



*"Wise management makes the difference."*

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

DATE: April 17, 2024  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of March 31, 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:** \$47,334 with a budget of \$41,772 or \$5,573 over budget for the month.

Variances by Category:

- **Administrative Expenses:** \$4,105 over budget due to annual audit review, tax preparation and office copies.
- **Building Operations:** \$1,140 over budget due to purchase of garage blinds and new flag.
- **Grounds & Landscape Expense:** \$2,232 under budget.
- **Recreation Facilities:** \$480 over budget due to purchase of new bulletin board.
- **Utilities:** \$698 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$48 over budget due to bldg. F dryer heat element repaired.

**YEAR TO DATE EXPENSES:** \$127,227 with a budget of \$128,503 or \$1,276 under budget for the year.

Variances by Category:

- **Administrative Expenses:** \$767 under budget.
- **Building Operations:** \$1,084 over budget due to building maintenance supplies & repairs.
- **Grounds & Landscape Expense:** \$4,118 under budget.
- **Recreation Facilities:** \$275 over budget due to clubhouse service & repairs.
- **Utilities:** \$2,701 over budget due to electricity, and water & sewer.
- **Laundry Expense:** \$452 under budget.

**Reserves:** \$656,118

**Owner's Equity:** \$95,570

**Accounts Receivable:** \$123,598

### **Maintenance:**

- Roof retrofit work completed
- Bldg soffit repair scheduled
- Reroof started on Bldgs A-D
- Dryer repair Bldg F
- Garage blinds installed
- Bulletin board replaced
- Garage doors being painted.
- Stairwells painted
- 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: 3/31/2024

**Assets**

Cash - Operating		
10210 - Valley National Bank-Oper Ckg	\$42,631.02	
10211 - Valley Bank-S/A Ckg-	\$322,211.00	
Roof/Gutter/Downspout		
10212 - Valley National Bank-Oper MM	\$10,131.99	
10213 - Valley Bank-S/A Ckg-Metal Roofing	\$291,569.44	
10215 - Synovus - Operating Ckg	\$7,644.92	
Cash - Operating Total	<u>\$674,188.37</u>	
Cash - Reserves		
10304 - Marine Bank - Reserve MM	\$52,700.11	
10305 - Truist Bank - Reserve MM	\$52,235.13	
10306 - Bank United - Reserve MM	\$39,115.86	
10320 - Southstate CD-9 Mo(4.75%)7/8/24	\$102,052.05	
10325 - Southstate CD-13 Mo (4.06%)4/8/24	\$140,000.00	
10330 - Truist Bank CD-7 Mo (4.95%) 6/28/24	\$165,043.55	
10335 - Synovus CD-12 Mo (4.60%)3/28/24	\$104,971.47	
Cash - Reserves Total	<u>\$656,118.17</u>	
Other Assets		
10610 - Accounts Receivable	\$2,852.00	
10625 - A/R S/A Rpl Roof/Gutters/Downspouts	\$11,789.00	
10627 - A/R-S/A-Metal Roofing	\$108,430.56	
10635 - A/R - Other	\$526.46	
11610 - Prepaid Insurance	\$65,561.40	
Other Assets Total	<u>\$189,159.42</u>	
Assets Total		<u>\$1,519,465.96</u>

**Liabilities and Equity**

Liability		
23110 - Accounts Payable	\$6,352.01	
24110 - Prepaid Maintenance Fees	\$27,425.95	
Liability Total	<u>\$33,777.96</u>	
Special Assessment-Metal Roofing		
80300 - S/A Income-Metal Roofing	\$400,000.00	
Special Assessment-Metal Roofing Total	<u>\$400,000.00</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	\$496,642.07	
35020 - Painting Reserve	\$22,957.42	
35030 - Paving Reserve	\$92,069.88	
35060 - Recreation Reserve	\$20,886.94	
35140 - Building Reserve	\$17,832.69	
35150 - Unallocated Reserve Interest	\$5,729.17	
Reserves Total	<u>\$656,118.17</u>	

