



"Wise management makes the difference."

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.
FINANCIAL AND PROPERTY REPORT
NOVEMBER 2021**

DATE: December 21, 2021
TO: Board of Directors – Pebble Beach Villas
FROM: Mike Gallagher, Community Association Manager
RE: Financial & Property Report as of November 30, 2021

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: \$23,355 with a budget of \$26,957 or \$3,602 under budget for the month.

Variances by Category:

- Administrative Expenses: \$657 under budget.
- Building Operations: \$576 under budget.
- Landscape & Grounds Expense: \$1,046 under budget.
- Recreation Facilities: \$343 under budget.
- Utilities: \$583 under budget.
- Laundry Expense \$63 under budget
- Contingency: \$333 under budget.

YEAR TO DATE EXPENSES: \$291,234 with a budget of \$298,626 or \$7,392 under budget for year.

Variances by Category:

- Administrative Expenses: \$2,875 under budget due to Insurance being under budget.
- Building & Operations: \$4,187 under budget.
- Landscape & Grounds Expense: \$1,007 over budget due to landscape replacement, mulch, and tree trimming.
- Recreation Facilities: \$2,920 under budget.
- Utilities: \$3,594 under budget.
- Laundry Expense \$6,956 over budget due to new laundry equipment and hot water heaters at several buildings
- Contingency: \$1,778 under budget.

Reserves: \$502,207

Owner's Equity: \$82,464

Accounts Receivable: \$1,554

Maintenance:

- Property wide tree and palm trim complete
- Painted new garage doors
- Replaced irrigation time clock and one valve
- Painted/repaired gate house
- Added lighting to entry sign
- 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:

- Replace selected garage and storage room doors
- Paint laundry and storage rooms
- Sand and paint door vents
- Correct flooding south of bldg. F
- Inspect building exteriors for defects/repairs before painting
- Check catwalks and columns for spalling
- 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: 11/30/2021

Assets

| | |
|---------------------------------|--------------------|
| Cash - Operating | |
| 10215 - Synovus - Operating Ckg | \$17,852.37 |
| 10216 - Synovus - Operating MM | <u>\$45,386.95</u> |
| Cash - Operating Total | \$63,239.32 |

| | |
|--|---------------------|
| Cash - Reserves | |
| 10304 - Marine Bank - Reserve MM | \$160,745.06 |
| 10305 - SunTrust - Reserve MM | \$63,599.64 |
| 10306 - Bank United - Reserve MM | \$175,860.29 |
| 10309 - iThink - Rsv CD - 1.87% - 1/2022 | <u>\$102,002.00</u> |
| Cash - Reserves Total | \$502,206.99 |

| | |
|-----------------------------|--------------------|
| Other Assets | |
| 10610 - Accounts Receivable | \$1,229.00 |
| 10635 - A/R - Other | \$325.43 |
| 11610 - Prepaid Insurance | <u>\$30,428.73</u> |
| Other Assets Total | \$31,983.16 |

| | | |
|--------------|--|---------------------|
| Assets Total | | <u>\$597,429.47</u> |
|--------------|--|---------------------|

Liabilities and Equity

| | |
|----------------------------------|--------------------|
| Liability | |
| 23110 - Accounts Payable | \$2,000.56 |
| 23114 - A/P Fees | \$15.00 |
| 24110 - Prepaid Maintenance Fees | <u>\$10,742.60</u> |
| Liability Total | \$12,758.16 |

| | |
|--------------------------------------|-------------------|
| Reserves | |
| 35010 - Roofing Reserve | \$306,056.06 |
| 35020 - Painting Reserve | \$90,871.98 |
| 35030 - Paving Reserve | \$61,806.30 |
| 35060 - Recreation Reserve | \$8,897.94 |
| 35140 - Building Reserve | \$31,015.22 |
| 35150 - Unallocated Reserve Interest | <u>\$3,559.49</u> |
| Reserves Total | \$502,206.99 |

| | |
|--------------------------------------|--------------------|
| Equity | |
| 44910 - Operating Balance, January 1 | <u>\$72,065.37</u> |
| Equity Total | \$72,065.37 |

| | | |
|------------|--|-------------|
| Net Income | | \$10,398.95 |
|------------|--|-------------|

| | | |
|----------------------------|--|---------------------|
| Liabilities & Equity Total | | <u>\$597,429.47</u> |
|----------------------------|--|---------------------|

