



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

DATE: October 15, 2023  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of September 30, 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:** \$30,544 with a budget of \$34,318 or \$3,774 under budget for the month.

Variances by Category:

- **Administrative Expenses:** \$388 under budget.
- **Building Operations:** \$535 under budget.
- **Grounds & Landscape Expense:** \$2,524 under budget.
- **Recreation Facilities:** \$224 under budget.
- **Utilities:** \$722 over budget due to electricity and trash removal.
- **Laundry Expense:** \$250 under budget.

**YEAR TO DATE EXPENSES:** \$294,243 with a budget of \$311,113 or \$16,863 under budget for year.

Variances by Category:

- **Administrative Expenses:** \$222 over budget due to annual audit report/tax prep, legal fees, and telephone.
- **Building Operations:** \$2,816 under budget.
- **Grounds & Landscape Expense:** \$9,684 under budget.
- **Recreation Facilities:** \$2,639 under budget.
- **Utilities:** \$4,004 over budget due to trash and water & sewer.
- **Laundry Expense:** \$1,371 under budget.

**Reserves:** \$618,483

**Owner's Equity:** \$117,908

**Accounts Receivable:** \$1,665

**Maintenance:**

- New exterior building lights being installed
- Soffit enhancement started at bldg. and D.
- Multiple roof leaks addressed in building D.
- Drainage repairs for bldg. F complete
- Pool fence repair scheduled for early November.
- Tree Trim complete.
- Pool deck being cleaned and sanded.
- Water cooler leak repaired
- 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:**

- 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: 9/30/2023

**Assets**

Cash - Operating	
10215 - Synovus - Operating Ckg	\$60,315.35
10216 - Synovus - Operating MM	\$70,471.30
Cash - Operating Total	<u>\$130,786.65</u>

Cash - Reserves	
10304 - Marine Bank - Reserve MM	\$35,292.69
10305 - Truist Bank - Reserve MM	\$64,527.43
10306 - Bank United - Reserve MM	\$18,662.47
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>\$618,482.59</u>

Other Assets	
10610 - Accounts Receivable	\$1,583.65
10635 - A/R - Other	\$81.58
11610 - Prepaid Insurance	\$13,472.76
Other Assets Total	<u>\$15,137.99</u>

Assets Total	<u>\$764,407.23</u>
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**Liabilities and Equity**

Liability	
23110 - Accounts Payable	\$3,371.83
24110 - Prepaid Maintenance Fees	\$24,644.51
Liability Total	<u>\$28,016.34</u>

Reserves	
35010 - Roofing Reserve	\$471,837.87
35020 - Painting Reserve	\$13,928.69
35030 - Paving Reserve	\$89,809.37
35060 - Recreation Reserve	\$18,514.90
35140 - Building Reserve	\$22,468.57
35150 - Unallocated Reserve Interest	\$1,923.19
Reserves Total	<u>\$618,482.59</u>

