



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

DATE: July 21, 2023
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of June 30, 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: \$35,543 with a budget of \$34,318 or \$1,225 over budget for the month.

Variances by Category:

- **Administrative Expenses:** \$2 over budget due to legal fees.
- **Building Operations:** \$586 under budget.
- **Grounds & Landscape Expense:** \$3,032 over budget due to oak tree trimming.
- **Recreation Facilities:** \$633 under budget.
- **Utilities:** \$235 over budget due to trash removal.
- **Laundry Expense:** \$250 under budget.

YEAR TO DATE EXPENSES: \$204,969 with a budget of \$208,158 or \$3,189 under budget for year.

Variances by Category:

- **Administrative Expenses:** \$762 over budget due to annual audit report/tax prep. and legal fees.
- **Building Operations:** \$414 over budget maintenance supplies & repairs, and pest control.
- **Grounds & Landscape Expense:** \$2,361 under budget.
- **Recreation Facilities:** \$1,310 under budget.
- **Utilities:** \$3,076 over budget due to trash and water & sewer.
- **Laundry Expense:** \$621 under budget.

Reserves: \$657,118
Owner's Equity: \$104,158
Accounts Receivable: \$1,147

Maintenance:

- New exterior building lights being installed
- Soffit enhancement started on Bldg F
- Pool resurfacing ongoing
- 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: 6/30/2023

Assets

Cash - Operating	
10215 - Synovus - Operating Ckg	\$61,969.91
10216 - Synovus - Operating MM	\$45,449.61
Cash - Operating Total	<u>\$107,419.52</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$51,087.80
10305 - Truist Bank - Reserve MM	\$87,489.79
10306 - Bank United - Reserve MM	\$18,540.16
10320 - Southstate CD-7 Mo(3.53%)10/8/23	\$100,000.00
10325 - Southstate CD-13 Mo (4.06%)4/8/24	\$140,000.00
10330 - Truist Bank CD-9 Mo (4.23%) 11/23/23	\$160,000.00
10335 - Synovus CD-12 Mo (4.60%)3/28/24	\$100,000.00
Cash - Reserves Total	<u>\$657,117.75</u>

Other Assets	
10610 - Accounts Receivable	\$1,140.00
10635 - A/R - Other	\$7.30
11610 - Prepaid Insurance	\$30,376.08
Other Assets Total	<u>\$31,523.38</u>

Assets Total		<u>\$796,060.65</u>
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Liabilities and Equity

Liability	
23110 - Accounts Payable	\$3,012.81
24110 - Prepaid Maintenance Fees	\$31,771.73
Liability Total	<u>\$34,784.54</u>

Reserves	
35010 - Roofing Reserve	\$479,193.55
35020 - Painting Reserve	\$9,605.18
35030 - Paving Reserve	\$85,990.61
35060 - Recreation Reserve	\$31,922.98
35140 - Building Reserve	\$49,192.83
35150 - Unallocated Reserve Interest	\$1,212.60
Reserves Total	<u>\$657,117.75</u>

