



*"Wise management makes the difference."*

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL AND PROPERTY REPORT  
APRIL 2024**

DATE: May 16, 2024  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of April 30, 2024

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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:** \$39,571 with a budget of \$41,834 or \$2,263 under budget for the month.

Variances by Category:

- **Administrative Expenses:** \$157 under budget.
- **Building Operations:** \$1,087 under budget.
- **Grounds & Landscape Expense:** \$2,220 under budget.
- **Recreation Facilities:** \$31 over budget due to pool autofill repair.
- **Utilities:** \$486 over budget due to water & sewer.
- **Laundry Expense:** \$1,352 over budget due to purchase of new washer in bldg. B.

**YEAR TO DATE EXPENSES:** \$166,798 with a budget of \$170,337 or \$3,539 under budget for the year.

Variances by Category:

- **Administrative Expenses:** \$924 under budget.
- **Building Operations:** \$3 under budget.
- **Grounds & Landscape Expense:** \$6,338 under budget.
- **Recreation Facilities:** \$307 over budget due to clubhouse service & repairs.
- **Utilities:** \$3,187 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$899 over budget due to bldg. F dryer repair and new washer for bldg. B.

**Reserves:** \$462,128

**Owner's Equity:** \$99,799

**Accounts Receivable:** \$46,700

**Maintenance:**

- Roof retrofit work completed
- Bldg soffit repair started
- Reroof started
- Pickleball lines painted on court
- Catwalk cleaning ongoing
- 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:**

- 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: 4/30/2024

**Assets**

Cash - Operating		
10210 - Valley National Bank-Oper Ckg	\$49,322.45	
10211 - Valley Bank-S/A Ckg-	\$322,924.00	
Roof/Gutter/Downspout		
10212 - Valley National Bank-Oper MM	\$10,161.10	
10213 - Valley Bank-S/A Ckg-Metal Roofing	\$287,294.40	
10215 - Synovus - Operating Ckg	\$7,644.92	
Cash - Operating Total	<u>\$677,346.87</u>	
Cash - Reserves		
10304 - Marine Bank - Reserve MM	\$72,819.06	
10305 - Truist Bank - Reserve MM	\$49,534.18	
10306 - Bank United - Reserve MM	\$72,678.69	
10320 - Southstate CD-9 Mo(4.75%)7/8/24	\$102,052.05	
10330 - Truist Bank CD-7 Mo (4.95%) 6/28/24	\$165,043.55	
Cash - Reserves Total	<u>\$462,127.53</u>	
Other Assets		
10610 - Accounts Receivable	\$7,462.00	
10625 - A/R S/A Rpl Roof/Gutters/Downspouts	\$11,076.00	
10627 - A/R-S/A-Metal Roofing	\$27,635.60	
10635 - A/R - Other	\$526.46	
11610 - Prepaid Insurance	\$63,376.44	
Other Assets Total	<u>\$110,076.50</u>	
Assets Total		<u>\$1,249,550.90</u>

**Liabilities and Equity**

Liability		
23110 - Accounts Payable	\$8,758.49	
24110 - Prepaid Maintenance Fees	\$29,935.95	
Liability Total	<u>\$38,694.44</u>	
Special Assessment-Metal Roofing		
80300 - S/A Income-Metal Roofing	\$400,000.00	
80350 - S/A Expenses-Metal Roofing	(\$85,070.00)	
Special Assessment-Metal Roofing Total	<u>\$314,930.00</u>	
Special Assessment-Rpl		
Roof/Gutters/Downspout		
80200 - S/A Inc-Rpl Roof/Gutters/Dwnspouts	\$470,000.00	
80250 - S/A Exp-Rpl Roof/Gutters/Dwnspouts	(\$136,000.00)	
Special Assessment-Rpl	<u>\$334,000.00</u>	
Roof/Gutters/Downspout Total		
Reserves		
35010 - Roofing Reserve	\$292,458.57	
35020 - Painting Reserve	\$24,525.84	
35030 - Paving Reserve	\$93,217.13	
35060 - Recreation Reserve	\$21,600.93	
35140 - Building Reserve	\$17,619.61	
35150 - Unallocated Reserve Interest	\$12,705.45	
Reserves Total	<u>\$462,127.53</u>	
Equity		

