



*"Wise management makes the difference."*

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

DATE: June 22, 2023  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of May 31, 2023

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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:** \$32,696 with a budget of \$34,318 or \$1,622 under budget for the month.

Variances by Category:

- **Administrative Expenses:** \$241 under budget.
- **Building Operations:** \$1,014 over budget due to annual drywood termite service renewal.
- **Grounds & Landscape Expense:** \$1,949 under budget.
- **Recreation Facilities:** \$100 under budget.
- **Utilities:** \$479 over budget due to trash and water & sewer.
- **Laundry Expense:** \$250 under budget.

**YEAR TO DATE EXPENSES:** \$169,426 with a budget of \$173,840 or \$4,414 under budget for year.

Variances by Category:

- **Administrative Expenses:** \$760 over budget due to annual audit report/tax prep. and legal fees.
- **Building Operations:** \$1,000 over budget maintenance supplies & repairs, and pest control.
- **Grounds & Landscape Expense:** \$5,393 under budget.
- **Recreation Facilities:** \$677 under budget.
- **Utilities:** \$2,841 over budget due to trash and water & sewer.
- **Laundry Expense:** \$371 under budget.

**Reserves:** \$670,485

**Owner's Equity:** \$105,412

**Accounts Receivable:** \$0

**Maintenance:**

- New exterior building lights being installed
- Kickplates install complete
- Annual Drywood termite treatment complete
- Annual Fire Extinguisher testing complete
- New plantings added throughout community
- 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](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: 5/31/2023

**Assets**

Cash - Operating	
10215 - Synovus - Operating Ckg	\$66,303.67
10216 - Synovus - Operating MM	\$45,445.87
Cash - Operating Total	<u>\$111,749.54</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$52,180.19
10305 - Truist Bank - Reserve MM	\$99,288.02
10306 - Bank United - Reserve MM	\$19,016.40
10320 - Southstate Bank CD-7 Mo(3.53%) 10/8/23	\$100,000.00
10325 - Southstate Bank 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 Bank CD-12 Mo (4.60%) 3/28/24	\$100,000.00
Cash - Reserves Total	<u>\$670,484.61</u>

Other Assets	
10610 - Accounts Receivable	\$0.02
11610 - Prepaid Insurance	\$32,091.36
Other Assets Total	<u>\$32,091.38</u>

Assets Total	<u>\$814,325.53</u>
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**Liabilities and Equity**

Liability	
23110 - Accounts Payable	\$3,553.98
24110 - Prepaid Maintenance Fees	\$34,874.78
Liability Total	<u>\$38,428.76</u>

Reserves	
35010 - Roofing Reserve	\$476,487.41
35020 - Painting Reserve	\$8,164.01
35030 - Paving Reserve	\$84,717.69
35060 - Recreation Reserve	\$39,551.41
35140 - Building Reserve	\$60,618.58
35150 - Unallocated Reserve Interest	\$945.51
Reserves Total	<u>\$670,484.61</u>

