

# Jensen Beach Club Condominium Association, Inc.

## July 2019 Financial



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

STATEMENT OF OPERATIONS  
FOR THE - 7 - MONTHS ENDING JULY 31, 2019

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	YEAR TO DATE	BUDGET	VARIANCE
401	MAINTENANCE FEES	70,584	70,584	70,584	70,584	70,584	70,584	70,584	0	0	0	0	0	494,088	494,317		(229)
402	COMCAST REBATE	327	327	327	327	327	327	327	0	0	0	0	0	2,289	2,286		3
430	INTEREST	30	0	51	186	0	0	0	0	0	0	0	0	267	0		267
432	INTEREST/LATE FEES OWNERS	185	(46)	0	397	(50)	16	381	0	0	0	0	0	883	0		883
445	OTHER INCOME	113	661	58	1,087	28	91	0	0	0	0	0	0	2,038	0		2,038
450	APPLICATION FEES	700	300	300	100	200	100	400	0	0	0	0	0	2,100	1,575		525
	TOTAL REVENUE	71,939	71,826	71,320	72,681	71,089	71,118	71,692	0	0	0	0	0	501,665	498,178		3,487

EXPENSES

ADMINISTRATIVE EXPENSE

501	MANAGEMENT	3,761	3,761	3,761	3,761	3,761	3,761	3,761	0	0	0	0	0	26,327	26,328		(1)
502	ACCOUNTING	0	0	0	0	0	3,400	0	0	0	0	0	0	3,400	1,983		1,417
503	ADDITIONAL MANAGER HOURS	0	0	0	2,975	0	0	0	0	0	0	0	0	2,975	1,715		1,260
505	LEGAL & PROFESSIONAL	0	0	3,530	102	0	(3,400)	0	0	0	0	0	0	232	2,333		(2,101)
510	INSURANCE - COMMON AREA	13,130	13,130	13,130	13,130	13,130	13,130	13,130	0	0	0	0	0	91,910	110,833		(18,923)
511	INSURANCE - FLOOD	3,851	3,851	3,851	3,851	3,851	3,851	3,851	0	0	0	0	0	26,957	27,617		(660)
520	OFFICE SUPPLIES	607	172	270	188	319	140	178	0	0	0	0	0	1,874	2,333		(459)
524	BACKGROUND INVESTIGATION	60	0	150	60	180	30	90	0	0	0	0	0	570	817		(247)
533	FEES TO THE STATE	784	0	61	0	0	0	0	0	0	0	0	0	845	494		351
	TOTAL ADMINISTRATIVE	22,193	20,914	24,753	24,067	21,241	20,912	21,010	0	0	0	0	0	155,090	174,453		(19,363)

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<b>UTILITIES</b>																	
551	ELECTRIC	1,972	1,920	1,655	1,841	1,445	1,288	1,313	0	0	0	0	0	11,434	11,667		(233)
552	WATER & SEWER	6,955	6,538	6,988	6,490	5,972	3,852	3,698	0	0	0	0	0	40,493	37,917		2,576
555	TRASH	1,974	1,802	1,837	1,812	1,786	2,244	1,837	0	0	0	0	0	13,292	13,417		(125)
571	TELEPHONE	210	225	229	233	221	217	217	0	0	0	0	0	1,552	1,867		(315)
573	CABLE CONSULTANT	485	485	485	485	485	485	485	0	0	0	0	0	3,395	2,987		408
574	CABLE TV	8,196	8,196	8,219	8,241	8,013	8,548	8,548	0	0	0	0	0	57,961	58,248		(287)
	TOTAL UTILITIES	19,792	19,166	19,413	19,102	17,922	16,634	16,098	0	0	0	0	0	128,127	126,103		2,024
<b>BUILDING &amp; EQUIPMENT</b>																	
575	BUILDING REPAIR/MAINT	1,200	1,551	698	394	819	8,157	4,591	0	0	0	0	0	17,410	19,833		(2,423)
576	MAINTENANCE SALARIES	6,080	2,956	3,902	3,564	4,455	3,564	4,471	0	0	0	0	0	28,992	29,596		(604)
577	BUILDING MATERIALS	2,048	327	961	1,078	0	0	470	0	0	0	0	0	4,884	2,917		1,967
578	BUILDING CLEANING	2,200	1,200	3,400	1,200	0	(900)	1,100	0	0	0	0	0	8,200	7,933		267
579	CLEANING SUPPLIES	96	53	143	149	0	0	0	0	0	0	0	0	441	583		(142)
581	GATE REPAIRS/MAINTENANCE	101	308	1,104	0	0	0	350	0	0	0	0	0	1,863	2,333		(470)
582	FIRE SUPPRESSION	2,755	0	0	2,184	0	710	0	0	0	0	0	0	5,649	5,250		399
584	GOLF CART REPAIR/MAINT	0	0	0	73	0	0	150	0	0	0	0	0	223	292		(69)
	TOTAL BUILDING & EQUIP.	14,480	6,395	10,208	8,642	5,274	11,531	11,132	0	0	0	0	0	67,662	68,737		(1,075)
<b>GROUNDS</b>																	
625	LAWN MAINTENANCE	3,625	3,625	3,625	3,625	3,625	3,625	3,625	0	0	0	0	0	25,375	26,308		(933)
627	FERTILIZING	2,345	1,122	1,122	1,122	1,122	1,122	1,122	0	0	0	0	0	9,077	7,700		1,377
629	FLOWERS - POOL	0	0	0	0	0	0	0	0	0	0	0	0	0	292		(292)

