



Elliott Merrill

COMMUNITY MANAGEMENT

Est. 1982

"Wise management makes the difference."

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

DATE: March 19, 2023
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of February 28, 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: \$31,520 with a budget of \$36,218 or \$4,698 under budget for the month.

Variances by Category:

- Administrative Expenses: \$2,482 under budget.
- Building Operations: \$209 over budget due to maintenance labor.
- Grounds & Landscape Expense: \$1,846 under budget.
- Recreation Facilities: \$55 under budget.
- Utilities: \$300 over budget due to water & sewer.
- Laundry Expense: \$250 under budget.

YEAR TO DATE EXPENSES: \$62,858 with a budget of \$70,824 or \$7,967 under budget for year.

Variances by Category:

- Administrative Expenses: \$2,503 under budget.
- Building Operations: \$636 under budget.
- Grounds & Landscape Expense: \$4,108 under budget.
- Recreation Facilities: \$181 under budget.
- Utilities: \$609 over budget due to water & sewer.
- Laundry Expense: \$297 under budget.

Reserves: \$681,966

Owner's Equity: \$108,038

Accounts Receivable: \$3,992

Maintenance:

- New security camera installed by entrance
- New exterior building lights being installed
- Replaced 2 irrigation valves
- New landscaping and sod scheduled for April
- Building G soffit repair ongoing
- Clubroom AC repaired
- Garage floors repainted
- Gutter repair ongoing
- Building E hot water heater replaced
- Contractor chosen for pool resurfacing
- 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: 2/28/2023

Assets

| | |
|---------------------------------|---------------------|
| Cash - Operating | |
| 10215 - Synovus - Operating Ckg | \$58,731.83 |
| 10216 - Synovus - Operating MM | \$45,434.42 |
| Cash - Operating Total | <u>\$104,166.25</u> |

| | |
|--|---------------------|
| Cash - Reserves | |
| 10304 - Marine Bank - Reserve MM | \$58,183.34 |
| 10305 - Truist Bank - Reserve MM | \$82,962.06 |
| 10306 - Bank United - Reserve MM | \$40,820.11 |
| 10320 - Southstate Bank CD-7 Mo(3.53%) | \$100,000.00 |
| 10325 - Southstate Bank CD-13 Mo (4.06%) | \$140,000.00 |
| 10330 - Truist Bank CD-9 Mo (4.23%) 11/23/23 | \$160,000.00 |
| 10335 - Synovus Bank CD-12 Mo (4.60%) | \$100,000.00 |
| Cash - Reserves Total | <u>\$681,965.51</u> |

| | |
|-----------------------------|--------------------|
| Other Assets | |
| 10610 - Accounts Receivable | \$3,907.30 |
| 10635 - A/R - Other | \$84.89 |
| 11610 - Prepaid Insurance | \$37,237.20 |
| Other Assets Total | <u>\$41,229.39</u> |

Assets Total \$827,361.15

Liabilities and Equity

| | |
|----------------------------------|--------------------|
| Liability | |
| 23110 - Accounts Payable | \$5,055.20 |
| 23114 - A/P Fees | \$30.00 |
| 24110 - Prepaid Maintenance Fees | \$32,272.86 |
| Liability Total | <u>\$37,358.06</u> |

| | |
|--------------------------------------|---------------------|
| Reserves | |
| 35010 - Roofing Reserve | \$475,148.39 |
| 35020 - Painting Reserve | \$3,840.50 |
| 35030 - Paving Reserve | \$80,898.93 |
| 35060 - Recreation Reserve | \$55,615.81 |
| 35140 - Building Reserve | \$66,258.76 |
| 35150 - Unallocated Reserve Interest | \$203.12 |
| Reserves Total | <u>\$681,965.51</u> |

