

Pebble Beach Villas Inc
Balance Sheet
Period Through: 2/29/2020

Assets

Cash - Operating	
10215 - Synovus - Op Chk	\$25,975.28
10216 - Synovus - Op MM	\$46,125.06
Cash - Operating Total	<u>\$72,100.34</u>

Cash - Reserves	
10305 - SunTrust - Rsv MM	\$51,596.92
10306 - Bank United - Rsv MM	\$46,818.64
10307 - Synovus - Rsv CD - 3.5% - 5/2020	\$102,090.14
10308 - IBMSECU - Rsv CD - 3.01% - 4/2021	\$123,074.53
10309 - IBMSECU - Rsv CD - 1.87% - 1/2022	\$100,000.00
Cash - Reserves Total	<u>\$423,580.23</u>

Other Assets	
10610 - Accounts Receivable	\$1,049.54
10635 - A/R - Other	\$1.81
11610 - Prepaid Insurance	\$22,686.36
Other Assets Total	<u>\$23,737.71</u>

Assets Total	<u>\$519,418.28</u>
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Liabilities and Equity

Liability	
23110 - Accounts Payable	\$10,079.50
23130 - Income Taxes Payable	\$1,039.00
24110 - Prepaid Maintenance Fees	\$20,792.19
Liability Total	<u>\$31,910.69</u>

Reserves	
35010 - Roofing Reserve	\$222,644.30
35020 - Painting Reserve	\$82,162.77
35030 - Paving Reserve	\$33,628.55
35060 - Recreation Reserve	\$16,696.11
35140 - Building Reserve	\$68,448.50
Reserves Total	<u>\$423,580.23</u>

Equity	
44910 - Operating Balance, January 1	\$67,344.18
Equity Total	<u>\$67,344.18</u>

Current Year Net Income	(\$3,416.82)
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Liabilities & Equity Total	<u>\$519,418.28</u>
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Pebble Beach Villas Inc
Income/Expense Statement
2/1/2020 - 2/29/2020