Pebble Beach Villas Inc  
Balance Sheet  
Period Through: 4/30/2024

44910 - Operating Balance, January 1	\$92,329.79	
Equity Total	<u>\$92,329.79</u>	
Current Year Net Income	\$7,469.14	
Liabilities & Equity Total		<u>\$1,249,550.90</u>

Pebble Beach Villas Inc  
Income/Expense Statement  
4/1/2024 - 4/30/2024

Accounts	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
55110 - Current Assessments	\$42,972.92	\$42,972.92	\$0.00	\$171,891.64	\$171,891.64	\$0.00	\$515,675.00
55120 - Interest Income	\$29.11	\$0.00	\$29.11	\$116.90	\$0.00	\$116.90	\$0.00
55122 - Owner Finance Charges	\$0.00	\$0.00	\$0.00	\$736.50	\$0.00	\$736.50	\$0.00
55140 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$16.25	\$0.00	\$16.25	\$0.00
55150 - Laundry Income	\$798.00	\$250.00	\$548.00	\$1,506.00	\$1,000.00	\$506.00	\$3,000.00
<u>Total Income</u>	\$43,800.03	\$43,222.92	\$577.11	\$174,267.29	\$172,891.64	\$1,375.65	\$518,675.00
<b>Total Income</b>	\$43,800.03	\$43,222.92	\$577.11	\$174,267.29	\$172,891.64	\$1,375.65	\$518,675.00
<b>Expense</b>							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$0.00	\$0.00	\$0.00	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00
61300 - Corporate/Condo Fees	\$0.00	\$62.00	\$62.00	\$288.00	\$350.00	\$62.00	\$350.00
61400 - Insurance	\$18,940.53	\$18,939.00	(\$1.53)	\$73,923.86	\$75,756.00	\$1,832.14	\$227,268.00
61500 - Legal Fees	\$0.00	\$375.00	\$375.00	\$271.38	\$1,500.00	\$1,228.62	\$4,500.00
61550 - Management Services	\$2,328.08	\$2,328.08	\$0.00	\$9,312.32	\$9,312.32	\$0.00	\$27,937.00
61660 - Office Supplies/Copies/Postage	\$776.37	\$416.67	(\$359.70)	\$4,190.09	\$1,666.68	(\$2,523.41)	\$5,000.00
61750 - Income Tax Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
61800 - Telephone	\$252.01	\$250.00	(\$2.01)	\$1,008.58	\$1,000.00	(\$8.58)	\$3,000.00
<u>Total Administrative Expenses</u>	\$22,296.99	\$22,454.08	\$157.09	\$91,894.23	\$92,818.32	\$924.09	\$271,955.00
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$576.62	\$1,166.67	\$590.05	\$6,640.99	\$4,666.68	(\$1,974.31)	\$14,000.00
63800 - Pest Control: Buildings	\$475.08	\$625.00	\$149.92	\$1,900.32	\$2,500.00	\$599.68	\$7,500.00
65200 - Cleaning Labor	\$700.00	\$466.67	(\$233.33)	\$2,240.00	\$1,866.68	(\$373.32)	\$5,600.00
65300 - Maintenance Labor	\$3,174.00	\$3,754.67	\$580.67	\$13,267.50	\$15,018.68	\$1,751.18	\$45,056.00
<u>Total Buildings Operations</u>	\$4,925.70	\$6,013.01	\$1,087.31	\$24,048.81	\$24,052.04	\$3.23	\$72,156.00