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

Current Year Net Income \$6,230.85

Liabilities & Equity Total \$827,361.15

Pebble Beach Villas Inc
Income/Expense Statement
2/1/2023 - 2/28/2023

| | 2/1/2023 - 2/28/2023 | | | 1/1/2023 - 2/28/2023 | | | |
|---|----------------------|--------------|------------|----------------------|--------------|------------|---------------|
| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 55110 - Current Assessments | \$34,274.58 | \$34,274.58 | \$0.00 | \$68,549.20 | \$68,549.20 | \$0.00 | \$411,295.00 |
| 55120 - Interest Income | \$3.48 | \$0.00 | \$3.48 | \$7.34 | \$0.00 | \$7.34 | \$0.00 |
| 55122 - Owner Finance Charges | \$29.06 | \$0.00 | \$29.06 | \$56.30 | \$0.00 | \$56.30 | \$0.00 |
| 55150 - Laundry Income | \$0.00 | \$250.00 | (\$250.00) | \$475.75 | \$500.00 | (\$24.25) | \$3,000.00 |
| <u>Total Income</u> | \$34,307.12 | \$34,524.58 | (\$217.46) | \$69,088.59 | \$69,049.20 | \$39.39 | \$414,295.00 |
| Total Income | \$34,307.12 | \$34,524.58 | (\$217.46) | \$69,088.59 | \$69,049.20 | \$39.39 | \$414,295.00 |
| Expense | | | | | | | |
| <u>Administrative Expenses</u> | | | | | | | |
| 61100 - Annual Review & Tax Prep | \$0.00 | \$1,900.00 | \$1,900.00 | \$0.00 | \$1,900.00 | \$1,900.00 | \$1,900.00 |
| 61300 - Corporate/Condo Fees | \$0.00 | \$0.00 | \$0.00 | \$288.00 | \$288.00 | \$0.00 | \$349.00 |
| 61400 - Insurance | \$13,472.46 | \$13,500.00 | \$27.54 | \$26,945.22 | \$27,000.00 | \$54.78 | \$162,000.00 |
| 61500 - Legal Fees | \$0.00 | \$250.00 | \$250.00 | \$0.00 | \$500.00 | \$500.00 | \$3,000.00 |
| 61550 - Management Services | \$2,218.25 | \$2,217.25 | (\$1.00) | \$4,435.50 | \$4,434.50 | (\$1.00) | \$26,607.00 |
| 61660 - Office Supplies/Copies/Postage | \$107.68 | \$375.00 | \$267.32 | \$775.68 | \$750.00 | (\$25.68) | \$4,500.00 |
| 61750 - Income Tax Expense | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$83.34 | \$83.34 | \$500.00 |
| 61800 - Telephone | \$187.36 | \$183.33 | (\$4.03) | \$374.72 | \$366.66 | (\$8.06) | \$2,200.00 |
| <u>Total Administrative Expenses</u> | \$15,985.75 | \$18,467.25 | \$2,481.50 | \$32,819.12 | \$35,322.50 | \$2,503.38 | \$201,056.00 |
| <u>Buildings Operations</u> | | | | | | | |
| 63300 - Building Maintenance Supplies & Repairs | \$1,002.43 | \$1,168.33 | \$165.90 | \$1,767.94 | \$2,336.66 | \$568.72 | \$14,020.00 |
| 63800 - Pest Control: Buildings | \$475.08 | \$625.00 | \$149.92 | \$950.16 | \$1,250.00 | \$299.84 | \$7,500.00 |
| 65200 - Cleaning Labor | \$420.00 | \$466.67 | \$46.67 | \$1,120.00 | \$933.34 | (\$186.66) | \$5,600.00 |
| 65300 - Maintenance Labor | \$4,014.00 | \$3,442.67 | (\$571.33) | \$6,931.12 | \$6,885.34 | (\$45.78) | \$41,312.00 |
| <u>Total Buildings Operations</u> | \$5,911.51 | \$5,702.67 | (\$208.84) | \$10,769.22 | \$11,405.34 | \$636.12 | \$68,432.00 |