STATEMENT OF OPERATIONS  
FOR THE - 7 - MONTHS ENDING JULY 31, 2019

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630	SHRUB & TREE REPL/MAINT	0	0	0	1,138	0	0	0	0	0	0	0	0	1,138	2,917	(1,779)
631	IRRIGATION MAINT/REPAIR	972	3,025	780	0	120	1,424	0	0	0	0	0	0	6,321	5,833	488
633	TREE TRIMMING	0	1,680	0	0	0	3,514	0	0	0	0	0	0	5,194	1,750	3,444
634	MANGROVE TRIMMING	0	0	0	0	0	0	0	0	0	0	0	0	0	875	(875)
640	OUTDOOR LIGHTING	289	2,580	213	455	0	0	0	0	0	0	0	0	3,537	2,217	1,320
641	LAKE MAINTENANCE	159	159	159	159	159	159	635	0	0	0	0	0	1,589	1,114	475
648	STOCK LAKE (FISH)	650	0	0	0	0	0	100	0	0	0	0	0	750	292	458
	TOTAL GROUNDS	8,040	12,191	5,899	6,499	5,026	9,844	5,482	0	0	0	0	0	52,981	49,298	3,683
	POOL & RECREATION															
650	POOL & SPA REPAIR/MAINT	745	1,642	1,490	745	0	2,244	745	0	0	0	0	0	7,611	5,833	1,778
651	RECREATION REPAIR/MAINT	185	46	0	319	76	0	(186)	0	0	0	0	0	440	1,167	(727)
652	POOL DECK FURNITURE	75	0	0	10	0	0	0	0	0	0	0	0	85	292	(207)
653	HEALTH INSPECTION FEE	0	0	0	0	475	0	0	0	0	0	0	0	475	278	197
654	POOL DECK SEALING	0	0	0	0	0	0	0	0	0	0	0	0	0	467	(467)
	TOTAL POOL & RECREATION	1,005	1,688	1,490	1,074	551	2,244	559	0	0	0	0	0	8,611	8,037	574
	MISCELLANEOUS/CONTINGENCY															
702	SPECIAL PROJECTS	10,526	12,533	0	0	0	0	0	0	0	0	0	0	23,059	11,667	11,392
	TOTAL MISC/CONTINGENCY	10,526	12,533	0	0	0	0	0	0	0	0	0	0	23,059	11,667	11,392
	TOTAL OPERATING EXP.	76,036	72,887	61,763	59,384	50,014	61,165	54,281	0	0	0	0	0	435,530	438,295	(2,765)

STATEMENT OF OPERATIONS

FOR THE 7 MONTHS ENDING JULY 31, 2019

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RESERVE TRANSFERS																
732	FUNDING-POOLED	5,313	5,313	5,313	5,313	5,313	5,313	5,313	0	0	0	0	0	37,191	37,193	(2)
743	ROOF	3,242	3,242	3,242	3,242	3,242	3,242	3,242	0	0	0	0	0	22,694	22,692	2
	TOTAL RESERVE TRANSFERS	8,555	8,555	8,555	8,555	8,555	8,555	8,555	0	0	0	0	0	59,885	59,885	0
	TOTAL OPER EXP/RESV.	84,591	81,442	70,318	67,939	58,569	69,720	62,836	0	0	0	0	0	495,415	498,180	(2,765)
	NET OPERATING MARGIN	(12,652)	(9,616)	1,002	4,742	12,520	1,398	8,856	0	0	0	0	0	6,250	(2)	6,252