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

Current Year Net Income	\$16,101.57
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Liabilities & Equity Total	<u>\$764,407.23</u>
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Pebble Beach Villas Inc  
Income/Expense Statement  
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			
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	\$308,471.26	\$308,471.26	\$0.00	\$411,295.00
55120 - Interest Income	\$8.69	\$0.00	\$8.69	\$44.22	\$0.00	\$44.22	\$0.00
55122 - Owner Finance Charges	\$30.91	\$0.00	\$30.91	\$236.43	\$0.00	\$236.43	\$0.00
55150 - Laundry Income	\$0.00	\$250.00	(\$250.00)	\$1,493.00	\$2,250.00	(\$757.00)	\$3,000.00
55160 - Application Fees Income	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00
<b>Total Income</b>	<b>\$34,414.18</b>	<b>\$34,524.58</b>	<b>(\$110.40)</b>	<b>\$310,344.91</b>	<b>\$310,721.26</b>	<b>(\$376.35)</b>	<b>\$414,295.00</b>
<b>Total Income</b>	<b>\$34,414.18</b>	<b>\$34,524.58</b>	<b>(\$110.40)</b>	<b>\$310,344.91</b>	<b>\$310,721.26</b>	<b>(\$376.35)</b>	<b>\$414,295.00</b>
<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	\$0.00	\$0.00	\$0.00	\$349.25	\$349.00	(\$0.25)	\$349.00
61400 - Insurance	\$13,472.76	\$13,500.00	\$27.24	\$121,254.54	\$121,500.00	\$245.46	\$162,000.00
61500 - Legal Fees	\$32.50	\$250.00	\$217.50	\$2,981.69	\$2,250.00	(\$731.69)	\$3,000.00
61550 - Management Services	\$2,218.25	\$2,217.25	(\$1.00)	\$19,963.25	\$19,955.25	(\$8.00)	\$26,607.00
61660 - Office Supplies/Copies/Postage	\$214.83	\$375.00	\$160.17	\$2,152.21	\$3,375.00	\$1,222.79	\$4,500.00
61750 - Income Tax Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
61800 - Telephone	\$241.12	\$183.33	(\$57.79)	\$1,975.28	\$1,649.97	(\$325.31)	\$2,200.00
<b>Total Administrative Expenses</b>	<b>\$16,179.46</b>	<b>\$16,567.25</b>	<b>\$387.79</b>	<b>\$151,576.22</b>	<b>\$151,354.25</b>	<b>(\$221.97)</b>	<b>\$201,056.00</b>
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$254.59	\$1,168.33	\$913.74	\$8,543.89	\$10,514.97	\$1,971.08	\$14,020.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$6,122.72	\$5,625.00	(\$497.72)	\$7,500.00
65200 - Cleaning Labor	\$280.00	\$466.67	\$186.67	\$3,920.00	\$4,200.03	\$280.03	\$5,600.00
65300 - Maintenance Labor	\$4,158.00	\$3,442.67	(\$715.33)	\$29,921.62	\$30,984.03	\$1,062.41	\$41,312.00
<b>Total Buildings Operations</b>	<b>\$5,167.67</b>	<b>\$5,702.67</b>	<b>\$535.00</b>	<b>\$48,508.23</b>	<b>\$51,324.03</b>	<b>\$2,815.80</b>	<b>\$68,432.00</b>
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,813.00	\$2,813.00	\$0.00	\$25,317.00	\$25,317.00	\$0.00	\$33,756.00
66400 - Irrigation Supplies & Repairs	\$53.50	\$300.00	\$246.50	\$3,613.37	\$2,700.00	(\$913.37)	\$3,600.00
66450 - Irrigation Water	\$385.92	\$487.50	\$101.58	\$3,465.24	\$4,387.50	\$922.26	\$5,850.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,166.67	\$1,166.67	\$3,286.25	\$10,500.03	\$7,213.78	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$257.25	\$475.08	\$217.83	\$4,089.75	\$4,275.72	\$185.97	\$5,701.00
66800 - Tree Trimming	\$0.00	\$791.67	\$791.67	\$4,850.00	\$7,125.03	\$2,275.03	\$9,500.00
<b>Total Grounds/Landscape</b>	<b>\$3,509.67</b>	<b>\$6,033.92</b>	<b>\$2,524.25</b>	<b>\$44,621.61</b>	<b>\$54,305.28</b>	<b>\$9,683.67</b>	<b>\$72,407.00</b>
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$270.11	\$250.00	(\$20.11)	\$1,350.18	\$2,250.00	\$899.82	\$3,000.00
71400 - Pool Supplies & Repairs	\$139.10	\$333.33	\$194.23	\$1,602.26	\$2,999.97	\$1,397.71	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$50.00	\$50.00	\$108.56	\$450.00	\$341.44	\$600.00
<b>Total Recreation Facilities</b>	<b>\$409.21</b>	<b>\$633.33</b>	<b>\$224.12</b>	<b>\$3,061.00</b>	<b>\$5,699.97</b>	<b>\$2,638.97</b>	<b>\$7,600.00</b>
<u>Utilities</u>							
75310 - Electricity	\$1,292.55	\$1,016.67	(\$275.88)	\$8,037.35	\$9,150.03	\$1,112.68	\$12,200.00
75500 - Trash Removal	\$1,409.08	\$977.17	(\$431.91)	\$11,702.72	\$8,794.53	(\$2,908.19)	\$11,726.00
75710 - Water & Sewer	\$2,576.70	\$2,562.17	(\$14.53)	\$25,267.57	\$23,059.53	(\$2,208.04)	\$30,746.00
<b>Total Utilities</b>	<b>\$5,278.33</b>	<b>\$4,556.01</b>	<b>(\$722.32)</b>	<b>\$45,007.64</b>	<b>\$41,004.09</b>	<b>(\$4,003.55)</b>	<b>\$54,672.00</b>
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$0.00	\$250.00	\$250.00	\$878.66	\$2,250.00	\$1,371.34	\$3,000.00
77300 - Contingency	\$0.00	\$575.00	\$575.00	\$589.98	\$5,175.00	\$4,585.02	\$6,900.00
<b>Total Miscellaneous</b>	<b>\$0.00</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$1,468.64</b>	<b>\$7,425.00</b>	<b>\$5,956.36</b>	<b>\$9,900.00</b>
<b>Total Expense</b>	<b>\$30,544.34</b>	<b>\$34,318.18</b>	<b>\$3,773.84</b>	<b>\$294,243.34</b>	<b>\$311,112.62</b>	<b>\$16,869.28</b>	<b>\$414,067.00</b>
Operating Net Income	\$3,869.84	\$206.40	\$3,663.44	\$16,101.57	(\$391.36)	\$16,492.93	\$228.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$8,583.42	\$8,583.42	\$0.00	\$77,250.74	\$77,250.74	\$0.00	\$103,001.00
<b>Total Reserve Income</b>	<b>\$8,583.42</b>	<b>\$8,583.42</b>	<b>\$0.00</b>	<b>\$77,250.74</b>	<b>\$77,250.74</b>	<b>\$0.00</b>	<b>\$103,001.00</b>
<b>Total Reserve Income</b>	<b>\$8,583.42</b>	<b>\$8,583.42</b>	<b>\$0.00</b>	<b>\$77,250.74</b>	<b>\$77,250.74</b>	<b>\$0.00</b>	<b>\$103,001.00</b>

