



“Wise management makes the difference.”

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.
FINANCIAL AND PROPERTY REPORT
JULY 2022**

DATE: August 15, 2022
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of July 31, 2022

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: \$24,119 with a budget of \$27,344 or \$3,224 under budget for the month.

Variances by Category:

- Administrative Expenses: \$412 under budget.
- Building Operations: \$526 under budget.
- Landscape & Grounds Expense: \$1,976 under budget.
- Recreation Facilities: \$187 under budget.
- Utilities: \$127 over budget due to electricity.
- Laundry Expense \$250 under budget.

YEAR TO DATE EXPENSES: \$195,317 with a budget of \$193,504 or \$1,813 over budget for year.

Variances by Category:

- Administrative Expenses: \$687 under budget.
- Building & Operations: \$1,102 over budget due to building maintenance supplies, repairs and pest control.
- Landscape & Grounds Expense: \$2,094 under budget.
- Recreation Facilities: \$2,742 over budget due to pool repairs and supplies.
- Utilities: \$1,391 over budget due to electric and water.
- Laundry Expense \$1,483 under budget.

Reserves: \$660,742

Owner's Equity: \$104,850

Accounts Receivable: \$3,020

Maintenance:

- Painting project ongoing
- 3 common doors replaced
- Sidewalk grinding scheduled for August
- New kick plates ordered
- New exterior building lights on site
- 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 pool resurfacing/replacement
- 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: 7/31/2022

Assets

Cash - Operating		
10215 - Synovus - Operating Ckg	\$30,307.20	
10216 - Synovus - Operating MM	<u>\$75,409.54</u>	
Cash - Operating Total	\$105,716.74	
Cash - Reserves		
10304 - Marine Bank - Reserve MM	\$336,870.38	
10305 - Truist Bank - Reserve MM	\$155,624.40	
10306 - Bank United - Reserve MM	\$168,801.68	
Cash - Reserves Total	<u>\$661,296.46</u>	
Other Assets		
10610 - Accounts Receivable	\$2,910.21	
10630 - A/R - Operating Due From Reserves	\$554.12	
10635 - A/R - Other	\$109.66	
11610 - Prepaid Insurance	<u>\$20,051.77</u>	
Other Assets Total	<u>\$23,625.76</u>	
Assets Total		<u>\$790,638.96</u>
Liabilities and Equity		
Liability		
23110 - Accounts Payable	\$2,710.51	
23114 - A/P Fees	\$30.00	
23160 - A/P - Reserves Due To Operating	\$554.12	
24110 - Prepaid Maintenance Fees	<u>\$21,752.48</u>	
Liability Total	<u>\$25,047.11</u>	
Special Assessment		
80000 - Income-S/A Replenish Reserves & Operating	\$240,604.00	
80100 - Expenses-S/A Replenish Reserves & Operating	<u>(\$240,604.00)</u>	
Special Assessment Total	\$0.00	
Reserves		
35010 - Roofing Reserve	\$453,244.89	
35020 - Painting Reserve	\$5,037.01	
35030 - Paving Reserve	\$71,989.22	
35060 - Recreation Reserve	\$48,360.21	
35140 - Building Reserve	\$79,840.22	
35150 - Unallocated Reserve Interest	<u>\$2,270.79</u>	
Reserves Total	<u>\$660,742.34</u>	
Equity		
44910 - Operating Balance, January 1	\$81,804.08	
44920 - Transfer From S/A to Operating	<u>\$24,814.00</u>	
Equity Total	<u>\$106,618.08</u>	
Current Year Net Income	<u>(\$1,768.57)</u>	
Liabilities & Equity Total		<u>\$790,638.96</u>