Pebble Beach Villas Inc
Income/Expense Statement
11/1/2021 - 11/30/2021

| | 11/1/2021 - 11/30/2021 | | | 1/1/2021 - 11/30/2021 | | | |
|---|------------------------|-------------|------------|-----------------------|--------------|--------------|---------------|
| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 55110 - Current Assessments | \$27,226.75 | \$27,226.75 | \$0.00 | \$299,494.25 | \$299,494.25 | \$0.00 | \$326,721.00 |
| 55120 - Interest Income | \$1.87 | \$0.00 | \$1.87 | \$22.55 | \$0.00 | \$22.55 | \$0.00 |
| 55122 - Owner Finance Charges | \$7.66 | \$0.00 | \$7.66 | \$11.71 | \$0.00 | \$11.71 | \$0.00 |
| 55150 - Laundry Income | \$0.00 | \$250.00 | (\$250.00) | \$1,979.50 | \$2,750.00 | (\$770.50) | \$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) | (\$75.00) | \$0.00 | (\$75.00) | \$0.00 |
| <u>Total Income</u> | \$27,211.28 | \$27,476.75 | (\$265.47) | \$301,633.01 | \$302,244.25 | (\$611.24) | \$329,721.00 |
| Total Income | \$27,211.28 | \$27,476.75 | (\$265.47) | \$301,633.01 | \$302,244.25 | (\$611.24) | \$329,721.00 |
| 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 | \$9,593.50 | \$216.04 | \$103,290.72 | \$105,528.50 | \$2,237.78 | \$115,122.00 |
| 61500 - Legal Fees | \$0.00 | \$250.00 | \$250.00 | \$2,563.97 | \$2,750.00 | \$186.03 | \$3,000.00 |
| 61550 - Management Services | \$1,974.50 | \$1,974.50 | \$0.00 | \$21,719.50 | \$21,719.50 | \$0.00 | \$23,694.00 |
| 61660 - Office Supplies/Copies/Postage | \$91.65 | \$233.33 | \$141.68 | \$2,645.98 | \$2,566.63 | (\$79.35) | \$2,800.00 |
| 61750 - Income Tax Expense | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$458.37 | \$458.37 | \$500.00 |
| 61800 - Telephone | \$109.50 | \$116.67 | \$7.17 | \$1,210.61 | \$1,283.37 | \$72.76 | \$1,400.00 |
| <u>Total Administrative Expenses</u> | \$11,553.11 | \$12,209.67 | \$656.56 | \$133,530.03 | \$136,405.37 | \$2,875.34 | \$148,615.00 |
| <u>Buildings Operations</u> | | | | | | | |
| 63300 - Building Maintenance Supplies & Repairs | \$653.93 | \$858.33 | \$204.40 | \$8,274.80 | \$9,441.63 | \$1,166.83 | \$10,300.00 |
| 63800 - Pest Control: Buildings | \$448.33 | \$541.67 | \$93.34 | \$6,474.53 | \$5,958.37 | (\$516.16) | \$6,500.00 |
| 65200 - Cleaning Labor | \$500.00 | \$416.67 | (\$83.33) | \$3,500.00 | \$4,583.37 | \$1,083.37 | \$5,000.00 |
| 65300 - Maintenance Labor | \$2,768.63 | \$3,130.67 | \$362.04 | \$31,984.20 | \$34,437.37 | \$2,453.17 | \$37,568.00 |
| <u>Total Buildings Operations</u> | \$4,370.89 | \$4,947.34 | \$576.45 | \$50,233.53 | \$54,420.74 | \$4,187.21 | \$59,368.00 |
| <u>Grounds/Landscape</u> | | | | | | | |
| 66300 - Landscape Maintenance | \$2,577.00 | \$2,650.00 | \$73.00 | \$28,347.00 | \$29,150.00 | \$803.00 | \$31,800.00 |
