



"Wise management makes the difference."

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

DATE: April 19, 2023
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of March 31, 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: \$41,174 with a budget of \$34,318 or \$6,856 over budget for the month.

Variances by Category:

- **Administrative Expenses:** \$3,485 over budget due to annual audit report, tax preparation, and legal fees for review of Pebble Beach Documents.
- **Building Operations:** \$550 over budget due to maintenance supplies, bldg. E tankless heater electrical connection, and bldg. A mainline repair.
- **Grounds & Landscape Expense:** \$1,961 over budget due to irrigation break repair, valve replacement, repair of wiring and 2 zone modules, and landscape replacement.
- **Recreation Facilities:** \$109 over budget due to clubhouse A/C repair
- **Utilities:** \$901 over budget due to trash and water & sewer.
- **Laundry Expense:** \$425 over budget due to bldg. E tankless installation and replacement of bldg. F dryer thermostat.

YEAR TO DATE EXPENSES: \$104,032 with a budget of \$105,143 or \$1,111 under budget for year.

Variances by Category:

- **Administrative Expenses:** \$981 over budget due to annual audit report and tax preparation.
- **Building Operations:** \$86 under budget.
- **Grounds & Landscape Expense:** \$2,148 under budget.
- **Recreation Facilities:** \$72 under budget.
- **Utilities:** \$1,510 over budget due to trash and water & sewer.
- **Laundry Expense:** \$129 over budget.

Reserves: \$683,800

Owner's Equity: \$101,933

Accounts Receivable: \$2,450

Maintenance:

- New exterior building lights being installed
- Pool treated for lack algae
- New shutters installed
- Gutters cleaned and sealed
- Side tables purchased for pool area
- New landscaping and sod installed
- Building G soffit repair complete
- Clubroom AC being replaced in May
- Pool resurfacing scheduled for June
- 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: 3/31/2023

Assets

Cash - Operating	
10215 - Synovus - Operating Ckg	\$75,673.51
10216 - Synovus - Operating MM	\$45,438.28
Cash - Operating Total	<u>\$121,111.79</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$57,571.59
10305 - Truist Bank - Reserve MM	\$91,725.51
10306 - Bank United - Reserve MM	\$34,502.56
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>\$683,799.66</u>

Other Assets	
10610 - Accounts Receivable	\$2,340.36
10635 - A/R - Other	\$110.00
11610 - Prepaid Insurance	\$35,521.92
Other Assets Total	<u>\$37,972.28</u>

Assets Total	<u>\$842,883.73</u>
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Liabilities and Equity

Liability	
23110 - Accounts Payable	\$13,067.55
23114 - A/P Fees	\$30.00
24110 - Prepaid Maintenance Fees	\$44,053.88
Liability Total	<u>\$57,151.43</u>

Reserves	
35010 - Roofing Reserve	\$478,924.89
35020 - Painting Reserve	\$5,281.67
35030 - Paving Reserve	\$82,171.85
35060 - Recreation Reserve	\$55,967.13
35140 - Building Reserve	\$61,037.01
35150 - Unallocated Reserve Interest	\$417.11
Reserves Total	<u>\$683,799.66</u>