Pebble Beach Villas Inc  
Balance Sheet  
Period Through: 3/31/2024

Equity		
44910 - Operating Balance, January 1	\$92,329.79	
Equity Total	<u>\$92,329.79</u>	
Current Year Net Income	\$3,240.04	
Liabilities & Equity Total		<u>\$1,519,465.96</u>

Pebble Beach Villas Inc  
Income/Expense Statement  
3/1/2024 - 3/31/2024

Accounts	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			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	\$128,918.72	\$128,918.72	\$0.00	\$515,675.00
55120 - Interest Income	\$29.99	\$0.00	\$29.99	\$87.79	\$0.00	\$87.79	\$0.00
55122 - Owner Finance Charges	\$251.53	\$0.00	\$251.53	\$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	\$0.00	\$250.00	(\$250.00)	\$708.00	\$750.00	(\$42.00)	\$3,000.00
<b>Total Income</b>	<b>\$43,254.44</b>	<b>\$43,222.92</b>	<b>\$31.52</b>	<b>\$130,467.26</b>	<b>\$129,668.72</b>	<b>\$798.54</b>	<b>\$518,675.00</b>
<b>Total Income</b>	<b>\$43,254.44</b>	<b>\$43,222.92</b>	<b>\$31.52</b>	<b>\$130,467.26</b>	<b>\$129,668.72</b>	<b>\$798.54</b>	<b>\$518,675.00</b>
<b>Expense</b>							
<u>Administrative Expenses</u>							
61100 - Annual Review & Tax Prep	\$2,900.00	\$0.00	(\$2,900.00)	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00
61300 - Corporate/Condo Fees	\$0.00	\$0.00	\$0.00	\$288.00	\$288.00	\$0.00	\$350.00
61400 - Insurance	\$18,940.53	\$18,939.00	(\$1.53)	\$54,983.33	\$56,817.00	\$1,833.67	\$227,268.00
61500 - Legal Fees	\$0.00	\$375.00	\$375.00	\$271.38	\$1,125.00	\$853.62	\$4,500.00
61550 - Management Services	\$2,328.08	\$2,328.08	\$0.00	\$6,984.24	\$6,984.24	\$0.00	\$27,937.00
61660 - Office Supplies/Copies/Postage	\$2,076.63	\$416.67	(\$1,659.96)	\$3,413.72	\$1,250.01	(\$2,163.71)	\$5,000.00
61750 - Income Tax Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
61800 - Telephone	\$252.19	\$250.00	(\$2.19)	\$756.57	\$750.00	(\$6.57)	\$3,000.00
<b>Total Administrative Expenses</b>	<b>\$26,497.43</b>	<b>\$22,392.08</b>	<b>(\$4,105.35)</b>	<b>\$69,597.24</b>	<b>\$70,364.24</b>	<b>\$767.00</b>	<b>\$271,955.00</b>
<u>Buildings Operations</u>							
63300 - Building Maintenance Supplies & Repairs	\$3,013.33	\$1,166.67	(\$1,846.66)	\$6,064.37	\$3,500.01	(\$2,564.36)	\$14,000.00
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)	\$1,540.00	\$1,400.01	(\$139.99)	\$5,600.00
65300 - Maintenance Labor	\$3,105.00	\$3,754.67	\$649.67	\$10,093.50	\$11,264.01	\$1,170.51	\$45,056.00
<b>Total Buildings Operations</b>	<b>\$7,153.41</b>	<b>\$6,013.01</b>	<b>(\$1,140.40)</b>	<b>\$19,123.11</b>	<b>\$18,039.03</b>	<b>(\$1,084.08)</b>	<b>\$72,156.00</b>
<u>Grounds/Landscape</u>							
66300 - Landscape Maintenance	\$2,953.00	\$2,958.33	\$5.33	\$8,859.00	\$8,874.99	\$15.99	\$35,500.00