Pebble Beach Villas Inc
Income/Expense Statement
7/1/2022 - 7/31/2022

Accounts	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
55110 - Current Assessments	\$27,250.75	\$27,250.75	\$0.00	\$190,755.25	\$190,755.25	\$0.00	\$327,009.00
55120 - Interest Income	\$3.20	\$0.00	\$3.20	\$20.66	\$0.00	\$20.66	\$0.00
55122 - Owner Finance Charges	\$20.43	\$0.00	\$20.43	\$494.98	\$0.00	\$494.98	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$2,127.50	\$1,750.00	\$377.50	\$3,000.00
55160 - Application Fees Income	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
55161 - App Processing Fees Expense	(\$25.00)	\$0.00	(\$25.00)	(\$50.00)	\$0.00	(\$50.00)	\$0.00
<u>Total Income</u>	\$27,249.38	\$27,500.75	(\$251.37)	\$193,548.39	\$192,505.25	\$1,043.14	\$330,009.00
Total Income	\$27,249.38	\$27,500.75	(\$251.37)	\$193,548.39	\$192,505.25	\$1,043.14	\$330,009.00
Expense							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$0.00	\$0.00	\$0.00	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00
61300 - Corporate/Condo Fees	\$0.00	\$0.00	\$0.00	\$349.25	\$349.00	(\$0.25)	\$349.00
61400 - Insurance	\$9,377.46	\$9,377.42	(\$0.04)	\$65,642.22	\$65,641.94	(\$0.28)	\$112,529.00
61500 - Legal Fees	\$0.00	\$250.00	\$250.00	\$63.00	\$1,750.00	\$1,687.00	\$3,000.00
61550 - Management Services	\$2,073.25	\$2,073.25	\$0.00	\$14,512.75	\$14,512.75	\$0.00	\$24,879.00
61660 - Office Supplies/Copies/Postage	\$109.32	\$291.67	\$182.35	\$3,150.71	\$2,041.69	(\$1,109.02)	\$3,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00
61800 - Telephone	\$182.80	\$120.83	(\$61.97)	\$1,028.37	\$845.81	(\$182.56)	\$1,450.00
<u>Total Administrative Expenses</u>	\$11,742.83	\$12,154.84	\$412.01	\$86,496.30	\$87,182.88	\$686.58	\$147,957.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$457.89	\$858.33	\$400.44	\$7,411.16	\$6,008.31	(\$1,402.85)	\$10,300.00
63800 - Pest Control: Buildings	\$448.33	\$541.67	\$93.34	\$5,027.57	\$3,791.69	(\$1,235.88)	\$6,500.00
65200 - Cleaning Labor	\$200.00	\$416.67	\$216.67	\$2,300.00	\$2,916.69	\$616.69	\$5,000.00
65300 - Maintenance Labor	\$3,393.00	\$3,208.67	(\$184.33)	\$21,540.39	\$22,460.69	\$920.30	\$38,504.00
<u>Total Buildings Operations</u>	\$4,499.22	\$5,025.34	\$526.12	\$36,279.12	\$35,177.38	(\$1,101.74)	\$60,304.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,786.00	\$2,654.00	(\$132.00)	\$19,029.00	\$18,578.00	(\$451.00)	\$31,848.00
66400 - Irrigation Supplies & Repairs	\$0.00	\$300.00	\$300.00	\$568.50	\$2,100.00	\$1,531.50	\$3,600.00
66450 - Irrigation Water	\$460.96	\$333.33	(\$127.63)	\$3,165.08	\$2,333.31	(\$831.77)	\$4,000.00
66600 - Landscape Replacement & Mulch	\$45.00	\$1,100.00	\$1,055.00	\$7,816.73	\$7,700.00	(\$116.73)	\$13,200.00
66700 - Landscape Weed, Pest & Fertilization	\$245.00	\$459.33	\$214.33	\$3,220.00	\$3,215.31	(\$4.69)	\$5,512.00
66800 - Tree Trimming	\$0.00	\$666.67	\$666.67	\$2,700.00	\$4,666.69	\$1,966.69	\$8,000.00
<u>Total Grounds/Landscape</u>	\$3,536.96	\$5,513.33	\$1,976.37	\$36,499.31	\$38,593.31	\$2,094.00	\$66,160.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$315.50	\$250.00	(\$65.50)	\$1,321.22	\$1,750.00	\$428.78	\$3,000.00
71400 - Pool Supplies & Repairs	\$47.19	\$250.00	\$202.81	\$5,270.64	\$1,750.00	(\$3,520.64)	\$3,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
<u>Total Recreation Facilities</u>	\$362.69	\$550.00	\$187.31	\$6,591.86	\$3,850.00	(\$2,741.86)	\$6,600.00
<u>Utilities</u>							
75310 - Electricity	\$1,043.61	\$766.67	(\$276.94)	\$6,398.67	\$5,366.69	(\$1,031.98)	\$9,200.00
75500 - Trash Removal	\$919.58	\$916.67	(\$2.91)	\$6,437.06	\$6,416.69	(\$20.37)	\$11,000.00
75710 - Water & Sewer	\$2,014.27	\$2,166.67	\$152.40	\$15,505.19	\$15,166.69	(\$338.50)	\$26,000.00
<u>Total Utilities</u>	\$3,977.46	\$3,850.01	(\$127.45)	\$28,340.92	\$26,950.07	(\$1,390.85)	\$46,200.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$267.50	\$1,750.00	\$1,482.50	\$3,000.00
77300 - Contingency	\$0.00	\$0.00	\$0.00	\$841.95	\$0.00	(\$841.95)	\$0.00
<u>Total Miscellaneous</u>	\$0.00	\$250.00	\$250.00	\$1,109.45	\$1,750.00	\$640.55	\$3,000.00
Total Expense	\$24,119.16	\$27,343.52	\$3,224.36	\$195,316.96	\$193,503.64	(\$1,813.32)	\$330,221.00
Operating Net Income	\$3,130.22	\$157.23	\$2,972.99	(\$1,768.57)	(\$998.39)	(\$770.18)	(\$212.00)
Reserve Income							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$9,372.25	\$9,372.25	\$0.00	\$65,605.75	\$65,605.75	\$0.00	\$112,467.00
<u>Total Reserve Income</u>	\$9,372.25	\$9,372.25	\$0.00	\$65,605.75	\$65,605.75	\$0.00	\$112,467.00