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

Current Year Net Income	\$125.91
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Liabilities & Equity Total	<u>\$842,883.73</u>
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Pebble Beach Villas Inc
Income/Expense Statement
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
55110 - Current Assessments	\$34,274.58	\$34,274.58	\$0.00	\$102,823.78	\$102,823.78	\$0.00	\$411,295.00
55120 - Interest Income	\$3.86	\$0.00	\$3.86	\$11.20	\$0.00	\$11.20	\$0.00
55122 - Owner Finance Charges	\$23.58	\$0.00	\$23.58	\$79.88	\$0.00	\$79.88	\$0.00
55150 - Laundry Income	\$767.25	\$250.00	\$517.25	\$1,243.00	\$750.00	\$493.00	\$3,000.00
Total Income	\$35,069.27	\$34,524.58	\$544.69	\$104,157.86	\$103,573.78	\$584.08	\$414,295.00
Total Income	\$35,069.27	\$34,524.58	\$544.69	\$104,157.86	\$103,573.78	\$584.08	\$414,295.00
Expense							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$2,900.00	\$0.00	(\$2,900.00)	\$2,900.00	\$1,900.00	(\$1,000.00)	\$1,900.00
61300 - Corporate/Condo Fees	\$0.00	\$0.00	\$0.00	\$288.00	\$288.00	\$0.00	\$349.00
61400 - Insurance	\$13,472.76	\$13,500.00	\$27.24	\$40,417.98	\$40,500.00	\$82.02	\$162,000.00
61500 - Legal Fees	\$877.50	\$250.00	(\$627.50)	\$877.50	\$750.00	(\$127.50)	\$3,000.00
61550 - Management Services	\$2,218.25	\$2,217.25	(\$1.00)	\$6,653.75	\$6,651.75	(\$2.00)	\$26,607.00
61660 - Office Supplies/Copies/Postage	\$396.10	\$375.00	(\$21.10)	\$1,171.78	\$1,125.00	(\$46.78)	\$4,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
61800 - Telephone	\$187.36	\$183.33	(\$4.03)	\$562.08	\$549.99	(\$12.09)	\$2,200.00
Total Administrative Expenses	\$20,051.97	\$16,567.25	(\$3,484.72)	\$52,871.09	\$51,889.75	(\$981.34)	\$201,056.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$2,193.33	\$1,168.33	(\$1,025.00)	\$3,961.27	\$3,504.99	(\$456.28)	\$14,020.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$1,425.24	\$1,875.00	\$449.76	\$7,500.00
65200 - Cleaning Labor	\$560.00	\$466.67	(\$93.33)	\$1,680.00	\$1,400.01	(\$279.99)	\$5,600.00
65300 - Maintenance Labor	\$3,024.00	\$3,442.67	\$418.67	\$9,955.12	\$10,328.01	\$372.89	\$41,312.00
Total Buildings Operations	\$6,252.41	\$5,702.67	(\$549.74)	\$17,021.63	\$17,108.01	\$86.38	\$68,432.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,813.00	\$2,813.00	\$0.00	\$8,439.00	\$8,439.00	\$0.00	\$33,756.00
66400 - Irrigation Supplies & Repairs	\$1,533.43	\$300.00	(\$1,233.43)	\$2,482.28	\$900.00	(\$1,582.28)	\$3,600.00
66450 - Irrigation Water	\$359.79	\$487.50	\$127.71	\$1,035.82	\$1,462.50	\$426.68	\$5,850.00
66600 - Landscape Replacement & Mulch	\$2,842.00	\$1,166.67	(\$1,675.33)	\$2,842.00	\$3,500.01	\$658.01	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$446.25	\$475.08	\$28.83	\$1,155.00	\$1,425.24	\$270.24	\$5,701.00
66800 - Tree Trimming	\$0.00	\$791.67	\$791.67	\$0.00	\$2,375.01	\$2,375.01	\$9,500.00
Total Grounds/Landscape	\$7,994.47	\$6,033.92	(\$1,960.55)	\$15,954.10	\$18,101.76	\$2,147.66	\$72,407.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$489.42	\$250.00	(\$239.42)	\$1,080.07	\$750.00	(\$330.07)	\$3,000.00
71400 - Pool Supplies & Repairs	\$144.55	\$333.33	\$188.78	\$639.38	\$999.99	\$360.61	\$4,000.00
73000 - Tennis Courts Repairs	\$108.56	\$50.00	(\$58.56)	\$108.56	\$150.00	\$41.44	\$600.00
Total Recreation Facilities	\$742.53	\$633.33	(\$109.20)	\$1,828.01	\$1,899.99	\$71.98	\$7,600.00
<u>Utilities</u>							
75310 - Electricity	\$883.45	\$1,016.67	\$133.22	\$2,891.40	\$3,050.01	\$158.61	\$12,200.00
75500 - Trash Removal	\$1,409.08	\$977.17	(\$431.91)	\$3,248.24	\$2,931.51	(\$316.73)	\$11,726.00
75710 - Water & Sewer	\$3,164.94	\$2,562.17	(\$602.77)	\$9,038.82	\$7,686.51	(\$1,352.31)	\$30,746.00
Total Utilities	\$5,457.47	\$4,556.01	(\$901.46)	\$15,178.46	\$13,668.03	(\$1,510.43)	\$54,672.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$675.36	\$250.00	(\$425.36)	\$878.66	\$750.00	(\$128.66)	\$3,000.00
77300 - Contingency	\$0.00	\$575.00	\$575.00	\$300.00	\$1,725.00	\$1,425.00	\$6,900.00
Total Miscellaneous	\$675.36	\$825.00	\$149.64	\$1,178.66	\$2,475.00	\$1,296.34	\$9,900.00
Total Expense	\$41,174.21	\$34,318.18	(\$6,856.03)	\$104,031.95	\$105,142.54	\$1,110.59	\$414,067.00
Operating Net Income	(\$6,104.94)	\$206.40	(\$6,311.34)	\$125.91	(\$1,568.76)	\$1,694.67	\$228.00
Reserve Income							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$8,583.42	\$8,583.42	\$0.00	\$25,750.22	\$25,750.22	\$0.00	\$103,001.00
Total Reserve Income	\$8,583.42	\$8,583.42	\$0.00	\$25,750.22	\$25,750.22	\$0.00	\$103,001.00
Total Reserve Income	\$8,583.42	\$8,583.42	\$0.00	\$25,750.22	\$25,750.22	\$0.00	\$103,001.00