| <u>Grounds/Landscape</u> | | | | | | | |
| 66300 - Landscape Maintenance | \$2,813.00 | \$2,813.00 | \$0.00 | \$5,626.00 | \$5,626.00 | \$0.00 | \$33,756.00 |
| 66400 - Irrigation Supplies & Repairs | \$612.85 | \$300.00 | (\$312.85) | \$948.85 | \$600.00 | (\$348.85) | \$3,600.00 |
| 66450 - Irrigation Water | \$310.88 | \$487.50 | \$176.62 | \$676.03 | \$975.00 | \$298.97 | \$5,850.00 |
| 66600 - Landscape Replacement & Mulch | \$0.00 | \$1,166.67 | \$1,166.67 | \$0.00 | \$2,333.34 | \$2,333.34 | \$14,000.00 |
| 66700 - Landscape Weed, Pest & Fertilization | \$451.50 | \$475.08 | \$23.58 | \$708.75 | \$950.16 | \$241.41 | \$5,701.00 |
| 66800 - Tree Trimming | \$0.00 | \$791.67 | \$791.67 | \$0.00 | \$1,583.34 | \$1,583.34 | \$9,500.00 |
| <u>Total Grounds/Landscape</u> | \$4,188.23 | \$6,033.92 | \$1,845.69 | \$7,959.63 | \$12,067.84 | \$4,108.21 | \$72,407.00 |
| <u>Recreation Facilities</u> | | | | | | | |
| 70130 - Clubhouse Service & Repairs | \$234.48 | \$250.00 | \$15.52 | \$590.65 | \$500.00 | (\$90.65) | \$3,000.00 |
| 71400 - Pool Supplies & Repairs | \$343.61 | \$333.33 | (\$10.28) | \$494.83 | \$666.66 | \$171.83 | \$4,000.00 |
| 73000 - Tennis Courts Repairs | \$0.00 | \$50.00 | \$50.00 | \$0.00 | \$100.00 | \$100.00 | \$600.00 |
| <u>Total Recreation Facilities</u> | \$578.09 | \$633.33 | \$55.24 | \$1,085.48 | \$1,266.66 | \$181.18 | \$7,600.00 |
| <u>Utilities</u> | | | | | | | |
| 75310 - Electricity | \$1,023.32 | \$1,016.67 | (\$6.65) | \$2,007.95 | \$2,033.34 | \$25.39 | \$12,200.00 |
| 75500 - Trash Removal | \$919.58 | \$977.17 | \$57.59 | \$1,839.16 | \$1,954.34 | \$115.18 | \$11,726.00 |
| 75710 - Water & Sewer | \$2,913.57 | \$2,562.17 | (\$351.40) | \$5,873.88 | \$5,124.34 | (\$749.54) | \$30,746.00 |
| <u>Total Utilities</u> | \$4,856.47 | \$4,556.01 | (\$300.46) | \$9,720.99 | \$9,112.02 | (\$608.97) | \$54,672.00 |
| <u>Miscellaneous</u> | | | | | | | |
| 71200 - Laundry Expense | \$0.00 | \$250.00 | \$250.00 | \$203.30 | \$500.00 | \$296.70 | \$3,000.00 |
| 77300 - Contingency | \$0.00 | \$575.00 | \$575.00 | \$300.00 | \$1,150.00 | \$850.00 | \$6,900.00 |
| <u>Total Miscellaneous</u> | \$0.00 | \$825.00 | \$825.00 | \$503.30 | \$1,650.00 | \$1,146.70 | \$9,900.00 |
| Total Expense | \$31,520.05 | \$36,218.18 | \$4,698.13 | \$62,857.74 | \$70,824.36 | \$7,966.62 | \$414,067.00 |
| Operating Net Income | \$2,787.07 | (\$1,693.60) | \$4,480.67 | \$6,230.85 | (\$1,775.16) | \$8,006.01 | \$228.00 |
| Reserve Income | | | | | | | |
| <u>Reserve Income</u> | | | | | | | |
| 55115 - Reserve Assessments | \$8,583.42 | \$8,583.42 | \$0.00 | \$17,166.80 | \$17,166.80 | \$0.00 | \$103,001.00 |
| <u>Total Reserve Income</u> | \$8,583.42 | \$8,583.42 | \$0.00 | \$17,166.80 | \$17,166.80 | \$0.00 | \$103,001.00 |
| Total Reserve Income | \$8,583.42 | \$8,583.42 | \$0.00 | \$17,166.80 | \$17,166.80 | \$0.00 | \$103,001.00 |

