



*"Wise management makes the difference."*

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL AND PROPERTY REPORT  
FEBRUARY 2024**

DATE: March 13, 2024  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of February 29, 2024

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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:** \$37,853 with a budget of \$44,672 or \$6,819 under budget for the month.

Variances by Category:

- **Administrative Expenses:** \$3,169 under budget.
- **Building Operations:** \$996 under budget.
- **Grounds & Landscape Expense:** \$2,334 under budget.
- **Recreation Facilities:** \$505 under budget.
- **Utilities:** \$1,102 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$250 under budget.

**YEAR TO DATE EXPENSES:** \$79,883 with a budget of \$86,732 or \$6,849 under budget for the year.

Variances by Category:

- **Administrative Expenses:** \$4,872 under budget.
- **Building Operations:** \$56 under budget.
- **Grounds & Landscape Expense:** \$1,885 under budget.
- **Recreation Facilities:** \$204 under budget.
- **Utilities:** \$2,003 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$500 under budget.

**Reserves:** \$653,629

**Owner's Equity:** \$99,660

**Accounts Receivable:** \$27,952

**Maintenance:**

- Roof retrofit work started on Bldg A
- Bldg soffit repair scheduled
- 2024 Directories distributed.
- Bldg.D soffit repairs addressed.
- Irrigation valve replaced.
- Pressure washed sidewalk in front of mailboxes.
- Bldg. D dumpster hinge repaired.
- 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:**

- Roof Replacement Project
- 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: 2/29/2024

**Assets**

Cash - Operating	
10210 - Valley National Bank-Oper Ckg	\$40,880.83
10211 - Valley Bank-S/A Ckg-	\$310,121.00
Roof/Gutter/Downspout	
10212 - Valley National Bank-Oper MM	\$10,102.00
10213 - Valley Bank-S/A Ckg-Metal Roofing	\$70,040.00
10215 - Synovus - Operating Ckg	\$7,644.92
Cash - Operating Total	<u>\$438,788.75</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$52,684.49
10305 - Truist Bank - Reserve MM	\$65,513.36
10306 - Bank United - Reserve MM	\$28,335.62
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>\$653,629.07</u>

Other Assets	
10610 - Accounts Receivable	\$3,565.00
10625 - A/R S/A Rpl Roof/Gutters/Downspouts	\$23,879.00
10635 - A/R - Other	\$507.84
11610 - Prepaid Insurance	\$67,746.35
Other Assets Total	<u>\$95,698.19</u>

Assets Total	<u>\$1,188,116.01</u>
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**Liabilities and Equity**

Liability	
23110 - Accounts Payable	\$5,385.28
23114 - A/P Fees	\$15.00
24110 - Prepaid Maintenance Fees	\$95,426.79
Liability Total	<u>\$100,827.07</u>

Special Assessment-Rpl	
Roof/Gutters/Downspout	
80200 - S/A Inc-Rpl Roof/Gutters/Dwnspouts	\$470,000.00
80250 - S/A Exp-Rpl Roof/Gutters/Dwnspouts	(\$136,000.00)
Special Assessment-Rpl	<u>\$334,000.00</u>
Roof/Gutters/Downspout Total	

Reserves	
35010 - Roofing Reserve	\$492,920.57
35020 - Painting Reserve	\$21,389.00
35030 - Paving Reserve	\$90,922.63
35060 - Recreation Reserve	\$20,956.24
35140 - Building Reserve	\$26,975.77
35150 - Unallocated Reserve Interest	\$464.86
Reserves Total	<u>\$653,629.07</u>

Equity	
44910 - Operating Balance, January 1	\$92,329.79
Equity Total	<u>\$92,329.79</u>

