



*"Wise management makes the difference."*

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

DATE: January 19, 2024  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of December 31, 2023

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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:** \$47,716 with a budget of \$34,318 or \$13,398 over budget for the month.

Variances by Category:

- **Administrative Expenses:** \$8,266 over budget due to insurance, legal fees, and office copies, supplies & postage.
- **Building Operations:** \$630 over budget due to Christmas bonuses.
- **Grounds & Landscape Expense:** \$4,596 over budget due to mulch and landscape improvements.
- **Recreation Facilities:** \$563 under budget.
- **Utilities:** \$1,295 over budget due to electricity, trash removal, and water & sewer.
- **Laundry Expense:** \$250 under budget.

**YEAR TO DATE EXPENSES:** \$421,759 with a budget of \$414,067 or \$7,692 over budget for year.

Variances by Category:

- **Administrative Expenses:** \$16,359 over budget due to annual audit report/tax prep, insurance, legal fees, and telephone.
- **Building Operations:** \$1,230 under budget.
- **Grounds & Landscape Expense:** \$3,391 under budget.
- **Recreation Facilities:** \$2,986 under budget.
- **Utilities:** \$7,371 over budget due to trash and water & sewer.
- **Laundry Expense:** \$2,121 under budget.

**Reserves:** \$640,248

**Owner's Equity:** \$94,136

**Accounts Receivable:** \$3,158

**Maintenance:**

- New exterior building light installation complete
- Mulch installed
- 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:**

- 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](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: 12/31/2023

**Assets**

Cash - Operating	
10210 - Valley National Bank-Oper Ckg	\$112,189.09
10212 - Valley National Bank-Oper MM	\$10,044.20
10215 - Synovus - Operating Ckg	\$3,006.10
10216 - Synovus - Operating MM	\$10,480.18
Cash - Operating Total	<u>\$135,719.57</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$49,020.17
10305 - Truist Bank - Reserve MM	\$65,238.85
10306 - Bank United - Reserve MM	\$18,893.39
10320 - Southstate CD-9 Mo(4.75%)7/8/24	\$102,052.05
10325 - Southstate CD-13 Mo (4.06%)4/8/24	\$140,000.00
10330 - Truist Bank CD-7 Mo (4.95%) 6/28/24	\$165,043.55
10335 - Synovus CD-12 Mo (4.60%)3/28/24	\$100,000.00
Cash - Reserves Total	<u>\$640,248.01</u>

Other Assets	
10610 - Accounts Receivable	\$3,011.90
10635 - A/R - Other	\$146.53
11610 - Prepaid Insurance	\$70,277.97
Other Assets Total	<u>\$73,436.40</u>

Assets Total	<u>\$849,403.98</u>
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**Liabilities and Equity**

Liability	
23110 - Accounts Payable	\$4,845.24
24110 - Prepaid Maintenance Fees	\$110,174.94
Liability Total	<u>\$115,020.18</u>

Reserves	
35010 - Roofing Reserve	\$481,038.37
35020 - Painting Reserve	\$18,252.20
35030 - Paving Reserve	\$88,628.13
35060 - Recreation Reserve	\$19,528.14
35140 - Building Reserve	\$23,111.97
35150 - Unallocated Reserve Interest	\$9,689.20
Reserves Total	<u>\$640,248.01</u>

