



Elliott Merrill

COMMUNITY MANAGEMENT

Est. 1982

"Wise management makes the difference."

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.
FINANCIAL AND PROPERTY REPORT
AUGUST 2023**

DATE: September 19, 2023
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of August 31, 2023

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: \$29,766 with a budget of \$34,318 or \$4,552 under budget for the month.

Variances by Category:

- **Administrative Expenses:** \$387 over budget due to legal services (Condo Docs review).
- **Building Operations:** \$1,806 under budget.
- **Grounds & Landscape Expense:** \$2,280 under budget.
- **Recreation Facilities:** \$549 under budget.
- **Utilities:** \$231 over budget due to trash removal and water & sewer.
- **Laundry Expense:** \$250 under budget.

YEAR TO DATE EXPENSES: \$263,699 with a budget of \$276,794 or \$13,095 under budget for year.

Variances by Category:

- **Administrative Expenses:** \$610 over budget due to annual audit report/tax prep, legal fees, and telephone.
- **Building Operations:** \$2,281 under budget.
- **Grounds & Landscape Expense:** \$7,159 under budget.
- **Recreation Facilities:** \$2,415 under budget.
- **Utilities:** \$3,281 over budget due to trash and water & sewer.
- **Laundry Expense:** \$1,121 under budget.

Reserves: \$633,869

Owner's Equity: \$114,038

Accounts Receivable: \$1,764

Maintenance:

- New exterior building lights being installed
- Soffit enhancement started at bldg. A, completed on Bldg C
- Drainage repairs for bldg. F scheduled for early October
- Pool fence repair scheduled for early October.
- Tree Trim scheduled for end of September.
- 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:

- Correct flooding south of bldg. F
- Investigate pickle ball lines on tennis court
- Address landscaping needs
- Price removing AC fences

Contact Us:

- Maintenance questions, problems or suggestions:
Paola Alvarado at 772-569-9853 ext. 136 or paolaa@elliottmerrill.com
- Accounts Receivable questions re: coupons, payments, etc:
Dawn Matlak at ext. 114 or 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.

Pebble Beach Villas Inc
Balance Sheet
Period Through: 8/31/2023

Assets

Cash - Operating	
10215 - Synovus - Operating Ckg	\$43,785.82
10216 - Synovus - Operating MM	\$70,462.61
Cash - Operating Total	<u>\$114,248.43</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$37,046.33
10305 - Truist Bank - Reserve MM	\$78,203.69
10306 - Bank United - Reserve MM	\$18,618.79
10320 - Southstate CD-7 Mo(3.53%)10/8/23	\$100,000.00
10325 - Southstate CD-13 Mo (4.06%)4/8/24	\$140,000.00
10330 - Truist Bank CD-9 Mo (4.23%) 11/23/23	\$160,000.00
10335 - Synovus CD-12 Mo (4.60%)3/28/24	\$100,000.00
Cash - Reserves Total	<u>\$633,868.81</u>

Other Assets	
10610 - Accounts Receivable	\$1,710.00
10635 - A/R - Other	\$54.32
11610 - Prepaid Insurance	\$26,945.52
Other Assets Total	<u>\$28,709.84</u>

Assets Total \$776,827.08

Liabilities and Equity

Liability	
23110 - Accounts Payable	\$3,275.18
24110 - Prepaid Maintenance Fees	\$25,644.63
Liability Total	<u>\$28,919.81</u>

Reserves	
35010 - Roofing Reserve	\$486,746.55
35020 - Painting Reserve	\$12,487.52
35030 - Paving Reserve	\$88,536.45
35060 - Recreation Reserve	\$8,899.31
35140 - Building Reserve	\$35,491.33
35150 - Unallocated Reserve Interest	\$1,707.65
Reserves Total	<u>\$633,868.81</u>

Equity	
44910 - Operating Balance, January 1	\$101,806.73
Equity Total	<u>\$101,806.73</u>

Current Year Net Income	\$12,231.73
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Liabilities & Equity Total \$776,827.08

