



**Elliott Merrill**

COMMUNITY MANAGEMENT

Est. 1982

*"Wise management makes the difference."*

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL AND PROPERTY REPORT  
APRIL 2022**

DATE: May 16, 2022  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of April 30, 2022

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Please find the current month financial and property update report from Mike Gallagher, Community Association Manager, and Elliott Merrill Community Management.

**EXPENSES FOR THE CURRENT MONTH:** \$31,508 with a budget of \$27,405 or \$4,104 over budget for the month.

Variances by Category:

- Administrative Expenses: \$1,579 over budget due to 2021 audit report and tax preparation.
- Building Operations: \$158 over budget.
- Landscape & Grounds Expense: \$964 over budget due to tree trimming for painting project.
- Recreation Facilities: \$1,271 over budget due to new flow pump.
- Utilities: \$381 over budget due to electric and water.
- Laundry Expense \$250 under budget

**YEAR TO DATE EXPENSES:** \$115,744 with a budget of \$111,473 or \$4,271 over budget for year.

Variances by Category:

- Administrative Expenses: \$240 over budget due to office supplies, copies & postage.
- Building & Operations: \$687 under budget.
- Landscape & Grounds Expense: \$2,624 over budget due to Landscape replacement and Mulch.
- Recreation Facilities: \$891 over budget due to pool repairs and supplies.
- Utilities: \$1,361 over budget due to electric and water.
- Laundry Expense \$1,000 under budget.

**Reserves:** \$508,616

**Owner's Equity:** \$102,487

**Accounts Receivable:** \$8,609 (\$6,400 Special Assessment)

## **Maintenance:**

- Painting project started last week of April
- Stucco repairs completed for painting project
- 4 Benches added to property
- 11 Common doors replaced
- 3 common doors ordered
- Treated AC areas for mold
- Cleaned trash areas
- Sprayed for weeds
- Sprayed for ants
- Cleaned tennis court perimeter
- General maintenance of pool
- Cleaned pool filters
- Maintenance of irrigation system

## **Upcoming Management Items:**

- Replace selected garage and storage room doors
- Sand and paint door vents
- Correct flooding south of bldg. F
- Inspect building exteriors for defects/repairs before painting
- Price removing AC fences

## **Contact Us:**

- Maintenance questions, problems or suggestions:  
Paola Alvarado at 772-569-9853 ext. 136 or [paolaa@elliottmerrill.com](mailto:paolaa@elliottmerrill.com)
- Accounts Receivable questions re: coupons, payments, etc:  
Dawn Matlak at ext. 114 or [dawnm@elliottmerrill.com](mailto:dawnm@elliottmerrill.com)
- Night/Weekend Emergency Maintenance Only: 772-569-9853
- Check out our website. Find Docs, Rules & Regs, and more at [www.elliottmerrill.com](http://www.elliottmerrill.com).

Pebble Beach Villas Inc  
Balance Sheet  
Period Through: 4/30/2022

**Assets**

Cash - Operating	
10214 - Synovus Bank-S/A Cash	\$209,390.00
10215 - Synovus - Operating Ckg	\$26,258.85
10216 - Synovus - Operating MM	<u>\$75,400.04</u>
Cash - Operating Total	\$311,048.89

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$165,530.26
10305 - Truist Bank - Reserve MM	\$168,155.13
10306 - Bank United - Reserve MM	<u>\$175,657.45</u>
Cash - Reserves Total	\$509,342.84

Other Assets	
10610 - Accounts Receivable	\$1,977.46
10620 - A/R-S/A-Replenish Reserves & Oper	\$6,400.00
10635 - A/R - Other	\$231.24
11600 - Prepaid Expenses	\$209.72
11610 - Prepaid Insurance	<u>\$23,943.13</u>
Other Assets Total	\$32,761.55

Assets Total	<u>\$853,153.28</u>
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**Liabilities and Equity**

Liability	
23110 - Accounts Payable	\$1,308.89
23114 - A/P Fees	\$45.00
23150 - Accounts Payable-Reserves	\$726.78
24110 - Prepaid Maintenance Fees	<u>\$24,182.48</u>
Liability Total	\$26,263.15

Special Assessment	
80000 - Income-S/A Replenish Reserves & Operating	\$240,604.00
80100 - Expenses-S/A Replenish Reserves & Operating	( <u>\$24,814.00</u> )
Special Assessment Total	\$215,790.00