10/13/2023

Pebble Beach Villas Inc  
Income/Expense Statement  
9/1/2023 - 9/30/2023

Accounts	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$3,776.50	\$3,776.50	\$0.00	\$33,988.50	\$33,988.50	\$0.00	\$45,318.00
85020 - Painting Reserve Transfer	\$1,441.17	\$1,441.17	\$0.00	\$12,970.49	\$12,970.49	\$0.00	\$17,294.00
85030 - Paving Reserve Transfer	\$1,272.92	\$1,272.92	\$0.00	\$11,456.24	\$11,456.24	\$0.00	\$15,275.00
85060 - Recreation Reserve Transfer	\$993.58	\$993.58	\$0.00	\$8,942.26	\$8,942.26	\$0.00	\$11,923.00
85140 - Buildings Reserve Transfer	\$1,099.25	\$1,099.25	\$0.00	\$9,893.25	\$9,893.25	\$0.00	\$13,191.00
<u>Total Reserve Transfer</u>	\$8,583.42	\$8,583.42	\$0.00	\$77,250.74	\$77,250.74	\$0.00	\$103,001.00
<b>Total Reserve Expense</b>	\$8,583.42	\$8,583.42	\$0.00	\$77,250.74	\$77,250.74	\$0.00	\$103,001.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$3,869.84	\$206.40	\$3,663.44	\$16,101.57	(\$391.36)	\$16,492.93	\$228.00