Pebble Beach Villas Inc
Income/Expense Statement
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
55110 - Current Assessments	\$34,274.58	\$34,274.58	\$0.00	\$274,196.68	\$274,196.68	\$0.00	\$411,295.00
55120 - Interest Income	\$8.98	\$0.00	\$8.98	\$35.53	\$0.00	\$35.53	\$0.00
55122 - Owner Finance Charges	\$30.06	\$0.00	\$30.06	\$205.52	\$0.00	\$205.52	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$1,493.00	\$2,000.00	(\$507.00)	\$3,000.00
<u>Total Income</u>	\$34,313.62	\$34,524.58	(\$210.96)	\$275,930.73	\$276,196.68	(\$265.95)	\$414,295.00
Total Income	\$34,313.62	\$34,524.58	(\$210.96)	\$275,930.73	\$276,196.68	(\$265.95)	\$414,295.00
Expense							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$0.00	\$0.00	\$0.00	\$2,900.00	\$1,900.00	(\$1,000.00)	\$1,900.00
61300 - Corporate/Condo Fees	\$0.00	\$0.00	\$0.00	\$349.25	\$349.00	(\$0.25)	\$349.00
61400 - Insurance	\$13,472.76	\$13,500.00	\$27.24	\$107,781.78	\$108,000.00	\$218.22	\$162,000.00
61500 - Legal Fees	\$920.00	\$250.00	(\$670.00)	\$2,949.19	\$2,000.00	(\$949.19)	\$3,000.00
61550 - Management Services	\$2,218.25	\$2,217.25	(\$1.00)	\$17,745.00	\$17,738.00	(\$7.00)	\$26,607.00
61660 - Office Supplies/Copies/Postage	\$102.19	\$375.00	\$272.81	\$1,937.38	\$3,000.00	\$1,062.62	\$4,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
61800 - Telephone	\$241.13	\$183.33	(\$57.80)	\$1,734.16	\$1,466.64	(\$267.52)	\$2,200.00
<u>Total Administrative Expenses</u>	\$16,954.33	\$16,567.25	(\$387.08)	\$135,396.76	\$134,787.00	(\$609.76)	\$201,056.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$274.92	\$1,168.33	\$893.41	\$8,289.30	\$9,346.64	\$1,057.34	\$14,020.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$5,647.64	\$5,000.00	(\$647.64)	\$7,500.00
65200 - Cleaning Labor	\$280.00	\$466.67	\$186.67	\$3,640.00	\$3,733.36	\$93.36	\$5,600.00
65300 - Maintenance Labor	\$2,866.50	\$3,442.67	\$576.17	\$25,763.62	\$27,541.36	\$1,777.74	\$41,312.00
<u>Total Buildings Operations</u>	\$3,896.50	\$5,702.67	\$1,806.17	\$43,340.56	\$45,621.36	\$2,280.80	\$68,432.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,813.00	\$2,813.00	\$0.00	\$22,504.00	\$22,504.00	\$0.00	\$33,756.00
66400 - Irrigation Supplies & Repairs	\$0.00	\$300.00	\$300.00	\$3,559.87	\$2,400.00	(\$1,159.87)	\$3,600.00
66450 - Irrigation Water	\$489.10	\$487.50	(\$1.60)	\$3,079.32	\$3,900.00	\$820.68	\$5,850.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,166.67	\$1,166.67	\$3,286.25	\$9,333.36	\$6,047.11	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$451.50	\$475.08	\$23.58	\$3,832.50	\$3,800.64	(\$31.86)	\$5,701.00
66800 - Tree Trimming	\$0.00	\$791.67	\$791.67	\$4,850.00	\$6,333.36	\$1,483.36	\$9,500.00
<u>Total Grounds/Landscape</u>	\$3,753.60	\$6,033.92	\$2,280.32	\$41,111.94	\$48,271.36	\$7,159.42	\$72,407.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$0.00	\$250.00	\$250.00	\$1,080.07	\$2,000.00	\$919.93	\$3,000.00
71400 - Pool Supplies & Repairs	\$84.66	\$333.33	\$248.67	\$1,463.16	\$2,666.64	\$1,203.48	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$108.56	\$400.00	\$291.44	\$600.00
<u>Total Recreation Facilities</u>	\$84.66	\$633.33	\$548.67	\$2,651.79	\$5,066.64	\$2,414.85	\$7,600.00
<u>Utilities</u>							
75310 - Electricity	\$591.94	\$1,016.67	\$424.73	\$6,744.80	\$8,133.36	\$1,388.56	\$12,200.00
75500 - Trash Removal	\$1,409.08	\$977.17	(\$431.91)	\$10,293.64	\$7,817.36	(\$2,476.28)	\$11,726.00
75710 - Water & Sewer	\$2,786.08	\$2,562.17	(\$223.91)	\$22,690.87	\$20,497.36	(\$2,193.51)	\$30,746.00
<u>Total Utilities</u>	\$4,787.10	\$4,556.01	(\$231.09)	\$39,729.31	\$36,448.08	(\$3,281.23)	\$54,672.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$878.66	\$2,000.00	\$1,121.34	\$3,000.00
77300 - Contingency	\$289.98	\$575.00	\$285.02	\$589.98	\$4,600.00	\$4,010.02	\$6,900.00
<u>Total Miscellaneous</u>	\$289.98	\$825.00	\$535.02	\$1,468.64	\$6,600.00	\$5,131.36	\$9,900.00
Total Expense	\$29,766.17	\$34,318.18	\$4,552.01	\$263,699.00	\$276,794.44	\$13,095.44	\$414,067.00
Operating Net Income	\$4,547.45	\$206.40	\$4,341.05	\$12,231.73	(\$597.76)	\$12,829.49	\$228.00
Reserve Income							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$8,583.42	\$8,583.42	\$0.00	\$68,667.32	\$68,667.32	\$0.00	\$103,001.00
<u>Total Reserve Income</u>	\$8,583.42	\$8,583.42	\$0.00	\$68,667.32	\$68,667.32	\$0.00	\$103,001.00
Total Reserve Income	\$8,583.42	\$8,583.42	\$0.00	\$68,667.32	\$68,667.32	\$0.00	\$103,001.00