Reserves	
35010 - Roofing Reserve	\$326,144.39
35020 - Painting Reserve	\$74,580.62
35030 - Paving Reserve	\$68,170.61
35060 - Recreation Reserve	\$13,342.71
35140 - Building Reserve	\$24,230.18
35150 - Unallocated Reserve Interest	<u>\$2,147.55</u>
Reserves Total	\$508,616.06

Equity	
44910 - Operating Balance, January 1	\$81,804.08
44920 - Transfer From S/A to Operating	<u>\$24,814.00</u>
Equity Total	\$106,618.08

Current Year Net Income	(\$4,134.01)
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Liabilities & Equity Total	<u>\$853,153.28</u>
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Pebble Beach Villas Inc  
Income/Expense Statement  
4/1/2022 - 4/30/2022

Accounts	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
55110 - Current Assessments	\$27,250.75	\$27,250.75	\$0.00	\$109,003.00	\$109,003.00	\$0.00	\$327,009.00
55120 - Interest Income	\$3.10	\$0.00	\$3.10	\$11.16	\$0.00	\$11.16	\$0.00
55122 - Owner Finance Charges	\$139.04	\$0.00	\$139.04	\$393.57	\$0.00	\$393.57	\$0.00
55150 - Laundry Income	\$452.00	\$250.00	\$202.00	\$2,127.50	\$1,000.00	\$1,127.50	\$3,000.00
55160 - Application Fees Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
55161 - App Processing Fees Expense	(\$25.00)	\$0.00	(\$25.00)	(\$25.00)	\$0.00	(\$25.00)	\$0.00
<b>Total Income</b>	<b>\$27,819.89</b>	<b>\$27,500.75</b>	<b>\$319.14</b>	<b>\$111,610.23</b>	<b>\$110,003.00</b>	<b>\$1,607.23</b>	<b>\$330,009.00</b>
<b>Total Income</b>	<b>\$27,819.89</b>	<b>\$27,500.75</b>	<b>\$319.14</b>	<b>\$111,610.23</b>	<b>\$110,003.00</b>	<b>\$1,607.23</b>	<b>\$330,009.00</b>
<b>Expense</b>							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$1,750.00	\$0.00	(\$1,750.00)	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00
61300 - Corporate/Condo Fees	\$0.00	\$61.00	\$61.00	\$288.00	\$349.00	\$61.00	\$349.00
61400 - Insurance	\$9,377.46	\$9,377.42	(\$0.04)	\$37,509.84	\$37,509.68	(\$0.16)	\$112,529.00
61500 - Legal Fees	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
61550 - Management Services	\$2,073.25	\$2,073.25	\$0.00	\$8,293.00	\$8,293.00	\$0.00	\$24,879.00
61660 - Office Supplies/Copies/Postage	\$451.04	\$291.67	(\$159.37)	\$2,635.98	\$1,166.68	(\$1,469.30)	\$3,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
61800 - Telephone	\$143.52	\$120.83	(\$22.69)	\$481.23	\$483.32	\$2.09	\$1,450.00
<b>Total Administrative Expenses</b>	<b>\$13,795.27</b>	<b>\$12,215.84</b>	<b>(\$1,579.43)</b>	<b>\$50,958.05</b>	<b>\$50,718.36</b>	<b>(\$239.69)</b>	<b>\$147,957.00</b>
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$957.65	\$858.33	(\$99.32)	\$4,006.97	\$3,433.32	(\$573.65)	\$10,300.00
63800 - Pest Control: Buildings	\$448.33	\$541.67	\$93.34	\$1,906.58	\$2,166.68	\$260.10	\$6,500.00
65200 - Cleaning Labor	\$400.00	\$416.67	\$16.67	\$1,400.00	\$1,666.68	\$266.68	\$5,000.00