Pebble Beach Villas Inc
Income/Expense Statement
2/1/2023 - 2/28/2023

| Accounts | 2/1/2023 - 2/28/2023 | | | 1/1/2023 - 2/28/2023 | | | Annual Budget |
|-------------------------------------|----------------------|--------------|------------|----------------------|--------------|------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Reserve Expense | | | | | | | |
| <u>Reserve Transfer</u> | | | | | | | |
| 85010 - Roofing Reserve Transfer | \$3,776.50 | \$3,776.50 | \$0.00 | \$7,553.00 | \$7,553.00 | \$0.00 | \$45,318.00 |
| 85020 - Painting Reserve Transfer | \$1,441.17 | \$1,441.17 | \$0.00 | \$2,882.30 | \$2,882.30 | \$0.00 | \$17,294.00 |
| 85030 - Paving Reserve Transfer | \$1,272.92 | \$1,272.92 | \$0.00 | \$2,545.80 | \$2,545.80 | \$0.00 | \$15,275.00 |
| 85060 - Recreation Reserve Transfer | \$993.58 | \$993.58 | \$0.00 | \$1,987.20 | \$1,987.20 | \$0.00 | \$11,923.00 |
| 85140 - Buildings Reserve Transfer | \$1,099.25 | \$1,099.25 | \$0.00 | \$2,198.50 | \$2,198.50 | \$0.00 | \$13,191.00 |
| <u>Total Reserve Transfer</u> | \$8,583.42 | \$8,583.42 | \$0.00 | \$17,166.80 | \$17,166.80 | \$0.00 | \$103,001.00 |
| Total Reserve Expense | \$8,583.42 | \$8,583.42 | \$0.00 | \$17,166.80 | \$17,166.80 | \$0.00 | \$103,001.00 |
| Reserve Net Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net Income | \$2,787.07 | (\$1,693.60) | \$4,480.67 | \$6,230.85 | (\$1,775.16) | \$8,006.01 | \$228.00 |

**PEBBLE BEACH VILLAS
RESERVE STATEMENT**

| RESERVE LINE ITEM | 12/31/2022 BALANCE | YTD ASSESSMENTS | YTD INTEREST INCOME | YTD EXPENSES | 2/28/2023 BALANCE |
|------------------------------|-----------------------|--------------------|------------------------|-----------------|----------------------|
| ROOFING | \$ 467,595.39 | \$ 7,553.00 | | \$ - | \$ 475,148.39 |
| PAINTING | \$ 958.20 | \$ 2,882.30 | | \$ - | \$ 3,840.50 |
| PAVING | \$ 78,353.13 | \$ 2,545.80 | | \$ - | \$ 80,898.93 |
| *RECREATION | \$ 53,628.61 | \$ 1,987.20 | | \$ - | \$ 55,615.81 |
| BUILDINGS | \$ 69,933.11 | \$ 2,198.50 | | \$ 5,872.85 | \$ 66,258.76 |
| *UNALLOCATED INTEREST INCOME | \$ - | \$ - | \$ 203.12 | \$ - | \$ 203.12 |
| TOTALS: | \$ 670,468.44 | \$ 17,166.80 | \$ 203.12 | \$ 5,872.85 | \$ 681,965.51 |

