



"Wise management makes the difference."

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

DATE: February 20, 2024
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of January 31, 2024

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: \$42,030 with a budget of \$42,060 or \$30 under budget for the month.

Variances by Category:

- **Administrative Expenses:** \$1,703 under budget.
- **Building Operations:** \$940 over budget due to Building A & F roof repairs.
- **Grounds & Landscape Expense:** \$448 over budget due to irrigation valve replacement, irrigation reuse water, and mulch.
- **Recreation Facilities:** \$301 over budget due to 2024 directories reimbursement, and Clubhouse thermostat repair.
- **Utilities:** \$901 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$250 under budget.

YEAR TO DATE EXPENSES: \$42,030 with a budget of \$42,060 or \$30 under budget for the year.

Variances by Category:

- **Administrative Expenses:** \$1,703 under budget.
- **Building Operations:** \$940 over budget due to Building A & F roof repairs.
- **Grounds & Landscape Expense:** \$448 over budget due to irrigation valve replacement, irrigation reuse water, and mulch.
- **Recreation Facilities:** \$301 over budget due to 2024 directories reimbursement, and Clubhouse thermostat repair.
- **Utilities:** \$901 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$250 under budget.

Reserves: \$644,122

Owner's Equity: \$93,549

Accounts Receivable: \$36,905

Maintenance:

- 2024 Directories distributed.
- Bldg. B & D Repairs addressed.
- Clubhouse thermostat replaced.
- Irrigation valve replaced.
- Pressure washed sidewalk in front of mailboxes.
- Bldg. D dumpster hinge repaired.
- Caulking around lights.
- Caulking behind fire extinguisher boxes.
- 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
- 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: 1/31/2024

Assets

Cash - Operating	
10210 - Valley National Bank-Oper Ckg	\$41,576.22
10211 - Valley National-Ckg Special Assmt	\$434,759.00
10212 - Valley National Bank-Oper MM	\$10,074.02
10215 - Synovus - Operating Ckg	\$7,644.92
Cash - Operating Total	<u>\$494,054.16</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$52,669.15
10305 - Truist Bank - Reserve MM	\$65,385.27
10306 - Bank United - Reserve MM	\$18,971.63
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>\$644,121.65</u>

Other Assets	
10610 - Accounts Receivable	\$1,426.00
10625 - A/R S/A Rpl Roof/Gutters/Downspouts	\$35,241.00
10635 - A/R - Other	\$238.36
11610 - Prepaid Insurance	\$69,931.29
Other Assets Total	<u>\$106,836.65</u>

Assets Total	<u>\$1,245,012.46</u>
--------------	-----------------------

Liabilities and Equity

Liability	
23110 - Accounts Payable	\$7,745.85
23130 - Income Taxes Payable	\$1,806.00
24110 - Prepaid Maintenance Fees	\$27,789.75
Liability Total	<u>\$37,341.60</u>

Special Assessment-Rpl Roof/Gutters/Downspout	
80200 - S/A Inc-Rpl Roof/Gutters/Dwnspouts	\$470,000.00
Special Assessment-Rpl Roof/Gutters/Downspout Total	<u>\$470,000.00</u>

Reserves	
35010 - Roofing Reserve	\$488,324.07
35020 - Painting Reserve	\$19,820.58
35030 - Paving Reserve	\$89,775.38
35060 - Recreation Reserve	\$20,242.25
35140 - Building Reserve	\$25,718.85
35150 - Unallocated Reserve Interest	\$240.52
Reserves Total	<u>\$644,121.65</u>

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

Current Year Net Income	\$1,219.42
-------------------------	------------

Liabilities & Equity Total	<u>\$1,245,012.46</u>
----------------------------	-----------------------

