



Advantage Property Management, LLC

CORPORATE OFFICE:

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OPERATING STATEMENT

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2018

B/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	2,170.00	11,333.33	30,689.97	19,356.64	171 %
576	MAINTENANCE SALARIES	50,772.00	4,231.00	3,817.13	16,924.00	16,159.52	(764.48)	(5) %
577	BUILDING MATERIALS	5,000.00	416.67	291.68	1,666.67	2,180.80	514.13	31 %
578	BUILDING CLEANING	20,000.00	1,666.67	1,200.00	6,666.67	3,600.00	(3,066.67)	(46) %
579	CLEANING SUPPLIES	1,000.00	83.33	.00	333.33	102.54	(230.79)	(69) %
581	GATE REPAIRS/MAINTENANCE	5,000.00	416.67	.00	1,666.67	1,197.90	(468.77)	(28) %
582	FIRE SUPPRESSION	9,000.00	750.00	181.33	3,000.00	830.32	(2,169.68)	(72) %
584	GOLF CART REPAIR/MAINT	500.00	41.67	.00	166.67	615.74	449.07	269 %

	TOTAL BUILDING & EQUIP.	125,272.00	10,439.34	7,660.14	41,757.34	55,376.79	13,619.45	33 %
GROUNDS								

625	LAWN MAINTENANCE	44,800.00	3,733.33	3,417.00	14,933.33	13,668.00	(1,265.33)	(8) %
627	FERTILIZING	13,200.00	1,100.00	1,084.25	4,400.00	4,687.00	287.00	7 %
629	FLOWERS-POOL	500.00	41.67	.00	166.67	14.63	(152.04)	(91) %
630	SHRUB & TREE REPL/MAINT	5,000.00	416.67	.00	1,666.67	5,661.00	3,994.33	240 %
631	IRRIGATION MAINT/REPAIR	10,000.00	833.33	620.29	3,333.33	4,595.63	1,262.30	38 %
633	TREE TRIMMING	5,000.00	416.67	.00	1,666.67	1,575.00	(91.67)	(6) %
634	MANGROVE TRIMMING	1,500.00	125.00	.00	500.00	.00	(500.00)	(100) %
640	OUTDOOR LIGHTING	4,300.00	358.33	1,068.60	1,433.33	1,348.60	(84.73)	(6) %
641	LAKE MAINTENANCE	1,910.00	159.17	159.00	636.67	1,085.60	448.93	71 %
648	STOCK LAKE (FISH)	500.00	41.67	.00	166.67	.00	(166.67)	(100) %

	TOTAL GROUNDS	86,710.00	7,225.84	6,349.14	28,903.34	32,635.46	3,732.12	13 %
POOL & RECREATION								

650	POOL & SPA REPAIR/MAINT	10,000.00	833.33	730.00	3,333.33	4,167.31	833.98	25 %
651	RECREATION REPAIR/MAINT	2,000.00	166.67	422.94	666.67	864.84	198.17	30 %
652	POOL DECK FURNITURE	800.00	66.67	.00	266.67	185.50	(81.17)	(30) %
653	HEALTH INSPECTION FEE	476.00	39.67	.00	158.67	.00	(158.67)	(100) %
654	POOL DECK SEALING	800.00	66.67	.00	266.67	.00	(266.67)	(100) %