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,953.00	\$2,958.33	\$5.33	\$11,812.00	\$11,833.32	\$21.32	\$35,500.00
66400 - Irrigation Supplies & Repairs	\$0.00	\$383.33	\$383.33	\$833.00	\$1,533.32	\$700.32	\$4,600.00
66450 - Irrigation Water	\$741.76	\$458.33	(\$283.43)	\$2,574.20	\$1,833.32	(\$740.88)	\$5,500.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,166.67	\$1,166.67	\$2,105.00	\$4,666.68	\$2,561.68	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$451.50	\$483.33	\$31.83	\$1,804.50	\$1,933.32	\$128.82	\$5,800.00
66800 - Tree Trimming	\$0.00	\$916.67	\$916.67	\$0.00	\$3,666.68	\$3,666.68	\$11,000.00
<u>Total Grounds/Landscape</u>	\$4,146.26	\$6,366.66	\$2,220.40	\$19,128.70	\$25,466.64	\$6,337.94	\$76,400.00
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$0.00	\$250.00	\$250.00	\$1,831.88	\$1,000.00	(\$831.88)	\$3,000.00
71400 - Pool Supplies & Repairs	\$698.00	\$333.33	(\$364.67)	\$1,141.50	\$1,333.32	\$191.82	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
<u>Total Recreation Facilities</u>	\$698.00	\$666.66	(\$31.34)	\$2,973.38	\$2,666.64	(\$306.74)	\$8,000.00
<u>Utilities</u>							
75310 - Electricity	\$687.89	\$1,000.00	\$112.11	\$4,639.05	\$4,000.00	(\$639.05)	\$12,000.00
75500 - Trash Removal	\$1,409.08	\$1,416.67	\$7.59	\$5,636.32	\$5,666.68	\$30.36	\$17,000.00
75710 - Water & Sewer	\$3,605.51	\$3,000.00	(\$605.51)	\$14,578.34	\$12,000.00	(\$2,578.34)	\$36,000.00
<u>Total Utilities</u>	\$5,902.48	\$5,416.67	(\$485.81)	\$24,853.71	\$21,666.68	(\$3,187.03)	\$65,000.00
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$1,601.50	\$250.00	(\$1,351.50)	\$1,899.32	\$1,000.00	(\$899.32)	\$3,000.00
77300 - Contingency	\$0.00	\$666.67	\$666.67	\$2,000.00	\$2,666.68	\$666.68	\$8,000.00
<u>Total Miscellaneous</u>	\$1,601.50	\$916.67	(\$684.83)	\$3,899.32	\$3,666.68	(\$232.64)	\$11,000.00
<b>Total Expense</b>	\$39,570.93	\$41,833.75	\$2,262.82	\$166,798.15	\$170,337.00	\$3,538.85	\$504,511.00
<b>Operating Net Income</b>	\$4,229.10	\$1,389.17	\$2,839.93	\$7,469.14	\$2,554.64	\$4,914.50	\$14,164.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$10,633.08	\$10,633.08	\$0.00	\$42,532.36	\$42,532.36	\$0.00	\$127,597.00
<u>Total Reserve Income</u>	\$10,633.08	\$10,633.08	\$0.00	\$42,532.36	\$42,532.36	\$0.00	\$127,597.00
<b>Total Reserve Income</b>	\$10,633.08	\$10,633.08	\$0.00	\$42,532.36	\$42,532.36	\$0.00	\$127,597.00