Pebble Beach Villas Inc  
Balance Sheet  
Period Through: 2/29/2024

Current Year Net Income	\$7,330.08
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Liabilities & Equity Total	<u>\$1,188,116.01</u>
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Pebble Beach Villas Inc  
Income/Expense Statement  
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
55110 - Current Assessments	\$42,972.92	\$42,972.92	\$0.00	\$85,945.80	\$85,945.80	\$0.00	\$515,675.00
55120 - Interest Income	\$27.98	\$0.00	\$27.98	\$57.80	\$0.00	\$57.80	\$0.00
55122 - Owner Finance Charges	\$254.48	\$0.00	\$254.48	\$484.97	\$0.00	\$484.97	\$0.00
55140 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$16.25	\$0.00	\$16.25	\$0.00
55150 - Laundry Income	\$708.00	\$250.00	\$458.00	\$708.00	\$500.00	\$208.00	\$3,000.00
<u>Total Income</u>	\$43,963.38	\$43,222.92	\$740.46	\$87,212.82	\$86,445.80	\$767.02	\$518,675.00
<b>Total Income</b>	\$43,963.38	\$43,222.92	\$740.46	\$87,212.82	\$86,445.80	\$767.02	\$518,675.00
<b>Expense</b>							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$0.00	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00	\$2,900.00	\$2,900.00
61300 - Corporate/Condo Fees	\$0.00	\$0.00	\$0.00	\$288.00	\$288.00	\$0.00	\$350.00
61400 - Insurance	\$18,940.53	\$18,939.00	(\$1.53)	\$36,042.80	\$37,878.00	\$1,835.20	\$227,268.00
61500 - Legal Fees	\$271.38	\$375.00	\$103.62	\$271.38	\$750.00	\$478.62	\$4,500.00
61550 - Management Services	\$2,328.08	\$2,328.08	\$0.00	\$4,656.16	\$4,656.16	\$0.00	\$27,937.00
61660 - Office Supplies/Copies/Postage	\$330.57	\$416.67	\$86.10	\$1,337.09	\$833.34	(\$503.75)	\$5,000.00
61750 - Income Tax Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
61800 - Telephone	\$252.19	\$250.00	(\$2.19)	\$504.38	\$500.00	(\$4.38)	\$3,000.00
<u>Total Administrative Expenses</u>	\$22,122.75	\$25,292.08	\$3,169.33	\$43,099.81	\$47,972.16	\$4,872.35	\$271,955.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$188.61	\$1,166.67	\$978.06	\$3,051.04	\$2,333.34	(\$717.70)	\$14,000.00
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	\$980.00	\$933.34	(\$46.66)	\$5,600.00
65300 - Maintenance Labor	\$3,933.00	\$3,754.67	(\$178.33)	\$6,988.50	\$7,509.34	\$520.84	\$45,056.00
<u>Total Buildings Operations</u>	\$5,016.69	\$6,013.01	\$996.32	\$11,969.70	\$12,026.02	\$56.32	\$72,156.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,953.00	\$2,958.33	\$5.33	\$5,906.00	\$5,916.66	\$10.66	\$35,500.00
66400 - Irrigation Supplies & Repairs	\$299.00	\$383.33	\$84.33	\$833.00	\$766.66	(\$66.34)	\$4,600.00
66450 - Irrigation Water	\$322.08	\$458.33	\$136.25	\$1,228.54	\$916.66	(\$311.88)	\$5,500.00
66600 - Landscape Replacement & Mulch	\$135.00	\$1,166.67	\$1,031.67	\$2,105.00	\$2,333.34	\$228.34	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$324.00	\$483.33	\$159.33	\$775.50	\$966.66	\$191.16	\$5,800.00
66800 - Tree Trimming	\$0.00	\$916.67	\$916.67	\$0.00	\$1,833.34	\$1,833.34	\$11,000.00
<u>Total Grounds/Landscape</u>	\$4,033.08	\$6,366.66	\$2,333.58	\$10,848.04	\$12,733.32	\$1,885.28	\$76,400.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$55.47	\$250.00	\$194.53	\$838.22	\$500.00	(\$338.22)	\$3,000.00
71400 - Pool Supplies & Repairs	\$106.45	\$333.33	\$226.88	\$290.86	\$666.66	\$375.80	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
<u>Total Recreation Facilities</u>	\$161.92	\$666.66	\$504.74	\$1,129.08	\$1,333.32	\$204.24	\$8,000.00
<u>Utilities</u>							
75310 - Electricity	\$1,273.59	\$1,000.00	(\$273.59)	\$2,653.73	\$2,000.00	(\$653.73)	\$12,000.00
75500 - Trash Removal	\$1,409.08	\$1,416.67	\$7.59	\$2,818.16	\$2,833.34	\$15.18	\$17,000.00
75710 - Water & Sewer	\$3,835.61	\$3,000.00	(\$835.61)	\$7,364.22	\$6,000.00	(\$1,364.22)	\$36,000.00
<u>Total Utilities</u>	\$6,518.28	\$5,416.67	(\$1,101.61)	\$12,836.11	\$10,833.34	(\$2,002.77)	\$65,000.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
77300 - Contingency	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
<u>Total Miscellaneous</u>	\$0.00	\$916.67	\$916.67	\$0.00	\$1,833.34	\$1,833.34	\$11,000.00
<b>Total Expense</b>	\$37,852.72	\$44,671.75	\$6,819.03	\$79,882.74	\$86,731.50	\$6,848.76	\$504,511.00
<b>Operating Net Income</b>	\$6,110.66	(\$1,448.83)	\$7,559.49	\$7,330.08	(\$285.70)	\$7,615.78	\$14,164.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$10,633.08	\$10,633.08	\$0.00	\$21,266.20	\$21,266.20	\$0.00	\$127,597.00
<u>Total Reserve Income</u>	\$10,633.08	\$10,633.08	\$0.00	\$21,266.20	\$21,266.20	\$0.00	\$127,597.00
<b>Total Reserve Income</b>	\$10,633.08	\$10,633.08	\$0.00	\$21,266.20	\$21,266.20	\$0.00	\$127,597.00

