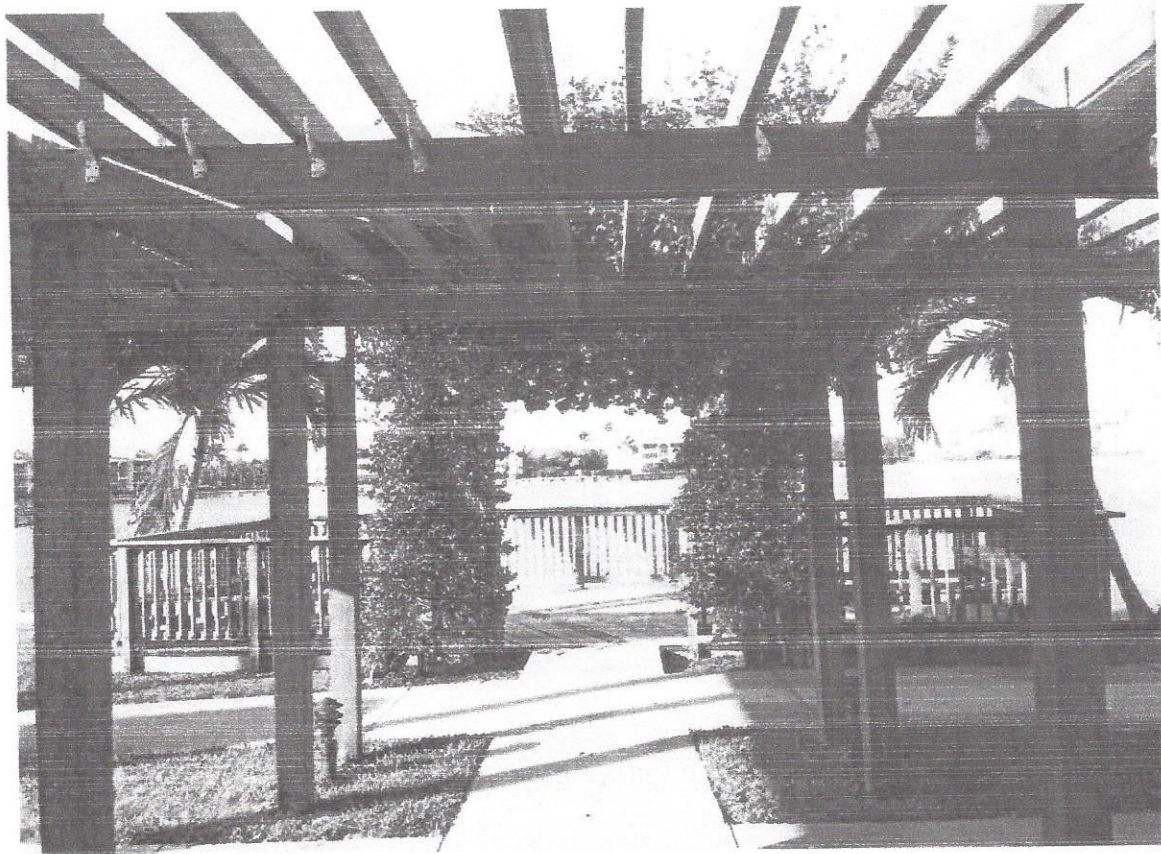


**Jensen Beach Club
Condominium Association, Inc.**

September 2020 Financial



ADVANTAGE PROPERTY MANAGEMENT, LLC
1111 SE Federal Highway, Suite 100, Stuart, FL 34994
Phone: 772.334.8900 ~ Fax: 772.288.0175