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

Current Year Net Income	\$3,605.43
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Liabilities & Equity Total	<u>\$814,325.53</u>
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Pebble Beach Villas Inc  
Income/Expense Statement  
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
55110 - Current Assessments	\$34,274.58	\$34,274.58	\$0.00	\$171,372.94	\$171,372.94	\$0.00	\$411,295.00
55120 - Interest Income	\$3.86	\$0.00	\$3.86	\$18.79	\$0.00	\$18.79	\$0.00
55122 - Owner Finance Charges	\$0.00	\$0.00	\$0.00	\$146.28	\$0.00	\$146.28	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$1,493.00	\$1,250.00	\$243.00	\$3,000.00
<u>Total Income</u>	\$34,278.44	\$34,524.58	(\$246.14)	\$173,031.01	\$172,622.94	\$408.07	\$414,295.00
<b>Total Income</b>	\$34,278.44	\$34,524.58	(\$246.14)	\$173,031.01	\$172,622.94	\$408.07	\$414,295.00
<b>Expense</b>							
<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	\$61.25	\$0.00	(\$61.25)	\$349.25	\$349.00	(\$0.25)	\$349.00
61400 - Insurance	\$13,473.06	\$13,500.00	\$26.94	\$67,363.50	\$67,500.00	\$136.50	\$162,000.00
61500 - Legal Fees	\$236.69	\$250.00	\$13.31	\$1,649.19	\$1,250.00	(\$399.19)	\$3,000.00
61550 - Management Services	\$2,218.25	\$2,217.25	(\$1.00)	\$11,090.25	\$11,086.25	(\$4.00)	\$26,607.00
61660 - Office Supplies/Copies/Postage	\$96.95	\$375.00	\$278.05	\$1,480.97	\$1,875.00	\$394.03	\$4,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
61800 - Telephone	\$240.23	\$183.33	(\$56.90)	\$1,012.52	\$916.65	(\$95.87)	\$2,200.00
<u>Total Administrative Expenses</u>	\$16,326.43	\$16,567.25	\$240.82	\$85,845.68	\$85,085.25	(\$760.43)	\$201,056.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$1,328.20	\$1,168.33	(\$159.87)	\$6,826.27	\$5,841.65	(\$984.62)	\$14,020.00
63800 - Pest Control: Buildings	\$2,322.08	\$625.00	(\$1,697.08)	\$4,222.40	\$3,125.00	(\$1,097.40)	\$7,500.00
65200 - Cleaning Labor	\$420.00	\$466.67	\$46.67	\$2,660.00	\$2,333.35	(\$326.65)	\$5,600.00
65300 - Maintenance Labor	\$2,646.00	\$3,442.67	\$796.67	\$15,805.12	\$17,213.35	\$1,408.23	\$41,312.00
<u>Total Buildings Operations</u>	\$6,716.28	\$5,702.67	(\$1,013.61)	\$29,513.79	\$28,513.35	(\$1,000.44)	\$68,432.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,813.00	\$2,813.00	\$0.00	\$14,065.00	\$14,065.00	\$0.00	\$33,756.00
66400 - Irrigation Supplies & Repairs	\$515.99	\$300.00	(\$215.99)	\$3,538.79	\$1,500.00	(\$2,038.79)	\$3,600.00
66450 - Irrigation Water	\$231.15	\$487.50	\$256.35	\$1,754.73	\$2,437.50	\$682.77	\$5,850.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,166.67	\$1,166.67	\$3,286.25	\$5,833.35	\$2,547.10	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$525.00	\$475.08	(\$49.92)	\$2,131.50	\$2,375.40	\$243.90	\$5,701.00
66800 - Tree Trimming	\$0.00	\$791.67	\$791.67	\$0.00	\$3,958.35	\$3,958.35	\$9,500.00
<u>Total Grounds/Landscape</u>	\$4,085.14	\$6,033.92	\$1,948.78	\$24,776.27	\$30,169.60	\$5,393.33	\$72,407.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$0.00	\$250.00	\$250.00	\$1,080.07	\$1,250.00	\$169.93	\$3,000.00
71400 - Pool Supplies & Repairs	\$533.20	\$333.33	(\$199.87)	\$1,301.47	\$1,666.65	\$365.18	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$108.56	\$250.00	\$141.44	\$600.00
<u>Total Recreation Facilities</u>	\$533.20	\$633.33	\$100.13	\$2,490.10	\$3,166.65	\$676.55	\$7,600.00
<u>Utilities</u>							
75310 - Electricity	\$859.75	\$1,016.67	\$156.92	\$4,803.29	\$5,083.35	\$280.06	\$12,200.00
75500 - Trash Removal	\$1,409.08	\$977.17	(\$431.91)	\$6,066.40	\$4,885.85	(\$1,180.55)	\$11,726.00
75710 - Water & Sewer	\$2,766.51	\$2,562.17	(\$204.34)	\$14,751.39	\$12,810.85	(\$1,940.54)	\$30,746.00
<u>Total Utilities</u>	\$5,035.34	\$4,556.01	(\$479.33)	\$25,621.08	\$22,780.05	(\$2,841.03)	\$54,672.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$878.66	\$1,250.00	\$371.34	\$3,000.00
77300 - Contingency	\$0.00	\$575.00	\$575.00	\$300.00	\$2,875.00	\$2,575.00	\$6,900.00
<u>Total Miscellaneous</u>	\$0.00	\$825.00	\$825.00	\$1,178.66	\$4,125.00	\$2,946.34	\$9,900.00
<b>Total Expense</b>	\$32,696.39	\$34,318.18	\$1,621.79	\$169,425.58	\$173,839.90	\$4,414.32	\$414,067.00
Operating Net Income	\$1,582.05	\$206.40	\$1,375.65	\$3,605.43	(\$1,216.96)	\$4,822.39	\$228.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$8,583.42	\$8,583.42	\$0.00	\$42,917.06	\$42,917.06	\$0.00	\$103,001.00
<u>Total Reserve Income</u>	\$8,583.42	\$8,583.42	\$0.00	\$42,917.06	\$42,917.06	\$0.00	\$103,001.00
<b>Total Reserve Income</b>	\$8,583.42	\$8,583.42	\$0.00	\$42,917.06	\$42,917.06	\$0.00	\$103,001.00