4/18/2023

Pebble Beach Villas Inc
Income/Expense Statement
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
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	\$11,329.50	\$11,329.50	\$0.00	\$45,318.00
85020 - Painting Reserve Transfer	\$1,441.17	\$1,441.17	\$0.00	\$4,323.47	\$4,323.47	\$0.00	\$17,294.00
85030 - Paving Reserve Transfer	\$1,272.92	\$1,272.92	\$0.00	\$3,818.72	\$3,818.72	\$0.00	\$15,275.00
85060 - Recreation Reserve Transfer	\$993.58	\$993.58	\$0.00	\$2,980.78	\$2,980.78	\$0.00	\$11,923.00
85140 - Buildings Reserve Transfer	\$1,099.25	\$1,099.25	\$0.00	\$3,297.75	\$3,297.75	\$0.00	\$13,191.00
<u>Total Reserve Transfer</u>	\$8,583.42	\$8,583.42	\$0.00	\$25,750.22	\$25,750.22	\$0.00	\$103,001.00
Total Reserve Expense	\$8,583.42	\$8,583.42	\$0.00	\$25,750.22	\$25,750.22	\$0.00	\$103,001.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$6,104.94)	\$206.40	(\$6,311.34)	\$125.91	(\$1,568.76)	\$1,694.67	\$228.00

**PEBBLE BEACH VILLAS
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2022 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	3/31/2023 BALANCE
ROOFING	\$ 467,595.39	\$ 11,329.50		\$ -	\$ 478,924.89
PAINTING	\$ 958.20	\$ 4,323.47		\$ -	\$ 5,281.67
PAVING	\$ 78,353.13	\$ 3,818.72		\$ -	\$ 82,171.85
*RECREATION	\$ 53,628.61	\$ 2,980.78		\$ 642.26	\$ 55,967.13
BUILDINGS	\$ 69,933.11	\$ 3,297.75		\$ 12,193.85	\$ 61,037.01
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 417.11	\$ -	\$ 417.11
TOTALS:	\$ 670,468.44	\$ 25,750.22	\$ 417.11	\$ 12,836.11	\$ 683,799.66

Pebble Beach Villas Inc
Check Register
3/1/2023 - 3/31/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2706	3/1/2023 1265390	ABSOLUTE PROTECTION TEAM mar SECURITY VIDEO SERVICE	\$209.72	63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2707	3/1/2023 HOME DEPOT 2/14	CAPITAL ONE BANK MAINTENANCE SUPPLIES	\$21.29	63300 Building Maintenance Supplies & Repairs	\$21.29	\$21.29
10215	2708	3/1/2023 19598	CUTTING EDGE SIGN ARTS NEW POOL SIGN	\$266.43	71400 Pool Supplies & Repairs	\$266.43	\$266.43
10215	2709	3/1/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$5,629.60			
		MAR 2023	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$12.60	\$12.60
		MAR 2023	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		MAR 2023	OFFICE SUPPLIES		61660 Office Supplies/Copies/Postage	\$49.80	\$49.80
		MAR 2023	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		MAR 2023	COPIES		61660 Office Supplies/Copies/Postage	\$237.45	\$237.45
		MAR 2023	MONTHLY MANAGEMENT FEE MONTHLY MAINTENANCE		61550 Management Services	\$2,218.25	\$2,218.25
		MAR 2023	LABOR-ARREARS-JAMES HARRISON		65300 Maintenance Labor	\$3,024.00	\$3,024.00
10215	2710	3/1/2023 0000104	NORLIZ CLEANING SERVICE FEB CLUBHOUSE CLEANING	\$420.00	65200 Cleaning Labor	\$420.00	\$420.00
10215	2711	3/1/2023 126711868-001	SITEONE LANDSCAPE SUPPLY, LLC IRRIG PARTS	\$16.85	66400 Irrigation Supplies & Repairs	\$16.85	\$16.85
10215	2712	3/1/2023 430123422	TERMINIX PROCESSING CENTER FEB MONTHLY PEST CONTROL- CUST #8907357	\$475.08	63800 Pest Control: Buildings	\$475.08	\$475.08
10215	2713	3/2/2023 AMAZON 1/17	CAPITAL ONE BANK FLOAT VALVE	\$42.79	63300 Building Maintenance Supplies & Repairs	\$42.79	\$42.79
10215	On- Line	3/8/2023	CITY OF VERO BEACH UTILITIES	\$3,224.45			
		1/12/23-2/9/23	FEB 9 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$118.60	\$118.60
		1/12/23-2/9/23	FEB 464 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$310.88	\$310.88
		1/12/23-2/9/23	FEB 9 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$365.57	\$365.57
		1/12/23-2/9/23	FEB 15 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$396.35	\$396.35
		1/12/23-2/9/23	FEB 15 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$396.35	\$396.35
		1/12/23-2/9/23	FEB 16 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$401.48	\$401.48
		1/12/23-2/9/23	FEB 16 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$401.48	\$401.48
		1/12/23-2/9/23	FEB 19 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$416.87	\$416.87
		1/12/23-2/9/23	FEB 19 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$416.87	\$416.87