Pebble Beach Villas Inc  
 Income/Expense Statement  
 4/1/2024 - 4/30/2024

4/1/2024 - 4/30/2024	1/1/2024 - 4/30/2024
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<b>Reserve Transfer</b>							
85010 - Roofing Reserve Transfer	\$4,596.50	\$4,596.50	\$0.00	\$18,386.00	\$18,386.00	\$0.00	\$55,158.00
85020 - Painting Reserve Transfer	\$1,568.42	\$1,568.42	\$0.00	\$6,273.64	\$6,273.64	\$0.00	\$18,821.00
85030 - Paving Reserve Transfer	\$1,147.25	\$1,147.25	\$0.00	\$4,589.00	\$4,589.00	\$0.00	\$13,767.00
85060 - Recreation Reserve Transfer	\$713.99	\$713.99	\$0.00	\$2,856.08	\$2,856.08	\$0.00	\$8,568.00
85140 - Buildings Reserve Transfer	\$2,606.92	\$2,606.92	\$0.00	\$10,427.64	\$10,427.64	\$0.00	\$31,283.00
<b>Total Reserve Transfer</b>	<b>\$10,633.08</b>	<b>\$10,633.08</b>	<b>\$0.00</b>	<b>\$42,532.36</b>	<b>\$42,532.36</b>	<b>\$0.00</b>	<b>\$127,597.00</b>
<b>Total Reserve Expense</b>	<b>\$10,633.08</b>	<b>\$10,633.08</b>	<b>\$0.00</b>	<b>\$42,532.36</b>	<b>\$42,532.36</b>	<b>\$0.00</b>	<b>\$127,597.00</b>
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$4,229.10	\$1,389.17	\$2,839.93	\$7,469.14	\$2,554.64	\$4,914.50	\$14,164.00

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2023 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	4/30/2024 BALANCE
ROOFING	\$ 490,727.57	\$ 18,386.00		\$ (216,655.00)	\$ 292,458.57
PAINTING	\$ 18,252.20	\$ 6,273.64		\$ -	\$ 24,525.84
PAVING	\$ 88,628.13	\$ 4,589.00		\$ -	\$ 93,217.13
* RECREATION	\$ 19,528.14	\$ 2,856.08		\$ (783.29)	\$ 21,600.93
BUILDINGS	\$ 23,111.97	\$ 10,427.64		\$ (15,920.00)	\$ 17,619.61
* UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 12,705.45	\$ -	\$ 12,705.45
<b>TOTALS:</b>	\$ 640,248.01	\$ 42,532.36	\$ 12,705.45	\$ (233,358.29)	\$ 462,127.53

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2024 - 4/30/2024**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
		Invoice	Line Item				
10210	2947	4/2/2024	PEBBLE BEACH VILLAS	\$10,633.08			
		4/1/24	MONTHLY RESERVE ASSESSMENT		85060 Recreation Reserve Transfer	\$713.99	\$713.99
		4/1/24	MONTHLY RESERVE ASSESSMENT		85030 Paving Reserve Transfer	\$1,147.25	\$1,147.25
		4/1/24	MONTHLY RESERVE ASSESSMENT		85020 Painting Reserve Transfer	\$1,568.42	\$1,568.42
		4/1/24	MONTHLY RESERVE ASSESSMENT		85140 Buildings Reserve Transfer	\$2,606.92	\$2,606.92
		4/1/24	MONTHLY RESERVE ASSESSMENT		85010 Roofing Reserve Transfer	\$4,596.50	\$4,596.50
10210	2948	4/3/2024	BATES SECURITY LLC	\$454.72			
		1389018	APR SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$242.22	\$242.22
		1396858	BEACH GATE LOCK		63300 Building Maintenance Supplies & Repairs	\$212.50	\$212.50
10210	2949	4/3/2024	MEEKS PLUMBING, INC	\$279.96			
		0221059-IN	PLUMBING REPAIR MENS ROOM		70130 Clubhouse Service & Repairs	\$154.96	\$154.96
		0219577-IN	LEAK REPAIR G-57		63300 Building Maintenance Supplies & Repairs	\$125.00	\$125.00
10210	2950	4/4/2024	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$6,139.66			
		APR 2024	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON		65300 Maintenance Labor	\$3,174.00	\$3,174.00
		APR 2024	MONTHLY MANAGEMENT FEE S/A BILLING; INVOICES, RECEIPT & ACCOUNTING 2/23		61550 Management Services	\$2,328.08	\$2,328.08
		APR 2024	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$540.00	\$540.00
		APR 2024	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		APR 2024	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		APR 2024			61660 Office Supplies/Copies/Postage	\$10.08	\$10.08
10210	On-Line	4/5/2024	CITY OF VERO BEACH UTILITIES	\$4,212.51			
		2/13/24-3/11/24	MAR 495 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$603.90	\$603.90
		2/13/24-3/11/24	MAR 32 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$577.70	\$577.70
		2/13/24-3/11/24	MAR 20 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$497.80	\$497.80
		2/13/24-3/11/24	MAR 18 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$485.50	\$485.50
		2/13/24-3/11/24	MAR 18 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$485.50	\$485.50
		2/13/24-3/11/24	MAR 17 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$479.35	\$479.35
		2/13/24-3/11/24	MAR 17 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$479.35	\$479.35
		2/13/24-3/11/24	MAR 13 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$454.75	\$454.75
		2/13/24-3/11/24	MAR 10 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$148.66	\$148.66
10210	2951	4/10/2024	KEVIN KELLY	\$186.77			
		AMAZON 3/28/24	REIMB BLINDS FOR GARAGES		63300 Building Maintenance Supplies & Repairs	\$186.77	\$186.77
10210	2952	4/10/2024	NORLIZ CLEANING SERVICE	\$560.00			
		0000147	MAR CLUBHOUSE CLEANING		65200 Cleaning Labor	\$560.00	\$560.00