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2022 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	9/30/2023 BALANCE
ROOFING	\$ 467,595.39	\$ 33,988.50		\$ 29,746.02	\$ 471,837.87
PAINTING	\$ 958.20	\$ 12,970.49		\$ -	\$ 13,928.69
PAVING	\$ 78,353.13	\$ 11,456.24		\$ -	\$ 89,809.37
*RECREATION	\$ 53,628.61	\$ 8,942.26		\$ 44,055.97	\$ 18,514.90
BUILDINGS	\$ 69,933.11	\$ 9,893.25		\$ 57,357.79	\$ 22,468.57
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 1,923.19	\$ -	\$ 1,923.19
TOTALS:	\$ 670,468.44	\$ 77,250.74	\$ 1,923.19	\$ 131,159.78	\$ 618,482.59

**Pebble Beach Villas Inc**  
**Check Register**  
**9/1/2023 - 9/30/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10215	2819	9/1/2023	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$6,591.08			
		SEPT 2023	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$7.28	\$7.28
		SEPT 2023	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		SEPT 2023	OFFICE SUPPLIES		61660 Office Supplies/Copies/Postage	\$49.95	\$49.95
		SEPT 2023	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		SEPT 2023	COPIES		61660 Office Supplies/Copies/Postage	\$70.10	\$70.10
		SEPT 2023	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,218.25	\$2,218.25
		SEPT 2023	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON		65300 Maintenance Labor	\$4,158.00	\$4,158.00
10215	2820	9/1/2023	PEBBLE BEACH VILLAS	\$8,583.42			
		9/1/23	MONTHLY RESERVE FUNDING		85060 Recreation Reserve Transfer	\$993.58	\$993.58
		9/1/23	MONTHLY RESERVE FUNDING		85140 Buildings Reserve Transfer	\$1,099.25	\$1,099.25
		9/1/23	MONTHLY RESERVE FUNDING		85030 Paving Reserve Transfer	\$1,272.92	\$1,272.92
		9/1/23	MONTHLY RESERVE FUNDING		85020 Painting Reserve Transfer	\$1,441.17	\$1,441.17
		9/1/23	MONTHLY RESERVE FUNDING		85010 Roofing Reserve Transfer	\$3,776.50	\$3,776.50
10215	On-Line	9/6/2023	CITY OF VERO BEACH UTILITIES	\$3,275.18			
		7/13/23-8/11/23	AUG 34 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$314.30	\$314.30
		7/13/23-8/11/23	AUG 2 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$329.66	\$329.66
		7/13/23-8/11/23	AUG 4 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$339.92	\$339.92
		7/13/23-8/11/23	AUG 5 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$345.05	\$345.05
		7/13/23-8/11/23	AUG 7 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$355.31	\$355.31
		7/13/23-8/11/23	AUG 7 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$355.31	\$355.31
		7/13/23-8/11/23	AUG 10 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$370.70	\$370.70
		7/13/23-8/11/23	AUG 11 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$375.83	\$375.83
		7/13/23-8/11/23	AUG 730 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$489.10	\$489.10
10215	2821	9/13/2023	YARD-NIQUE INC DBA NATIVEGREEN	\$257.25			
		85753	SEPT SHRUB INSECT & DISEASE		66700 Landscape Weed, Pest & Fertilization	\$257.25	\$257.25
10215	On-Line	9/15/2023	REPUBLIC SERVICES #769	\$1,409.08			
		0769-000620301	SEP MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08
10215	2822	9/20/2023	CAPITAL ONE BANK	\$87.83			
		HOME DEPOT 9/5	NUT DRIVER		63300 Building Maintenance Supplies & Repairs	\$82.73	\$82.73
		WALMART 9/8	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$5.10	\$5.10