Pebble Beach Villas Inc
Income/Expense Statement
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
55110 - Current Assessments	\$42,972.88	\$42,972.88	\$0.00	\$42,972.88	\$42,972.88	\$0.00	\$515,675.00
55120 - Interest Income	\$29.82	\$0.00	\$29.82	\$29.82	\$0.00	\$29.82	\$0.00
55122 - Owner Finance Charges	\$230.49	\$0.00	\$230.49	\$230.49	\$0.00	\$230.49	\$0.00
55140 - Miscellaneous Income	\$16.25	\$0.00	\$16.25	\$16.25	\$0.00	\$16.25	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$0.00	\$250.00	(\$250.00)	\$3,000.00
<u>Total Income</u>	\$43,249.44	\$43,222.88	\$26.56	\$43,249.44	\$43,222.88	\$26.56	\$518,675.00
Total Income	\$43,249.44	\$43,222.88	\$26.56	\$43,249.44	\$43,222.88	\$26.56	\$518,675.00
Expense							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,900.00
61300 - Corporate/Condo Fees	\$288.00	\$288.00	\$0.00	\$288.00	\$288.00	\$0.00	\$350.00
61400 - Insurance	\$17,102.27	\$18,939.00	\$1,836.73	\$17,102.27	\$18,939.00	\$1,836.73	\$227,268.00
61500 - Legal Fees	\$0.00	\$375.00	\$375.00	\$0.00	\$375.00	\$375.00	\$4,500.00
61550 - Management Services	\$2,328.08	\$2,328.08	\$0.00	\$2,328.08	\$2,328.08	\$0.00	\$27,937.00
61660 - Office Supplies/Copies/Postage	\$1,006.52	\$416.67	(\$589.85)	\$1,006.52	\$416.67	(\$589.85)	\$5,000.00
61750 - Income Tax Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
61800 - Telephone	\$252.19	\$250.00	(\$2.19)	\$252.19	\$250.00	(\$2.19)	\$3,000.00
<u>Total Administrative Expenses</u>	\$20,977.06	\$22,680.08	\$1,703.02	\$20,977.06	\$22,680.08	\$1,703.02	\$271,955.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$2,862.43	\$1,166.67	(\$1,695.76)	\$2,862.43	\$1,166.67	(\$1,695.76)	\$14,000.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$475.08	\$625.00	\$149.92	\$7,500.00
65200 - Cleaning Labor	\$560.00	\$466.67	(\$93.33)	\$560.00	\$466.67	(\$93.33)	\$5,600.00
65300 - Maintenance Labor	\$3,055.50	\$3,754.67	\$699.17	\$3,055.50	\$3,754.67	\$699.17	\$45,056.00
<u>Total Buildings Operations</u>	\$6,953.01	\$6,013.01	(\$940.00)	\$6,953.01	\$6,013.01	(\$940.00)	\$72,156.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,953.00	\$2,958.33	\$5.33	\$2,953.00	\$2,958.33	\$5.33	\$35,500.00
66400 - Irrigation Supplies & Repairs	\$534.00	\$383.33	(\$150.67)	\$534.00	\$383.33	(\$150.67)	\$4,600.00
66450 - Irrigation Water	\$906.46	\$458.33	(\$448.13)	\$906.46	\$458.33	(\$448.13)	\$5,500.00
66600 - Landscape Replacement & Mulch	\$1,970.00	\$1,166.67	(\$803.33)	\$1,970.00	\$1,166.67	(\$803.33)	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$451.50	\$483.33	\$31.83	\$451.50	\$483.33	\$31.83	\$5,800.00
66800 - Tree Trimming	\$0.00	\$916.67	\$916.67	\$0.00	\$916.67	\$916.67	\$11,000.00
<u>Total Grounds/Landscape</u>	\$6,814.96	\$6,366.66	(\$448.30)	\$6,814.96	\$6,366.66	(\$448.30)	\$76,400.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$782.75	\$250.00	(\$532.75)	\$782.75	\$250.00	(\$532.75)	\$3,000.00
71400 - Pool Supplies & Repairs	\$184.41	\$333.33	\$148.92	\$184.41	\$333.33	\$148.92	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total Recreation Facilities</u>	\$967.16	\$666.66	(\$300.50)	\$967.16	\$666.66	(\$300.50)	\$8,000.00
<u>Utilities</u>							
75310 - Electricity	\$1,380.14	\$1,000.00	(\$380.14)	\$1,380.14	\$1,000.00	(\$380.14)	\$12,000.00
75500 - Trash Removal	\$1,409.08	\$1,416.67	\$7.59	\$1,409.08	\$1,416.67	\$7.59	\$17,000.00
75710 - Water & Sewer	\$3,528.61	\$3,000.00	(\$528.61)	\$3,528.61	\$3,000.00	(\$528.61)	\$36,000.00
<u>Total Utilities</u>	\$6,317.83	\$5,416.67	(\$901.16)	\$6,317.83	\$5,416.67	(\$901.16)	\$65,000.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
77300 - Contingency	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
<u>Total Miscellaneous</u>	\$0.00	\$916.67	\$916.67	\$0.00	\$916.67	\$916.67	\$11,000.00
Total Expense	\$42,030.02	\$42,059.75	\$29.73	\$42,030.02	\$42,059.75	\$29.73	\$504,511.00
Operating Net Income	\$1,219.42	\$1,163.13	\$56.29	\$1,219.42	\$1,163.13	\$56.29	\$14,164.00
Reserve Income							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$10,633.12	\$10,633.12	\$0.00	\$10,633.12	\$10,633.12	\$0.00	\$127,597.00
<u>Total Reserve Income</u>	\$10,633.12	\$10,633.12	\$0.00	\$10,633.12	\$10,633.12	\$0.00	\$127,597.00
Total Reserve Income	\$10,633.12	\$10,633.12	\$0.00	\$10,633.12	\$10,633.12	\$0.00	\$127,597.00