Pebble Beach Villas Inc
Income/Expense Statement
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$3,776.50	\$3,776.50	\$0.00	\$30,212.00	\$30,212.00	\$0.00	\$45,318.00
85020 - Painting Reserve Transfer	\$1,441.17	\$1,441.17	\$0.00	\$11,529.32	\$11,529.32	\$0.00	\$17,294.00
85030 - Paving Reserve Transfer	\$1,272.92	\$1,272.92	\$0.00	\$10,183.32	\$10,183.32	\$0.00	\$15,275.00
85060 - Recreation Reserve Transfer	\$993.58	\$993.58	\$0.00	\$7,948.68	\$7,948.68	\$0.00	\$11,923.00
85140 - Buildings Reserve Transfer	\$1,099.25	\$1,099.25	\$0.00	\$8,794.00	\$8,794.00	\$0.00	\$13,191.00
<u>Total Reserve Transfer</u>	\$8,583.42	\$8,583.42	\$0.00	\$68,667.32	\$68,667.32	\$0.00	\$103,001.00
Total Reserve Expense	\$8,583.42	\$8,583.42	\$0.00	\$68,667.32	\$68,667.32	\$0.00	\$103,001.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$4,547.45	\$206.40	\$4,341.05	\$12,231.73	(\$597.76)	\$12,829.49	\$228.00

**PEBBLE BEACH VILLAS
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2022 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	8/31/2023 BALANCE
ROOFING	\$ 467,595.39	\$ 30,212.00		\$ 11,060.84	\$ 486,746.55
PAINTING	\$ 958.20	\$ 11,529.32		\$ -	\$ 12,487.52
PAVING	\$ 78,353.13	\$ 10,183.32		\$ -	\$ 88,536.45
*RECREATION	\$ 53,628.61	\$ 7,948.68		\$ 52,677.98	\$ 8,899.31
BUILDINGS	\$ 69,933.11	\$ 8,794.00		\$ 43,235.78	\$ 35,491.33
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 1,707.65	\$ -	\$ 1,707.65
TOTALS:	\$ 670,468.44	\$ 68,667.32	\$ 1,707.65	\$ 106,974.60	\$ 633,868.81