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

Current Year Net Income	\$2,351.63	
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Liabilities & Equity Total		<u>\$796,060.65</u>
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Pebble Beach Villas Inc
Income/Expense Statement
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
55110 - Current Assessments	\$34,274.58	\$34,274.58	\$0.00	\$205,647.52	\$205,647.52	\$0.00	\$411,295.00
55120 - Interest Income	\$3.74	\$0.00	\$3.74	\$22.53	\$0.00	\$22.53	\$0.00
55122 - Owner Finance Charges	\$10.93	\$0.00	\$10.93	\$157.21	\$0.00	\$157.21	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$1,493.00	\$1,500.00	(\$7.00)	\$3,000.00
<u>Total Income</u>	\$34,289.25	\$34,524.58	(\$235.33)	\$207,320.26	\$207,147.52	\$172.74	\$414,295.00
Total Income	\$34,289.25	\$34,524.58	(\$235.33)	\$207,320.26	\$207,147.52	\$172.74	\$414,295.00
Expense							
<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	\$13,472.76	\$13,500.00	\$27.24	\$80,836.26	\$81,000.00	\$163.74	\$162,000.00
61500 - Legal Fees	\$380.00	\$250.00	(\$130.00)	\$2,029.19	\$1,500.00	(\$529.19)	\$3,000.00
61550 - Management Services	\$2,218.25	\$2,217.25	(\$1.00)	\$13,308.50	\$13,303.50	(\$5.00)	\$26,607.00
61660 - Office Supplies/Copies/Postage	\$257.90	\$375.00	\$117.10	\$1,738.87	\$2,250.00	\$511.13	\$4,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
61800 - Telephone	\$240.23	\$183.33	(\$56.90)	\$1,252.75	\$1,099.98	(\$152.77)	\$2,200.00
<u>Total Administrative Expenses</u>	\$16,569.14	\$16,567.25	(\$1.89)	\$102,414.82	\$101,652.50	(\$762.32)	\$201,056.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$293.36	\$1,168.33	\$874.97	\$7,119.63	\$7,009.98	(\$109.65)	\$14,020.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$4,697.48	\$3,750.00	(\$947.48)	\$7,500.00
65200 - Cleaning Labor	\$280.00	\$466.67	\$186.67	\$2,940.00	\$2,800.02	(\$139.98)	\$5,600.00
65300 - Maintenance Labor	\$4,068.00	\$3,442.67	(\$625.33)	\$19,873.12	\$20,656.02	\$782.90	\$41,312.00
<u>Total Buildings Operations</u>	\$5,116.44	\$5,702.67	\$586.23	\$34,630.23	\$34,216.02	(\$414.21)	\$68,432.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,813.00	\$2,813.00	\$0.00	\$16,878.00	\$16,878.00	\$0.00	\$33,756.00
66400 - Irrigation Supplies & Repairs	\$21.08	\$300.00	\$278.92	\$3,559.87	\$1,800.00	(\$1,759.87)	\$3,600.00
66450 - Irrigation Water	\$389.94	\$487.50	\$97.56	\$2,144.67	\$2,925.00	\$780.33	\$5,850.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,166.67	\$1,166.67	\$3,286.25	\$7,000.02	\$3,713.77	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$992.25	\$475.08	(\$517.17)	\$3,123.75	\$2,850.48	(\$273.27)	\$5,701.00
66800 - Tree Trimming	\$4,850.00	\$791.67	(\$4,058.33)	\$4,850.00	\$4,750.02	(\$99.98)	\$9,500.00
<u>Total Grounds/Landscape</u>	\$9,066.27	\$6,033.92	(\$3,032.35)	\$33,842.54	\$36,203.52	\$2,360.98	\$72,407.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$0.00	\$250.00	\$250.00	\$1,080.07	\$1,500.00	\$419.93	\$3,000.00
71400 - Pool Supplies & Repairs	\$0.00	\$333.33	\$333.33	\$1,301.47	\$1,999.98	\$698.51	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$108.56	\$300.00	\$191.44	\$600.00
<u>Total Recreation Facilities</u>	\$0.00	\$633.33	\$633.33	\$2,490.10	\$3,799.98	\$1,309.88	\$7,600.00
<u>Utilities</u>							
75310 - Electricity	\$759.25	\$1,016.67	\$257.42	\$5,562.54	\$6,100.02	\$537.48	\$12,200.00
75500 - Trash Removal	\$1,409.08	\$977.17	(\$431.91)	\$7,475.48	\$5,863.02	(\$1,612.46)	\$11,726.00
75710 - Water & Sewer	\$2,622.87	\$2,562.17	(\$60.70)	\$17,374.26	\$15,373.02	(\$2,001.24)	\$30,746.00
<u>Total Utilities</u>	\$4,791.20	\$4,556.01	(\$235.19)	\$30,412.28	\$27,336.06	(\$3,076.22)	\$54,672.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$878.66	\$1,500.00	\$621.34	\$3,000.00
77300 - Contingency	\$0.00	\$575.00	\$575.00	\$300.00	\$3,450.00	\$3,150.00	\$6,900.00
<u>Total Miscellaneous</u>	\$0.00	\$825.00	\$825.00	\$1,178.66	\$4,950.00	\$3,771.34	\$9,900.00
Total Expense	\$35,543.05	\$34,318.18	(\$1,224.87)	\$204,968.63	\$208,158.08	\$3,189.45	\$414,067.00
Operating Net Income	(\$1,253.80)	\$206.40	(\$1,460.20)	\$2,351.63	(\$1,010.56)	\$3,362.19	\$228.00
Reserve Income							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$8,583.42	\$8,583.42	\$0.00	\$51,500.48	\$51,500.48	\$0.00	\$103,001.00
<u>Total Reserve Income</u>	\$8,583.42	\$8,583.42	\$0.00	\$51,500.48	\$51,500.48	\$0.00	\$103,001.00
Total Reserve Income	\$8,583.42	\$8,583.42	\$0.00	\$51,500.48	\$51,500.48	\$0.00	\$103,001.00