| 66400 - Irrigation Supplies & Repairs | \$99.00 | \$300.00 | \$201.00 | \$1,101.55 | \$3,300.00 | \$2,198.45 | \$3,600.00 |
| 66450 - Irrigation Water | \$361.13 | \$333.33 | (\$27.80) | \$3,640.78 | \$3,666.63 | \$25.85 | \$4,000.00 |
| 66600 - Landscape Replacement & Mulch | \$0.00 | \$450.00 | \$450.00 | \$6,730.00 | \$4,950.00 | (\$1,780.00) | \$5,400.00 |
| 66700 - Landscape Weed, Pest & Fertilization | \$675.00 | \$441.67 | (\$233.33) | \$5,045.00 | \$4,858.37 | (\$186.63) | \$5,300.00 |
| 66800 - Tree Trimming | \$0.00 | \$583.33 | \$583.33 | \$8,484.00 | \$6,416.63 | (\$2,067.37) | \$7,000.00 |
| <u>Total Grounds/Landscape</u> | \$3,712.13 | \$4,758.33 | \$1,046.20 | \$53,348.33 | \$52,341.63 | (\$1,006.70) | \$57,100.00 |
| <u>Recreation Facilities</u> | | | | | | | |
| 70130 - Clubhouse Service & Repairs | \$0.00 | \$250.00 | \$250.00 | \$741.35 | \$2,750.00 | \$2,008.65 | \$3,000.00 |
| 71400 - Pool Supplies & Repairs | \$207.05 | \$250.00 | \$42.95 | \$2,303.16 | \$2,750.00 | \$446.84 | \$3,000.00 |
| 73000 - Tennis Courts Repairs | \$0.00 | \$50.00 | \$50.00 | \$85.72 | \$550.00 | \$464.28 | \$600.00 |
| <u>Total Recreation Facilities</u> | \$207.05 | \$550.00 | \$342.95 | \$3,130.23 | \$6,050.00 | \$2,919.77 | \$6,600.00 |
| <u>Utilities</u> | | | | | | | |
| 75310 - Electricity | \$710.38 | \$766.67 | \$56.29 | \$8,083.10 | \$8,433.37 | \$350.27 | \$9,200.00 |
| 75500 - Trash Removal | \$692.06 | \$975.00 | \$282.94 | \$8,750.26 | \$10,725.00 | \$1,974.74 | \$11,700.00 |
| 75710 - Water & Sewer | \$1,923.09 | \$2,166.67 | \$243.58 | \$22,564.74 | \$23,833.37 | \$1,268.63 | \$26,000.00 |
| <u>Total Utilities</u> | \$3,325.53 | \$3,908.34 | \$582.81 | \$39,398.10 | \$42,991.74 | \$3,593.64 | \$46,900.00 |
| <u>Miscellaneous</u> | | | | | | | |
| 71200 - Laundry Expense | \$186.72 | \$250.00 | \$63.28 | \$9,705.70 | \$2,750.00 | (\$6,955.70) | \$3,000.00 |
| 77300 - Contingency | \$0.00 | \$333.33 | \$333.33 | \$1,888.14 | \$3,666.63 | \$1,778.49 | \$4,000.00 |
| <u>Total Miscellaneous</u> | \$186.72 | \$583.33 | \$396.61 | \$11,593.84 | \$6,416.63 | (\$5,177.21) | \$7,000.00 |
| Total Expense | \$23,355.43 | \$26,957.01 | \$3,601.58 | \$291,234.06 | \$298,626.11 | \$7,392.05 | \$325,583.00 |
| Operating Net Income | \$3,855.85 | \$519.74 | \$3,336.11 | \$10,398.95 | \$3,618.14 | \$6,780.81 | \$4,138.00 |
| Reserve Income | | | | | | | |
| <u>Reserve Income</u> | | | | | | | |
| 55115 - Reserve Assessments | \$7,214.25 | \$7,214.25 | \$0.00 | \$79,356.75 | \$79,356.75 | \$0.00 | \$86,571.00 |
| <u>Total Reserve Income</u> | \$7,214.25 | \$7,214.25 | \$0.00 | \$79,356.75 | \$79,356.75 | \$0.00 | \$86,571.00 |