Pebble Beach Villas Inc
Check Register
8/1/2023 - 8/31/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2801	8/2/2023	ABSOLUTE PROTECTION TEAM	\$209.72			
		1313269	AUG SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2802	8/2/2023	CAPITAL ONE BANK	\$42.79			
		AMAZON 7/20	EXIT SIGN		63300 Building Maintenance Supplies & Repairs	\$42.79	\$42.79
10215	2803	8/2/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$5,186.94			
		AUG 2023	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$14.69	\$14.69
		AUG 2023	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		AUG 2023	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		AUG 2023	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,218.25	\$2,218.25
		AUG 2023	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON		65300 Maintenance Labor	\$2,866.50	\$2,866.50
10215	2804	8/2/2023	VERO CHEMICAL DISTRIBUTORS, INC.	\$77.03			
		338969	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$77.03	\$77.03
10215	2805	8/2/2023	JOHN NICHOLLS	\$4,900.00			
		7/27/23	ENBS PAINTING REATTACH BUILDING F SHUTTER		10630 A/R - Operating Due From Reserves	\$50.00	\$50.00
		7/27/23	ENBS PAINTING REATTACH BUILDING F SHUTTER		23160 A/P - Reserves Due To Operating	(\$50.00)	(\$50.00)
		7/27/23	REATTACH BUILDING F SHUTTER		35145 Expenses-Building	\$50.00	\$50.00
		7/31/23	ENBS PAINTING REPAIR BLDG E SOFFIT		10630 A/R - Operating Due From Reserves	\$4,850.00	\$4,850.00
		7/31/23	ENBS PAINTING REPAIR BLDG E SOFFIT		23160 A/P - Reserves Due To Operating	(\$4,850.00)	(\$4,850.00)
		7/31/23	REPAIR BLDG E SOFFIT		35145 Expenses-Building	\$4,850.00	\$4,850.00
10215	On-Line	8/8/2023	CITY OF VERO BEACH UTILITIES	\$2,976.08			
		6/13/23-7/12/23	JUL 2 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$74.14	\$74.14
		6/13/23-7/12/23	JUL 2 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$329.66	\$329.66
		6/13/23-7/12/23	JUL 4 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$339.92	\$339.92
		6/13/23-7/12/23	JUL 5 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$345.05	\$345.05
		6/13/23-7/12/23	JUL 5 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$345.05	\$345.05
		6/13/23-7/12/23	JUL 6 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$350.18	\$350.18
		6/13/23-7/12/23	JUL 8 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$360.44	\$360.44
		6/13/23-7/12/23	JUL 13 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$386.09	\$386.09
		6/13/23-7/12/23	JUL 665 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$445.55	\$445.55
10215	2806	8/8/2023	L.WALTON ELECTRIC, INC.	\$316.00			
		23-6607	LANDSCAPE LIGHTS BLDG A		63300 Building Maintenance Supplies & Repairs	\$316.00	\$316.00
10215	2807	8/8/2023	NORLIZ CLEANING SERVICE	\$420.00			

		0000118	JULY CLUBHOUSE CLEANING		65200 Cleaning Labor	\$420.00	\$420.00
10215	On-Line	8/14/2023	FIRST INSURANCE FUNDING CORPORATION	\$11,757.48			
		97559728 #10	PAYMENT 10 OF 10: #97559728		11610 Prepaid Insurance	\$11,757.48	\$11,757.48
10215	On-Line	8/15/2023	REPUBLIC SERVICES #769	\$1,409.08			
		0769-000618127	AUG MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08
10215	2808	8/16/2023	CAPITAL ONE BANK	\$28.82			
		AMAZON 7/31	VACUUM PRESSURE GAUGE		71400 Pool Supplies & Repairs	\$13.88	\$13.88
		HOME DEPOT 8/1	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$14.94	\$14.94
10215	2809	8/16/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$15.00			
		081123	ADMIN COLLECTION FEES		23114 A/P Fees	\$15.00	\$15.00
10215	2810	8/16/2023	MCKINNON & HAMILTON, PLLC	\$920.00			
		31773	DOCUMENT REVIEW		61500 Legal Fees	\$920.00	\$920.00
10215	2811	8/16/2023	YARD-NIQUE INC DBA NATIVEGREEN	\$451.50			
		84919	AUG LAWN FERTILIZATION & PEST CONTROL		66700 Landscape Weed, Pest & Fertilization	\$451.50	\$451.50
10215	2812	8/16/2023	YEAR ROUND LAWN MAINTENANCE, INC	\$2,813.00			
		081523	AUG MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,813.00	\$2,813.00
10215	On-Line	8/21/2023	FPL	\$591.94			
		7/11/23-8/10/23	AUG 145 KWH #28235-79301-BLDG B		75310 Electricity	\$33.46	\$33.46
		7/11/23-8/10/23	AUG 221 KWH #22940-40551-BLDG C		75310 Electricity	\$37.63	\$37.63
		7/11/23-8/10/23	AUG 292 KWH #87007-88162-BLDG G		75310 Electricity	\$46.61	\$46.61
		7/11/23-8/10/23	AUG 365 KWH #77402-10385-BLDG A		75310 Electricity	\$55.81	\$55.81
		7/11/23-8/10/23	AUG 385 KWH #30131-09446-BLDG E		75310 Electricity	\$58.34	\$58.34
		7/11/23-8/10/23	AUG 410 KWH #37070-51060-BLDG F		75310 Electricity	\$61.50	\$61.50
		7/11/23-8/10/23	AUG 604 KWH #46174-48016-BLDG D		75310 Electricity	\$86.00	\$86.00
		7/11/23-8/10/23	AUG 1522 KWH #94204-46552-BLDG H		75310 Electricity	\$212.59	\$212.59
10215	On-Line	8/22/2023	COMCAST	\$241.13			
		8535115050042319	AUG (8/14/23-9/13/23) INTERNET/ VOICE SVC		61800 Telephone	\$241.13	\$241.13
		AUG 2023	#8535115050042319				
10215	2813	8/22/2023	PEBBLE BEACH VILLAS	\$8,583.42			
		8/1/23	MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$993.58	\$993.58
		8/1/23	MONTHLY RESERVE FUNDING		85140 Buildings Reserve Transfer	\$1,099.25	\$1,099.25
		8/1/23	MONTHLY RESERVE FUNDING		85030 Paving Reserve Transfer	\$1,272.92	\$1,272.92
		8/1/23	MONTHLY RESERVE FUNDING		85020 Painting Reserve Transfer	\$1,441.17	\$1,441.17
		8/1/23	MONTHLY RESERVE FUNDING		85010 Roofing Reserve Transfer	\$3,776.50	\$3,776.50
10215	2814	8/23/2023	BETTE TSOUTSOURAS	\$289.98			
		STAPLES 8/10	REIMB WEBSITE COMPUTER		77300 Contingency	\$289.98	\$289.98