Pebble Beach Villas Inc  
Income/Expense Statement  
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$3,776.50	\$3,776.50	\$0.00	\$18,882.50	\$18,882.50	\$0.00	\$45,318.00
85020 - Painting Reserve Transfer	\$1,441.17	\$1,441.17	\$0.00	\$7,205.81	\$7,205.81	\$0.00	\$17,294.00
85030 - Paving Reserve Transfer	\$1,272.92	\$1,272.92	\$0.00	\$6,364.56	\$6,364.56	\$0.00	\$15,275.00
85060 - Recreation Reserve Transfer	\$993.58	\$993.58	\$0.00	\$4,967.94	\$4,967.94	\$0.00	\$11,923.00
85140 - Buildings Reserve Transfer	\$1,099.25	\$1,099.25	\$0.00	\$5,496.25	\$5,496.25	\$0.00	\$13,191.00
<u>Total Reserve Transfer</u>	\$8,583.42	\$8,583.42	\$0.00	\$42,917.06	\$42,917.06	\$0.00	\$103,001.00
<b>Total Reserve Expense</b>	\$8,583.42	\$8,583.42	\$0.00	\$42,917.06	\$42,917.06	\$0.00	\$103,001.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$1,582.05	\$206.40	\$1,375.65	\$3,605.43	(\$1,216.96)	\$4,822.39	\$228.00

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2022 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	5/31/2023 BALANCE
ROOFING	\$ 467,595.39	\$ 18,882.50		\$ 9,990.48	\$ 476,487.41
PAINTING	\$ 958.20	\$ 7,205.81		\$ -	\$ 8,164.01
PAVING	\$ 78,353.13	\$ 6,364.56		\$ -	\$ 84,717.69
*RECREATION	\$ 53,628.61	\$ 4,967.94		\$ 19,045.14	\$ 39,551.41
BUILDINGS	\$ 69,933.11	\$ 5,496.25		\$ 14,810.78	\$ 60,618.58
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 945.51	\$ -	\$ 945.51
TOTALS:	\$ 670,468.44	\$ 42,917.06	\$ 945.51	\$ 43,846.40	\$ 670,484.61