65300 - Maintenance Labor	\$3,377.25	\$3,208.67	(\$168.58)	\$12,100.50	\$12,834.68	\$734.18	\$38,504.00
<b>Total Buildings Operations</b>	<b>\$5,183.23</b>	<b>\$5,025.34</b>	<b>(\$157.89)</b>	<b>\$19,414.05</b>	<b>\$20,101.36</b>	<b>\$687.31</b>	<b>\$60,304.00</b>
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,786.00	\$2,654.00	(\$132.00)	\$10,671.00	\$10,616.00	(\$55.00)	\$31,848.00
66400 - Irrigation Supplies & Repairs	\$0.00	\$300.00	\$300.00	\$243.50	\$1,200.00	\$956.50	\$3,600.00
66450 - Irrigation Water	\$446.22	\$333.33	(\$112.89)	\$1,761.43	\$1,333.32	(\$428.11)	\$4,000.00
66600 - Landscape Replacement & Mulch	\$115.00	\$1,100.00	\$985.00	\$7,771.73	\$4,400.00	(\$3,371.73)	\$13,200.00
66700 - Landscape Weed, Pest & Fertilization	\$430.00	\$459.33	\$29.33	\$1,530.00	\$1,837.32	\$307.32	\$5,512.00
66800 - Tree Trimming	\$2,700.00	\$666.67	(\$2,033.33)	\$2,700.00	\$2,666.68	(\$33.32)	\$8,000.00
<b>Total Grounds/Landscape</b>	<b>\$6,477.22</b>	<b>\$5,513.33</b>	<b>(\$963.89)</b>	<b>\$24,677.66</b>	<b>\$22,053.32</b>	<b>(\$2,624.34)</b>	<b>\$66,160.00</b>
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$227.72	\$250.00	\$22.28	\$663.22	\$1,000.00	\$336.78	\$3,000.00
71400 - Pool Supplies & Repairs	\$1,593.62	\$250.00	(\$1,343.62)	\$2,428.19	\$1,000.00	(\$1,428.19)	\$3,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
<b>Total Recreation Facilities</b>	<b>\$1,821.34</b>	<b>\$550.00</b>	<b>(\$1,271.34)</b>	<b>\$3,091.41</b>	<b>\$2,200.00</b>	<b>(\$891.41)</b>	<b>\$6,600.00</b>
<u>Utilities</u>							
75310 - Electricity	\$974.58	\$766.67	(\$207.91)	\$3,842.59	\$3,066.68	(\$775.91)	\$9,200.00
75500 - Trash Removal	\$919.58	\$916.67	(\$2.91)	\$3,678.32	\$3,666.68	(\$11.64)	\$11,000.00
75710 - Water & Sewer	\$2,337.26	\$2,166.67	(\$170.59)	\$9,240.21	\$8,666.68	(\$573.53)	\$26,000.00
<b>Total Utilities</b>	<b>\$4,231.42</b>	<b>\$3,850.01</b>	<b>(\$381.41)</b>	<b>\$16,761.12</b>	<b>\$15,400.04</b>	<b>(\$1,361.08)</b>	<b>\$46,200.00</b>
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
77300 - Contingency	\$0.00	\$0.00	\$0.00	\$841.95	\$0.00	(\$841.95)	\$0.00
<b>Total Miscellaneous</b>	<b>\$0.00</b>	<b>\$250.00</b>	<b>\$250.00</b>	<b>\$841.95</b>	<b>\$1,000.00</b>	<b>\$158.05</b>	<b>\$3,000.00</b>
<b>Total Expense</b>	<b>\$31,508.48</b>	<b>\$27,404.52</b>	<b>(\$4,103.96)</b>	<b>\$115,744.24</b>	<b>\$111,473.08</b>	<b>(\$4,271.16)</b>	<b>\$330,221.00</b>
<b>Operating Net Income</b>	<b>(\$3,688.59)</b>	<b>\$96.23</b>	<b>(\$3,784.82)</b>	<b>(\$4,134.01)</b>	<b>(\$1,470.08)</b>	<b>(\$2,663.93)</b>	<b>(\$212.00)</b>
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$9,372.25	\$9,372.25	\$0.00	\$37,489.00	\$37,489.00	\$0.00	\$112,467.00
<b>Total Reserve Income</b>	<b>\$9,372.25</b>	<b>\$9,372.25</b>	<b>\$0.00</b>	<b>\$37,489.00</b>	<b>\$37,489.00</b>	<b>\$0.00</b>	<b>\$112,467.00</b>