	TOTAL POOL & RECREATION	14,076.00	1,173.01	1,152.94	4,692.01	5,217.65	525.64	11 %
MISCELLANEOUS/CONTINGENCY								

702	SPECIAL PROJECTS	20,000.00	1,666.67	.00	6,666.67	1,106.63	(5,560.04)	(83) %

	TOTAL MISC/CONTINGENCY	20,000.00	1,666.67	.00	6,666.67	1,106.63	(5,560.04)	(83) %

	TOTAL OPERATING EXP.	766,238.00	63,853.21	61,749.38	255,412.71	270,713.80	15,301.09	6 %

OPERATING STATEMENT

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2018

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	847,319.00	70,609.92	70,584.00	282,439.67	282,336.00	(103.67)	0 %
402	COMCAST REBATE	3,919.00	326.58	326.58	1,306.33	1,306.33	.00	0 %
430	INTEREST	.00	.00	29.04	.00	116.08	116.08	0 %
432	INTEREST/LATE FEES OWNERS	.00	.00	448.33	.00	702.30	702.30	0 %
445	OTHER INCOME	.00	.00	995.00	.00	11,517.25	11,517.25	0 %
450	APPLICATION FEES	2,700.00	225.00	200.00	900.00	1,700.00	800.00	89 %
	TOTAL REVENUE	853,938.00	71,161.50	72,582.95	284,646.00	297,677.96	13,031.96	5 %
EXPENSES								
ADMINISTRATIVE EXPENSE								
501	MANAGEMENT	44,249.00	3,687.42	3,687.42	14,749.67	14,749.68	.01	0 %
502	ACCOUNTING	3,400.00	283.33	3,400.00	1,133.33	3,400.00	2,266.67	200 %
503	ADDITIONAL MANAGER HOURS	2,870.00	239.17	700.00	956.67	2,940.00	1,983.33	207 %
505	LEGAL & PROFESSIONAL	4,000.00	333.33	.00	1,333.33	.00	(1,333.33)	(100) %
510	INSURANCE - COMMON AREA	200,892.00	16,741.00	15,770.15	66,964.00	63,080.60	(3,883.40)	(6) %
511	INSURANCE - FLOOD	46,000.00	3,833.33	3,830.33	15,333.33	15,321.32	(12.01)	0 %
520	OFFICE SUPPLIES	5,000.00	416.67	240.59	1,666.67	954.75	(711.92)	(43) %
524	BACKGROUND INVESTIGATION	900.00	75.00	120.00	300.00	660.00	360.00	120 %
533	FEES TO THE STATE	846.00	70.50	61.25	282.00	845.25	563.25	200 %
	TOTAL ADMINISTRATIVE	308,157.00	25,679.75	27,809.74	102,719.00	101,951.60	(767.40)	(1) %
UTILITIES								
551	ELECTRIC	20,000.00	1,666.67	1,775.52	6,666.67	7,282.42	615.75	9 %
552	WATER & SEWER	65,000.00	5,416.67	6,539.88	21,666.67	25,288.39	3,621.72	17 %
555	TRASH	23,000.00	1,916.67	1,927.30	7,666.67	7,709.20	42.53	1 %
571	TELEPHONE	3,500.00	291.67	225.24	1,166.67	907.20	(259.47)	(22) %
573	CABLE CONSULTANT	4,500.00	375.00	426.62	1,500.00	1,706.48	206.48	14 %
574	CABLE TV	96,023.00	8,001.92	7,882.86	32,007.67	31,531.98	(475.69)	(1) %
	TOTAL UTILITIES	212,023.00	17,668.60	18,777.42	70,674.35	74,425.67	3,751.32	5 %

JENSEN BEACH CLUB

OPERATING STATEMENT

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2018

DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	I-----I ACTUAL	I-----I BUDGET	YEAR TO DATE ACTUAL	VARIANCE	PCT
RESERVE TRANSFERS							
FUNDING	54,000.00	4,500.00	4,500.00	18,000.00	18,000.00	.00	0 %
ROOF	33,700.00	2,808.33	2,808.33	11,233.33	11,233.33	.00	0 %
TOTAL RESERVE TRANSFERS	87,700.00	7,308.33	7,308.33	29,233.33	29,233.33	.00	0 %
TOTAL OPER EXP/RESV.	853,938.00	71,161.54	69,057.71	284,646.04	299,947.13	15,301.09	5 %
NET OPERATING MARGIN	.00	(.04)	3,525.24	(.04)	(2,269.17)	(2,269.13)	2,825 %

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
 RUN DATE- 5/15/18

BALANCE SHEET

PERIOD- 4, AS OF- APR. 30, 2018

RESERVES	

POOLED RESERVE	80,404.24
FUNDING-POOLED	18,000.00
DISBURSEMENT-BUILDING	(31,516.95)
INTEREST	702.19
TOTAL POOLED RESERVE	67,589.48
RESERVE-ROOF	559,864.33
FUNDING-ROOF	11,233.33
DISBURSEMENT-ROOF	8,710.00
TOTAL ROOF RESERVE	579,807.66
TOTAL RESERVES-	647,397.14
BEGINNING SURPLUS	402,886.49
SURPLUS/(DEFICIT) CURRENT	(2,269.17)
LIABILITIES & EQUITY	1,249,075.51

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RUN DATE- 5/16/18

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

PERIOD- 4, AS OF- APR. 30, 2018

ASSETS

PETTY CASH	50.00
OPER-CENTER STATE BANK	359,748.94
OPER-MM CSB .45% #9119	78,532.29
RESV-MM CSB .45% #1918	65,344.70
RESV-SEASIDE M/M	92,344.61
RESV-SC CD 2/07/22 .25%	104,594.68
RESV-MM CSB .45% #1706	180,927.95
RESV-MM FCB .05% #6379	204,185.20
RECEIVABLES-OWNERS	6,796.53
ALLOWANCE FOR BAD DEBT	(278.30)
PREPAID INSURANCE	156,803.91
DEPOSITS-UTILITY	25.00
 TOTAL ASSETS-	 1,249,075.51

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	15,874.12
PREPAID MAINTENANCE FEES	28,011.76
UNEARNED MAINTENANCE FEES	141,168.00
COMCAST DEFERRED REBATE	16,007.17
 TOTAL LIABILITIES-	 201,061.05