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

Current Year Net Income	(\$7,670.94)
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Liabilities & Equity Total	<u>\$849,403.98</u>
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Pebble Beach Villas Inc  
Income/Expense Statement  
12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
55110 - Current Assessments	\$34,274.58	\$34,274.58	\$0.00	\$411,295.00	\$411,295.00	\$0.00	\$411,295.00
55120 - Interest Income	\$29.98	\$0.00	\$29.98	\$97.30	\$0.00	\$97.30	\$0.00
55122 - Owner Finance Charges	\$42.28	\$0.00	\$42.28	\$323.28	\$0.00	\$323.28	\$0.00
55140 - Miscellaneous Income	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$2,247.00	\$3,000.00	(\$753.00)	\$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	\$0.00	\$0.00	\$0.00	(\$25.00)	\$0.00	(\$25.00)	\$0.00
<u>Total Income</u>	\$34,396.84	\$34,524.58	(\$127.74)	\$414,087.58	\$414,295.00	(\$207.42)	\$414,295.00
<b>Total Income</b>	\$34,396.84	\$34,524.58	(\$127.74)	\$414,087.58	\$414,295.00	(\$207.42)	\$414,295.00
<b>Expense</b>							
<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	\$19,859.53	\$13,500.00	(\$6,359.53)	\$174,446.36	\$162,000.00	(\$12,446.36)	\$162,000.00
61500 - Legal Fees	\$1,512.50	\$250.00	(\$1,262.50)	\$6,926.69	\$3,000.00	(\$3,926.69)	\$3,000.00
61550 - Management Services	\$2,218.25	\$2,217.25	(\$1.00)	\$26,618.00	\$26,607.00	(\$11.00)	\$26,607.00
61660 - Office Supplies/Copies/Postage	\$1,001.43	\$375.00	(\$626.43)	\$3,474.50	\$4,500.00	\$1,025.50	\$4,500.00
61750 - Income Tax Expense	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
61800 - Telephone	\$241.68	\$183.37	(\$58.31)	\$2,700.32	\$2,200.00	(\$500.32)	\$2,200.00
<u>Total Administrative Expenses</u>	\$24,833.39	\$16,567.25	(\$8,266.14)	\$217,415.12	\$201,056.00	(\$16,359.12)	\$201,056.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$2,242.83	\$1,168.37	(\$1,074.46)	\$14,845.76	\$14,020.00	(\$825.76)	\$14,020.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$7,547.96	\$7,500.00	(\$47.96)	\$7,500.00
65200 - Cleaning Labor	\$420.00	\$466.63	\$46.63	\$5,180.00	\$5,600.00	\$420.00	\$5,600.00
65300 - Maintenance Labor	\$3,195.00	\$3,442.63	\$247.63	\$39,628.12	\$41,312.00	\$1,683.88	\$41,312.00
<u>Total Buildings Operations</u>	\$6,332.91	\$5,702.63	(\$630.28)	\$67,201.84	\$68,432.00	\$1,230.16	\$68,432.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,813.00	\$2,813.00	\$0.00	\$33,756.00	\$33,756.00	\$0.00	\$33,756.00
66400 - Irrigation Supplies & Repairs	\$322.00	\$300.00	(\$22.00)	\$4,696.37	\$3,600.00	(\$1,096.37)	\$3,600.00
66450 - Irrigation Water	\$788.12	\$487.50	(\$300.62)	\$5,330.52	\$5,850.00	\$519.48	\$5,850.00
66600 - Landscape Replacement & Mulch	\$6,255.00	\$1,166.63	(\$5,088.37)	\$9,541.25	\$14,000.00	\$4,458.75	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$451.50	\$475.12	\$23.62	\$5,701.50	\$5,701.00	(\$0.50)	\$5,701.00
66800 - Tree Trimming	\$0.00	\$791.63	\$791.63	\$9,990.50	\$9,500.00	(\$490.50)	\$9,500.00
<u>Total Grounds/Landscape</u>	\$10,629.62	\$6,033.88	(\$4,595.74)	\$69,016.14	\$72,407.00	\$3,390.86	\$72,407.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$0.00	\$250.00	\$250.00	\$1,350.18	\$3,000.00	\$1,649.82	\$3,000.00
71400 - Pool Supplies & Repairs	\$70.00	\$333.37	\$263.37	\$3,155.32	\$4,000.00	\$844.68	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$108.56	\$600.00	\$491.44	\$600.00
<u>Total Recreation Facilities</u>	\$70.00	\$633.37	\$563.37	\$4,614.06	\$7,600.00	\$2,985.94	\$7,600.00
<u>Utilities</u>							
75310 - Electricity	\$1,100.20	\$1,016.63	(\$83.57)	\$11,384.31	\$12,200.00	\$815.69	\$12,200.00
75500 - Trash Removal	\$1,409.08	\$977.13	(\$431.95)	\$15,929.96	\$11,726.00	(\$4,203.96)	\$11,726.00
75710 - Water & Sewer	\$3,341.16	\$2,562.13	(\$779.03)	\$34,728.45	\$30,746.00	(\$3,982.45)	\$30,746.00
<u>Total Utilities</u>	\$5,850.44	\$4,555.89	(\$1,294.55)	\$62,042.72	\$54,672.00	(\$7,370.72)	\$54,672.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$878.66	\$3,000.00	\$2,121.34	\$3,000.00
77300 - Contingency	\$0.00	\$575.00	\$575.00	\$589.98	\$6,900.00	\$6,310.02	\$6,900.00
<u>Total Miscellaneous</u>	\$0.00	\$825.00	\$825.00	\$1,468.64	\$9,900.00	\$8,431.36	\$9,900.00
<b>Total Expense</b>	\$47,716.36	\$34,318.02	(\$13,398.34)	\$421,758.52	\$414,067.00	(\$7,691.52)	\$414,067.00
<b>Operating Net Income</b>	(\$13,319.52)	\$206.56	(\$13,526.08)	(\$7,670.94)	\$228.00	(\$7,898.94)	\$228.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$8,583.42	\$8,583.42	\$0.00	\$103,001.00	\$103,001.00	\$0.00	\$103,001.00
<u>Total Reserve Income</u>	\$8,583.42	\$8,583.42	\$0.00	\$103,001.00	\$103,001.00	\$0.00	\$103,001.00