Pebble Beach Villas Inc  
Income/Expense Statement  
4/1/2022 - 4/30/2022

Accounts	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Reserve Income</b>	\$9,372.25	\$9,372.25	\$0.00	\$37,489.00	\$37,489.00	\$0.00	\$112,467.00
<b>Reserve Expense</b>							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$4,033.50	\$4,033.50	\$0.00	\$16,134.00	\$16,134.00	\$0.00	\$48,402.00
85020 - Painting Reserve Transfer	\$702.17	\$702.17	\$0.00	\$2,808.64	\$2,808.64	\$0.00	\$8,426.00
85030 - Paving Reserve Transfer	\$1,272.83	\$1,272.83	\$0.00	\$5,091.36	\$5,091.36	\$0.00	\$15,274.00
85060 - Recreation Reserve Transfer	\$1,672.50	\$1,672.50	\$0.00	\$6,690.00	\$6,690.00	\$0.00	\$20,070.00
85140 - Buildings Reserve Transfer	\$1,691.25	\$1,691.25	\$0.00	\$6,765.00	\$6,765.00	\$0.00	\$20,295.00
<u>Total Reserve Transfer</u>	\$9,372.25	\$9,372.25	\$0.00	\$37,489.00	\$37,489.00	\$0.00	\$112,467.00
<b>Total Reserve Expense</b>	\$9,372.25	\$9,372.25	\$0.00	\$37,489.00	\$37,489.00	\$0.00	\$112,467.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$3,688.59)	\$96.23	(\$3,784.82)	(\$4,134.01)	(\$1,470.08)	(\$2,663.93)	(\$212.00)

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2021 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	4/30/2022 BALANCE
ROOFING	\$ 310,010.39	\$ 16,134.00		\$ -	\$ 326,144.39
PAINTING	\$ 91,574.15	\$ 2,808.52		\$ 23,388.00	\$ 70,994.67
PAVING	\$ 63,079.13	\$ 5,091.48		\$ -	\$ 68,170.61
*RECREATION	\$ 9,512.11	\$ 6,690.00		\$ 2,859.40	\$ 13,342.71
BUILDINGS	\$ 22,040.43	\$ 6,765.00		\$ 4,575.25	\$ 24,230.18
*UNALLOCATED INTEREST INCOME	\$ 3,585.95	\$ -	\$ 2,147.55	\$ -	\$ 5,733.50
<b>TOTALS:</b>	\$ 499,802.16	\$ 37,489.00	\$ 2,147.55	\$ 30,822.65	\$ 508,616.06

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2022 - 4/30/2022**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2498	4/1/2022	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$5,586.37			
		APR 2022	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$23.37	\$23.37
		APR 2022	LEASE/SALE FEES		55161 App Processing Fees Expense	\$25.00	\$25.00
		APR 2022	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		APR 2022	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		APR 2022	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,073.25	\$2,073.25
		APR 2022	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES		65300 Maintenance Labor	\$3,377.25	\$3,377.25
10215	2499	4/5/2022	PEBBLE BEACH VILLAS	\$9,372.25			
		4/1/22	MAR MONTHLY RESERVE FUNDING		85020 Painting Reserve Transfer	\$702.17	\$702.17
		4/1/22	MAR MONTHLY RESERVE FUNDING		85030 Paving Reserve Transfer	\$1,272.83	\$1,272.83
		4/1/22	MAR MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$1,672.50	\$1,672.50
		4/1/22	MAR MONTHLY RESERVE FUNDING		85140 Buildings Reserve Transfer	\$1,691.25	\$1,691.25
		4/1/22	MAR MONTHLY RESERVE FUNDING		85010 Roofing Reserve Transfer	\$4,033.50	\$4,033.50
10215	2500	4/6/2022 1155825	ABSOLUTE PROTECTION TEAM APR MONTHLY SERVICE	\$0.00	****VOID****	\$0.00	\$0.00
10215	2501	4/6/2022 HOME DEPOT 3/24	CAPITAL ONE BANK ROUNDUP	\$0.00	****VOID****	\$0.00	\$0.00
10215	2502	4/6/2022 033022	KEVIN KELLY REIMBURSE MAINTENANCE SUPPLIES	\$0.00	****VOID****	\$0.00	\$0.00
10215	2503	4/6/2022 AMAZON 2/23	Shirley M. Best REIMBURSE FIRST AID KIT	\$0.00	****VOID****	\$0.00	\$0.00
10215	2504	4/6/2022 1155825	ABSOLUTE PROTECTION TEAM APR MONTHLY SERVICE	\$209.72	63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2505	4/6/2022 HOME DEPOT 3/24	CAPITAL ONE BANK ROUNDUP	\$60.93	63300 Building Maintenance Supplies & Repairs	\$60.93	\$60.93
10215	2506	4/6/2022 033022	KEVIN KELLY REIMBURSE MAINTENANCE SUPPLIES	\$76.45	63300 Building Maintenance Supplies & Repairs	\$76.45	\$76.45
10215	2507	4/6/2022 AMAZON 2/23	Shirley M. Best REIMBURSE FIRST AID KIT	\$39.88	63300 Building Maintenance Supplies & Repairs	\$39.88	\$39.88
10215	On-Line	4/12/2022 4/12/22	EFTPS 1120 TAX PAYMENT	\$260.00	23130 Income Taxes Payable	\$260.00	\$260.00
10215	2508	4/12/2022 0000082	NORLIZ CLEANING SERVICE MAR CLUBHOUSE CLEANING: 2/07, 2/14, 2/21, 2/28	\$300.00	65200 Cleaning Labor	\$300.00	\$300.00
10215	2509	4/12/2022 993611502	SOUTHDATA, INC. OWNER COUPON BOOK FOR PAYMENT REMITTANCE OF	\$7.03	61660 Office	\$7.03	\$7.03