7/18/2023

Pebble Beach Villas Inc
Income/Expense Statement
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$3,776.50	\$3,776.50	\$0.00	\$22,659.00	\$22,659.00	\$0.00	\$45,318.00
85020 - Painting Reserve Transfer	\$1,441.17	\$1,441.17	\$0.00	\$8,646.98	\$8,646.98	\$0.00	\$17,294.00
85030 - Paving Reserve Transfer	\$1,272.92	\$1,272.92	\$0.00	\$7,637.48	\$7,637.48	\$0.00	\$15,275.00
85060 - Recreation Reserve Transfer	\$993.58	\$993.58	\$0.00	\$5,961.52	\$5,961.52	\$0.00	\$11,923.00
85140 - Buildings Reserve Transfer	\$1,099.25	\$1,099.25	\$0.00	\$6,595.50	\$6,595.50	\$0.00	\$13,191.00
<u>Total Reserve Transfer</u>	\$8,583.42	\$8,583.42	\$0.00	\$51,500.48	\$51,500.48	\$0.00	\$103,001.00
Total Reserve Expense	\$8,583.42	\$8,583.42	\$0.00	\$51,500.48	\$51,500.48	\$0.00	\$103,001.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$1,253.80)	\$206.40	(\$1,460.20)	\$2,351.63	(\$1,010.56)	\$3,362.19	\$228.00

**PEBBLE BEACH VILLAS
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2022 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	6/30/2023 BALANCE
ROOFING	\$ 467,595.39	\$ 22,659.00		\$ 11,060.84	\$ 479,193.55
PAINTING	\$ 958.20	\$ 8,646.98		\$ -	\$ 9,605.18
PAVING	\$ 78,353.13	\$ 7,637.48		\$ -	\$ 85,990.61
*RECREATION	\$ 53,628.61	\$ 5,961.52		\$ 27,667.15	\$ 31,922.98
BUILDINGS	\$ 69,933.11	\$ 6,595.50		\$ 27,335.78	\$ 49,192.83
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 1,212.60	\$ -	\$ 1,212.60
TOTALS:	\$ 670,468.44	\$ 51,500.48	\$ 1,212.60	\$ 66,063.77	\$ 657,117.75

Pebble Beach Villas Inc
Check Register
6/1/2023 - 6/30/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2776	6/1/2023	ABSOLUTE PROTECTION TEAM	\$209.72			
		1294066	JUNE SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2777	6/1/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$6,544.15			
		JUNE 2023	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$18.14	\$18.14
		JUNE 2023	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		JUNE 2023	COPIES		61660 Office Supplies/Copies/Postage	\$49.00	\$49.00
		JUNE 2023	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		JUNE 2023	OFFICE SUPPLIES		61660 Office Supplies/Copies/Postage	\$103.26	\$103.26
		JUNE 2023	MAINTENANCE LABOR-DAVE		65300 Maintenance Labor	\$351.00	\$351.00
		JUNE 2023	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,218.25	\$2,218.25
		JUNE 2023	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON		65300 Maintenance Labor	\$3,717.00	\$3,717.00
10215	2778	6/1/2023	PEBBLE BEACH VILLAS	\$8,583.42			
		6/1/23	MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$993.58	\$993.58
		6/1/23	MONTHLY RESERVE FUNDING		85140 Buildings Reserve Transfer	\$1,099.25	\$1,099.25
		6/1/23	MONTHLY RESERVE FUNDING		85030 Paving Reserve Transfer	\$1,272.92	\$1,272.92
		6/1/23	MONTHLY RESERVE FUNDING		85020 Painting Reserve Transfer	\$1,441.17	\$1,441.17
		6/1/23	MONTHLY RESERVE FUNDING		85010 Roofing Reserve Transfer	\$3,776.50	\$3,776.50
10215	On-Line	6/7/2023	CITY OF VERO BEACH UTILITIES	\$2,997.66			
		4/12/23-5/10/23	MAY 2 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$74.14	\$74.14
		4/12/23-5/10/23	MAY 345 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$231.15	\$231.15
		4/12/23-5/10/23	MAY 5 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$345.05	\$345.05
		4/12/23-5/10/23	MAY 8 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$360.44	\$360.44
		4/12/23-5/10/23	MAY 9 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$365.57	\$365.57
		4/12/23-5/10/23	MAY 14 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$391.22	\$391.22
		4/12/23-5/10/23	MAY 15 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$396.35	\$396.35
		4/12/23-5/10/23	MAY 18 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$411.74	\$411.74
		4/12/23-5/10/23	MAY 20 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$422.00	\$422.00
10215	2779	6/13/2023	CAPITAL ONE BANK	\$196.56			
		AMAZON 5/30	DOOR SWEEPS		63300 Building Maintenance Supplies & Repairs	\$104.40	\$104.40
		HOME DEPOT 5/23	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$76.67	\$76.67
		HOME DEPOT 5/30	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$15.49	\$15.49
10215	2780	6/13/2023	ISLAND IRRIGATION	\$345.00			
		5291	REPAIR LINE BREAK &		66400 Irrigation Supplies &	\$345.00	\$345.00