Pebble Beach Villas Inc  
Income/Expense Statement  
12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total Reserve Income</b>	\$8,583.42	\$8,583.42	\$0.00	\$103,001.00	\$103,001.00	\$0.00	\$103,001.00
<b>Reserve Expense</b>							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$3,776.50	\$3,776.50	\$0.00	\$45,318.00	\$45,318.00	\$0.00	\$45,318.00
85020 - Painting Reserve Transfer	\$1,441.17	\$1,441.17	\$0.00	\$17,294.00	\$17,294.00	\$0.00	\$17,294.00
85030 - Paving Reserve Transfer	\$1,272.92	\$1,272.92	\$0.00	\$15,275.00	\$15,275.00	\$0.00	\$15,275.00
85060 - Recreation Reserve Transfer	\$993.58	\$993.58	\$0.00	\$11,923.00	\$11,923.00	\$0.00	\$11,923.00
85140 - Buildings Reserve Transfer	\$1,099.25	\$1,099.25	\$0.00	\$13,191.00	\$13,191.00	\$0.00	\$13,191.00
<u>Total Reserve Transfer</u>	\$8,583.42	\$8,583.42	\$0.00	\$103,001.00	\$103,001.00	\$0.00	\$103,001.00
<b>Total Reserve Expense</b>	\$8,583.42	\$8,583.42	\$0.00	\$103,001.00	\$103,001.00	\$0.00	\$103,001.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$13,319.52)	\$206.56	(\$13,526.08)	(\$7,670.94)	\$228.00	(\$7,898.94)	\$228.00

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2022 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	12/31/2023 BALANCE
ROOFING	\$ 467,595.39	\$ 45,318.00		\$ 31,875.02	\$ 481,038.37
PAINTING	\$ 958.20	\$ 17,294.00		\$ -	\$ 18,252.20
PAVING	\$ 78,353.13	\$ 15,275.00		\$ 5,000.00	\$ 88,628.13
*RECREATION	\$ 53,628.61	\$ 11,923.00		\$ 46,023.47	\$ 19,528.14
BUILDINGS	\$ 69,933.11	\$ 13,191.00		\$ 60,012.14	\$ 23,111.97
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 9,689.20	\$ -	\$ 9,689.20
TOTALS:	\$ 670,468.44	\$ 103,001.00	\$ 9,689.20	\$ 142,910.63	\$ 640,248.01