Pebble Beach Villas Inc  
Income/Expense Statement  
2/1/2024 - 2/29/2024

2/1/2024 - 2/29/2024	1/1/2024 - 2/29/2024
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
Reserve Transfer							
85010 - Roofing Reserve Transfer	\$4,596.50	\$4,596.50	\$0.00	\$9,193.00	\$9,193.00	\$0.00	\$55,158.00
85020 - Painting Reserve Transfer	\$1,568.42	\$1,568.42	\$0.00	\$3,136.80	\$3,136.80	\$0.00	\$18,821.00
85030 - Paving Reserve Transfer	\$1,147.25	\$1,147.25	\$0.00	\$2,294.50	\$2,294.50	\$0.00	\$13,767.00
85060 - Recreation Reserve Transfer	\$713.99	\$713.99	\$0.00	\$1,428.10	\$1,428.10	\$0.00	\$8,568.00
85140 - Buildings Reserve Transfer	\$2,606.92	\$2,606.92	\$0.00	\$5,213.80	\$5,213.80	\$0.00	\$31,283.00
Total Reserve Transfer	\$10,633.08	\$10,633.08	\$0.00	\$21,266.20	\$21,266.20	\$0.00	\$127,597.00
Total Reserve Expense	\$10,633.08	\$10,633.08	\$0.00	\$21,266.20	\$21,266.20	\$0.00	\$127,597.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$6,110.66	(\$1,448.83)	\$7,559.49	\$7,330.08	(\$285.70)	\$7,615.78	\$14,164.00

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2023 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	2/29/2024 BALANCE
ROOFING	\$ 490,727.57	\$ 9,193.00		\$ (7,000.00)	\$ 492,920.57
PAINTING	\$ 18,252.20	\$ 3,136.80		\$ -	\$ 21,389.00
PAVING	\$ 88,628.13	\$ 2,294.50		\$ -	\$ 90,922.63
*RECREATION	\$ 19,528.14	\$ 1,428.10		\$ -	\$ 20,956.24
BUILDINGS	\$ 23,111.97	\$ 5,213.80		\$ (1,350.00)	\$ 26,975.77
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 464.86	\$ -	\$ 464.86
TOTALS:	\$ 640,248.01	\$ 21,266.20	\$ 464.86	\$ (8,350.00)	\$ 653,629.07