66400 - Irrigation Supplies & Repairs	\$0.00	\$383.33	\$383.33	\$833.00	\$1,149.99	\$316.99	\$4,600.00
66450 - Irrigation Water	\$603.90	\$458.33	(\$145.57)	\$1,832.44	\$1,374.99	(\$457.45)	\$5,500.00
66600 - Landscape Replacement & Mulch	\$0.00	\$1,166.67	\$1,166.67	\$2,105.00	\$3,500.01	\$1,395.01	\$14,000.00
66700 - Landscape Weed, Pest & Fertilization	\$577.50	\$483.33	(\$94.17)	\$1,353.00	\$1,449.99	\$96.99	\$5,800.00
66800 - Tree Trimming	\$0.00	\$916.67	\$916.67	\$0.00	\$2,750.01	\$2,750.01	\$11,000.00
<b>Total Grounds/Landscape</b>	<b>\$4,134.40</b>	<b>\$6,366.66</b>	<b>\$2,232.26</b>	<b>\$14,982.44</b>	<b>\$19,099.98</b>	<b>\$4,117.54</b>	<b>\$76,400.00</b>
<u>Recreation Facilities</u>							
70130 - Clubhouse Service & Repairs	\$993.66	\$250.00	(\$743.66)	\$1,831.88	\$750.00	(\$1,081.88)	\$3,000.00
71400 - Pool Supplies & Repairs	\$152.64	\$333.33	\$180.69	\$443.50	\$999.99	\$556.49	\$4,000.00
73000 - Tennis Courts Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
<b>Total Recreation Facilities</b>	<b>\$1,146.30</b>	<b>\$666.66</b>	<b>(\$479.64)</b>	<b>\$2,275.38</b>	<b>\$1,999.98</b>	<b>(\$275.40)</b>	<b>\$8,000.00</b>
<u>Utilities</u>							
75310 - Electricity	\$1,097.43	\$1,000.00	(\$97.43)	\$3,751.16	\$3,000.00	(\$751.16)	\$12,000.00
75500 - Trash Removal	\$1,409.08	\$1,416.67	\$7.59	\$4,227.24	\$4,250.01	\$22.77	\$17,000.00
75710 - Water & Sewer	\$3,608.61	\$3,000.00	(\$608.61)	\$10,972.83	\$9,000.00	(\$1,972.83)	\$36,000.00
<b>Total Utilities</b>	<b>\$6,115.12</b>	<b>\$5,416.67</b>	<b>(\$698.45)</b>	<b>\$18,951.23</b>	<b>\$16,250.01</b>	<b>(\$2,701.22)</b>	<b>\$65,000.00</b>
<u>Miscellaneous</u>							
71200 - Laundry Expense	\$297.82	\$250.00	(\$47.82)	\$297.82	\$750.00	\$452.18	\$3,000.00
77300 - Contingency	\$2,000.00	\$666.67	(\$1,333.33)	\$2,000.00	\$2,000.01	\$0.01	\$8,000.00
<b>Total Miscellaneous</b>	<b>\$2,297.82</b>	<b>\$916.67</b>	<b>(\$1,381.15)</b>	<b>\$2,297.82</b>	<b>\$2,750.01</b>	<b>\$452.19</b>	<b>\$11,000.00</b>
<b>Total Expense</b>	<b>\$47,344.48</b>	<b>\$41,771.75</b>	<b>(\$5,572.73)</b>	<b>\$127,227.22</b>	<b>\$128,503.25</b>	<b>\$1,276.03</b>	<b>\$504,511.00</b>
<b>Operating Net Income</b>	<b>(\$4,090.04)</b>	<b>\$1,451.17</b>	<b>(\$5,541.21)</b>	<b>\$3,240.04</b>	<b>\$1,165.47</b>	<b>\$2,074.57</b>	<b>\$14,164.00</b>
<b>Reserve Income</b>							
<u>Reserve Income</u>							
55115 - Reserve Assessments	\$10,633.08	\$10,633.08	\$0.00	\$31,899.28	\$31,899.28	\$0.00	\$127,597.00
<b>Total Reserve Income</b>	<b>\$10,633.08</b>	<b>\$10,633.08</b>	<b>\$0.00</b>	<b>\$31,899.28</b>	<b>\$31,899.28</b>	<b>\$0.00</b>	<b>\$127,597.00</b>
<b>Total Reserve Income</b>	<b>\$10,633.08</b>	<b>\$10,633.08</b>	<b>\$0.00</b>	<b>\$31,899.28</b>	<b>\$31,899.28</b>	<b>\$0.00</b>	<b>\$127,597.00</b>