**Pebble Beach Villas Inc**  
**Check Register**  
**12/1/2023 - 12/31/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10210	2880	12/12/2023 HOME DEPOT 11/27/23	CAPITAL ONE BANK MAINTENANCE SUPPLIES	\$50.56	63300 Building Maintenance Supplies & Repairs	\$50.56	\$50.56
10210	2881	12/12/2023 345843	VERO CHEMICAL DISTRIBUTORS, INC. POOL CHEMICALS	\$122.78	71400 Pool Supplies & Repairs	\$122.78	\$122.78
10210	2882	12/18/2023 12/12/23	JAMES HARRISON CHRISTMAS BONUS	\$1,000.00	63300 Building Maintenance Supplies & Repairs	\$1,000.00	\$1,000.00
10210	2883	12/18/2023 12/12/23	PAOLA ALVARADO CHRISTMAS BONUS	\$500.00	63300 Building Maintenance Supplies & Repairs	\$500.00	\$500.00
10210	2884	12/18/2023 12/12/23	PENNY GIDDENS CHRISTMAS BONUS	\$250.00	63300 Building Maintenance Supplies & Repairs	\$250.00	\$250.00
10210	2885	12/18/2023 12/11/23	YEAR ROUND LAWN MAINTENANCE, INC MULCH	\$2,950.00	66600 Landscape Replacement & Mulch	\$2,950.00	\$2,950.00
10210	On- Line	12/19/2023	FPL	\$1,100.20			
		11/9/23-12/8/23	DEC 319 KWH #22940-40551- BLDG C		75310 Electricity	\$50.03	\$50.03
		11/9/23-12/8/23	DEC 323 KWH #28235-79301- BLDG B		75310 Electricity	\$50.50	\$50.50
		11/9/23-12/8/23	DEC 338 KWH #87007-88162- BLDG G		75310 Electricity	\$52.41	\$52.41
		11/9/23-12/8/23	DEC 369 KWH #77402-10385- BLDG A		75310 Electricity	\$56.33	\$56.33
		11/9/23-12/8/23	DEC 403 KWH #30131-09446- BLDG E		75310 Electricity	\$60.61	\$60.61
		11/9/23-12/8/23	DEC 416 KWH #37070-51060- BLDG F		75310 Electricity	\$62.25	\$62.25
		11/9/23-12/8/23	DEC 418 KWH #46174-48016- BLDG D		75310 Electricity	\$62.52	\$62.52
		11/9/23-12/8/23	DEC 4882 KWH #94204-46552- BLDG H		75310 Electricity	\$705.55	\$705.55
10210	2886	12/20/2023 32283	MCKINNON & HAMILTON, PLLC BYLAW REVIEW	\$1,512.50	61500 Legal Fees	\$1,512.50	\$1,512.50
10210	2887	12/20/2023 994106297	SOUTHDATA, INC. OWNER COUPON BOOK FOR PAYMENT REMITTANCE OF MONTHLY FEES	\$188.27	61660 Office Supplies/Copies/Postage	\$188.27	\$188.27
10210	2888	12/20/2023 A261949	STURGIS LUMBER & PLYWOOD MAINTENANCE SUPPLIES	\$5.57	63300 Building Maintenance Supplies & Repairs	\$5.57	\$5.57
10210	2889	12/20/2023 MICHAELS 11/24/23	SUSAN HANSEN REIMB HOLIDAY DECORATIONS	\$113.59	63300 Building Maintenance Supplies & Repairs	\$113.59	\$113.59
10210	2890	12/21/2023 HOME DEPOT 12/7/23	DAVID CHISHOLM REIMB MAINT SUPPLIES	\$48.61	63300 Building Maintenance Supplies & Repairs	\$48.61	\$48.61
10210	2891	12/21/2023	ISLAND IRRIGATION	\$322.00			

		5970	REPAIR BREAK NEAR TENNIS COURT		66400 Irrigation Supplies & Repairs	\$322.00	\$322.00
10210	2892	12/21/2023	YEAR ROUND LAWN MAINTENANCE, INC	\$3,305.00			
		121223	LANDSCAPE IMPROVEMENTS		66600 Landscape Replacement & Mulch	\$3,305.00	\$3,305.00
10210	On-Line	12/22/2023	COMCAST	\$241.68			
		8535115050042319 DEC 2023	DEC (12/14/23-1/13/24) INTERNET/ VOICE SVC #8535115050042319		61800 Telephone	\$241.68	\$241.68
10210	2893	12/27/2023	TERMINIX PROCESSING CENTER	\$475.08			
		441254056	DEC MONTHLY PEST CONTROL-CUST #8907357		63800 Pest Control: Buildings	\$475.08	\$475.08
<b>Total:</b>				<u>\$12,185.84</u>			