2/19/2024

Pebble Beach Villas Inc
Income/Expense Statement
1/1/2024 - 1/31/2024

Accounts	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$4,596.50	\$4,596.50	\$0.00	\$4,596.50	\$4,596.50	\$0.00	\$55,158.00
85020 - Painting Reserve Transfer	\$1,568.38	\$1,568.38	\$0.00	\$1,568.38	\$1,568.38	\$0.00	\$18,821.00
85030 - Paving Reserve Transfer	\$1,147.25	\$1,147.25	\$0.00	\$1,147.25	\$1,147.25	\$0.00	\$13,767.00
85060 - Recreation Reserve Transfer	\$714.11	\$714.11	\$0.00	\$714.11	\$714.11	\$0.00	\$8,568.00
85140 - Buildings Reserve Transfer	\$2,606.88	\$2,606.88	\$0.00	\$2,606.88	\$2,606.88	\$0.00	\$31,283.00
<u>Total Reserve Transfer</u>	\$10,633.12	\$10,633.12	\$0.00	\$10,633.12	\$10,633.12	\$0.00	\$127,597.00
Total Reserve Expense	\$10,633.12	\$10,633.12	\$0.00	\$10,633.12	\$10,633.12	\$0.00	\$127,597.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$1,219.42	\$1,163.13	\$56.29	\$1,219.42	\$1,163.13	\$56.29	\$14,164.00

**PEBBLE BEACH VILLAS
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2023 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	1/31/2024 BALANCE
ROOFING	\$ 490,727.57	\$ 4,596.50		\$ (7,000.00)	\$ 488,324.07
PAINTING	\$ 18,252.20	\$ 1,568.38		\$ -	\$ 19,820.58
PAVING	\$ 88,628.13	\$ 1,147.25		\$ -	\$ 89,775.38
*RECREATION	\$ 19,528.14	\$ 714.11		\$ -	\$ 20,242.25
BUILDINGS	\$ 23,111.97	\$ 2,606.88		\$ -	\$ 25,718.85
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 240.52	\$ -	\$ 240.52
TOTALS:	\$ 640,248.01	\$ 10,633.12	\$ 240.52	\$ (7,000.00)	\$ 644,121.65