Accounts	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
55110 - Current Assessments	\$26,463.00	\$26,463.00	\$0.00	\$52,926.00	\$52,926.00	\$0.00	\$317,556.00
55120 - Interest Income	\$11.30	\$0.00	\$11.30	\$23.39	\$0.00	\$23.39	\$0.00
55122 - Owner Finance Charges	\$1.81	\$0.00	\$1.81	\$1.81	\$0.00	\$1.81	\$0.00
55160 - Application Fees Income	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00
55161 - App Processing Fees Expense	\$0.00	\$0.00	\$0.00	(\$25.00)	\$0.00	(\$25.00)	\$0.00
<u>Total Income</u>	\$26,576.11	\$26,463.00	\$113.11	\$53,026.20	\$52,926.00	\$100.20	\$317,556.00
Total Income	\$26,576.11	\$26,463.00	\$113.11	\$53,026.20	\$52,926.00	\$100.20	\$317,556.00
Expense							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$1,750.00	\$145.83	(\$1,604.17)	\$1,750.00	\$291.66	(\$1,458.34)	\$1,750.00
61300 - Corporate/Condo Fees	\$0.00	\$29.08	\$29.08	\$288.00	\$58.16	(\$229.84)	\$349.00
61400 - Insurance	\$8,604.69	\$8,603.58	(\$1.11)	\$17,209.38	\$17,207.16	(\$2.22)	\$103,243.00
61500 - Legal Fees	\$266.35	\$83.33	(\$183.02)	\$266.35	\$166.66	(\$99.69)	\$1,000.00
61550 - Management Services	\$1,880.50	\$1,880.50	\$0.00	\$3,761.00	\$3,761.00	\$0.00	\$22,566.00
61660 - Office Supplies/Copies/Postage	\$50.60	\$183.33	\$132.73	\$685.49	\$366.66	(\$318.83)	\$2,200.00
61800 - Telephone	\$109.57	\$137.50	\$27.93	\$219.14	\$275.00	\$55.86	\$1,650.00
<u>Total Administrative Expenses</u>	\$12,661.71	\$11,063.15	(\$1,598.56)	\$24,179.36	\$22,126.30	(\$2,053.06)	\$132,758.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$419.75	\$958.33	\$538.58	\$1,066.01	\$1,916.66	\$850.65	\$11,500.00
63800 - Pest Control: Buildings	\$392.69	\$541.67	\$148.98	\$785.38	\$1,083.34	\$297.96	\$6,500.00
65200 - Cleaning Labor	\$300.00	\$429.17	\$129.17	\$700.00	\$858.34	\$158.34	\$5,150.00
65300 - Maintenance Labor	\$3,002.40	\$2,790.00	(\$212.40)	\$5,270.88	\$5,580.00	\$309.12	\$33,480.00
<u>Total Buildings Operations</u>	\$4,114.84	\$4,719.17	\$604.33	\$7,822.27	\$9,438.34	\$1,616.07	\$56,630.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,577.00	\$2,650.00	\$73.00	\$5,154.00	\$5,300.00	\$146.00	\$31,800.00
66400 - Irrigation Supplies & Repairs	\$0.00	\$208.33	\$208.33	\$1,739.53	\$416.66	(\$1,322.87)	\$2,500.00
66450 - Irrigation Water	\$369.17	\$350.00	(\$19.17)	\$588.93	\$700.00	\$111.07	\$4,200.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,041.67	\$1,041.67	\$8,120.00	\$2,083.34	(\$6,036.66)	\$12,500.00
66700 - Landscape Weed, Pest & Fertilization	\$415.00	\$441.67	\$26.67	\$650.00	\$883.34	\$233.34	\$5,300.00
66800 - Tree Trimming	\$0.00	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00
<u>Total Grounds/Landscape</u>	\$3,361.17	\$5,275.00	\$1,913.83	\$16,252.46	\$10,550.00	(\$5,702.46)	\$63,300.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$381.39	\$166.67	(\$214.72)	\$381.39	\$333.34	(\$48.05)	\$2,000.00
71400 - Pool Supplies & Repairs	\$113.59	\$250.00	\$136.41	\$113.59	\$500.00	\$386.41	\$3,000.00
73000 - Tennis Courts Repairs	\$0.00	\$16.67	\$16.67	\$263.59	\$33.34	(\$230.25)	\$200.00
<u>Total Recreation Facilities</u>	\$494.98	\$433.34	(\$61.64)	\$758.57	\$866.68	\$108.11	\$5,200.00
<u>Utilities</u>							
75310 - Electricity	\$1,013.10	\$750.00	(\$263.10)	\$1,974.76	\$1,500.00	(\$474.76)	\$9,000.00
75500 - Trash Removal	\$907.48	\$950.00	\$42.52	\$1,814.96	\$1,900.00	\$85.04	\$11,400.00
75710 - Water & Sewer	\$2,218.48	\$2,083.33	(\$135.15)	\$4,469.14	\$4,166.66	(\$302.48)	\$25,000.00
<u>Total Utilities</u>	\$4,139.06	\$3,783.33	(\$355.73)	\$8,258.86	\$7,566.66	(\$692.20)	\$45,400.00
<u>Miscellaneous</u>							
77300 - Contingency	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
<u>Total Miscellaneous</u>	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
<u>Laundry Income/Expense</u>							
55150 - Laundry Income	(\$350.75)	\$250.00	\$600.75	(\$948.50)	\$500.00	\$1,448.50	\$3,000.00
71200 - Laundry Expense	\$0.00	\$166.67	\$166.67	\$120.00	\$333.34	\$213.34	\$2,000.00
<u>Total Laundry Income/Expense</u>	(\$350.75)	\$416.67	\$767.42	(\$828.50)	\$833.34	\$1,661.84	\$5,000.00
Total Expense	\$24,421.01	\$26,107.33	\$1,686.32	\$56,443.02	\$52,214.66	(\$4,228.36)	\$313,288.00
Operating Net Income	\$2,155.10	\$355.67	\$1,799.43	(\$3,416.82)	\$711.34	(\$4,128.16)	\$4,268.00