8/12/2022

Pebble Beach Villas Inc
Income/Expense Statement
7/1/2022 - 7/31/2022

Accounts	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Income	\$9,372.25	\$9,372.25	\$0.00	\$65,605.75	\$65,605.75	\$0.00	\$112,467.00
Reserve Expense							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$4,033.50	\$4,033.50	\$0.00	\$28,234.50	\$28,234.50	\$0.00	\$48,402.00
85020 - Painting Reserve Transfer	\$702.17	\$702.17	\$0.00	\$4,915.15	\$4,915.15	\$0.00	\$8,426.00
85030 - Paving Reserve Transfer	\$1,272.83	\$1,272.83	\$0.00	\$8,909.85	\$8,909.85	\$0.00	\$15,274.00
85060 - Recreation Reserve Transfer	\$1,672.50	\$1,672.50	\$0.00	\$11,707.50	\$11,707.50	\$0.00	\$20,070.00
85140 - Buildings Reserve Transfer	\$1,691.25	\$1,691.25	\$0.00	\$11,838.75	\$11,838.75	\$0.00	\$20,295.00
<u>Total Reserve Transfer</u>	\$9,372.25	\$9,372.25	\$0.00	\$65,605.75	\$65,605.75	\$0.00	\$112,467.00
Total Reserve Expense	\$9,372.25	\$9,372.25	\$0.00	\$65,605.75	\$65,605.75	\$0.00	\$112,467.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$3,130.22	\$157.23	\$2,972.99	(\$1,768.57)	(\$998.39)	(\$770.18)	(\$212.00)

**PEBBLE BEACH VILLAS
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2021 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	Income From Special Assessment	YTD EXPENSES	7/31/2022 BALANCE
ROOFING	\$ 310,010.39	\$ 28,234.50		\$ 115,000.00	\$ -	\$ 453,244.89
PAINTING	\$ 95,160.10	\$ 4,914.91			\$ 95,038.00	\$ 5,037.01
PAVING	\$ 63,079.13	\$ 8,910.09			\$ -	\$ 71,989.22
*RECREATION	\$ 9,512.11	\$ 11,707.50		\$ 30,000.00	\$ 2,859.40	\$ 48,360.21
BUILDINGS	\$ 22,040.43	\$ 11,838.75		\$ 70,790.00	\$ 24,828.96	\$ 79,840.22
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 2,270.79		\$ -	\$ 2,270.79
TOTALS:	\$ 499,802.16	\$ 65,605.75	\$ 2,270.79	\$ 122,726.36	\$ 660,742.34	