Pebble Beach Villas Inc  
 Income/Expense Statement  
 3/1/2024 - 3/31/2024

3/1/2024 - 3/31/2024	1/1/2024 - 3/31/2024
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<u>Reserve Transfer</u>							
85010 - Roofing Reserve Transfer	\$4,596.50	\$4,596.50	\$0.00	\$13,789.50	\$13,789.50	\$0.00	\$55,158.00
85020 - Painting Reserve Transfer	\$1,568.42	\$1,568.42	\$0.00	\$4,705.22	\$4,705.22	\$0.00	\$18,821.00
85030 - Paving Reserve Transfer	\$1,147.25	\$1,147.25	\$0.00	\$3,441.75	\$3,441.75	\$0.00	\$13,767.00
85060 - Recreation Reserve Transfer	\$713.99	\$713.99	\$0.00	\$2,142.09	\$2,142.09	\$0.00	\$8,568.00
85140 - Buildings Reserve Transfer	\$2,606.92	\$2,606.92	\$0.00	\$7,820.72	\$7,820.72	\$0.00	\$31,283.00
<u>Total Reserve Transfer</u>	\$10,633.08	\$10,633.08	\$0.00	\$31,899.28	\$31,899.28	\$0.00	\$127,597.00
<b>Total Reserve Expense</b>	\$10,633.08	\$10,633.08	\$0.00	\$31,899.28	\$31,899.28	\$0.00	\$127,597.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$4,090.04)	\$1,451.17	(\$5,541.21)	\$3,240.04	\$1,165.47	\$2,074.57	\$14,164.00

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT**

RESERVE LINE ITEM	12/31/2023 BALANCE	YTD ASSESSMENTS	YTD INTEREST INCOME	YTD EXPENSES	3/31/2024 BALANCE
ROOFING	\$ 490,727.57	\$ 13,789.50		\$ (7,875.00)	\$ 496,642.07
PAINTING	\$ 18,252.20	\$ 4,705.22		\$ -	\$ 22,957.42
PAVING	\$ 88,628.13	\$ 3,441.75		\$ -	\$ 92,069.88
*RECREATION	\$ 19,528.14	\$ 2,142.09		\$ (783.29)	\$ 20,886.94
BUILDINGS	\$ 23,111.97	\$ 7,820.72		\$ (13,100.00)	\$ 17,832.69
*UNALLOCATED INTEREST INCOME	\$ -	\$ -	\$ 5,729.17	\$ -	\$ 5,729.17
<b>TOTALS:</b>	\$ 640,248.01	\$ 31,899.28	\$ 5,729.17	\$ (21,758.29)	\$ 656,118.17