Pebble Beach Villas Inc
Income/Expense Statement
2/1/2020 - 2/29/2020

Accounts	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$7,215.00	\$7,215.00	\$0.00	\$14,430.00	\$14,430.00	\$0.00	\$86,580.00
<u>Total Reserve Income</u>	\$7,215.00	\$7,215.00	\$0.00	\$14,430.00	\$14,430.00	\$0.00	\$86,580.00
Total Reserve Income	\$7,215.00	\$7,215.00	\$0.00	\$14,430.00	\$14,430.00	\$0.00	\$86,580.00
Reserve Expense							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$4,582.17	\$4,582.17	\$0.00	\$9,164.30	\$9,164.30	\$0.00	\$54,986.00
85020 - Painting Reserve Transfer	\$122.50	\$122.50	\$0.00	\$245.00	\$245.00	\$0.00	\$1,470.00
85030 - Paving Reserve Transfer	\$1,666.83	\$1,666.83	\$0.00	\$3,333.70	\$3,333.70	\$0.00	\$20,002.00
85060 - Recreation Reserve Transfer	\$459.25	\$459.25	\$0.00	\$918.50	\$918.50	\$0.00	\$5,511.00
85140 - Buildings Reserve Transfer	\$384.25	\$384.25	\$0.00	\$768.50	\$768.50	\$0.00	\$4,611.00
<u>Total Reserve Transfer</u>	\$7,215.00	\$7,215.00	\$0.00	\$14,430.00	\$14,430.00	\$0.00	\$86,580.00
Total Reserve Expense	\$7,215.00	\$7,215.00	\$0.00	\$14,430.00	\$14,430.00	\$0.00	\$86,580.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$2,155.10	\$355.67	\$1,799.43	(\$3,416.82)	\$711.34	(\$4,128.16)	\$4,268.00

PEBBLE BEACH VILLAS
RESERVE STATEMENT
FOR PERIOD ENDED 2/29/2020

<u>RESERVE LINE ITEM</u>	<u>12/31/2019 BEGINNING BALANCE</u>	<u>YTD ASSESSMENTS</u>	<u>INTEREST INCOME</u>	<u>YTD EXPENSES</u>	<u>2/29/2020 BALANCE</u>
ROOFING	\$ 212,847.39	\$ 9,164.30	\$ 632.61	\$ -	\$ 222,644.30
PAINTING	\$ 81,678.15	\$ 245.00	\$ 239.62	\$ -	\$ 82,162.77
PAVING	\$ 30,203.13	\$ 3,333.70	\$ 91.72	\$ -	\$ 33,628.55
RECREATION	\$ 15,730.63	\$ 918.50	\$ 46.98	\$ -	\$ 16,696.11
BUILDINGS	\$ 67,481.49	\$ 768.50	\$ 198.51	\$ -	\$ 68,448.50
TOTALS:	\$ 407,940.79	\$ 14,430.00	\$ 1,209.44	\$ -	\$ 423,580.23

Pebble Beach Villas Inc
AR Detail with Status
Period Through: 2/29/2020

Unit	Last Name	Total Due	Current	30 days	60 days	90 days	Status
C25	Petron	\$474.81					
Assessment			\$473.00				
Interest			\$1.81				
E42	Mele	\$463.24					
Assessment							
Canadian exchange fee			\$463.24				
F66	McNulty	\$58.30					
Assessment			\$58.30				
G53	Tsoutsouras	\$55.00					BalDue
Assessment			\$55.00				
Totals:		\$1,051.35	\$1,051.35	\$0.00	\$0.00	\$0.00	
Assessment		\$586.30	\$586.30	\$0.00	\$0.00	\$0.00	
Canadian exchange fee		\$463.24	\$463.24	\$0.00	\$0.00	\$0.00	
Interest		\$1.81	\$1.81	\$0.00	\$0.00	\$0.00	
		\$1,051.35	\$1,051.35	\$0.00	\$0.00	\$0.00	