			MONTHLY FEES		Supplies/Copies/Postage		
10215	2510	4/13/2022	JAMES HARRISON REIMBURSE MAINTENANCE SUPPLIES	\$69.54	63300 Building Maintenance Supplies & Repairs	\$69.54	\$69.54
10215	On-Line	4/15/2022	REPUBLIC SERVICES #769	\$919.58			
		0769-000577933	APR MONTHLY TRASH & RECYCLING SERVICE (ACCT #3- 0769-2000188)		75500 Trash Removal	\$919.58	\$919.58
10215	2511	4/20/2022	BUSINESS CARD	\$99.18			
		AMAZON 4/1	STEAM MOP FOR CLUBHOUSE		70130 Clubhouse Service & Repairs	\$99.18	\$99.18
10215	2512	4/20/2022	CAPITAL ONE BANK	\$278.50			
		HOME DEPOT 3/29	BEACH GATE LIGHTING SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$278.50	\$278.50
10215	2513	4/20/2022	GERALD JACKSON JR., CPA, PA	\$1,750.00			
		461	2021 AUDIT & TAX PREP		61100 Annual Review & Tax Prep	\$1,750.00	\$1,750.00
10215	2514	4/20/2022	POOLKEEPER, INC.	\$987.63			
		43379-S	1 HP FLOW PUMP		71400 Pool Supplies & Repairs	\$987.63	\$987.63
10215	2515	4/20/2022	VERO CHEMICAL DISTRIBUTORS, INC.	\$44.78			
		311837	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$44.78	\$44.78
10215	On-Line	4/22/2022	COMCAST	\$143.52			
		8535115050042319	APR (4/14/22-5/13/22) INTERNET/ APR 2022 VOICE SVC #8535115050042319		61800 Telephone	\$143.52	\$143.52
10215	On-Line	4/22/2022	FPL	\$974.58			
		3/10/22-4/11/22	APR 281 KWH #28235-79301- BLDG B		75310 Electricity	\$40.54	\$40.54
		3/10/22-4/11/22	APR 351 KWH #87007-88162- BLDG G		75310 Electricity	\$48.35	\$48.35
		3/10/22-4/11/22	APR 360 KWH #77402-10385- BLDG A		75310 Electricity	\$49.35	\$49.35
		3/10/22-4/11/22	APR 429 KWH #22940-40551- BLDG C		75310 Electricity	\$57.04	\$57.04
		3/10/22-4/11/22	APR 430 KWH #46174-48016- BLDG D		75310 Electricity	\$57.16	\$57.16
		3/10/22-4/11/22	APR 485 KWH #30131-09446- BLDG E		75310 Electricity	\$63.28	\$63.28
		3/10/22-4/11/22	APR 519 KWH #37070-51060- BLDG F		75310 Electricity	\$67.06	\$67.06
		3/10/22-4/11/22	APR 4570 KWH #94204-46552- BLDG H		75310 Electricity	\$591.80	\$591.80
10215	On-Line	4/26/2022	FIRST INSURANCE FUNDING CORPORATION	\$8,080.34			
		95277547 #6	PAYMENT 6 OF 10: #95277547		11610 Prepaid Insurance	\$8,080.34	\$8,080.34
10215	2516	4/27/2022	CAPITAL ONE BANK	\$215.50			
		HOME DEPOT 4/7	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$66.77	\$66.77
		HOME DEPOT 4/4	SUMP PUMP		71400 Pool Supplies & Repairs	\$148.73	\$148.73
10215	2517	4/27/2022	NATIVEGREEN PEST CONTROL & FERTILIZATION LLC	\$430.00			
		70270	APR LAWN FERTILIZATION & PEST CONTROL		66700 Landscape Weed, Pest & Fertilization	\$430.00	\$430.00
10215	2518	4/27/2022	TERMINIX PROCESSING CENTER	\$448.33			