Pebble Beach Villas Inc
Check Register
2/1/2023 - 2/28/2023

| Account # | Check # | Check Date Invoice | Vendor or Payee Line Item | Check Amt | Expense Account | Invoice | Paid |
|-----------|---------|-----------------------|--|------------|--|------------|------------|
| 10215 | 2689 | 2/1/2023 | ABSOLUTE PROTECTION TEAM | \$209.72 | | | |
| | | 1256099 | FEB SECURITY VIDEO SERVICE | | 63300 Building Maintenance Supplies & Repairs | \$209.72 | \$209.72 |
| 10215 | 2690 | 2/1/2023 | ELLIOTT MERRILL COMMUNITY MANAGEMENT | \$6,339.93 | | | |
| | | FEB 2023 | POSTAGE & SHIPPING | | 61660 Office Supplies/Copies/Postage | \$20.18 | \$20.18 |
| | | FEB 2023 | MONTHLY CELL PHONE (1/2) | | 61660 Office Supplies/Copies/Postage | \$27.50 | \$27.50 |
| | | FEB 2023 | PORTAL & WEBSITE MONTHLY BILLING | | 61660 Office Supplies/Copies/Postage | \$60.00 | \$60.00 |
| | | FEB 2023 | MONTHLY MANAGEMENT FEE | | 61550 Management Services | \$2,218.25 | \$2,218.25 |
| | | FEB 2023 | MONTHLY MAINTENANCE LABOR-ARREARS-JAMES H & DAVE P | | 65300 Maintenance Labor | \$4,014.00 | \$4,014.00 |
| 10215 | 2691 | 2/1/2023 | PEBBLE BEACH VILLAS | \$8,583.42 | | | |
| | | 2/1/23 | MONTHLY RESERVE FUNDING | | 85060 Recreation Reserve Transfer | \$993.58 | \$993.58 |
| | | 2/1/23 | MONTHLY RESERVE FUNDING | | 85140 Buildings Reserve Transfer | \$1,099.25 | \$1,099.25 |
| | | 2/1/23 | MONTHLY RESERVE FUNDING | | 85030 Paving Reserve Transfer | \$1,272.92 | \$1,272.92 |
| | | 2/1/23 | MONTHLY RESERVE FUNDING | | 85020 Painting Reserve Transfer | \$1,441.17 | \$1,441.17 |
| | | 2/1/23 | MONTHLY RESERVE FUNDING | | 85010 Roofing Reserve Transfer | \$3,776.50 | \$3,776.50 |
| 10215 | On-Line | 2/8/2023 | CITY OF VERO BEACH UTILITIES | \$3,325.46 | | | |
| | | 12/10/22-1/11/23 | JAN 11 KGAL #20037789 - 5100 HWY A1A BLDG H | | 75710 Water & Sewer | \$134.56 | \$134.56 |
| | | 12/10/22-1/11/23 | JAN 545 KGAL #20037792 - 5100 HWY A1A REUSE | | 66450 Irrigation Water | \$365.15 | \$365.15 |
| | | 12/10/22-1/11/23 | JAN 11 KGAL #20037742 - 5100 HWY A1A BLDG D | | 75710 Water & Sewer | \$375.83 | \$375.83 |
| | | 12/10/22-1/11/23 | JAN 13 KGAL #20037765 - 5100 HWY A1A BLDG G | | 75710 Water & Sewer | \$386.09 | \$386.09 |
| | | 12/10/22-1/11/23 | JAN 15 KGAL #20037708 - 5100 HWY A1A BLDG A | | 75710 Water & Sewer | \$396.35 | \$396.35 |
| | | 12/10/22-1/11/23 | JAN 15 KGAL #20037777 - 5100 HWY A1A BLDG F | | 75710 Water & Sewer | \$396.35 | \$396.35 |
| | | 12/10/22-1/11/23 | JAN 16 KGAL #20037720 - 5100 HWY A1A BLDG B | | 75710 Water & Sewer | \$401.48 | \$401.48 |
| | | 12/10/22-1/11/23 | JAN 19 KGAL #20037753 - 5100 HWY A1A BLDG E | | 75710 Water & Sewer | \$416.87 | \$416.87 |
| | | 12/10/22-1/11/23 | JAN 26 KGAL #20037731 - 5100 HWY A1A BLDG C | | 75710 Water & Sewer | \$452.78 | \$452.78 |
| 10215 | 2692 | 2/8/2023 | BETTE TSOUTSOURAS | \$464.28 | | | |
| | | STAPLES 1/13 | 2023 DIRECTORIES | | 61660 Office Supplies/Copies/Postage | \$464.28 | \$464.28 |
| 10215 | 2693 | 2/8/2023 | CAPITAL ONE BANK | \$111.35 | | | |
| | | AMAZON 1/25 | FLOAT VALVES | | 63300 Building Maintenance Supplies & Repairs | \$17.09 | \$17.09 |
| | | HOME DEPOT 1/23 | LIGHTING SUPPLIES | | 63300 Building Maintenance Supplies & Repairs | \$94.26 | \$94.26 |
| 10215 | 2694 | 2/8/2023 | KEVIN KELLY | \$171.95 | | | |
| | | AMAZON 1/16 | GARAGE BLINDS BLDG E | | 63300 Building Maintenance Supplies & Repairs | \$171.95 | \$171.95 |
| 10215 | 2695 | 2/8/2023 | KEVIN KELLY | \$300.00 | | | |
| | | 012623 | REIMB GIFT CARDS FOR | | 77300 Contingency | \$300.00 | \$300.00 |