**Pebble Beach Villas Inc**  
**Check Register**  
**5/1/2023 - 5/31/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2750	5/3/2023	ABSOLUTE PROTECTION TEAM	\$209.72			
		1284823	MAY SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$209.72	\$209.72
10215	2751	5/3/2023	AL JAKELIS	\$230.97			
		LOWES 4/17	REIMB SIGN POST MATERIAL		63300 Building Maintenance Supplies & Repairs	\$230.97	\$230.97
10215	2752	5/3/2023	CAPITAL ONE BANK	\$109.08			
		HOME DEPOT 4/18	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$109.08	\$109.08
10215	2753	5/3/2023	DAVID CHISHOLM	\$240.88			
		LOWES 4/6	REIMB FENCING FOR NEW PLANTS		66600 Landscape Replacement & Mulch	\$240.88	\$240.88
10215	2754	5/3/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$5,022.45			
		MAY 2023	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$9.45	\$9.45
		MAY 2023	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		MAY 2023	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		MAY 2023	ANNUAL REPORT		61300 Corporate/Condo Fees	\$61.25	\$61.25
		MAY 2023	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,218.25	\$2,218.25
		MAY 2023	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON		65300 Maintenance Labor	\$2,646.00	\$2,646.00
10215	2755	5/3/2023	JAMES HARRISON	\$44.12			
		K&M ELECTRIC	REIMB MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$44.12	\$44.12
10215	2756	5/3/2023	NATIVEGREEN PEST CONTROL & FERTILIZATION LLC	\$451.50			
		81452	APR LAWN FERTILIZATION & PEST CONTROL		66700 Landscape Weed, Pest & Fertilization	\$451.50	\$451.50
10215	2757	5/3/2023	PEBBLE BEACH VILLAS	\$8,583.42			
		5/1/23	MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$993.58	\$993.58
		5/1/23	MONTHLY RESERVE FUNDING		85140 Buildings Reserve Transfer	\$1,099.25	\$1,099.25
		5/1/23	MONTHLY RESERVE FUNDING		85030 Paving Reserve Transfer	\$1,272.92	\$1,272.92
		5/1/23	MONTHLY RESERVE FUNDING		85020 Painting Reserve Transfer	\$1,441.17	\$1,441.17
		5/1/23	MONTHLY RESERVE FUNDING		85010 Roofing Reserve Transfer	\$3,776.50	\$3,776.50
10215	2758	5/3/2023	SUSAN HANSEN	\$232.26			
		MICHAELS/ASHLAND 3/6	REIMB MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$28.89	\$28.89
		LOWES/HDEPOT 0412	REIMB ENTRANCE BEAUTIFICATION PROJECT		66600 Landscape Replacement & Mulch	\$203.37	\$203.37
10215	2759	5/3/2023	TERMINIX PROCESSING CENTER	\$475.08			