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
 RUN DATE- 8/12/19

## O P E R A T I N G   S T A T E M E N T

FOR MONTH OF JULY AND YEAR TO DATE - 7 - MONTHS ENDING JULY 31, 2019

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
REVENUE								
401	MAINTENANCE FEES	847,400.00	70,616.67	70,584.00	494,316.67	494,088.00	(228.67)	0 %
402	COMCAST REBATE	3,919.00	326.58	326.58	2,286.08	2,286.08	.00	0 %
430	INTEREST	.00	.00	.00	.00	267.96	267.96	0 %
432	INTEREST/LATE FEES OWNERS	.00	.00	380.55	.00	882.76	882.76	0 %
445	OTHER INCOME	.00	.00	.00	.00	2,037.94	2,037.94	0 %
450	APPLICATION FEES	2,700.00	225.00	400.00	1,575.00	2,100.00	525.00	33 %
	TOTAL REVENUE	854,019.00	71,168.25	71,691.13	498,177.75	501,662.74	3,484.99	1 %
EXPENSES								
ADMINISTRATIVE EXPENSE								
501	MANAGEMENT	45,134.00	3,761.17	3,761.17	26,328.17	26,328.19	.02	0 %
502	ACCOUNTING	3,400.00	283.33	.00	1,983.33	3,400.00	1,416.67	71 %
503	ADDITIONAL MANAGER HOURS	2,940.00	245.00	.00	1,715.00	2,975.00	1,260.00	73 %
505	LEGAL & PROFESSIONAL	4,000.00	333.33	.00	2,333.33	231.84	(2,101.49)	(90) %
510	INSURANCE - COMMON AREA	190,000.00	15,833.33	13,130.16	110,833.33	91,911.12	(18,922.21)	(17) %
511	INSURANCE - FLOOD	47,343.00	3,945.25	3,851.25	27,616.75	26,958.75	(658.00)	(2) %
520	OFFICE SUPPLIES	4,000.00	333.33	178.27	2,333.33	1,874.59	(458.74)	(20) %
524	BACKGROUND INVESTIGATION	1,400.00	116.67	90.00	816.67	570.00	(246.67)	(30) %
533	FEES TO THE STATE	846.00	70.50	.00	493.50	845.25	351.75	71 %
	TOTAL ADMINISTRATIVE	299,063.00	24,921.91	21,010.85	174,453.41	155,094.74	(19,358.67)	(11) %
UTILITIES								
551	ELECTRIC	20,000.00	1,666.67	1,312.99	11,666.67	11,433.75	(232.92)	(2) %
552	WATER & SEWER	65,000.00	5,416.67	3,697.53	37,916.67	40,491.66	2,574.99	7 %
555	TRASH	23,000.00	1,916.67	1,836.97	13,416.67	13,291.62	(125.05)	(1) %
571	TELEPHONE	3,200.00	266.67	217.06	1,866.67	1,551.96	(314.71)	(17) %
573	CABLE CONSULTANT	5,120.00	426.67	485.08	2,986.67	3,395.56	408.89	14 %
574	CABLE TV	99,854.00	8,321.17	8,548.34	58,248.17	57,961.48	(286.69)	0 %
	TOTAL UTILITIES	216,174.00	18,014.52	16,097.97	126,101.52	128,126.03	2,024.51	2 %