**Pebble Beach Villas Inc**  
**Check Register**  
**3/1/2024 - 3/31/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10210	2931	3/1/2024	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$7,509.71			
		MAR 2024	MONTHLY CELL PHONE (1/2)		61660 Office Supplies/Copies/Postage	\$27.50	\$27.50
		MAR 2024	POSTAGE & SHIPPING		61660 Office Supplies/Copies/Postage	\$46.15	\$46.15
		MAR 2024	PORTAL & WEBSITE MONTHLY BILLING		61660 Office Supplies/Copies/Postage	\$60.00	\$60.00
		MAR 2024	OFFICE SUPPLIES		61660 Office Supplies/Copies/Postage	\$164.68	\$164.68
		MAR 2024	COPIES		61660 Office Supplies/Copies/Postage	\$1,778.30	\$1,778.30
		MAR 2024	MONTHLY MANAGEMENT FEE		61550 Management Services	\$2,328.08	\$2,328.08
		MAR 2024	MONTHLY MAINTENANCE LABOR-ARREARS-JAMES HARRISON/DAVID PUGH		65300 Maintenance Labor	\$3,105.00	\$3,105.00
10210	2932	3/6/2024	GERALD JACKSON JR., CPA, PA	\$2,900.00			
		9157	2023 AUDIT & TAX RETURNS		61100 Annual Review & Tax Prep	\$2,900.00	\$2,900.00
10210	2933	3/6/2024	PEBBLE BEACH VILLAS	\$10,633.08			
		3/1/24	MONTHLY RESERVE ASSESSMENT		85060 Recreation Reserve Transfer	\$713.99	\$713.99
		3/1/24	MONTHLY RESERVE ASSESSMENT		85030 Paving Reserve Transfer	\$1,147.25	\$1,147.25
		3/1/24	MONTHLY RESERVE ASSESSMENT		85020 Painting Reserve Transfer	\$1,568.42	\$1,568.42
		3/1/24	MONTHLY RESERVE ASSESSMENT		85140 Buildings Reserve Transfer	\$2,606.92	\$2,606.92
		3/1/24	MONTHLY RESERVE ASSESSMENT		85010 Roofing Reserve Transfer	\$4,596.50	\$4,596.50
10210	On-Line	3/7/2024	CITY OF VERO BEACH UTILITIES	\$4,157.69			
		1/12/24-2/12/24	FEB 4 KGAL #20037789 - 5100 HWY A1A BLDG H		75710 Water & Sewer	\$99.56	\$99.56
		1/12/24-2/12/24	FEB 264 KGAL #20037792 - 5100 HWY A1A REUSE		66450 Irrigation Water	\$322.08	\$322.08
		1/12/24-2/12/24	FEB 15 KGAL #20037777 - 5100 HWY A1A BLDG F		75710 Water & Sewer	\$467.05	\$467.05
		1/12/24-2/12/24	FEB 16 KGAL #20037720 - 5100 HWY A1A BLDG B		75710 Water & Sewer	\$473.20	\$473.20
		1/12/24-2/12/24	FEB 16 KGAL #20037731 - 5100 HWY A1A BLDG C		75710 Water & Sewer	\$473.20	\$473.20
		1/12/24-2/12/24	FEB 16 KGAL #20037742 - 5100 HWY A1A BLDG D		75710 Water & Sewer	\$473.20	\$473.20
		1/12/24-2/12/24	FEB 17 KGAL #20037753 - 5100 HWY A1A BLDG E		75710 Water & Sewer	\$479.35	\$479.35
		1/12/24-2/12/24	FEB 29 KGAL #20037708 - 5100 HWY A1A BLDG A		75710 Water & Sewer	\$553.15	\$553.15
		1/12/24-2/12/24	FEB 58 KGAL #20037765 - 5100 HWY A1A BLDG G		75710 Water & Sewer	\$816.90	\$816.90
10210	2934	3/13/2024	CAPITAL ONE BANK	\$42.76			
		HOME DEPOT 2/26/24	MAINTENANCE SUPPLIES		63300 Building Maintenance Supplies & Repairs	\$10.67	\$10.67
		AMAZON 2/26/24	HINGES		63300 Building Maintenance Supplies & Repairs	\$32.09	\$32.09
10210	2935	3/13/2024	ELLIOTT MERRILL COMMUNITY MANAGEMENT	\$15.00			
		031124	ADMIN COLLECTION FEES		23114 A/P Fees	\$15.00	\$15.00
10210	2936	3/13/2024	JAMES HARRISON	\$2,000.00			