		432137515	APR MONTHLY PEST CONTROL-CUST #8907357		63800 Pest Control: Buildings	\$475.08	\$475.08
10215	2760	5/3/2023	JOHN NICHOLLS	\$400.00			
		041723	REPRINT SOFFITT AREAS FOR G BLDG		63300 Building Maintenance Supplies & Repairs	\$400.00	\$400.00
10215	On-Line	5/8/2023	CITY OF VERO BEACH UTILITIES	\$3,433.82			
		3/14/23-4/11/23	APR 5 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$89.53	\$89.53
		3/14/23-4/11/23	APR 12 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$380.96	\$380.96
		3/14/23-4/11/23	APR 14 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$391.22	\$391.22
		3/14/23-4/11/23	APR 15 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$396.35	\$396.35
		3/14/23-4/11/23	APR 15 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$396.35	\$396.35
		3/14/23-4/11/23	APR 19 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$416.87	\$416.87
		3/14/23-4/11/23	APR 23 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$437.39	\$437.39
		3/14/23-4/11/23	APR 23 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$437.39	\$437.39
		3/14/23-4/11/23	APR 728 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$487.76	\$487.76
10215	2761	5/10/2023	CAPITAL ONE BANK	\$437.46			
		HOME DEPOT 4/25	WIRING FOR LANDSCAPE LIGHTS		63300 Building Maintenance Supplies & Repairs	\$396.63	\$396.63
		HOME DEPOT 4/26	LIGHT BULBS		63300 Building Maintenance Supplies & Repairs	\$40.83	\$40.83
10215	2762	5/10/2023	NATIVEGREEN PEST CONTROL & FERTILIZATION LLC	\$525.00			
		82362	MAY SHRUB INSECT AND DISEASE/PMB		66700 Landscape Weed, Pest & Fertilization	\$525.00	\$525.00
10215	2763	5/10/2023	SITEONE LANDSCAPE SUPPLY, LLC	\$109.09			
		128802860-001	IRRIGATION SUPPLEIS		66400 Irrigation Supplies & Repairs	\$45.96	\$45.96
		129101478-001	IRRIGATION SUPPLIES		66400 Irrigation Supplies & Repairs	\$63.13	\$63.13
10215	2764	5/10/2023	VERO CHEMICAL DISTRIBUTORS, INC.	\$32.55			
		334324	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$32.55	\$32.55
10215	On-Line	5/16/2023	REPUBLIC SERVICES #769	\$1,409.08			
		0769-000611436	MAY MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08
10215	2765	5/16/2023	MCKINNON & HAMILTON, PLLC	\$236.69			
		31433	DOC REVIEW & BINDER		61500 Legal Fees	\$236.69	\$236.69
10215	2766	5/16/2023	YEAR ROUND LAWN MAINTENANCE, INC	\$2,813.00			
		051523	MAY MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,813.00	\$2,813.00
10215	2767	5/16/2023	TERMINIX PROCESSING CENTER	\$475.08			
		430916165	MAR MONTHLY PEST CONTROL-CUST #8907357		63800 Pest Control: Buildings	\$475.08	\$475.08
10215	On-Line	5/21/2023	FPL	\$859.75			



		4/11/23-5/10/23	MAY 169 KWH #28235-79301-BLDG B	75310 Electricity	\$35.44	\$35.44
		4/11/23-5/10/23	MAY 290 KWH #77402-10385-BLDG A	75310 Electricity	\$47.48	\$47.48
		4/11/23-5/10/23	MAY 301 KWH #87007-88162-BLDG G	75310 Electricity	\$48.93	\$48.93
		4/11/23-5/10/23	MAY 326 KWH #22940-40551-BLDG C	75310 Electricity	\$52.19	\$52.19
		4/11/23-5/10/23	MAY 353 KWH #30131-09446-BLDG E	75310 Electricity	\$55.69	\$55.69
		4/11/23-5/10/23	MAY 356 KWH #37070-51060-BLDG F	75310 Electricity	\$56.08	\$56.08
		4/11/23-5/10/23	MAY 578 KWH #46174-48016-BLDG D	75310 Electricity	\$84.99	\$84.99
		4/11/23-5/10/23	MAY 3250 KWH #94204-46552-BLDG H	75310 Electricity	\$478.95	\$478.95
10215	On-Line	5/22/2023	COMCAST	\$240.23		
		8535115050042319 MAY 2023	MAY (5/14/23-6/13/23) INTERNET/VOICE SVC #8535115050042319	61800 Telephone	\$240.23	\$240.23
10215	2768	5/24/2023	CAPITAL ONE BANK	\$53.18		
		HOME DEPOT 5/8	MAINTENANCE SUPPLIES	63300 Building Maintenance Supplies & Repairs	\$53.18	\$53.18
10215	2769	5/24/2023	TERMINIX PROCESSING CENTER	\$2,322.08		
		433215037	MAY MONTHLY PEST CONTROL-CUST #8907357	63800 Pest Control: Buildings	\$475.08	\$475.08
		8813259	ANNUAL DRYWOOD TERMITE SVC PLAN RENEWAL - 7/1/23-7/31/24 - CUSTOMER #8813259 - SALES AGREEMENT #12322232	63800 Pest Control: Buildings	\$1,847.00	\$1,847.00
10215	On-Line	5/26/2023	FIRST INSURANCE FUNDING CORPORATION	\$11,757.48		
		97559728 #7	PAYMENT 7 OF 10: #97559728	11610 Prepaid Insurance	\$11,757.48	\$11,757.48
10215	On-Line	5/31/2023	FL DEPT OF HEALTH-INDIAN RIVER CO	\$175.35		
		31-BID-6526605 MAY 2023	2023 POOL PERMIT - PERMIT #31-60-00113	71400 Pool Supplies & Repairs	\$175.35	\$175.35
10215	2770	5/31/2023	CAPITAL ONE BANK	\$16.06		
		CHEVRON 5/16	GAS	63300 Building Maintenance Supplies & Repairs	\$21.69	\$21.69
		HOME DEPOT 5/16	MAINTENANCE SUPPLIES	63300 Building Maintenance Supplies & Repairs	\$35.20	\$35.20
		HOME DEPOT 5/15	RETURN LIGHTBULBS	63300 Building Maintenance Supplies & Repairs	(\$40.83)	(\$40.83)
10215	2771	5/31/2023	ISLAND IRRIGATION	\$150.00		
		5257	IRRIG BREAK REPAIR	66400 Irrigation Supplies & Repairs	\$150.00	\$150.00
10215	2772	5/31/2023	NORLIZ CLEANING SERVICE	\$420.00		
		0000109	MAY CLUBHOUSE CLEANING	65200 Cleaning Labor	\$420.00	\$420.00
10215	2773	5/31/2023	PYE-BARKER FIRE & SAFETY EQUIPMENT LLC	\$823.79		
		IV00031555	FIRE EXTINGUISHER INSPECTION & REPLACEMENT	63300 Building Maintenance Supplies & Repairs	\$823.79	\$823.79
10215	2774	5/31/2023	SITEONE LANDSCAPE SUPPLY, LLC	\$6.23		
		130020316-001	IRRIGATION PARTS	66400 Irrigation Supplies & Repairs	\$6.23	\$6.23
			VERO CHEMICAL			