		419193784	APR MONTHLY PEST CONTROL - CUST #8907357		63800 Pest Control: Buildings	\$448.33	\$448.33
10215	2519	4/28/2022	KEVIN KELLY	\$280.85			
		STAPLES 3/28	REIMBURSE OFFICE SUPPLIES		61660 Office Supplies/Copies/Postage	\$280.85	\$280.85
10215	2520	4/28/2022	CITY OF VERO BEACH UTILITIES	\$2,783.48			
		3/12/22-4/11/22	APR 11 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$104.06	\$104.06
		3/12/22-4/11/22	APR 15 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$299.87	\$299.87
		3/12/22-4/11/22	APR 15 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$299.87	\$299.87
		3/12/22-4/11/22	APR 18 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$315.96	\$315.96
		3/12/22-4/11/22	APR 19 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$321.33	\$321.33
		3/12/22-4/11/22	APR 19 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$321.33	\$321.33
		3/12/22-4/11/22	APR 22 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$337.42	\$337.42
		3/12/22-4/11/22	APR 22 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$337.42	\$337.42
		3/12/22-4/11/22	APR 666 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$446.22	\$446.22
10215	2521	4/29/2022	CAPITAL ONE BANK	\$43.57			
		HOME DEPOT 4/14	POST CAP/LUMBER		63300 Building Maintenance Supplies & Repairs	\$43.57	\$43.57
10215	2522	4/29/2022	Donald and Leslie Groshong (3) MOTION SENSOR FLOOD LIGHTS	\$150.84			
		JJC LIGHTING 3/25			63300 Building Maintenance Supplies & Repairs	\$150.84	\$150.84
10215	2523	4/29/2022	INTEGRITY TREE & LANDSCAPING SERVICES, LLC	\$2,700.00			
		1201	TREE TRIM FOR PAINTING		66800 Tree Trimming	\$2,700.00	\$2,700.00
10215	2524	4/29/2022	YEAR ROUND LAWN MAINTENANCE, INC	\$2,901.00			
		4/15/22	MULCH 8 BAGS		66600 Landscape Replacement & Mulch	\$40.00	\$40.00
		4/15/22	SOD RPR TO SPOTS BY SIDEWALK		66600 Landscape Replacement & Mulch	\$75.00	\$75.00
		4/15/22	APR MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,786.00	\$2,786.00
<b>Total:</b>				<u>\$39,213.85</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2022 - 4/30/2022**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10305	270	4/13/2022	POOLKEEPER, INC. 43361-S 3 HP POOL PUMP	\$2,859.40	35065 Expenses-Recreation	\$2,859.40	\$2,859.40
10305	271	4/19/2022 3/30/22	KEVIN KELLY 4 BENCHES & INSTALLATION	\$1,654.97	35145 Expenses-Building	\$1,654.97	\$1,654.97
<b>Total:</b>				<u>\$4,514.37</u>			

**Pebble Beach Villas Inc**  
**AR Aging with Status**  
**Period Through: 4/30/2022**

Unit	Last Name	Address	Total	Current	30	60	90	Status
B12	Moss	5100 North A1A	\$3,285.79	\$547.55	\$25.24	\$2,713.00		2nd Notice
C27	Kisiel	5100 North A1A	\$4,165.21	\$562.48	\$28.19	\$3,574.54		2nd Notice
D31	Lang	5100 North A1A	\$1,014.60	\$498.52	\$29.08	\$487.00		
F66	McNulty	5100 North A1A	\$143.10	\$143.10				
			<u>\$8,608.70</u>	<u>\$1,751.65</u>	<u>\$82.51</u>	<u>\$6,774.54</u>	<u>\$0.00</u>	
				4	3	3	0	
Assessment			\$1,977.46	\$1,602.92	\$0.00	\$374.54	\$0.00	
Special Assessment			\$6,400.00	\$0.00	\$0.00	\$6,400.00	\$0.00	
Interest			\$201.24	\$118.73	\$82.51	\$0.00	\$0.00	
Collection Fees			\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	
			<u>\$8,608.70</u>	<u>\$1,751.65</u>	<u>\$82.51</u>	<u>\$6,774.54</u>	<u>\$0.00</u>	