		022724	BONUS, LIGHT INSTALLATION		77300 Contingency	\$2,000.00	\$2,000.00	
10210	2937	3/13/2024 82766	LAPSCO, INC BLDG F DRYER HEAT ELEMENT	\$297.82	71200 Laundry Expense	\$297.82	\$297.82	
10210	2938	3/13/2024	YARD-NIQUE INC DBA NATIVEGREEN	\$775.50				
		94137	JAN SHRUB INSECT & DISEASE		66700 Landscape Weed, Pest & Fertilization	\$324.00	\$324.00	
		97960	FEB LAWN FERTILIZATION & PEST CONTROL		66700 Landscape Weed, Pest & Fertilization	\$451.50	\$451.50	
10210	On-Line	3/17/2024	REPUBLIC SERVICES #769	\$1,409.08				
		0769-000633310	MAR MONTHLY TRASH & RECYCLING SERVICE (ACCT #3-0769-2000188)		75500 Trash Removal	\$1,409.08	\$1,409.08	
10210	2939	3/20/2024	CAPITAL ONE BANK	\$21.38				
			HOME DEPOT 3/5/24 PAPER TOWELS		63300 Building Maintenance Supplies & Repairs	\$21.38	\$21.38	
10210	2940	3/20/2024	KEVIN KELLY	\$2,908.50				
		AMAZON 2/28/24	BULLETIN BOARD		70130 Clubhouse Service & Repairs	\$838.70	\$838.70	
		AMAZON 2/28/24	GARAGE BLINDS & FLAG		63300 Building Maintenance Supplies & Repairs	\$2,069.80	\$2,069.80	
10210	2941	3/20/2024	VERO CHEMICAL DISTRIBUTORS, INC.	\$42.28				
		351250	BACTERIAL DIGESTOR		71400 Pool Supplies & Repairs	\$42.28	\$42.28	
10210	2942	3/20/2024	YEAR ROUND LAWN MAINTENANCE, INC	\$2,953.00				
		031524	MAR MONTHLY LANDSCAPE MAINTENANCE		66300 Landscape Maintenance	\$2,953.00	\$2,953.00	
10210	2943	3/21/2024	SERENOA HOME OWNERS ASSOCIATION	\$714.49				
		032124	SERENOA PAYMENT POSTED IN ERROR		10621 A/R - Clearing	\$714.49	\$714.49	
10210	On-Line	3/22/2024	COMCAST	\$252.19				
		8535115050042319 MAR 2024	MAR (3/14/24-4/13/24) INTERNET/ VOICE SVC #8535115050042319		61800 Telephone	\$252.19	\$252.19	
10210	On-Line	3/22/2024	FPL	\$1,097.43				
		2/9/24-3/11/24	MAR 277 KWH #28235-79301- BLDG B		75310 Electricity	\$44.66	\$44.66	
		2/9/24-3/11/24	MAR 335 KWH #87007-88162- BLDG G		75310 Electricity	\$51.98	\$51.98	
		2/9/24-3/11/24	MAR 410 KWH #30131-09446- BLDG E		75310 Electricity	\$61.42	\$61.42	
		2/9/24-3/11/24	MAR 422 KWH #22940-40551- BLDG C		75310 Electricity	\$62.93	\$62.93	
		2/9/24-3/11/24	MAR 494 KWH #37070-51060- BLDG F		75310 Electricity	\$71.99	\$71.99	
		2/9/24-3/11/24	MAR 510 KWH #77402-10385- BLDG A		75310 Electricity	\$74.00	\$74.00	
		2/9/24-3/11/24	MAR 510 KWH #46174-48016- BLDG D		75310 Electricity	\$74.00	\$74.00	
		2/9/24-3/11/24	MAR 4557 KWH #94204-46552- BLDG H		75310 Electricity	\$656.45	\$656.45	
10210	2944	3/27/2024	BATES SECURITY LLC	\$484.44				
		1370676	FEB SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$242.22	\$242.22	
		1379421	MAR SECURITY VIDEO SERVICE		63300 Building Maintenance Supplies & Repairs	\$242.22	\$242.22	
			TERMINIX PROCESSING					

10210	2945	3/27/2024	CENTER	\$475.08		
		444461318	MAR MONTHLY PEST CONTROL-CUST #8907357		63800 Pest Control: Buildings	\$475.08 \$475.08
10210	2946	3/27/2024	VERO CHEMICAL DISTRIBUTORS, INC.	\$110.36		
		351955	POOL CHEMICALS		71400 Pool Supplies & Repairs	(\$29.37) (\$29.37)
		351710	POOL CHEMICALS		71400 Pool Supplies & Repairs	\$139.73 \$139.73
10210	On- Line	3/28/2024	FRONTLINE INSURANCE	\$16,755.58		
		1003197105 #6	INSTALL #6 OF 10 #9832612434		11610 Prepaid Insurance	\$16,755.58\$16,755.58
<b>Total:</b>				<u>\$55,555.37</u>		