Pebble Beach Villas Inc
Income/Expense Statement
11/1/2021 - 11/30/2021

| | 11/1/2021 - 11/30/2021 | | | 1/1/2021 - 11/30/2021 | | | |
|-------------------------------------|------------------------|------------|------------|-----------------------|-------------|------------|---------------|
| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Total Reserve Income | \$7,214.25 | \$7,214.25 | \$0.00 | \$79,356.75 | \$79,356.75 | \$0.00 | \$86,571.00 |
| Reserve Expense | | | | | | | |
| <u>Reserve Transfer</u> | | | | | | | |
| 85010 - Roofing Reserve Transfer | \$3,954.33 | \$3,954.33 | \$0.00 | \$43,497.67 | \$43,497.67 | \$0.00 | \$47,452.00 |
| 85020 - Painting Reserve Transfer | \$702.17 | \$702.17 | \$0.00 | \$7,723.83 | \$7,723.83 | \$0.00 | \$8,426.00 |
| 85030 - Paving Reserve Transfer | \$1,272.83 | \$1,272.83 | \$0.00 | \$14,001.17 | \$14,001.17 | \$0.00 | \$15,274.00 |
| 85060 - Recreation Reserve Transfer | \$614.17 | \$614.17 | \$0.00 | \$6,755.83 | \$6,755.83 | \$0.00 | \$7,370.00 |
| 85140 - Buildings Reserve Transfer | \$670.75 | \$670.75 | \$0.00 | \$7,378.25 | \$7,378.25 | \$0.00 | \$8,049.00 |
| <u>Total Reserve Transfer</u> | \$7,214.25 | \$7,214.25 | \$0.00 | \$79,356.75 | \$79,356.75 | \$0.00 | \$86,571.00 |
| Total Reserve Expense | \$7,214.25 | \$7,214.25 | \$0.00 | \$79,356.75 | \$79,356.75 | \$0.00 | \$86,571.00 |
| Reserve Net Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net Income | \$3,855.85 | \$519.74 | \$3,336.11 | \$10,398.95 | \$3,618.14 | \$6,780.81 | \$4,138.00 |

**PEBBLE BEACH VILLAS
RESERVE STATEMENT
FOR PERIOD ENDED
11/30/2021**

| RESERVE LINE ITEM | 12/31/2020 BALANCE | YTD ASSESSMENTS | YTD INTEREST INCOME | YTD EXPENSES | 11/30/2021 BALANCE |
|------------------------------|-----------------------|--------------------|------------------------|-----------------|-----------------------|
| ROOFING | \$ 267,833.39 | \$ 43,497.67 | | \$ (5,275.00) | \$ 306,056.06 |
| PAINTING | \$ 83,148.15 | \$ 7,723.83 | | \$ - | \$ 90,871.98 |
| PAVING | \$ 47,805.13 | \$ 14,001.17 | | \$ - | \$ 61,806.30 |
| *RECREATION | \$ 2,727.11 | \$ 6,755.83 | | \$ (585.00) | \$ 8,897.94 |
| BUILDINGS | \$ 49,610.25 | \$ 7,378.25 | | \$ (25,973.28) | \$ 31,015.22 |
| *UNALLOCATED INTEREST INCOME | \$ - | \$ - | \$ 3,559.49 | \$ - | \$ 3,559.49 |
| TOTALS: | \$ 451,124.03 | \$ 79,356.75 | \$ | \$ (31,833.28) | \$ 502,206.99 |