Pebble Beach Villas Inc
Check Register
2/1/2020 - 2/29/2020

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10215	1960	2/1/2020	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$4,920.38			
		FEB 2020	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$9.98	\$9.98
		FEB 2020	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		FEB 2020	MONTHLY MANAGEMENT FEE		61550 Management Services	\$1,880.50	\$1,880.50
		FEB 2020	MONTHLY MAINTENANCE LABOR-ARREARS-SCOTT CHNUPA		65300 Maintenance Labor	\$3,002.40	\$3,002.40
10215	1961	2/4/2020	REPUBLIC SERVICES #769	\$907.48			
		0769-000528258	MONTHLY TRASH & RECYCLING SVCS 3-0769-2000188		75500 Trash Removal	\$907.48	\$907.48
10215	1962	2/11/2020	ARKADIN, INC..	\$3.64			
		1213290-0120	JAN PHONE CONFERENCE		61660 Office Supplies/Copies/Postage	\$3.64	\$3.64
10215	1963	2/11/2020	BETTE TSOUTSOURAS	\$430.78			
		STAPLES	REIMB EMP: 2020 DIRECTORIES		61660 Office Supplies/Copies/Postage	\$430.78	\$430.78
10215	1964	2/11/2020	COMCAST	\$109.57			
		FEB 2020	2/14-3/13/20 INTERNET & VOICE SVCS - ACCT #8535115050042319		61800 Telephone	\$109.57	\$109.57
10215	1965	2/11/2020	NORTHSIDE NURSERY & LANDSCAPE, INC.	\$432.12			
		612132	REPLACED ZONE 8 VALVE & DOUBLER		66400 Irrigation Supplies & Repairs	\$432.12	\$432.12
10215	1966	2/11/2020	SOUTHDATA, INC.	\$6.56			
		993008878	COUPON BOOK FOR OWNER PYMT REMITTANCE		61660 Office Supplies/Copies/Postage	\$6.56	\$6.56
10215	1967	2/11/2020	VERO CHEMICAL DISTRIBUTORS, INC.	\$106.66			
		260896	COTTON RAGS, PAIL, MAGIC ERASER, WINDEX, SWIFFER		63300 Building Maintenance Supplies & Repairs	\$106.66	\$106.66
10215	1968	2/19/2020	BUSINESS CARD	\$149.00			
		012120	LOBSTER SPORTS INC 1/21/20: TENNIS MACHINE BATTERY		73000 Tennis Courts Repairs	\$149.00	\$149.00
10215	1969	2/19/2020	CAPITAL ONE BANK	\$25.26			
		013020	LOWES 1/30/20: DOWNSPOUTS		63300 Building Maintenance Supplies & Repairs	\$25.26	\$25.26
10215	1970	2/19/2020	CENTRALPRO PUMPS, IRRIGATION, AND LIGHTING	\$255.43			
		4-205072	IRRIGATION PARTS		66400 Irrigation Supplies & Repairs	\$255.43	\$255.43
10215	1971	2/19/2020	JILL CROFT	\$381.39			
		TABLE CLOTHS	REIMB EXP: NEW TABLE CLOTHS		70130 Clubhouse Service & Repairs	\$381.39	\$381.39
10215	1972	2/19/2020	MCKINNON & HAMILTON , PLLC.	\$266.35			
		26764	COMMUNITY DOCS: TITLE SEARCH, COPIES OF DEC & EXHIBITS/AMENDMENTS		61500 Legal Fees	\$266.35	\$266.35
10215	1973	2/19/2020	NORTHSIDE NURSERY & LANDSCAPE, INC.	\$945.00			
		620129	REPLACE PIPE FROM LEAK IN MAINLINE- BLDG B		66400 Irrigation Supplies & Repairs	\$945.00	\$945.00