			REPLACE SOLENOID		Repairs			
10215	2781	6/13/2023 31550	MCKINNON & HAMILTON, PLLC ASSOCIATION BUSINESS	\$380.00	61500 Legal Fees	\$380.00	\$380.00	
10215	2782	6/13/2023 130335963-001	SITEONE LANDSCAPE SUPPLY, LLC IRRIGATION SUPPLIES	\$14.76	66400 Irrigation Supplies & Repairs	\$14.76	\$14.76	
10215	On- Line	6/15/2023 0769-000613595 JUN 2023	REPUBLIC SERVICES #769 JUN MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)	\$1,409.08	75500 Trash Removal	\$1,409.08	\$1,409.08	
10215	2783	6/16/2023 1525	INTEGRITY TREE & LANDSCAPING SERVICES, LLC OAK TREE TRIMMING	\$4,850.00	66800 Tree Trimming	\$4,850.00	\$4,850.00	
10215	On- Line	6/19/2023 97559728 #8	FIRST INSURANCE FUNDING CORPORATION PAYMENT 8 OF 10: #97559728	\$11,757.48	11610 Prepaid Insurance	\$11,757.48	\$11,757.48	
10215	On- Line	6/20/2023	FPL	\$759.25				
		5/10/23-6/9/23	JUN 165 KWH #28235-79301- BLDG B		75310 Electricity	\$35.18	\$35.18	
		5/10/23-6/9/23	JUN 234 KWH #22940-40551- BLDG C		75310 Electricity	\$40.21	\$40.21	
		5/10/23-6/9/23	JUN 262 KWH #87007-88162- BLDG G		75310 Electricity	\$43.87	\$43.87	
		5/10/23-6/9/23	JUN 335 KWH #37070-51060- BLDG F		75310 Electricity	\$53.36	\$53.36	
		5/10/23-6/9/23	JUN 347 KWH #77402-10385- BLDG A		75310 Electricity	\$54.92	\$54.92	
		5/10/23-6/9/23	JUN 363 KWH #30131-09446- BLDG E		75310 Electricity	\$56.99	\$56.99	
		5/10/23-6/9/23	JUN 632 KWH #46174-48016- BLDG D		75310 Electricity	\$92.03	\$92.03	
		5/10/23-6/9/23	JUN 2611 KWH #94204-46552- BLDG H		75310 Electricity	\$382.69	\$382.69	
10215	2784	6/21/2023 83350	YARD-NIQUE INC DBA NATIVEGREEN LAWN FERTILIZATION & CHINCH BUG PREVENTION	\$992.25	66700 Landscape Weed, Pest & Fertilization	\$992.25	\$992.25	
10215	2785	6/21/2023 061523	YEAR ROUND LAWN MAINTENANCE, INC JUNE MONTHLY LANDSCAPE MAINTENANCE	\$2,813.00	66300 Landscape Maintenance	\$2,813.00	\$2,813.00	
10215	On- Line	6/22/2023 8535115050042319 JUN 2023	COMCAST JUN (6/14/23-7/13/23) INTERNET/ VOICE SVC #8535115050042319	\$240.23	61800 Telephone	\$240.23	\$240.23	
10215	2786	6/26/2023 HOME DEPOT 4/18	CAPITAL ONE BANK MAINTENANCE SUPPLIES	\$109.08	63300 Building Maintenance Supplies & Repairs	\$109.08	\$109.08	
10215	2787	6/26/2023 HOME DEPOT 4/26 HOME DEPOT 4/25	CAPITAL ONE BANK LIGHT BULBS WIRING FOR LANDSCAPE LIGHTS	\$437.46	63300 Building Maintenance Supplies & Repairs 63300 Building Maintenance Supplies & Repairs	\$40.83 \$396.63	\$40.83 \$396.63	
10215	2788	6/28/2023 K&MELECTRIC 5/19	JAMES HARRISON REIMB MAINTENANCE SUPPLIES	\$37.38	63300 Building Maintenance Supplies & Repairs	\$37.38	\$37.38	
10215	2789	6/28/2023	NORLIZ CLEANING SERVICE	\$280.00				