| SERVICE AJ & SH | | | | | | | |
|-----------------|---------|---|--|------------|---|---|---|
| 10215 | 2696 | 2/8/2023 80320 | LAPSCO, INC LAPSCO REPLACE LOCKS | \$203.30 | 71200 Laundry Expense | \$203.30 | \$203.30 |
| 10215 | 2697 | 2/8/2023 0000102 | NORLIZ CLEANING SERVICE JAN CLUBHOUSE CLEANING | \$700.00 | 65200 Cleaning Labor | \$700.00 | \$700.00 |
| 10215 | On-Line | 2/15/2023 3-0769-2000188 | REPUBLIC SERVICES #769 FEB MONTHLY TRASH & RECYCLING SERVICE (ACCT #3- 0769-2000188) | \$919.58 | 75500 Trash Removal | \$919.58 | \$919.58 |
| 10215 | 2698 | 2/15/2023 HOME DEPOT 2/1 HOME DEPOT 1/31 | CAPITAL ONE BANK MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES | \$42.87 | 63300 Building Maintenance Supplies & Repairs 63300 Building Maintenance Supplies & Repairs | \$21.37 \$21.50 | \$21.37 \$21.50 |
| 10215 | 2699 | 2/15/2023 0213478-IN | MEEKS PLUMBING, INC SHOWER LINE REPAIR | \$187.43 | 70130 Clubhouse Service & Repairs | \$187.43 | \$187.43 |
| 10215 | On-Line | 2/20/2023 1/10/23-2/9/23 1/10/23-2/9/23 1/10/23-2/9/23 1/10/23-2/9/23 1/10/23-2/9/23 1/10/23-2/9/23 1/10/23-2/9/23 1/10/23-2/9/23 | FPL FEB 222 KWH #28235-79301- BLDG B FEB 265 KWH #77402-10385- BLDG A FEB 310 KWH #87007-88162- BLDG G FEB 347 KWH #30131-09446- BLDG E FEB 349 KWH #22940-40551- BLDG C FEB 391 KWH #46174-48016- BLDG D FEB 455 KWH #37070-51060- BLDG F FEB 4886 KWH #94204-46552- BLDG H | \$1,023.32 | 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity | \$36.34 \$41.49 \$46.89 \$51.33 \$51.57 \$56.59 \$64.28 \$674.83 | \$36.34 \$41.49 \$46.89 \$51.33 \$51.57 \$56.59 \$64.28 \$674.83 |
| 10215 | On-Line | 2/22/2023 8535115050042319 FEB 2023 | COMCAST FEB (2/14/23-3/13/23) INTERNET/ VOICE SVC #8535115050042319 | \$187.36 | 61800 Telephone | \$187.36 | \$187.36 |
| 10215 | 2700 | 2/22/2023 AMAZON 2/13 AMAZON 2/10 AMAZON 2/7 HOME DEPOT 2/7 | CAPITAL ONE BANK RETURN FLOAT VALVES POOL CHEMICALS MAINTENANCE SUPPLIES RODENT BAIT STATIONS & BAIT | \$277.28 | 71400 Pool Supplies & Repairs 71400 Pool Supplies & Repairs 63300 Building Maintenance Supplies & Repairs 63300 Building Maintenance Supplies & Repairs | (\$42.79) \$56.64 \$88.44 \$174.99 | (\$42.79) \$56.64 \$88.44 \$174.99 |
| 10215 | 2701 | 2/22/2023 4872 | ISLAND IRRIGATION REPLACE 2 VALVES | \$596.00 | 66400 Irrigation Supplies & Repairs | \$596.00 | \$596.00 |
| 10215 | 2702 | 2/22/2023 092022 | MADELINE HIGGINS REPAIR DOOR TRIM DAMAGE- REIMB | \$90.00 | 63300 Building Maintenance Supplies & Repairs | \$90.00 | \$90.00 |
| 10215 | 2703 | 2/22/2023 79463 | NATIVEGREEN PEST CONTROL & FERTILIZATION LLC FEB LAWN FERTILIZATION & PEST CONTROL | \$451.50 | 66700 Landscape Weed, Pest & Fertilization | \$451.50 | \$451.50 |
| 10215 | 2704 | 2/22/2023 329410 | VERO CHEMICAL DISTRIBUTORS, INC. POOL CHEMICALS | \$63.33 | 71400 Pool Supplies & Repairs | \$63.33 | \$63.33 |
| 10215 | 2705 | 2/22/2023 | YEAR ROUND LAWN | \$2,813.00 | | | |

| | | | |
|--------|--|--------------------------------|----------------------|
| 021523 | MAINTENANCE, INC FEB MONTHLY LANDSCAPE MAINTENANCE | 66300 Landscape Maintenance | \$2,813.00\$2,813.00 |
| Total: | | <u>\$27,061.08</u> | |