10215	2714	3/8/2023 1273909	ABSOLUTE PROTECTION TEAM BEACH GATE SERVICE	\$305.00	63300 Building Maintenance Supplies & Repairs	\$305.00	\$305.00
10215	2715	3/8/2023 HOMEDepOT 2/21 LEADERS 2/21	CAPITAL ONE BANK MAINTENANCE SUPPLIES SIDE TABLE FRAMES (3)	\$326.10	63300 Building Maintenance Supplies & Repairs 70130 Clubhouse Service & Repairs	\$91.62 \$234.48	\$91.62 \$234.48
10215	2716	3/8/2023 3/1/23 3/1/23 3/1/23 3/1/23	PEBBLE BEACH VILLAS MONTHLY RESERVE FUNDING MONTHLY RESERVE FUNDING MONTHLY RESERVE FUNDING MONTHLY RESERVE FUNDING MONTHLY RESERVE FUNDING	\$8,583.42	85010 Roofing Reserve Transfer 85020 Painting Reserve Transfer 85030 Paving Reserve Transfer 85140 Buildings Reserve Transfer 85060 Recreation Reserve Transfer	\$3,776.50 \$1,441.17 \$1,272.92 \$1,099.25 \$993.58	\$3,776.50 \$1,441.17 \$1,272.92 \$1,099.25 \$993.58
10215	On- Line	3/13/2023 97559728 #5	FIRST INSURANCE FUNDING CORPORATION PAYMENT 5 OF 10: #97559728	\$11,757.48	11610 Prepaid Insurance	\$11,757.48	\$11,757.48
10215	2717	3/15/2023 HOME DEPOT 2/28 AMAZON 3/1	CAPITAL ONE BANK MAINTENANCE SUPPLIES LANDSCAPE LIGHT	\$91.50	63300 Building Maintenance Supplies & Repairs 63300 Building Maintenance Supplies & Repairs	\$33.10 \$58.40	\$33.10 \$58.40
10215	2718	3/15/2023 031323	ELLIOTT MERRILL COMMUNITY MANAGEMENT ADMIN COLLECTION FEES	\$30.00	23114 A/P Fees	\$30.00	\$30.00
10215	2719	3/15/2023 030823	JAMES HARRISON BLACK ALGAE TREATMENT	\$100.00	63300 Building Maintenance Supplies & Repairs	\$100.00	\$100.00
10215	2720	3/15/2023 31182	MCKINNON & HAMILTON, PLLC DOCUMENT REVIEW	\$877.50	61500 Legal Fees	\$877.50	\$877.50
10215	2721	3/15/2023 0214220-IN	MEEKS PLUMBING, INC BLDG E TANKLESS INSTALL	\$488.62	71200 Laundry Expense	\$488.62	\$488.62
10215	2722	3/15/2023 330812	VERO CHEMICAL DISTRIBUTORS, INC. POOL CHEMICALS	\$52.29	71400 Pool Supplies & Repairs	\$52.29	\$52.29
10215	On- Line	3/18/2023 0769-000606822	REPUBLIC SERVICES #769 MAR MONTHLY TRASH & RECYCLING SERVICE (ACCT #3- 0769-2000188)	\$1,409.08	75500 Trash Removal	\$1,409.08	\$1,409.08
10215	On- Line	3/21/2023 2/9/23-3/10/23 2/9/23-3/10/23 2/9/23-3/10/23 2/9/23-3/10/23 2/9/23-3/10/23 2/9/23-3/10/23 2/9/23-3/10/23 2/9/23-3/10/23	FPL MAR 221 KWH #28235-79301- BLDG B MAR 260 KWH #87007-88162- BLDG G MAR 342 KWH #22940-40551- BLDG C MAR 359 KWH #77402-10385- BLDG A MAR 423 KWH #37070-51060- BLDG F MAR 429 KWH #30131-09446- BLDG E MAR 484 KWH #46174-48016- BLDG D MAR 3736 KWH #94204-46552-	\$883.45	75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity 75310 Electricity	\$36.23 \$40.89 \$50.75 \$52.76 \$60.44 \$61.15 \$67.75	\$36.23 \$40.89 \$50.75 \$52.76 \$60.44 \$61.15 \$67.75