		0000113	JUNE CLUBHOUSE CLEANING		65200 Cleaning Labor	\$280.00	\$280.00
10215	2790	6/28/2023	SITEONE LANDSCAPE SUPPLY, LLC	\$21.08			
		130919442-001	IRRIGATION SUPPLIES		66400 Irrigation Supplies & Repairs	\$21.08	\$21.08
10215	2791	6/28/2023	SUSAN HANSEN	\$46.26			
		HOME DEPOT 6/17	REIMB DECORATIVE PLANTER		63300 Building Maintenance Supplies & Repairs	\$46.26	\$46.26
10215	2792	6/28/2023	TERMINIX PROCESSING CENTER	\$475.08			
		434481889	JUNE MONTHLY PEST CONTROL-CUST #8907357		63800 Pest Control: Buildings	\$475.08	\$475.08
Total:				<u>\$43,498.90</u>			

Pebble Beach Villas Inc
Check Register
6/1/2023 - 6/30/2023

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
		Invoice	Line Item				
10304	20	6/8/2023	CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC	\$1,070.36			
		A193084	REMOVE SOLAR PANELS/INSTALL SHINGLES		35015 Expenses-Roofing	\$1,070.36	\$1,070.36
10304	21	6/8/2023	KEVIN KELLY	\$8,622.01			
		5/26/23	REIMB PURCHASE OF BLDG LIGHTS PROJECT #33		35065 Expenses-Recreation	\$8,622.01	\$8,622.01
Total:				<u>\$9,692.37</u>			

Pebble Beach Villas Inc
Check Register
6/1/2023 - 6/30/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10305	277	6/23/2023	JOHN NICHOLLS	\$5,500.00			
		6/22/23	BUILDING A 50% DEPOSIT		35145 Expenses-Building	\$5,500.00	\$5,500.00
10305	278	6/23/2023	JOHN NICHOLLS	\$5,500.00			
		6/22/23	BUILDING F FINAL PYMT		35145 Expenses-Building	\$5,500.00	\$5,500.00
10305	279	6/30/2023	JOHN NICHOLLS	\$1,000.00			
		6/22/23	PRICE ADJUSTMENT FOR MATERIALS BLDG F		35145 Expenses-Building	\$1,000.00	\$1,000.00
Total:				<u>\$12,000.00</u>			

Pebble Beach Villas Inc
Check Register
6/1/2023 - 6/30/2023

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10306	239	6/8/2023	YEAR ROUND LAWN MAINTENANCE, INC	\$525.00			
		5/19/23	BURY ELECTRICAL FOR LANDSCAPE LIGHTING		35145 Expenses-Building	\$525.00	\$525.00
Total:				<u>\$525.00</u>			

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 6/30/2023

Unit	Last Name	Address	Total	Current	30	60	90	Status
C27	Kisiel	5100 North A1A	\$573.65	\$573.65				2nd Notice
E48	Bloomhardt	5100 North A1A	\$573.65	\$573.65				
			<u>\$1,147.30</u>	<u>\$1,147.30</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
				2	0	0	0	
			<u>\$1,140.00</u>	<u>\$1,140.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
			<u>\$7.30</u>	<u>\$7.30</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
			<u>\$1,147.30</u>	<u>\$1,147.30</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
			Assessment					
			Interest					