10215	2815	8/29/2023	TERMINIX PROCESSING CENTER	\$475.08			
		436849182	AUG MONTHLY PEST CONTROL-CUST #8907357		63800 Pest Control: Buildings	\$475.08	\$475.08
10215	2816	8/29/2023	VERO CHEMICAL DISTRIBUTORS, INC.	\$70.78			
		340321	TAYLOR		71400 Pool Supplies & Repairs	\$70.78	\$70.78
10215	2817	8/31/2023	CAPITAL ONE BANK	\$50.26			
		HOME DEPOT 8/22	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$16.03	\$16.03
		AMAZON 8/23	TRASH AREA GATE HINGES		63300 Building Maintenance Supplies & Repairs	\$34.23	\$34.23
10215	2818	8/31/2023	NORLIZ CLEANING SERVICE	\$280.00			
		0000121	AUG CLUBHOUSE CLEANING		65200 Cleaning Labor	\$280.00	\$280.00
Total:				<u>\$42,106.03</u>			

Pebble Beach Villas Inc
Check Register
8/1/2023 - 8/31/2023

		Check Date		Vendor or Payee		Check Amt	Expense Account	Invoice	Paid
Account #	Check #	Invoice	Line Item						
10304	24	8/22/2023	TREASURE COAST POOLS SERVICE, INC			\$6,495.95			
		1434010	GEM FINSH CONTRACT FINAL				35065 Expenses-Recreation	\$6,495.95	\$6,495.95
Total:						<u>\$6,495.95</u>			

Pebble Beach Villas Inc
Check Register
8/1/2023 - 8/31/2023

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10305	280	8/3/2023	KEVIN KELLY	\$2,361.02			
		8/3/23	POOL CHAIRS (20)		35065 Expenses-Recreation	\$2,361.02	\$2,361.02
10305	281	8/14/2023	PEBBLE BEACH VILLAS	\$4,900.00			
		8/11/23	RSV REIMB TO OPER-ENBS PAINTING INVOICES		23160 A/P - Reserves Due To Operating	\$4,900.00	\$4,900.00
10305	282	8/14/2023	JOHN NICHOLLS	\$5,500.00			
		922410	PAINTING DEPOSIT BLDG C		35145 Expenses-Building	\$5,500.00	\$5,500.00
10305	283	8/14/2023	JOHN NICHOLLS	\$5,500.00			
		922408	PAINTING BLDG C FINAL		35145 Expenses-Building	\$2,750.00	\$2,750.00
		922409	PAINTING BLDG C FRONT		35145 Expenses-Building	\$2,750.00	\$2,750.00
Total:				<u>\$18,261.02</u>			

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 8/31/2023

Unit	Last Name	Address	Total	Current	30	60	90	Status
C27	Kisiel	5100 North A1A	\$1,764.32	\$21.91	\$598.76	\$573.65	\$570.00	Request Attorney
			<u>\$1,764.32</u>	<u>\$21.91</u>	<u>\$598.76</u>	<u>\$573.65</u>	<u>\$570.00</u>	
				1	1	1	1	
			Assessment	\$1,710.00	\$0.00	\$570.00	\$570.00	\$570.00
			Interest	\$39.32	\$21.91	\$13.76	\$3.65	\$0.00
			Collection Fees	\$15.00	\$0.00	\$15.00	\$0.00	\$0.00
				<u>\$1,764.32</u>	<u>\$21.91</u>	<u>\$598.76</u>	<u>\$573.65</u>	<u>\$570.00</u>