**Pebble Beach Villas Inc**  
**Check Register**  
**12/1/2023 - 12/31/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2869	12/1/2023	BATES SECURITY LLC	\$209.72			
		1351457	DEC SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2870	12/1/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$6,114.54			
		DEC 2023	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		DEC 2023	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		DEC 2023	OFFICE SUPPLIES		61660 Office Supplies/Copies/Postage	\$67.29	\$67.29
		DEC 2023	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$239.00	\$239.00
		DEC 2023	COPIES		61660 Office Supplies/Copies/Postage	\$307.50	\$307.50
		DEC 2023	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,218.25	\$2,218.25
		DEC 2023	MONTHLY MAINTENANCE LABOR- ARREARS-JAMES HARRISON/DAVID PUGH		65300 Maintenance Labor	\$3,195.00	\$3,195.00
10215	On- Line	12/6/2023	CITY OF VERO BEACH UTILITIES	\$3,781.51			
		10/12/23-11/8/23	NOV 2 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$87.26	\$87.26
		10/12/23-11/8/23	NOV 6 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$411.70	\$411.70
		10/12/23-11/8/23	NOV 6 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$411.70	\$411.70
		10/12/23-11/8/23	NOV 6 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$411.70	\$411.70
		10/12/23-11/8/23	NOV 7 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$417.85	\$417.85
		10/12/23-11/8/23	NOV 9 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$430.15	\$430.15
		10/12/23-11/8/23	NOV 11 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$442.45	\$442.45
		10/12/23-11/8/23	NOV 18 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$485.50	\$485.50
		10/12/23-11/8/23	NOV 560 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$683.20	\$683.20
10215	2871	12/6/2023	CAPITAL ONE BANK	\$152.81			
		AMAZON.COM 11/20/23	EXIT SIGN		63300 Building Maintenance Supplies & Repairs	\$36.58	\$36.58
		HOME DEPOT 11/21/23	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$116.23	\$116.23
10215	2872	12/6/2023	ISLAND IRRIGATION	\$761.00			
		5883	REPLACE VALVE & SOLENOID		66400 Irrigation Supplies & Repairs	\$761.00	\$761.00
10215	2873	12/6/2023	JACKIE BLISS CERTIFIED BACKFLOW ASSEMBLY & REPAIR	\$800.00			
		11/10/23	ANNUAL BACKFLOW ASSEMBLY TEST INSPECTION		63300 Building Maintenance Supplies & Repairs	\$800.00	\$800.00
10215	2874	12/6/2023	WINDSTORM RETROFIT LLC	\$687.50			
		11/11/23	ROOF RETROFIT CONSULTING SVCS		63300 Building Maintenance Supplies & Repairs	\$687.50	\$687.50
10215	2875	12/12/2023	PEBBLE BEACH VILLAS	\$8,583.42			
		81-202311-0001	MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$993.58	\$993.58
		81-202311-0001	MONTHLY RESERVE FUNDING		85140 Buildings Reserve	\$1,099.25	\$1,099.25

			81-202311-0001 MONTHLY RESERVE FUNDING		Transfer 85030 Paving Reserve	\$1,272.92	\$1,272.92
			81-202311-0001 MONTHLY RESERVE FUNDING		Transfer 85020 Painting Reserve	\$1,441.17	\$1,441.17
			81-202311-0001 MONTHLY RESERVE FUNDING		Transfer 85010 Roofing Reserve	\$3,776.50	\$3,776.50
10215	2876	12/12/2023	YARD-NIQUE INC DBA NATIVEGREEN	\$451.50			
		88404	DEC LAWN FERTILIZATION & PEST CONTROL		66700 Landscape Weed, Pest & Fertilization	\$451.50	\$451.50
10215	2877	12/14/2023	YEAR ROUND LAWN MAINTENANCE, INC	\$2,813.00			
		12/14/23	DEC MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,813.00	\$2,813.00
10215	On- Line	12/16/2023	REPUBLIC SERVICES #769	\$1,409.08			
		0769-000626724	DEC MONTHLY TRASH & RECYCLING SERVICE (ACCT #3- 0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08
10215	On- Line	12/21/2023	FRONTLINE INSURANCE	\$16,755.59			
		9832612434 #3	INSTALL #3 OF 10 #9832612434		11610 Prepaid Insurance	\$16,755.59	\$16,755.59
Total:				<u>\$42,519.67</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**12/1/2023 - 12/31/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10305	287	12/8/2023	MEEKS PLUMBING, INC	\$5,000.00			
		0218683-IN	BLDG F DRAINAGE REPAIR		35035 Expenses-Paving	\$5,000.00	\$5,000.00
<b>Total:</b>				<u>\$5,000.00</u>			

**Pebble Beach Villas Inc**  
**AR Aging with Status**  
**Period Through: 12/31/2023**

Unit	Last Name	Address	Total	Current	30	60	90Status
A8	Furphy, Trustee	5100 North A1A	\$577.87	\$7.87	\$570.00		
C27	Kisiel	5100 North A1A	\$2,561.07	\$49.41	\$597.23	\$582.85	\$1,331.58
E48	Bloomhardt	5100 North A1A	\$4.49		\$4.49		
F69	Bender	5100 North A1A	\$15.00		\$15.00		
			<u>\$3,158.43</u>	<u>\$57.28</u>	<u>\$1,186.72</u>	<u>\$582.85</u>	<u>\$1,331.58</u>
				2	4	1	1
Assessment			\$3,011.90	\$0.00	\$1,159.49	\$570.00	\$1,282.41
Interest			\$131.53	\$42.28	\$27.23	\$12.85	\$49.17
Collection Fees			\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
			<u>\$3,158.43</u>	<u>\$57.28</u>	<u>\$1,186.72</u>	<u>\$582.85</u>	<u>\$1,331.58</u>