*CPA 12/31/20 Yearend AJE:
Transfer Rsv Interest to Recreation

Pebble Beach Villas Inc
Check Register
11/1/2021 - 11/30/2021

| Account # | Check # | Check Date Invoice | Vendor or Payee Line Item | Check Amt | Expense Account | Invoice | Paid |
|-----------|---------|-----------------------|---|------------|---|------------|------------|
| 10215 | 2403 | 11/1/2021 | ELLIOTT MERRILL COMMUNITY MANAGEMENT | \$4,859.78 | | | |
| | | NOV 2021 | POSTAGE & SHIPPING | | 61660 Office Supplies/Copies/Postage | \$4.15 | \$4.15 |
| | | NOV 2021 | LEASE/SALE FEES | | 55161 App Processing Fees Expense | \$25.00 | \$25.00 |
| | | NOV 2021 | MONTHLY CELL PHONE (1/2) | | 61660 Office Supplies/Copies/Postage | \$27.50 | \$27.50 |
| | | NOV 2021 | PORTAL & WEBSITE MONTHLY BILLING | | 61660 Office Supplies/Copies/Postage | \$60.00 | \$60.00 |
| | | NOV 2021 | MONTHLY MANAGEMENT FEE | | 61550 Management Services | \$1,974.50 | \$1,974.50 |
| | | NOV 2021 | MONTHLY MAINTENANCE LABOR-ARREARS-DAVE, JAMES | | 65300 Maintenance Labor | \$2,768.63 | \$2,768.63 |
| 10215 | 2404 | 11/1/2021 | PEBBLE BEACH VILLAS | \$7,214.25 | | | |
| | | 110121 | NOV MONTHLY RESERVE FUNDING | | 85060 Recreation Reserve Transfer | \$614.17 | \$614.17 |
| | | 110121 | NOV MONTHLY RESERVE FUNDING | | 85140 Buildings Reserve Transfer | \$670.75 | \$670.75 |
| | | 110121 | NOV MONTHLY RESERVE FUNDING | | 85020 Painting Reserve Transfer | \$702.17 | \$702.17 |
| | | 110121 | NOV MONTHLY RESERVE FUNDING | | 85030 Paving Reserve Transfer | \$1,272.83 | \$1,272.83 |
| | | 110121 | NOV MONTHLY RESERVE FUNDING | | 85010 Roofing Reserve Transfer | \$3,954.33 | \$3,954.33 |
| 10215 | 2405 | 11/2/2021 | CITY OF VERO BEACH UTILITIES | \$2,211.80 | | | |
| | | 9/14/21-10/12/21 | OCT 4 KGAL #20037789 - 5100 HWY A1A BLDG H | | 75710 Water & Sewer | \$65.34 | \$65.34 |
| | | 9/14/21-10/12/21 | OCT 2 KGAL #20037742 - 5100 HWY A1A BLDG D | | 75710 Water & Sewer | \$230.15 | \$230.15 |
| | | 9/14/21-10/12/21 | OCT 5 KGAL #20037731 - 5100 HWY A1A BLDG C | | 75710 Water & Sewer | \$246.23 | \$246.23 |
| | | 9/14/21-10/12/21 | OCT 5 KGAL #20037765 - 5100 HWY A1A BLDG G | | 75710 Water & Sewer | \$246.23 | \$246.23 |
| | | 9/14/21-10/12/21 | OCT 6 KGAL #20037720 - 5100 HWY A1A BLDG B | | 75710 Water & Sewer | \$251.61 | \$251.61 |
| | | 9/14/21-10/12/21 | OCT 6 KGAL #20037777 - 5100 HWY A1A BLDG F | | 75710 Water & Sewer | \$251.61 | \$251.61 |
| | | 9/14/21-10/12/21 | OCT 8 KGAL #20037753 - 5100 HWY A1A BLDG E | | 75710 Water & Sewer | \$262.33 | \$262.33 |
| | | 9/14/21-10/12/21 | OCT 10 KGAL #20037708 - 5100 HWY A1A BLDG A | | 75710 Water & Sewer | \$273.05 | \$273.05 |
| | | 9/14/21-10/12/21 | OCT 575 KGAL #20037792 - 5100 HWY A1A REUSE | | 66450 Irrigation Water | \$385.25 | \$385.25 |
| 10215 | 2406 | 11/3/2021 | CAPITAL ONE BANK | \$47.82 | | | |
| | | HOME DEPOT 10/21 | MAINTENANCE SUPPLIES | | 63300 Building Maintenance Supplies & Repairs | \$47.82 | \$47.82 |
| 10215 | 2407 | 11/3/2021 | SITEONE LANDSCAPE SUPPLY, LLC | \$128.22 | | | |
| | | 113553070-001 | IRRIGATION PARTS | | 66400 Irrigation Supplies & Repairs | \$128.22 | \$128.22 |
| 10215 | 2408 | 11/3/2021 | JOHN NICHOLLS | \$300.00 | | | |
| | | 102921 | REPAIR TO C24 | | 63300 Building Maintenance Supplies & Repairs | \$300.00 | \$300.00 |
| 10215 | 2409 | 11/10/2021 | NATIVEGREEN PEST CONTROL & FERTILIZATION LLC | \$675.00 | | | |
| | | 65353 | SHRUB INSECT & DISEASE/PMB | | 66700 Landscape Weed, Pest & Fertilization | \$675.00 | \$675.00 |
| 10215 | On-Line | 11/15/2021 | REPUBLIC SERVICES #769 | \$692.06 | | | |