10210	On-Line	4/15/2024	REPUBLIC SERVICES #769	\$1,409.08			
		0769-000634962	APR MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08
10210	On-Line	4/16/2024	FRONTLINE INSURANCE	\$16,755.57			
		1003197106 #7	INSTALL #7 OF 10 #9832612434		11610 Prepaid Insurance	\$16,755.57	\$16,755.57
10210	2953	4/17/2024	CAPITAL ONE BANK	\$27.77			
		HOME DEPOT 3/26/24	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$27.77	\$27.77
10210	2954	4/17/2024	Stephen and Jill Croft	\$120.31			
		WALMART 1/15/24	REIMB MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$120.31	\$120.31
10210	2955	4/17/2024	VERO CHEMICAL DISTRIBUTORS, INC.	\$128.66			
		352961	JANITORIAL SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$26.54	\$26.54
		352920	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$102.12	\$102.12
10210	2956	4/17/2024	YARD-NIQUE INC DBA NATIVEGREEN	\$577.50			
		99557	SHRUB FERTILIZATION		66700 Landscape Weed, Pest & Fertilization	\$577.50	\$577.50
10210	On-Line	4/21/2024	FPL	\$887.89			
		3/11/24-4/10/24	APR 285 KWH #28235-79301-BLDG B		75310 Electricity	\$43.73	\$43.73
		3/11/24-4/10/24	APR 324 KWH #87007-88162-BLDG G		75310 Electricity	\$48.38	\$48.38
		3/11/24-4/10/24	APR 338 KWH #22940-40551-BLDG C		75310 Electricity	\$50.05	\$50.05
		3/11/24-4/10/24	APR 346 KWH #30131-09446-BLDG E		75310 Electricity	\$51.01	\$51.01
		3/11/24-4/10/24	APR 384 KWH #77402-10385-BLDG A		75310 Electricity	\$55.53	\$55.53
		3/11/24-4/10/24	APR 452 KWH #37070-51060-BLDG F		75310 Electricity	\$63.62	\$63.62
		3/11/24-4/10/24	APR 500 KWH #46174-48016-BLDG D		75310 Electricity	\$69.35	\$69.35
		3/11/24-4/10/24	APR 3703 KWH #94204-46552-BLDG H		75310 Electricity	\$506.22	\$506.22
10210	On-Line	4/22/2024	COMCAST	\$252.01			
		8535115050042319 APR 2024	APR (4/14/24-5/13/24) INTERNET/ VOICE SVC #8535115050042319		61800 Telephone	\$252.01	\$252.01
10210	2957	4/24/2024	CAPITAL ONE BANK	\$34.08			
		AMAZON 04/08/24	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$12.69	\$12.69
		AMAZON 4/8/24	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$21.39	\$21.39
10210	2958	4/24/2024	YEAR ROUND LAWN MAINTENANCE, INC	\$2,953.00			
		041524	APR MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,953.00	\$2,953.00
<b>Total:</b>				<b>\$45,612.57</b>			