**Pebble Beach Villas Inc**  
**Check Register**  
**2/1/2024 - 2/29/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10210	On-Line	2/7/2024	CITY OF VERO BEACH UTILITIES	\$4,435.07			
		12/9/23-1/11/24	JAN 14 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$185.46	\$185.46
		12/9/23-1/11/24	JAN 12KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$448.60	\$448.60
		12/9/23-1/11/24	JAN 14 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$460.90	\$460.90
		12/9/23-1/11/24	JAN 14 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$460.90	\$460.90
		12/9/23-1/11/24	JAN 17 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$479.35	\$479.35
		12/9/23-1/11/24	JAN 18 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$485.50	\$485.50
		12/9/23-1/11/24	JAN 20 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$497.80	\$497.80
		12/9/23-1/11/24	JAN 22 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$510.10	\$510.10
		12/9/23-1/11/24	JAN 743 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$906.46	\$906.46
10210	2913	2/7/2024	CAPITAL ONE BANK	\$89.24			
		AMAZON 1/22/24	NOTICE BOARD		63300 Building Maintenance Supplies & Repairs	\$38.51	\$38.51
		HOME DEPOT 1/22/24	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$50.73	\$50.73
10210	2914	2/7/2024	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$6,384.65			
		FEB 2024	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		FEB 2024	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$36.07	\$36.07
		FEB 2024	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		FEB 2024	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,328.08	\$2,328.08
		FEB 2024	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON/DAVID PUGH		65300 Maintenance Labor	\$3,933.00	\$3,933.00
10210	2915	2/7/2024	MEEKS PLUMBING, INC	\$692.49			
		0219824-IN	LEAK REPAIR G-52		63300 Building Maintenance Supplies & Repairs	\$692.49	\$692.49
10210	2916	2/7/2024	VERO CHEMICAL DISTRIBUTORS, INC.	\$20.13			
		349280	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$20.13	\$20.13
10210	2917	2/7/2024	YEAR ROUND LAWN MAINTENANCE, INC	\$1,970.00			
		012924	MULCH		66600 Landscape Replacement & Mulch	\$1,970.00	\$1,970.00
10210	2918	2/8/2024	PEBBLE BEACH VILLAS	\$10,633.08			
		2/1/24	MONTHLY RESERVE ASSESSMENT		85060 Recreation Reserve Transfer	\$713.99	\$713.99
		2/1/24	MONTHLY RESERVE ASSESSMENT		85030 Paving Reserve Transfer	\$1,147.25	\$1,147.25
		2/1/24	MONTHLY RESERVE ASSESSMENT		85020 Painting Reserve Transfer	\$1,568.42	\$1,568.42
		2/1/24	MONTHLY RESERVE ASSESSMENT		85140 Buildings Reserve Transfer	\$2,606.92	\$2,606.92
		2/1/24	MONTHLY RESERVE ASSESSMENT		85010 Roofing Reserve Transfer	\$4,596.50	\$4,596.50



10210	2919	2/14/2024 WALMART/SAMS 2/6/24	MADELINE HIGGINS REIMB PRINTER SUPPLIES	\$145.06	61660 Office Supplies/Copies/Postage	\$145.06	\$145.06
10210	2920	2/14/2024 32491	MCKINNON & HAMILTON, PLLC AMENDMENT CERTIFICATION	\$271.38	61500 Legal Fees	\$271.38	\$271.38
10210	2921	2/14/2024 994152115	SOUTHDATA, INC. OWNER COUPON BOOK FOR PAYMENT REMITTANCE OF MONTHLY FEES	\$87.42	61660 Office Supplies/Copies/Postage	\$87.42	\$87.42
10210	2922	2/14/2024 349644	VERO BEARING & BOLT POOL SUPPLIES	\$38.42	71400 Pool Supplies & Repairs	\$38.42	\$38.42
10210	On- Line	2/15/2024 0769-000631100	REPUBLIC SERVICES #769 FEB MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)	\$1,409.08	75500 Trash Removal	\$1,409.08	\$1,409.08
10210	On- Line	2/20/2024 1/9/24-2/9/24 1/9/24-2/9/24 1/9/24-2/9/24 1/9/24-2/9/24 1/9/24-2/9/24 1/9/24-2/9/24 1/9/24-2/9/24 1/9/24-2/9/24	FPL FEB 306 KWH #28235-79301- BLDG B FEB 306 KWH #22940-40551- BLDG C FEB 387 KWH #87007-88162- BLDG G FEB 413 KWH #30131-09446- BLDG E FEB 460 KWH #77402-10385- BLDG A FEB 481 KWH #46174-48016- BLDG D FEB 546 KWH #37070-51060- BLDG F FEB 5811 KWH #94204-46552- BLDG H	\$1,273.59	75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity	\$48.32 \$48.32 \$58.51 \$61.78 \$67.71 \$70.37 \$78.54 \$840.04	\$48.32 \$48.32 \$58.51 \$61.78 \$67.71 \$70.37 \$78.54 \$840.04
10210	On- Line	2/20/2024 2/20/24	EFTPS 2023 1120H TAX PAYMENT	\$1,806.00	23130 Income Taxes Payable	\$1,806.00	\$1,806.00
10210	2923	2/21/2024 AMAZON 2/7/24 HOME DEPOT 2/6/24	CAPITAL ONE BANK O S FLAG BATTERIES	\$57.81	63300 Building Maintenance Supplies & Repairs 63300 Building Maintenance Supplies & Repairs	\$25.99 \$31.82	\$25.99 \$31.82
10210	2924	2/21/2024 STAPLES/AMAZON 2/6/24	KEVIN KELLY REIMB COPIES/SUPPLIES	\$61.94	61660 Office Supplies/Copies/Postage	\$61.94	\$61.94
10210	2925	2/21/2024 349611 349889	VERO CHEMICAL DISTRIBUTORS, INC. CLEANING SUPPLIES POOL CHEMICALS	\$123.50	70130 Clubhouse Service & Repairs 71400 Pool Supplies & Repairs	\$55.47 \$68.03	\$55.47 \$68.03
10210	2926	2/21/2024 021524 021524	YEAR ROUND LAWN MAINTENANCE, INC CROTON F BLDG FEB MONTHLY LANDSCAPE MAINTENANCE	\$3,088.00	66600 Landscape Replacement & Mulch 66300 Landscape Maintenance	\$135.00 \$2,953.00	\$135.00 \$2,953.00
10210	On- Line	2/22/2024 8535115050042319 FEB 2024	COMCAST FEB (2/14/24-3/13/24) INTERNET/ VOICE SVC #8535115050042319	\$252.19	61800 Telephone	\$252.19	\$252.19
	On-						