Pebble Beach Villas Inc
Check Register
1/1/2024 - 1/31/2024

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10210	2894	1/4/2024	CAPITAL ONE BANK	\$115.34			
		HOME DEPOT - CREDIT	CREDIT - MAINT SUPPLIES		63300 Building Maintenance Supplies & Repairs	(\$25.64)	(\$25.64)
		HOME DEPOT - 12/18/23	MAINT SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$140.98	\$140.98
10210	2895	1/4/2024 0000137	NORLIZ CLEANING SERVICE DEC CLUBHOUSE CLEANING	\$420.00	65200 Cleaning Labor	\$420.00	\$420.00
10210	2896	1/4/2024 994109511	SOUTHDATA, INC. OWNER COUPON BOOK FOR PAYMENT REMITTANCE OF MONTHLY FEES	\$86.96	61660 Office Supplies/Copies/Postage	\$86.96	\$86.96
10210	2897	1/4/2024 347201	VERO CHEMICAL DISTRIBUTORS, INC. POOL CHEMICALS	\$70.00	71400 Pool Supplies & Repairs	\$70.00	\$70.00
10210	2898	1/5/2024	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$6,302.68			
		JAN 2024	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		JAN 2024	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		JAN 2024	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$291.60	\$291.60
		JAN 2024	S/A BILLING; INVOICES, RECEIPT & ACCOUNTING 12/1		61660 Office Supplies/Copies/Postage	\$540.00	\$540.00
		JAN 2024	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,328.08	\$2,328.08
		JAN 2024	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON/DAVID PUGH		65300 Maintenance Labor	\$3,055.50	\$3,055.50
10210	2899	1/10/2024 1360482	BATES SECURITY LLC JAN SECURITY VIDEO SERVICE	\$242.22	63300 Building Maintenance Supplies & Repairs	\$242.22	\$242.22
10210	2900	1/10/2024 994126611	SOUTHDATA, INC. OWNER COUPON BOOK FOR PAYMENT REMITTANCE OF MONTHLY FEES	\$8.66	61660 Office Supplies/Copies/Postage	\$8.66	\$8.66
10210	2901	1/11/2024	PEBBLE BEACH VILLAS	\$10,633.12			
		1/11/24	MONTHLY RESERVE ASSESSMENT		85060 Recreation Reserve Transfer	\$714.11	\$714.11
		1/11/24	MONTHLY RESERVE ASSESSMENT		85030 Paving Reserve Transfer	\$1,147.25	\$1,147.25
		1/11/24	MONTHLY RESERVE ASSESSMENT		85020 Painting Reserve Transfer	\$1,568.38	\$1,568.38
		1/11/24	MONTHLY RESERVE ASSESSMENT		85140 Buildings Reserve Transfer	\$2,606.88	\$2,606.88
		1/11/24	MONTHLY RESERVE ASSESSMENT		85010 Roofing Reserve Transfer	\$4,596.50	\$4,596.50
10210	On- Line	1/15/2024	REPUBLIC SERVICES #769	\$1,409.08			
		0769-000628455	JAN MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08
10210	2902	1/17/2024 STAPLES 1/11/24	BETTE TSOUTSOURAS REIMB DIRECTORIES	\$539.75	70130 Clubhouse Service & Repairs	\$539.75	\$539.75
10210	2903	1/17/2024	JOHN NICHOLLS	\$225.00			

		122023	BLDG REPAIRS B&D		63300 Building Maintenance Supplies & Repairs	\$225.00	\$225.00
10210	2904	1/17/2024	REGAL DECORATING & PAINT CENTER, INC	\$82.58			
		47710/D	DECK PAINT		63300 Building Maintenance Supplies & Repairs	\$82.58	\$82.58
10210	2905	1/17/2024	SMITH SERVICES, INC	\$243.00			
		223598	HVAC REPAIR, THERMOSTAT		70130 Clubhouse Service & Repairs	\$243.00	\$243.00
10210	2906	1/17/2024	YEAR ROUND LAWN MAINTENANCE, INC	\$2,953.00			
		011524	JAN MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,953.00	\$2,953.00
10210	On- Line	1/20/2024	FPL	\$1,380.14			
		12/8/23-1/9/24	JAN 353 KWH #28235-79301- BLDG B		75310 Electricity	\$54.13	\$54.13
		12/8/23-1/9/24	JAN 366 KWH #87007-88162- BLDG G		75310 Electricity	\$55.75	\$55.75
		12/8/23-1/9/24	JAN 412 KWH #30131-09446- BLDG E		75310 Electricity	\$61.54	\$61.54
		12/8/23-1/9/24	JAN 431 KWH #77402-10385- BLDG A		75310 Electricity	\$63.94	\$63.94
		12/8/23-1/9/24	JAN 449 KWH #22940-40551- BLDG C		75310 Electricity	\$66.21	\$66.21
		12/8/23-1/9/24	JAN 478 KWH #46174-48016- BLDG D		75310 Electricity	\$69.85	\$69.85
		12/8/23-1/9/24	JAN 605 KWH #37070-51060- BLDG F		75310 Electricity	\$85.83	\$85.83
		12/8/23-1/9/24	JAN 6385 KWH #94204-46552- BLDG H		75310 Electricity	\$922.89	\$922.89
10210	On- Line	1/22/2024	COMCAST	\$252.19			
		8535115050042319 JAN 2024	JAN (1/14/24-2/13/24) INTERNET/ VOICE SVC #8535115050042319		61800 Telephone	\$252.19	\$252.19
10210	2907	1/24/2024	CAPITAL ONE BANK	\$51.73			
		SEBMART 1/9/24	GAS		63300 Building Maintenance Supplies & Repairs	\$22.27	\$22.27
		HOME DEPOT 1/9/24	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$29.46	\$29.46
10210	2908	1/24/2024	TERMINIX PROCESSING CENTER	\$475.08			
		442172041	JAN MONTHLY PEST CONTROL- CUST #8907357		63800 Pest Control: Buildings	\$475.08	\$475.08
10210	2909	1/24/2024	VERO CHEMICAL DISTRIBUTORS, INC.	\$164.28			
		348065	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$164.28	\$164.28
10210	On- Line	1/31/2024	FRONTLINE INSURANCE	\$16,755.59			
		9832612434 #4	INSTALL #4 OF 10 #9832612434		11610 Prepaid Insurance	\$16,755.59	\$16,755.59
10210	2910	1/31/2024	CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC	\$1,479.17			
		A199563	ROOF REPAIR F & A		63300 Building Maintenance Supplies & Repairs	\$1,479.17	\$1,479.17
10210	2911	1/31/2024	ISLAND IRRIGATION	\$534.00			
		6099	REPLACE VALVE		66400 Irrigation Supplies & Repairs	\$534.00	\$534.00
10210	2912	1/31/2024	NORLIZ CLEANING SERVICE	\$560.00			
		0000139	JAN CLUBHOUSE CLEANING		65200 Cleaning Labor	\$560.00	\$560.00
Total:				\$44,983.57			