10215	1974	2/19/2020	YEAR ROUND LAWN MAINTENANCE,INC. FEB - MONTHLY LANDSCAPE 021520 MAINTENANCE	\$2,577.00	66300 Landscape Maintenance	\$2,577.00	\$2,577.00
10215	1975	2/19/2020	Mark Cammarota and Paula DeCubellis [REFUND] - Acct #: 107300720-1 - Credit Refund Balance Fwd	\$4,380.00	24110 Prepaid Maintenance Fees	\$4,380.00	\$4,380.00
10215	1976	2/19/2020	NORLIZ CLEANING SERVICE 0000026 CLUBHOUSE CLEANING: 1/27 0000025 CLUBHOUSE CLEANING: 1/6, 1/13, 1/20	\$400.00	65200 Cleaning Labor 65200 Cleaning Labor	\$100.00 \$300.00	\$100.00 \$300.00
10215	22120	2/21/2020	FPL FEB 2020 FEB - 1/10/20-2/10/20- ACCT #28235-79301 - BLDG B FEB 2020 FEB - 1/10/20-2/10/20 - ACCT #87007- 88162 - BLDG G FEB 2020 FEB - 1/10/20-2/10/20- ACCT #46174-48016 - BLDG D FEB 2020 FEB - 1/10/20-2/10/20 - ACCT #77402- 10385 - BLDG A FEB 2020 FEB - 1/10/20-2/10/20 - ACCT #30131- 09446 - BLDG E FEB 2020 FEB - 1/10/20-2/10/20- ACCT #22940-40551 - BLDG C FEB 2020 FEB - 1/10/20-2/10/20 - ACCT #37070- 51060 - BLDG F FEB 2020 FEB - 1/10/20-2/10/20 - ACCT #94204- 46552 - BLDG H	\$1,013.10	75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity	\$33.54 \$39.57 \$43.43 \$44.91 \$48.93 \$50.34 \$67.59 \$684.79	\$33.54 \$39.57 \$43.43 \$44.91 \$48.93 \$50.34 \$67.59 \$684.79
10215	1977	2/25/2020	CAPITAL ONE BANK 020420 HOME DEPOT 2/4/20: TORNADO EXTENDED "U" HOOK	\$8.82	63300 Building Maintenance Supplies & Repairs	\$8.82	\$8.82
10215	1978	2/25/2020	CITY OF VERO BEACH UTILITIES FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG H - 9 KGAL - ACCT #20037789 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG A - 7 KGAL - ACCT #20037708 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG B - 11 KGAL - ACCT #20037720 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG D - 17 KGAL - ACCT #20037742 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG G - 17 KGAL - ACCT #20037765 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG C - 18 KGAL - ACCT #20037731 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG E - 20 KGAL - ACCT #20037753 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A BLDG F - 20 KGAL - ACCT #20037777 FEB 2020 1/14-2/11 SVC - 5100 HWY A1A REUSE - 551 KGAL - ACCT #20037792	\$2,587.65	75710 Water & Sewer 75710 Water & Sewer 75710 Water & Sewer 75710 Water & Sewer 75710 Water & Sewer 75710 Water & Sewer 75710 Water & Sewer 66450 Irrigation Water	\$92.55 \$256.97 \$278.42 \$310.60 \$310.60 \$315.96 \$326.69 \$326.69 \$369.17	\$92.55 \$256.97 \$278.42 \$310.60 \$310.60 \$315.96 \$326.69 \$326.69 \$369.17
10215	1979	2/25/2020	NATIVEGREEN PEST CONTROL & FERTILIZATION LLC 18412 FEB LAWN FERT AND WEED CONTROL	\$415.00	66700 Landscape Weed, Pest & Fertilization	\$415.00	\$415.00
10215	1980	2/25/2020	NORLIZ CLEANING SERVICE 0000027 CLUBHOUSE CLEANING: 2/03 0000028 CLUBHOUSE CLEANING: 2/10	\$200.00	65200 Cleaning Labor 65200 Cleaning Labor	\$100.00 \$100.00	\$100.00 \$100.00
10215	1981	2/25/2020	PEBBLE BEACH VILLAS 020120 FEB MONTHLY RESERVE FUNDING 020120 FEB MONTHLY RESERVE FUNDING 020120 FEB MONTHLY RESERVE FUNDING 020120 FEB MONTHLY RESERVE FUNDING 020120 FEB MONTHLY RESERVE FUNDING	\$7,215.00	85020 Painting Reserve Transfer 85140 Buildings Reserve Transfer 85060 Recreation Reserve Transfer 85030 Paving Reserve Transfer 85010 Roofing Reserve Transfer	\$122.50 \$384.25 \$459.25 \$1,666.83 \$4,582.17	\$122.50 \$384.25 \$459.25 \$1,666.83 \$4,582.17

10215	1982	2/25/2020 TERMINIX PROCESSING CENTER 393962488 FEB PEST CONTROL #8907357	\$392.69	63800 Pest Control: Buildings	\$392.69	\$392.69
Total:			<u>\$28,128.88</u>			