JENSEN BEACH CLUB

341-000

STATEMENT OF OPERATIONS

FOR THE 9 MONTHS ENDING SEP. 30, 2020

G/L NO.	DESCRIPTION	YEAR TO DATE											TOTAL	BUDGET	VARIANCE			
		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER				DECEMBER		
REVENUE																		
401	MAINTENANCE FEES	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	72,031	0	0	0	648,279	648,752	(473)
402	CONCAST REBATE	327	327	327	327	327	327	327	327	327	327	327	0	0	0	2,943	2,939	4
425	INTEREST/LATE FEES	150	0	0	0	0	0	0	(150)	0	0	0	0	0	0	0	0	0
430	OPERATING INTEREST	39	42	59	16	17	16	0	0	2	0	0	0	0	0	191	0	191
432	INTEREST/LATE FEES OWNERS	163	163	105	520	229	166	372	305	155	0	0	0	0	0	2,178	0	2,178
445	OTHER INCOME	78	(100)	125	28	0	0	1,910	0	25	0	0	0	0	0	2,066	0	2,066
450	APPLICATION FEES	600	300	200	0	200	300	300	700	100	0	0	0	0	0	2,700	2,025	675
	TOTAL REVENUE	73,388	72,763	72,847	72,922	72,804	72,840	74,940	73,213	72,640	0	0	0	0	0	658,357	653,716	4,641
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	3,761	0	0	0	33,849	33,850	(1)
502	ACCOUNTING	0	0	0	3,400	175	175	0	0	0	0	0	0	0	0	3,750	2,550	1,200
503	ADDITIONAL MANAGER HOURS	920	1,150	350	875	525	525	175	0	2,100	0	0	0	0	0	6,620	7,800	(1,180)
505	LEGAL & PROFESSIONAL	115	3,229	888	140	131	295	1,870	788	112	0	0	0	0	0	7,568	3,000	4,568
510	INSURANCE - COMMON	11,360	11,360	11,360	11,360	11,360	11,360	11,360	13,033	11,861	0	0	0	0	0	104,414	137,385	(32,971)
511	INSURANCE - FLOOD	3,941	3,941	3,941	3,941	3,941	3,941	3,941	4,832	4,231	0	0	0	0	0	36,650	35,507	1,143
520	OFFICE SUPPLIES	404	339	330	265	66	241	124	94	115	0	0	0	0	0	1,978	3,000	(1,022)
524	BACKGROUND INVESTIGATION	0	0	0	0	165	0	0	0	0	0	0	0	0	0	165	1,050	(885)
531	FEDERAL INCOME TAX	0	0	0	0	0	1,692	0	(1,692)	0	0	0	0	0	0	0	0	0
533	FEES TO THE STATE	784	0	61	0	0	0	0	0	0	0	0	0	0	0	845	635	210
	TOTAL ADMINISTRATIVE	21,285	23,780	20,691	23,742	20,124	21,990	21,231	20,816	22,180	0	0	0	0	0	195,839	224,777	(28,938)

JENSEN BEACH CLUB

341-000

STATEMENT OF OPERATIONS

FOR THE 9 - MONTHS ENDING SEP. 30, 2020

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	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	0	0	0	12,835	15,000	(2,165)
552	WATER & SEWER	4,988	6,162	6,197	4,813	6,720	4,485	4,279	4,197	4,029	0	0	0	45,870	51,000	(5,130)
555	TRASH	1,837	1,862	1,862	1,862	1,837	2,011	2,665	1,965	1,965	0	0	0	17,866	17,250	616
571	TELEPHONE	278	274	(69)	276	285	275	275	284	280	0	0	0	2,158	2,400	(242)
573	CABLE CONSULTANT	548	548	548	548	548	548	548	548	548	0	0	0	4,932	4,350	582
574	CABLE TV	8,655	8,548	8,548	8,548	8,548	8,891	8,891	8,892	8,892	0	0	0	78,413	78,638	(225)
	TOTAL UTILITIES	18,124	19,133	18,721	17,713	18,993	17,662	17,824	17,007	16,897	0	0	0	162,074	168,638	(6,564)
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	25,500	17,712
576	MAINTENANCE SALARIES	4,822	4,238	3,946	4,593	3,888	3,560	4,762	3,767	3,791	0	0	0	37,367	37,908	(541)
577	BUILDING MATERIALS	0	0	36	208	312	559	255	299	625	0	0	0	2,294	4,500	(2,206)
578	BUILDING CLEANING	1,200	1,200	1,550	1,200	1,300	1,300	1,920	1,300	1,300	0	0	0	12,270	11,700	570
579	CLEANING SUPPLIES	0	423	256	203	70	0	0	0	214	0	0	0	1,166	750	416
581	GATE REPAIRS/MAINTENANCE	137	3,939	95	601	538	0	307	517	0	0	0	0	6,134	3,000	3,134
582	FIRE SUPPRESSION	621	1,168	0	565	448	0	621	1,404	0	0	0	0	4,827	6,750	(1,923)
584	GOLF CART REPAIR/MAINT	0	0	0	500	350	0	0	0	0	0	0	0	850	375	475
	TOTAL BUILDING & EQUIP.	7,755	13,437	12,404	12,642	13,102	16,111	14,529	10,511	7,629	0	0	0	108,120	90,483	17,637
GROUNDS																
625	LAWN MAINTENANCE	4,991	3,700	3,700	3,950	3,700	3,700	3,700	3,700	3,700	0	0	0	34,841	33,825	1,016
627	FERTILIZING	1,100	1,100	0	362	0	2,069	849	1,114	1,222	0	0	0	7,816	9,900	(2,084)