| | | | | | | | |
|-------|-------------|--------------------------------|---|------------|--|--------------------|--------------------|
| | | 0769-000567884 | NOV MONTHLY TRASH & RECYCLING SERVICE (ACCT #3- 0769-2000188) | | 75500 Trash Removal | \$692.06 | \$692.06 |
| 10215 | 2410 | 11/16/2021 110321 | MADELINE HIGGINS REIMBURSE HOLIDAY DECORATIONS | \$23.00 | 63300 Building Maintenance Supplies & Repairs | \$23.00 | \$23.00 |
| 10215 | 2411 | 11/16/2021 0057-6 | SHERWIN WILLIAMS COMPANY PAINT (STONE HEARTH) | \$253.55 | 63300 Building Maintenance Supplies & Repairs | \$253.55 | \$253.55 |
| 10215 | 2412 | 11/16/2021 303062 302903 | VERO CHEMICAL DISTRIBUTORS, INC. POOL SUPPLIES POOL CHEMICALS | \$85.84 | 71400 Pool Supplies & Repairs 63300 Building Maintenance Supplies & Repairs | \$36.50 \$49.34 | \$36.50 \$49.34 |
| 10215 | 2413 | 11/16/2021 111521 | YEAR ROUND LAWN MAINTENANCE, INC NOV MONTHLY LANDSCAPE MAINTENANCE | \$2,577.00 | 66300 Landscape Maintenance | \$2,577.00 | \$2,577.00 |
| 10215 | 2414 | 11/16/2021 3492 | ISLAND IRRIGATION TEST FAULTY VALVE | \$99.00 | 66400 Irrigation Supplies & Repairs | \$99.00 | \$99.00 |
| 10215 | On- Line | 11/20/2021 | FPL | \$710.38 | | | |
| | | 10/11/21-11/9/21 | NOV 215 KWH #28235-79301- BLDG B | | 75310 Electricity | \$28.87 | \$28.87 |
| | | 10/11/21-11/9/21 | NOV 270 KWH #22940-40551- BLDG C | | 75310 Electricity | \$34.05 | \$34.05 |
| | | 10/11/21-11/9/21 | NOV 304 KWH #87007-88162- BLDG G | | 75310 Electricity | \$37.26 | \$37.26 |
| | | 10/11/21-11/9/21 | NOV 331 KWH #30131-09446- BLDG E | | 75310 Electricity | \$39.83 | \$39.83 |
| | | 10/11/21-11/9/21 | NOV 341 KWH #77402-10385- BLDG A | | 75310 Electricity | \$40.77 | \$40.77 |
| | | 10/11/21-11/9/21 | NOV 367 KWH #46174-48016- BLDG D | | 75310 Electricity | \$43.22 | \$43.22 |
| | | 10/11/21-11/9/21 | NOV 427 KWH #37070-51060- BLDG F | | 75310 Electricity | \$48.90 | \$48.90 |
| | | 10/11/21-11/9/21 | NOV 3893 KWH #94204-46552- BLDG H | | 75310 Electricity | \$437.48 | \$437.48 |
| 10215 | On- Line | 11/22/2021 | COMCAST | \$109.50 | | | |
| | | 8535115050042319 NOV 2021 | NOV (11/14/21-12/13/21) INTERNET/ VOICE SVC #8535115050042319 | | 61800 Telephone | \$109.50 | \$109.50 |
| 10215 | On- Line | 11/23/2021 | AUTO-OWNERS INSURANCE | \$4,268.00 | | | |
| | | 019224143 NOV 2021 | GENERAL LIABILITY 11/1/21- 11/1/22 | | 11610 Prepaid Insurance | \$4,268.00 | \$4,268.00 |
| 10215 | 2415 | 11/23/2021 AMAZON 11/8 | CAPITAL ONE BANK DOOR STOPS | \$23.54 | 63300 Building Maintenance Supplies & Repairs | \$23.54 | \$23.54 |
| 10215 | 2416 | 11/23/2021 414088620 | TERMINIX PROCESSING CENTER NOV MONTHLY PEST CONTROL - CUST #8907357 | \$448.33 | 63800 Pest Control: Buildings | \$448.33 | \$448.33 |
| 10215 | 2417 | 11/23/2021 303589 | VERO CHEMICAL DISTRIBUTORS, INC. POOL SUPPLIES | \$47.05 | 71400 Pool Supplies & Repairs | \$47.05 | \$47.05 |
| 10215 | 2418 | 11/23/2021 10/13/21-11/9/21 | CITY OF VERO BEACH UTILITIES NOV 4 KGAL #20037789 - 5100 HWY A1A BLDG H | \$2,284.22 | 75710 Water & Sewer | \$65.34 | \$65.34 |