**Pebble Beach Villas Inc**  
**Check Register**  
**3/1/2024 - 3/31/2024**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
10305	288	3/6/2024	JOHN NICHOLLS	\$5,875.00			
		2/27/24	50% DEPOSIT BLDG C		35145 Expenses-Building	\$5,875.00	\$5,875.00
10305	289	3/15/2024	JOHN NICHOLLS	\$5,875.00			
		3/11/24	BLDG B SOFFIT FINAL		35145 Expenses-Building	\$5,875.00	\$5,875.00
10305	290	3/28/2024	WINDSTORM RETROFIT LLC	\$875.00			
		3/18/24	RETROFIT ROOFS PAYMENT #2		35015 Expenses-Roofing	\$875.00	\$875.00
10305	291	3/31/2024	KEVIN KELLY	\$783.29			
		3/29/24	REIMB FOR CLUBHOUSE SUPPLIES		35065 Expenses-Recreation	\$783.29	\$783.29
<b>Total:</b>				<u>\$13,408.29</u>			

**Pebble Beach Villas Inc  
AR Aging with Status  
Period Through: 3/31/2024**

Unit	Last Name	Address	Total	Current	30	60	90	Status
A6	Davis	5100 North A1A	\$5,320.00	\$5,320.00				
A8	Furphy, Trustee	5100 North A1A	\$5,320.00	\$5,320.00				
B11	Best	5100 North A1A	\$40.96	\$40.96				
B12	Moss	5100 North A1A	\$11,793.56	\$5,425.42	\$783.90	\$5,584.24		1st Notice
B14	Mosleth, Tr.	5100 North A1A	\$4,750.00	\$4,750.00				
B19	Walker	5100 North A1A	\$5,320.00	\$5,320.00				
B20	Keramidas	5100 North A1A	\$5,857.00	\$5,857.00				
C26	Dion	5100 North A1A	\$5,320.00	\$5,320.00				
C27	Kisiel	5100 North A1A	\$14,013.90	\$5,466.11	\$1,527.36	\$6,307.43	\$713.00	2nd Notice
C28	Yavenue	5100 North A1A	\$5,320.00	\$5,320.00				
C29	Jones	5100 North A1A	\$5,320.00	\$5,320.00				
D37	Meaney	5100 North A1A	\$5,320.00	\$5,320.00				
D38	Rummel	5100 North A1A	\$5,320.00	\$5,320.00				
E43	Zorochin	5100 North A1A	\$5,320.00	\$5,320.00				
E46	Jakelis	5100 North A1A	\$5,320.00	\$5,320.00				
F69	Bender	5100 North A1A	\$5,320.00	\$5,320.00				
G51	McCauley	5100 North A1A	\$5,320.00	\$5,320.00				
G57	Quinn	5100 North A1A	\$4,034.60	\$4,034.60				
G58	Ellsworth Winters	5100 North A1A	\$5,320.00	\$5,320.00				
G60	Tauro	5100 North A1A	\$4,802.00	\$4,802.00				
H71	Strand	5100 North A1A	\$3,946.00	\$3,946.00				
H72	McNally	5100 North A1A	\$5,200.00	\$5,200.00				
			<u>\$123,598.02</u>	<u>\$108,682.09</u>	<u>\$2,311.26</u>	<u>\$11,891.67</u>	<u>\$713.00</u>	
				22	2	2	1	
Assessment			\$2,852.00	\$0.00	\$2,139.00	\$0.00	\$713.00	
Spec Assmt- Metal Roofing			\$108,430.56	\$108,430.56	\$0.00	\$0.00	\$0.00	
Spec Assmt - Roof/Gutters/Dwns			\$11,789.00	\$0.00	\$0.00	\$11,789.00	\$0.00	
Interest			\$511.46	\$251.53	\$157.26	\$102.67	\$0.00	
Collection Fees			\$15.00	\$0.00	\$15.00	\$0.00	\$0.00	
			<u>\$123,598.02</u>	<u>\$108,682.09</u>	<u>\$2,311.26</u>	<u>\$11,891.67</u>	<u>\$713.00</u>	