Pebble Beach Villas Inc
Check Register
2/1/2023 - 2/28/2023

| Account # | Check # | Check Date | Vendor or Payee | Check Amt | Expense Account | Invoice | Paid |
|---------------|---------|------------|-------------------------------------|---------------------|--|--------------|--------------|
| 10304 | 16 | 2/16/2023 | PEBBLE BEACH VILLAS | \$100,000.00 | | | |
| | | 2/15/23 | OPEN 7 MONTH CD AT SOUTHSTATE BANK | | 10320 Southstate Bank CD-7 Mo(3.53%) | \$100,000.00 | \$100,000.00 |
| 10304 | 17 | 2/16/2023 | PEBBLE BEACH VILLAS | \$140,000.00 | | | |
| | | 2/15/23 | OPEN 13 MONTH CD AT SOUTHSTATE BANK | | 10325 Southstate Bank CD-13 Mo (4.06%) | \$140,000.00 | \$140,000.00 |
| Total: | | | | <u>\$240,000.00</u> | | | |

Pebble Beach Villas Inc
Check Register
2/1/2023 - 2/28/2023

| Account # | Check # | Check Date | Vendor or Payee | Check Amt | Expense Account | Invoice | Paid |
|---------------|---------|------------|-------------------------------------|---------------------|--|--------------|--------------|
| 10305 | 274 | 2/16/2023 | PEBBLE BEACH VILLAS | \$100,000.00 | | | |
| | | 2/15/23 | OPEN 12 MONTH CD AT SYNOVUS BANK | | 10335 Synovus Bank CD-12 Mo (4.60%) | \$100,000.00 | \$100,000.00 |
| Total: | | | | <u>\$100,000.00</u> | | | |

Pebble Beach Villas Inc
Check Register
2/1/2023 - 2/28/2023

| Account # | Check # | Check Date | Vendor or Payee | Check Amt | Expense Account | Invoice | Paid |
|---------------|---------|------------|---------------------------------|---------------------|---|--------------|--------------|
| 10306 | 234 | 2/16/2023 | PEBBLE BEACH VILLAS | \$160,000.00 | | | |
| | | 2/15/23 | OPEN 12 MONTH CD AT TRUIST BANK | | 10330 Truist Bank CD-9 Mo (4.23%) 11/23/23 | \$160,000.00 | \$160,000.00 |
| Total: | | | | <u>\$160,000.00</u> | | | |

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 2/28/2023

| Unit | Last Name | Address | Total | Current | 30 | 60 | 90 | Status |
|-----------------|-----------|----------------|-------------------|-------------------|-------------------|-----------------|---------------|------------|
| C27 | Kisiel | 5100 North A1A | \$1,683.22 | \$594.93 | \$597.93 | \$490.36 | | 2nd Notice |
| D31 | Lang | 5100 North A1A | \$576.48 | \$576.18 | \$0.30 | | | |
| F66 | McNulty | 5100 North A1A | \$577.49 | \$491.33 | \$86.16 | | | 1st Notice |
| F69 | Bender | 5100 North A1A | \$1,155.00 | \$585.00 | \$570.00 | | | |
| | | | <u>\$3,992.19</u> | <u>\$2,247.44</u> | <u>\$1,254.39</u> | <u>\$490.36</u> | <u>\$0.00</u> | |
| | | | | 4 | 4 | 1 | 0 | |
| Assessment | | | \$3,907.30 | \$2,193.84 | \$1,226.46 | \$487.00 | \$0.00 | |
| Interest | | | \$54.89 | \$38.60 | \$12.93 | \$3.36 | \$0.00 | |
| Collection Fees | | | \$30.00 | \$15.00 | \$15.00 | \$0.00 | \$0.00 | |
| | | | <u>\$3,992.19</u> | <u>\$2,247.44</u> | <u>\$1,254.39</u> | <u>\$490.36</u> | <u>\$0.00</u> | |