10215	2775	5/31/2023	DISTRIBUTORS, INC.	\$357.85			
		335517	POOL SUPPLIES		71400 Pool Supplies & Repairs	\$357.85	\$357.85
Total:				<u>\$42,653.25</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**5/1/2023 - 5/31/2023**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10304	19	5/5/2023	CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC	\$5,415.48			
		A192281	ROOF REPAIR BLDGS D & E		35015 Expenses-Roofing	\$5,415.48	\$5,415.48
Total:				\$5,415.48			

**Pebble Beach Villas Inc**  
**Check Register**  
**5/1/2023 - 5/31/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10305	275	5/2/2023	DAVID CHISHOLM	\$3,323.81			
		4/19/23	CLUBHOUSE AV PROJECT		35065 Expenses-Recreation	\$706.88	\$706.88
		4/19/23	LANDSCAPE LIGHTS		35145 Expenses-Building	\$2,616.93	\$2,616.93
10305	276	5/15/2023	SMITH SERVICES, INC	\$6,696.00			
		218550	NEW CLUBHOUSE HVAC		35065 Expenses-Recreation	\$6,696.00	\$6,696.00
<b>Total:</b>				<u>\$10,019.81</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**5/1/2023 - 5/31/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10306	237	5/4/2023 030723	JOHN NICHOLLS 50% DEPOSIT ON 1ST BUILDING	\$4,575.00	35015 Expenses-Roofing	\$4,575.00	\$4,575.00
10306	238	5/31/2023	TREASURE COAST POOLS SERVICE, INC	\$11,000.00	35065 Expenses- Recreation	\$11,000.00	\$11,000.00
		141624	40% POOL DEPOSIT				
<b>Total:</b>				<u>\$15,575.00</u>			

**Pebble Beach Villas Inc  
AR Aging with Status  
Period Through: 5/31/2023**

Unit	Last Name	Address	Total	Current	30	60	90	Status
E42	Mele	5100 North A1A	\$0.02		\$0.02			BalDue
			\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	
				0	1	0	0	
Assessment			\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	
			\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	