Pebble Beach Villas Inc
Check Register
1/1/2024 - 1/31/2024

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2878	1/2/2024 PR1S000474 2024	DBPR-DIV OF FL CONDOMINIUMS, 2024 ANNUAL CONDO FEES #MA00013385	\$288.00	61300 Corporate/Condo Fees	\$288.00	\$288.00
10215	On-Line	1/4/2024	CITY OF VERO BEACH UTILITIES	\$4,129.28			
		11/9/23-12/8/23	DEC 2 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$87.26	\$87.26
		11/9/23-12/8/23	DEC 7 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$417.85	\$417.85
		11/9/23-12/8/23	DEC 9 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$430.15	\$430.15
		11/9/23-12/8/23	DEC 11 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$442.45	\$442.45
		11/9/23-12/8/23	DEC 12 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$448.60	\$448.60
		11/9/23-12/8/23	DEC 12 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$448.60	\$448.60
		11/9/23-12/8/23	DEC 17 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$479.35	\$479.35
		11/9/23-12/8/23	DEC 33 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$586.90	\$586.90
		11/9/23-12/8/23	DEC 646 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$788.12	\$788.12
10215	2879	1/17/2024 12/31/23	ELLIOTT MERRILL COMMUNITY MANAGEMENT ADMIN COLLECTION FEES	\$15.00	23114 A/P Fees	\$15.00	\$15.00
Total:				\$4,432.28			

Pebble Beach Villas Inc
Check Register
1/1/2024 - 1/31/2024

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10304	29	1/31/2024	WINDSTORM RETROFIT LLC	\$7,000.00			
			PBV-001 RETROFIT DEPOSIT		35015 Expenses-Roofing	\$7,000.00	\$7,000.00
Total:				\$7,000.00			

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 1/31/2024

Unit	Last Name	Address	Total	Current	30	60	90	Status
B11	Best	5100 North A1A	\$4,865.96	\$4,865.96				
B12	Moss	5100 North A1A	\$6,297.24	\$6,297.24				1st Notice
B13	DeLorenzo	5100 North A1A	\$570.00		\$570.00			
C27	Kisiel	5100 North A1A	\$7,020.43	\$6,307.43	\$713.00			1st Notice
F66	McNulty	5100 North A1A	\$6,442.28	\$6,299.28	\$143.00			1st Notice
F69	Bender	5100 North A1A	\$5,599.45	\$5,599.45				1st Notice
H72	McNally	5100 North A1A	\$6,110.00	\$6,110.00				
			<u>\$36,905.36</u>	<u>\$35,479.36</u>	<u>\$1,426.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
				6	3	0	0	
Assessment			\$1,426.00	\$0.00	\$1,426.00	\$0.00	\$0.00	
Spec Assmt - Roof/Gutters/Dwns			\$35,241.00	\$35,241.00	\$0.00	\$0.00	\$0.00	
Interest			<u>\$238.36</u>	<u>\$238.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
			<u>\$36,905.36</u>	<u>\$35,479.36</u>	<u>\$1,426.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	