OPERATING STATEMENT

FOR MONTH OF JULY AND YEAR TO DATE - 7 - MONTHS ENDING JULY 31, 2019

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
BUILDING & EQUIPMENT								
575	BUILDING REPAIR/MAINT	34,000.00	2,833.33	4,591.35	19,833.33	17,410.69	(2,422.64)	(12) %
576	MAINTENANCE SALARIES	50,736.00	4,228.00	4,471.20	29,596.00	28,992.60	(603.40)	(2) %
577	BUILDING MATERIALS	5,000.00	416.67	469.91	2,916.67	4,883.75	1,967.08	67 %
578	BUILDING CLEANING	13,600.00	1,133.33	1,100.00	7,933.33	8,200.00	266.67	3 %
579	CLEANING SUPPLIES	1,000.00	83.33	.00	583.33	442.01	(141.32)	(24) %
581	GATE REPAIRS/MAINTENANCE	4,000.00	333.33	350.00	2,333.33	1,862.55	(470.78)	(20) %
582	FIRE SUPPRESSION	9,000.00	750.00	.00	5,250.00	5,648.68	398.68	8 %
584	GOLF CART REPAIR/MAINT	500.00	41.67	150.00	291.67	223.49	(68.18)	(23) %
	TOTAL BUILDING & EQUIP.	117,836.00	9,819.66	11,132.46	68,737.66	67,663.77	(1,073.89)	(2) %
GROUNDS								
625	LAWN MAINTENANCE	45,100.00	3,758.33	3,625.00	26,308.33	25,375.00	(933.33)	(4) %
627	FERTILIZING	13,200.00	1,100.00	1,121.69	7,700.00	9,075.49	1,375.49	18 %
629	FLOWERS-POOL	500.00	41.67	.00	291.67	.00	(291.67)	(100) %
630	SHRUB & TREE REPL/MAINT	5,000.00	416.67	.00	2,916.67	1,137.74	(1,778.93)	(61) %
631	IRRIGATION MAINT/REPAIR	10,000.00	833.33	.00	5,833.33	6,320.85	487.52	8 %
633	TREE TRIMMING	3,000.00	250.00	.00	1,750.00	5,194.00	3,444.00	197 %
634	MANGROVE TRIMMING	1,500.00	125.00	.00	875.00	.00	(875.00)	(100) %
640	OUTDOOR LIGHTING	3,800.00	316.67	.00	2,216.67	3,536.40	1,319.73	60 %
641	LAKE MAINTENANCE	1,910.00	159.17	635.02	1,114.17	1,589.02	474.85	43 %
648	STOCK LAKE (FISH)	500.00	41.67	100.00	291.67	750.00	458.33	157 %
	TOTAL GROUNDS	84,510.00	7,042.51	5,481.71	49,297.51	52,978.50	3,680.99	7 %
POOL & RECREATION								
650	POOL & SPA REPAIR/MAINT	10,000.00	833.33	745.00	5,833.33	7,611.33	1,778.00	30 %
651	RECREATION REPAIR/MAINT	2,000.00	166.67	(185.81)	1,166.67	439.92	(726.75)	(62) %
652	POOL DECK FURNITURE	500.00	41.67	.00	291.67	84.86	(206.81)	(71) %
653	HEALTH INSPECTION FEE	476.00	39.67	.00	277.67	475.35	197.68	71 %
654	POOL DECK SEALING	800.00	66.67	.00	466.67	.00	(466.67)	(100) %
	TOTAL POOL & RECREATION	13,776.00	1,148.01	559.19	8,036.01	8,611.46	575.45	7 %

## JENSEN BEACH CLUB

## O P E R A T I N G   S T A T E M E N T

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	MISCELLANEOUS/CONTINGENCY							
702	SPECIAL PROJECTS	20,000.00	1,666.67	.00	11,666.67	23,058.67	11,392.00	98 %
	TOTAL MISC/CONTINGENCY	20,000.00	1,666.67	.00	11,666.67	23,058.67	11,392.00	98 %
	TOTAL OPERATING EXP.	751,359.00	62,613.28	54,282.18	438,292.78	435,533.17	(2,759.61)	(1) %
	RESERVE TRANSFERS							
732	FUNDING-POOLED	63,760.00	5,313.33	5,313.33	37,193.33	37,193.33	.00	0 %
743	ROOF	38,900.00	3,241.67	3,241.67	22,691.67	22,691.67	.00	0 %
	TOTAL RESERVE TRANSFERS	102,660.00	8,555.00	8,555.00	59,885.00	59,885.00	.00	0 %
	TOTAL OPER EXP/RESV.	854,019.00	71,168.28	62,837.18	498,177.78	495,418.17	(2,759.61)	(1) %
	NET OPERATING MARGIN	.00	(.03)	8,853.95	(.03)	6,244.57	6,244.60	(5.333) %

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