10215	2823	9/20/2023 31888	MCKINNON & HAMILTON, PLLC ASSOCIATION BUSINESS	\$32.50	61500 Legal Fees	\$32.50	\$32.50
10215	2824	9/20/2023 134153006-001	SITEONE LANDSCAPE SUPPLY, LLC HERBICIDE	\$103.37	63300 Building Maintenance Supplies & Repairs	\$103.37	\$103.37
10215	2825	9/20/2023 091523	YEAR ROUND LAWN MAINTENANCE, INC SEPT MONTHLY LANDSCAPE MAINTENANCE	\$2,813.00	66300 Landscape Maintenance	\$2,813.00	\$2,813.00
10215	On-Line	9/22/2023 8535115050042319 SEP 2023	COMCAST SEP (9/14/23-10/13/23) INTERNET/ VOICE SVC #8535115050042319	\$241.12	61800 Telephone	\$241.12	\$241.12
10215	On-Line	9/22/2023	FPL	\$1,292.55			
		8/10/23-9/11/23	SEP 405 KWH #37070-51060- BLDG F		75310 Electricity	\$60.87	\$60.87
		8/10/23-9/11/23	SEP 441 KWH #30131-09446- BLDG E		75310 Electricity	\$65.42	\$65.42
		8/10/23-9/11/23	SEP 644 KWH #46174-48016- BLDG D		75310 Electricity	\$91.06	\$91.06
		8/10/23-9/11/23	SEP 6128 KWH #94204-46552- BLDG H		75310 Electricity	\$888.35	\$888.35
		8/10/23-9/11/23	SEP 401 KWH #77402-10385- BLDG A		75310 Electricity	\$60.36	\$60.36
		8/10/23-9/11/23	SEP 306 KWH #87007-88162- BLDG G		75310 Electricity	\$48.36	\$48.36
		8/10/23-9/11/23	SEP 252 KWH #22940-40551- BLDG C		75310 Electricity	\$41.55	\$41.55
		8/10/23-9/11/23	SEP 203 KWH #28235-79301- BLDG B		75310 Electricity	\$36.58	\$36.58
10215	2826	9/22/2023 9/22/23 041723	JOHN NICHOLLS STOP PYMT FEE CHECK #2760 JOHN NICHOLLS REPRINT SOFFITT AREAS FOR G BLDG	\$364.00	61660 Office Supplies/Copies/Postage 63300 Building Maintenance Supplies & Repairs	(\$36.00) \$400.00	(\$36.00) \$400.00
10215	2827	9/27/2023 HOME DEPOT 9/11 AMAZON 9/11	CAPITAL ONE BANK MAINTENANCE SUPPLIES EXIT SIGN	\$56.99	63300 Building Maintenance Supplies & Repairs 63300 Building Maintenance Supplies & Repairs	\$18.48 \$38.51	\$18.48 \$38.51
10215	2828	9/27/2023 437869046	TERMINIX PROCESSING CENTER SEPT MONTHLY PEST CONTROL-CUST #8907357	\$475.08	63800 Pest Control: Buildings	\$475.08	\$475.08
10215	2829	9/29/2023 HOME DEPOT 9/19	CAPITAL ONE BANK MAINTENANCE SUPPLIES	\$6.40	63300 Building Maintenance Supplies & Repairs	\$6.40	\$6.40
10215	2830	9/29/2023 0000124	NORLIZ CLEANING SERVICE SEPT CLUBHOUSE CLEANING	\$280.00	65200 Cleaning Labor	\$280.00	\$280.00
10215	2831	9/29/2023 134359694-001	SITEONE LANDSCAPE SUPPLY, LLC IRRIGATION PARTS	\$53.50	66400 Irrigation Supplies & Repairs	\$53.50	\$53.50
Total:				\$25,922.35			



**Pebble Beach Villas Inc**  
**Check Register**  
**9/1/2023 - 9/30/2023**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
		Invoice	Line Item				
10304	25	9/22/2023	JOHN NICHOLLS	\$4,850.00			
		922411	REPAIR SOFFITT BLDG D		35015 Expenses-Roofing	\$4,850.00	\$4,850.00
10304	26	9/27/2023	JOHN NICHOLLS	\$5,500.00			
		922412	PAINTING BLDG A FINAL PAYMENT		35145 Expenses-Building	\$5,500.00	\$5,500.00
Total:				\$10,350.00			