Pebble Beach Villas Inc
Check Register
7/1/2022 - 7/31/2022

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2564	7/1/2022	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$5,600.57			
		JULY 2022	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$21.82	\$21.82
		JULY 2022	LEASE/SALE FEES		55161 App Processing Fees Expense	\$25.00	\$25.00
		JULY 2022	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		JULY 2022	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		JULY 2022	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,073.25	\$2,073.25
		JULY 2022	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES		65300 Maintenance Labor	\$3,393.00	\$3,393.00
10215	2565	7/1/2022	PEBBLE BEACH VILLAS	\$9,372.25			
		7/1/22	JUL MONTHLY RESERVE FUNDING		85020 Painting Reserve Transfer	\$702.17	\$702.17
		7/1/22	JUL MONTHLY RESERVE FUNDING		85030 Paving Reserve Transfer	\$1,272.83	\$1,272.83
		7/1/22	JUL MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$1,672.50	\$1,672.50
		7/1/22	JUL MONTHLY RESERVE FUNDING		85140 Buildings Reserve Transfer	\$1,691.25	\$1,691.25
		7/1/22	JUL MONTHLY RESERVE FUNDING		85010 Roofing Reserve Transfer	\$4,033.50	\$4,033.50
10215	2566	7/7/2022	ABSOLUTE PROTECTION TEAM	\$209.72			
		1183968	JUL SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2567	7/7/2022	CAPITAL ONE BANK	\$108.98			
		HOME DEPOT 6/21	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$42.38	\$42.38
		AMAZON 6/20	DOOR SWEEPS		63300 Building Maintenance Supplies & Repairs	\$66.60	\$66.60
10215	2568	7/7/2022	ISLAND IRRIGATION	\$325.00			
		4163	WATER LINE REPAIR BLDG B		66400 Irrigation Supplies & Repairs	\$325.00	\$325.00
10215	2569	7/7/2022	LAPSCO, INC	\$267.50			
		79035	REKEY COINBOXES		71200 Laundry Expense	\$267.50	\$267.50
10215	2570	7/7/2022	VERO CHEMICAL DISTRIBUTORS, INC.	\$230.06			
		316973	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$47.19	\$47.19
		317119	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$182.87	\$182.87
10215	On-Line	7/8/2022	CITY OF VERO BEACH UTILITIES	\$2,584.87			
		5/12/22-6/10/22	JUN 26 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$228.87	\$228.87
		5/12/22-6/10/22	JUN 4 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$235.81	\$235.81
		5/12/22-6/10/22	JUN 8 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$257.27	\$257.27
		5/12/22-6/10/22	JUN 8 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$257.33	\$257.33
		5/12/22-6/10/22	JUN 8 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$257.33	\$257.33
		5/12/22-6/10/22	JUN 9 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$262.69	\$262.69
		5/12/22-6/10/22	JUN 11 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$273.42	\$273.42

		5/12/22-6/10/22	JUN 24 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$343.14	\$343.14
		5/12/22-6/10/22	JUN 710 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$469.01	\$469.01
10215	2571	7/13/2022	NATIVEGREEN PEST CONTROL & FERTILIZATION LLC	\$245.00			
		72797	SHRUB INSECT & DISEASE TREATMENT		66700 Landscape Weed, Pest & Fertilization	\$245.00	\$245.00
10215	2572	7/13/2022	SOUTHDATA, INC.	\$8.16			
		993685479	OWNER COUPON BOOK FOR PAYMENT REMITTANCE OF MONTHLY FEES		61660 Office Supplies/Copies/Postage	\$8.16	\$8.16
10215	2573	7/14/2022	CAPITAL ONE BANK	\$554.12			
		AMAZON.COM 6/27/22	KICK PLATES (14)		35145 Expenses-Building	\$554.12	\$554.12
10215	On-Line	7/20/2022	REPUBLIC SERVICES #769	\$919.58			
		0769-000583936	JUL MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$919.58	\$919.58
10215	On-Line	7/20/2022	FIRST INSURANCE FUNDING CORPORATION	\$8,080.34			
		95277547 #9	PAYMENT 9 OF 10: #95277547		11610 Prepaid Insurance	\$8,080.34	\$8,080.34
10215	2574	7/20/2022	CAPITAL ONE BANK	\$24.30			
		HOME DEPOT 7/5	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$24.30	\$24.30
10215	2575	7/20/2022	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$15.00			
		071522	JULY ADMIN COLLECTION FEES		23114 A/P Fees	\$15.00	\$15.00
10215	2576	7/20/2022	MEEKS PLUMBING, INC	\$168.00			
		0209823-IN	WATER LEAK BUILDING B		65300 Maintenance Labor	\$168.00	\$168.00
10215	2577	7/20/2022	STURGIS LUMBER & PLYWOOD	\$47.90			
		B262500	SHUTTER SCREWS		63300 Building Maintenance Supplies & Repairs	\$47.90	\$47.90
10215	On-Line	7/22/2022	FPL	\$1,043.61			
		6/9/22-7/11/22	JUL 209 KWH #28235-79301-BLDG B		75310 Electricity	\$34.62	\$34.62
		6/9/22-7/11/22	JUL 287 KWH #22940-40551-BLDG C		75310 Electricity	\$41.21	\$41.21
		6/9/22-7/11/22	JUL 333 KWH #87007-88162-BLDG G		75310 Electricity	\$46.34	\$46.34
		6/9/22-7/11/22	JUL 354 KWH #77402-10385-BLDG A		75310 Electricity	\$48.68	\$48.68
		6/9/22-7/11/22	JUL 433 KWH #30131-09446-BLDG E		75310 Electricity	\$57.48	\$57.48
		6/9/22-7/11/22	JUL 493 KWH #46174-48016-BLDG D		75310 Electricity	\$64.17	\$64.17
		6/9/22-7/11/22	JUL 494 KWH #37070-51060-BLDG F		75310 Electricity	\$64.28	\$64.28
		6/9/22-7/11/22	JUL 5290 KWH #94204-46552-BLDG H		75310 Electricity	\$686.83	\$686.83
10215	On-Line	7/22/2022	COMCAST	\$182.80			
		8535115050042319 JUL 2022	JUL (7/14/22-8/13/22) INTERNET/VOICE SVC #8535115050042319		61800 Telephone	\$182.80	\$182.80
10215	2578	7/27/2022	CAPITAL ONE BANK	\$17.08			
		HOME DEPOT 7/11	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$17.08	\$17.08
10215	2579	7/27/2022	JAMES HARRISON	\$39.09			
		HOME DEPOT 7/10	MAINTENANCE SUPPLIES		63300 Building Maintenance	\$39.09	\$39.09