		2/9/23-3/10/23	BLDG H		75310 Electricity	\$513.48	\$513.48
10215	On-Line	3/22/2023	COMCAST	\$187.36			
		8535115050042319 MAR 2023	MAR (3/14/23-4/13/23) INTERNET/ VOICE SVC #8535115050042319		61800 Telephone	\$187.36	\$187.36
10215	2723	3/22/2023 4981	ISLAND IRRIGATION REPAIR BREAK & REPLACE VALVE	\$440.25	66400 Irrigation Supplies & Repairs	\$440.25	\$440.25
10215	2724	3/22/2023 031523	KEVIN KELLY REIMB FOR SUPPLIES	\$597.49	63300 Building Maintenance Supplies & Repairs	\$597.49	\$597.49
10215	2725	3/22/2023 23-6395	L.WALTON ELECTRIC, INC. ELECTRIC FOR TANKLESS HEATER BLDG E	\$365.00	63300 Building Maintenance Supplies & Repairs	\$365.00	\$365.00
10215	2726	3/22/2023 031523	YEAR ROUND LAWN MAINTENANCE, INC MAR MONTHLY LANDSCAPE MAINTENANCE	\$2,813.00	66300 Landscape Maintenance	\$2,813.00	\$2,813.00
10215	2727	3/29/2023 80031	NATIVEGREEN PEST CONTROL & FERTILIZATION LLC MAR SHRUB INSECT/DISEASE/FERT	\$446.25	66700 Landscape Weed, Pest & Fertilization	\$446.25	\$446.25
Total:				<u>\$40,060.00</u>			

Pebble Beach Villas Inc
Check Register
3/1/2023 - 3/31/2023

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10304	18	3/21/2023	KEVIN KELLY	\$642.26			
		3/15/23	12 SIDE TABLES FOR POOL AREA		35065 Expenses-Recreation	\$642.26	\$642.26
Total:				<u>\$642.26</u>			

Pebble Beach Villas Inc
Check Register
3/1/2023 - 3/31/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10306	235	3/15/2023	PRECISION PAINTING & WATERPROOFING	\$1,821.00			
		220020202189454	NEW SHUTTERS & INSTALL		35145 Expenses- Building	\$1,821.00	\$1,821.00
10306	236	3/29/2023 3/1/23	JOHN NICHOLLS BLDG G SOFFIT REPAIR & GUTTER CLEANING	\$4,500.00	35145 Expenses- Building	\$4,500.00	\$4,500.00
Total:				<u>\$6,321.00</u>			

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 3/31/2023

Unit	Last Name	Address	Total	Current	30	60	90	Status
C27	Kisiel	5100 North A1A	\$1,278.33	\$25.11	\$1,164.93	\$88.29		2nd Notice
F66	McNulty	5100 North A1A	\$1,172.03	\$24.54	\$1,061.33	\$86.16		2nd Notice
			<u>\$2,450.36</u>	<u>\$49.65</u>	<u>\$2,226.26</u>	<u>\$174.45</u>	<u>\$0.00</u>	
				2	2	2	0	
Assessment			\$2,340.36	\$0.00	\$2,193.84	\$146.52	\$0.00	
Interest			\$65.00	\$19.65	\$32.42	\$12.93	\$0.00	
Collection Fees			\$45.00	\$30.00	\$0.00	\$15.00	\$0.00	
			<u>\$2,450.36</u>	<u>\$49.65</u>	<u>\$2,226.26</u>	<u>\$174.45</u>	<u>\$0.00</u>	