| | | | | | | | |
|--------|---------|------------------|--|-------------|-------------------------|------------|------------|
| | | 10/13/21-11/9/21 | NOV 4 KGAL #20037742 - 5100 HWY A1A BLDG D | | 75710 Water & Sewer | \$240.87 | \$240.87 |
| | | 10/13/21-11/9/21 | NOV 5 KGAL #20037731 - 5100 HWY A1A BLDG C | | 75710 Water & Sewer | \$246.23 | \$246.23 |
| | | 10/13/21-11/9/21 | NOV 5 KGAL #20037765 - 5100 HWY A1A BLDG G | | 75710 Water & Sewer | \$246.23 | \$246.23 |
| | | 10/13/21-11/9/21 | NOV 9 KGAL #20037720 - 5100 HWY A1A BLDG B | | 75710 Water & Sewer | \$267.69 | \$267.69 |
| | | 10/13/21-11/9/21 | NOV 12 KGAL #20037708 - 5100 HWY A1A BLDG A | | 75710 Water & Sewer | \$283.79 | \$283.79 |
| | | 10/13/21-11/9/21 | NOV 12 KGAL #20037753 - 5100 HWY A1A BLDG E | | 75710 Water & Sewer | \$283.79 | \$283.79 |
| | | 10/13/21-11/9/21 | NOV 13 KGAL #20037777 - 5100 HWY A1A BLDG F | | 75710 Water & Sewer | \$289.15 | \$289.15 |
| | | 10/13/21-11/9/21 | NOV 539 KGAL #20037792 - 5100 HWY A1A REUSE | | 66450 Irrigation Water | \$361.13 | \$361.13 |
| 10215 | On-Line | 11/30/2021 | FIRST INSURANCE FUNDING CORPORATION | \$8,080.34 | | | |
| | | 95277547 #1 | PAYMENT 1 OF 10: #95277547 | | 11610 Prepaid Insurance | \$8,080.34 | \$8,080.34 |
| Total: | | | | \$35,138.68 | | | |

Pebble Beach Villas Inc
Check Register
11/1/2021 - 11/30/2021

| Account # | Check # | Check Date | Vendor or Payee | Check Amt | Expense Account | Invoice | Paid |
|---------------|---------|------------|------------------------------|-----------------|-------------------------|----------|----------|
| | | Invoice | Line Item | | | | |
| 10306 | 229 | 11/2/2021 | EAST COAST LUMBER VERO BEACH | \$474.87 | | | |
| | | 512043/5 | 4 COMMON AREA DOORS | | 35145 Expenses-Building | \$474.87 | \$474.87 |
| Total: | | | | <u>\$474.87</u> | | | |

Pebble Beach Villas Inc
AR Aging with Status
Period Through: 11/30/2021

| Unit | Last Name | Address | Total | Current | 30 | 60 | 90Status |
|-----------------|-----------|----------------|-------------------|-------------------|---------------|-----------------|---------------|
| C27 | Kisiel | 5100 North A1A | \$792.60 | \$476.83 | \$2.77 | \$313.00 | 2nd Notice |
| C29 | Jones | 5100 North A1A | \$300.00 | \$300.00 | | | BalDue |
| E42 | Mele | 5100 North A1A | \$461.83 | \$461.83 | | | |
| | | | <u>\$1,554.43</u> | <u>\$1,238.66</u> | <u>\$2.77</u> | <u>\$313.00</u> | <u>\$0.00</u> |
| | | | | 3 | 1 | 1 | 0 |
| Assessment | | | \$1,229.00 | \$916.00 | \$0.00 | \$313.00 | \$0.00 |
| REPAIRS | | | \$300.00 | \$300.00 | \$0.00 | \$0.00 | \$0.00 |
| Interest | | | \$10.43 | \$7.66 | \$2.77 | \$0.00 | \$0.00 |
| Collection Fees | | | \$15.00 | \$15.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | <u>\$1,554.43</u> | <u>\$1,238.66</u> | <u>\$2.77</u> | <u>\$313.00</u> | <u>\$0.00</u> |