				Supplies & Repairs		
10215	2580	7/27/2022	STURGIS LUMBER & PLYWOOD	\$84.52		
		B262680	SCREWS FOR SHUTTERS		63300 Building Maintenance Supplies & Repairs	\$84.52 \$84.52
10215	2581	7/27/2022	TERMINIX PROCESSING CENTER	\$448.33		
		422450389	JULY MONTHLY PEST CONTROL - CUST #8907357		63800 Pest Control: Buildings	\$448.33 \$448.33
10215	2582	7/27/2022	VERO CHEMICAL DISTRIBUTORS, INC.	\$47.19		
		318145	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$47.19 \$47.19
10215	2583	7/27/2022	YEAR ROUND LAWN MAINTENANCE, INC	\$2,831.00		
		071522	3 LIRIOPE PLANTS		66600 Landscape Replacement & Mulch	\$45.00 \$45.00
		071522	JULY FUEL SURCHARGE		66300 Landscape Maintenance	\$132.00 \$132.00
		071522	JULY MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,654.00 \$2,654.00
10215	2584	7/27/2022	SMITH SERVICES, INC	\$315.50		
		211341	HVAC SERVICE CALL		70130 Clubhouse Service & Repairs	\$95.50 \$95.50
		211351	REPLACE A/C BLOWER MOTOR		70130 Clubhouse Service & Repairs	\$220.00 \$220.00
Total:				<u>\$33,770.47</u>		

**Pebble Beach Villas Inc
Check Register
7/1/2022 - 7/31/2022**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10304	4	7/7/2022 126	WEIMANN CONSTRUCTION INC INSTALL 3 ADDITIONAL DOORS & CLOSERS	\$1,960.00	35145 Expenses- Building	\$1,960.00	\$1,960.00
10304	6	7/31/2022 220020202189157	PRECISION PAINTING & WATERPROOFING COMPLETE PAINTING BLDGS B	\$60,000.00	35025 Expenses- Painting	\$60,000.00	\$60,000.00
Total:				<u>\$61,960.00</u>			

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 7/31/2022

Unit	Last Name	Address	Total	Current	30	60	90	Status
B11	Best	5100 North A1A	\$780.00	\$15.00	\$487.00	\$278.00		2nd Notice
C27	Kisiel	5100 North A1A	\$1,211.85	\$29.01	\$494.03	\$536.60	\$152.21	2nd Notice
D31	Lang	5100 North A1A	\$491.56	\$4.56	\$487.00			1st Notice
H71	Strand	5100 North A1A	\$536.46	\$4.46	\$476.00	\$56.00		1st Notice
			<u>\$3,019.87</u>	<u>\$53.03</u>	<u>\$1,944.03</u>	<u>\$870.60</u>	<u>\$152.21</u>	
				4	4	3	1	
Assessment			\$2,910.21	\$0.00	\$1,937.00	\$821.00	\$152.21	
Interest			\$79.66	\$23.03	\$7.03	\$49.60	\$0.00	
Collection Fees			\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	
			<u>\$3,019.87</u>	<u>\$53.03</u>	<u>\$1,944.03</u>	<u>\$870.60</u>	<u>\$152.21</u>	