10210	Line	2/23/2024 1003197104 #5	FRONTLINE INSURANCE INSTALL #5 OF 10 #9832612434	\$16,755.59	11610 Prepaid Insurance	\$16,755.59	\$16,755.59
10210	2927	2/28/2024 443430480	TERMINIX PROCESSING CENTER FEB MONTHLY PEST CONTROL-CUST #8907357	\$475.08	63800 Pest Control: Buildings	\$475.08	\$475.08
10210	2928	2/29/2024 HOME DEPOT 2/20/24	CAPITAL ONE BANK MAINTENANCE SUPPLIES	\$70.79	63300 Building Maintenance Supplies & Repairs	\$70.79	\$70.79
10210	2929	2/29/2024 6244	ISLAND IRRIGATION 1.5 " VALVE REPLACEMENT	\$299.00	66400 Irrigation Supplies & Repairs	\$299.00	\$299.00
10210	2930	2/29/2024 350395	VERO CHEMICAL DISTRIBUTORS, INC. JANITORIAL SUPPLIES	\$27.92	63300 Building Maintenance Supplies & Repairs	\$27.92	\$27.92
Total:				<u>\$50,467.43</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**2/1/2024 - 2/29/2024**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10211	1	2/2/2024	JEFF KUHNERT ENTERPRISES	\$132,000.00			
		1970	DEPOSIT ROOF PROJECT		80250 S/A Exp-Rpl Roof/Gutters/Dwnspouts	\$132,000.00	\$132,000.00
10211	2	2/5/2024	SCHULKE BITTLE & STODDARD, LLC	\$4,000.00			
		24-003-01	ENGINEER SERVICES-ROOF TRUSS STRAPPING		80250 S/A Exp-Rpl Roof/Gutters/Dwnspouts	\$4,000.00	\$4,000.00
<b>Total:</b>				<u>\$136,000.00</u>			

Pebble Beach Villas Inc  
Check Register  
2/1/2024 - 2/29/2024

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10306	240	2/15/2024	JOHN NICHOLLS	\$1,350.00			
		2/7/24 BLDG D DEP	BLDG D REPAIR DEPOSIT		35145 Expenses-Building	\$650.00	\$650.00
		2/7/24 BLDG D FINAL	BLDG D FINAL		35145 Expenses-Building	\$700.00	\$700.00
Total:				\$1,350.00			

**Pebble Beach Villas Inc**  
**AR Aging with Status**  
**Period Through: 2/29/2024**

Unit	Last Name	Address	Total	Current	30	60	90	Status
B12	Moss	5100 North A1A	\$6,368.14	\$70.90	\$6,297.24			1st Notice
C27	Kisiel	5100 North A1A	\$7,834.79	\$814.36	\$7,020.43			2nd Notice
E49	Donnelly	5100 North A1A	\$713.00	\$713.00				
F66	McNulty	5100 North A1A	\$6,655.84	\$783.56	\$5,872.28			1st Notice
F69	Bender	5100 North A1A	\$6,380.07	\$780.62	\$5,599.45			1st Notice
			<u>\$27,951.84</u>	<u>\$3,162.44</u>	<u>\$24,789.40</u>	<u>\$0.00</u>	<u>\$0.00</u>	
				5	4	0	0	
Assessment			\$3,565.00	\$2,852.00	\$713.00	\$0.00	\$0.00	
Spec Assmt - Roof/Gutters/Dwns			\$23,879.00	\$0.00	\$23,879.00	\$0.00	\$0.00	
Interest			\$492.84	\$295.44	\$197.40	\$0.00	\$0.00	
Collection Fees			<u>\$15.00</u>	<u>\$15.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
			<u>\$27,951.84</u>	<u>\$3,162.44</u>	<u>\$24,789.40</u>	<u>\$0.00</u>	<u>\$0.00</u>	