JENSEN BEACH CLUB
STATEMENT OF OPERATIONS

FOR THE - 9 - MONTHS ENDING SEP. 30, 2020

G/L DESCRIPTION	YEAR TO DATE												TOTAL	BUDGET	VARIANCE	
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER				
629 FLOWERS-POOL	60	0	0	0	0	0	0	0	0	0	0	0	60	375	(315)	
630 SHRUB & TREE REPL./MAINT	0	0	0	940	0	0	0	0	0	0	0	0	940	3,750	(2,810)	
631 IRRIGATION MAINT/REPAIR	245	1,694	517	1,151	421	551	882	1,216	639	0	0	0	7,316	7,500	(184)	
633 TREE TRIMMING	1,680	0	0	0	0	0	0	3,064	0	0	0	0	4,744	2,250	2,494	
634 MANGROVE TRIMMING	0	0	0	0	0	0	0	0	0	0	0	0	0	1,125	(1,125)	
640 OUTDOOR LIGHTING	217	0	0	0	690	0	0	600	96	0	0	0	1,603	2,850	(1,247)	
641 LAKE MAINTENANCE	159	585	159	159	159	159	159	594	159	0	0	0	2,292	1,432	860	
648 STOCK LAKE (FISH)	0	0	0	0	0	0	0	0	0	0	0	0	0	375	(375)	
TOTAL GROUNDS	8,452	7,079	4,376	6,562	4,970	6,479	5,590	10,288	5,816	0	0	0	59,612	63,382	(3,770)	
POOL & RECREATION																
650 POOL & SPA REPAIR/MAINT	861	1,638	755	880	788	1,027	913	1,071	755	0	0	0	8,688	10,500	(1,812)	
651 RECREATION REPAIR/MAINT	0	13	0	0	382	0	0	0	0	0	0	0	395	1,500	(1,105)	
652 POOL DECK FURNITURE	0	0	0	0	0	0	0	0	0	0	0	0	0	375	(375)	
653 HEALTH INSPECTION FEE	0	0	0	0	0	475	0	0	0	0	0	0	475	357	118	
654 POOL DECK SEALING	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)	
TOTAL POOL & RECREATION	861	1,651	755	880	1,170	1,502	913	1,071	755	0	0	0	9,558	13,332	(3,774)	
MISCELLANEOUS/CONTINGENCY																
702 SPECIAL PROJECTS	5,394	1,315	0	0	0	(1,315)	0	0	(1,900)	0	0	0	3,494	15,000	(11,506)	
TOTAL MISC/CONTINGENCY	5,394	1,315	0	0	0	(1,315)	0	0	(1,900)	0	0	0	3,494	15,000	(11,506)	
TOTAL OPERATING EXP.	61,871	66,395	56,947	61,539	58,359	62,429	60,087	59,693	51,377	0	0	0	538,697	575,612	(36,915)	

JENSEN BEACH CLUB

STATEMENT OF OPERATIONS

FOR THE 9 MONTHS ENDING SEP. 30, 2020

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	YEAR TO DATE BUDGET	VARIANCE
	RESERVE TRANSFERS															
732	FUNDING	5,313	5,313	5,313	5,313	5,313	5,313	5,313	5,313	5,313	0	0	0	47,817	47,820	(3)
743	ROOF	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365	0	0	0	30,285	30,284	1
	TOTAL RESERVE TRANSFERS	8,678	8,678	8,678	8,678	8,678	8,678	8,678	8,678	8,678	0	0	0	78,102	78,104	(2)
	TOTAL OPER EXP/RESV.	70,549	75,073	65,625	70,217	67,037	71,107	68,765	68,371	60,055	0	0	0	616,799	653,716	(36,917)
	NET OPERATING MARGIN	2,839	(2,310)	7,222	2,705	5,767	1,733	6,175	4,842	12,585	0	0	0	41,558	0	41,558

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
 RUN DATE-10/15/20

B A L A N C E S H E E T

PERIOD- 9, AS OF- SEP. 30, 2020

ASSETS

PETTY CASH	50.00
OPER-CENTER STATE BANK	472,479.66
OPER-ITHINK M/M	28,868.69
RESV-SC CD .25% 4/22/21	102,553.15
RESV-SC CD .25% 2/13/21	107,500.91
RESV-ITHINK M/M	174,452.84
RESV-SYNV CD .25% 7/30/21	206,019.39
RECEIVABLES-OWNERS	8,113.66
ALLOWANCE FOR BAD DEBT	(278.30)
PREPAID INSURANCE	48,277.13
PREPAID EXPENSES	5,623.35
PREPAID ROYAL GREEN	6,133.84
DEPOSITS-UTILITY	25.00
TOTAL ASSETS-	1,159,819.32

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	9,566.61
PREPAID MAINTENANCE FEES	98,528.42
COMCAST DEFERRED REBATE	6,536.24
TOTAL LIABILITIES-	114,631.27

RESERVES

POOLED RESERVE	36,664.29
FUNDING-POOLED	47,820.00
DISBURSE-PAVING/ASPHALT	(525.00)
INTEREST	2,641.22
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	45,400.51
RESERVE-ROOF	540,949.33
FUNDING-ROOF	30,284.25
DISBURSEMENT-ROOF	(27,125.00)
TOTAL ROOF RESERVE	544,108.58
TOTAL RESERVES-	590,526.29

INSURANCE SET-ASIDE FUND	250,000.00
BEGINNING SURPLUS	163,125.12
SURPLUS/(DEFICIT) CURRENT	41,536.64

LIABILITIES & EQUITY 1,159,819.32

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DATE 10/15/20