**Pebble Beach Villas Inc  
Check Register  
4/1/2024 - 4/30/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10213	10	4/18/2024	JEFF KUHNERT ENTERPRISES LLC	\$85,070.00			
		100427	50% ROOF PAYMENT BLDG B		80350 S/A Expenses-Metal Roofing	\$85,070.00	\$85,070.00
<b>Total:</b>				<u>\$85,070.00</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2024 - 4/30/2024**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10304	30	4/15/2024	JEFF KUHNERT ENTERPRISES LLC	\$85,070.00			
		100426	50% ROOF PAYMENT BLDG A		35015 Expenses-Roofing	\$85,070.00	\$85,070.00
<b>Total:</b>				<u>\$85,070.00</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2024 - 4/30/2024**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10305	292	4/17/2024	POPULAR PAINTING PRO LLC	\$2,820.00			
		005	CLUBHOUSE & GARAGE DOOR PAINTING		35145 Expenses-Building	\$1,120.00	\$1,120.00
		002	PAINT 5 GARAGE DOORS E BLDG		35145 Expenses-Building	\$1,700.00	\$1,700.00
<b>Total:</b>				<u>\$2,820.00</u>			

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2024 - 4/30/2024**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10306	241	4/18/2024	WINDSTORM RETROFIT LLC	\$38,640.00			
		4/11/24	ROOF RETROFIT FINAL		35015 Expenses-Roofing	\$38,640.00	\$38,640.00
10306	242	4/25/2024	JEFF KUHNERT ENTERPRISES LLC	\$85,070.00			
		100428	50% BLDG C		35015 Expenses-Roofing	\$85,070.00	\$85,070.00
<b>Total:</b>				<u>\$123,710.00</u>			

**Pebble Beach Villas Inc**  
**AR Aging with Status**  
**Period Through: 4/30/2024**

Unit	Last Name	Address	Total	Current	30	60	90	Status
B12	Moss	5100 North A1A	\$11,793.56	\$713.00	\$5,425.42	\$783.90	\$4,871.24	1st Notice
B20	Keramidas	5100 North A1A	\$5,857.00	\$879.00	\$4,978.00			
C27	Kisiel	5100 North A1A	\$14,726.90	\$713.00	\$5,466.11	\$1,527.36	\$7,020.43	2nd Notice
F69	Bender	5100 North A1A	\$4,607.00	\$713.00	\$3,894.00			
G57	Quinn	5100 North A1A	\$4,034.60	\$713.00	\$3,321.60			
G60	Tauro	5100 North A1A	\$5,681.00	\$879.00	\$4,802.00			
			<u>\$46,700.06</u>	<u>\$4,610.00</u>	<u>\$27,887.13</u>	<u>\$2,311.26</u>	<u>\$11,891.67</u>	
				6	6	2	2	
Assessment			\$7,462.00	\$4,610.00	\$0.00	\$2,139.00	\$713.00	
Spec Assmt- Metal Roofing			\$27,635.60	\$0.00	\$27,635.60	\$0.00	\$0.00	
Spec Assmt - Roof/Gutters/Dwns			\$11,076.00	\$0.00	\$0.00	\$0.00	\$11,076.00	
Interest			\$511.46	\$0.00	\$251.53	\$157.26	\$102.67	
Collection Fees			\$15.00	\$0.00	\$0.00	\$15.00	\$0.00	
			<u>\$46,700.06</u>	<u>\$4,610.00</u>	<u>\$27,887.13</u>	<u>\$2,311.26</u>	<u>\$11,891.67</u>	