**Pebble Beach Villas Inc**  
**Check Register**  
**9/1/2023 - 9/30/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10305	284	9/13/2023	CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC	\$13,835.18			
		A195535	REMOVE SOLAR EQUIPMENT FROM BLDG H		35015 Expenses-Roofing	\$2,745.18	\$2,745.18
		A195534	ROOF EDGE REPAIRS BLDGS A,B,D,E,G		35015 Expenses-Roofing	\$11,090.00	\$11,090.00
<b>Total:</b>				<u>\$13,835.18</u>			

**Pebble Beach Villas Inc**  
**AR Aging with Status**  
**Period Through: 9/30/2023**

Unit	Last Name	Address	Total	Current	30	60	90	Status
A7	The L.M. Frank Family LLC.	5100 North A1A	\$3.65	\$3.65				
C27	Kiesel	5100 North A1A	\$1,661.58	\$597.26	\$21.91	\$598.76	\$443.65	Request Attorney
			<u>\$1,665.23</u>	<u>\$600.91</u>	<u>\$21.91</u>	<u>\$598.76</u>	<u>\$443.65</u>	
				2	1	1	1	
Assessment			\$1,583.65	\$570.00	\$0.00	\$570.00	\$443.65	
Interest			\$66.58	\$30.91	\$21.91	\$13.76	\$0.00	
Collection Fees			<u>\$15.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$15.00</u>	<u>\$0.00</u>	
			<u>\$1,665.23</u>	<u>\$600.91</u>	<u>\$21.91</u>	<u>\$598.76</u>	<u>\$443.65</u>	

**Pebble Beach Villas Inc**  
**Prepaid Report**  
**Period Through: 9/30/2023**

Unit	Account Number	Homeowner	Address	Balance
A10	107300020	Donald and Leslie Groshong	5100 North A1A	\$685.00
A5	107300060	Marius and Evelyn Mavricos	5100 North A1A	\$1,299.86
A8	107300091	Charles William and Kimberly Ann Furphy, Trustee	5100 North A1A	\$570.00
B11	107300110	Shirley M. Best	5100 North A1A	\$1,710.00
B13	107300130	Janet DeLorenzo	5100 North A1A	\$570.00
B16	107300160	Carolyn Bovaird and Elizabeth Boyle Carpenter	5100 North A1A	\$570.00
B17	107300171	Joseph and Janice Buchwald	5100 North A1A	\$90.00
B18	107300180	James and Sheila Pfaff	5100 North A1A	\$3.00
B20	107300200	Gus and Helen Keramidas	5100 North A1A	\$6.33
C21	107300210	Edwin F. Roberts, Jr.	5100 North A1A	\$570.00
D33	107300330	Robert Sturgis	5100 North A1A	\$2,284.77
D35	107300351	Scott Pollard and Kathryn Morris	5100 North A1A	\$2,109.00
D40	107300400	James Higgins, TTEE and Madeline Higgins	5100 North A1A	\$120.00
E45	107300450	Nancy Ives Rumford	5100 North A1A	\$2,118.00
E49	107300490	Cornelius Donnelly	5100 North A1A	\$1,710.00
F67	107300570	Mary Papageorge	5100 North A1A	\$570.00
F68	107300580	Robert L. Wiss	5100 North A1A	\$570.00
F69	107300590	Allan W. Bender	5100 North A1A	\$1,695.00
F70	107300600	Ronald E. Schorg	5100 North A1A	\$2,109.00
G53	107300630	Bette Tsoutsouras	5100 North A1A	\$1,627.00
G57	107300671	Kenneth and Pauletta Quinn	5100 North A1A	\$596.55
G60	107300700	Luciano Tauro and Michele Mele	5100 North A1A	\$2,109.00
H71	107300710	James and Mary Anne Strand	5100 North A1A	\$952.00

**Totals:** \$24,644.51