



**Elliott Merrill**  
COMMUNITY MANAGEMENT  
Est. 1982

*"Wise management makes the difference."*

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

DATE: May 18, 2021  
TO: Board of Directors – Pebble Beach Villas  
FROM: Mike Gallagher, Community Association Manager  
RE: Financial & Property Report as of April 30, 2021

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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:** \$25,416 with a budget of \$27,018 or \$1,602 under budget for the month.

Variances by Category:

- Administrative Expenses: \$1,035 over budget due to Insurance and Legal.
- Building Operations: \$2,228 under budget
- Landscape & Grounds Expense: \$1,367 under budget
- Recreation Facilities: \$341 under budget.
- Utilities: \$5 under budget.
- Laundry Expense \$250 under budget
- Miscellaneous: \$1,555 over budget due to new community laptop.

**YEAR TO DATE EXPENSES:** \$119,043 with a budget of \$109,927 or \$9,116 over budget for year.

Variances by Category:

- Administrative Expenses: \$3,731 over budget due to insurance, legal, and office supplies
- Building & Operations: \$1,535 under budget
- Landscape & Grounds Expense: \$1,044 under budget.
- Recreation Facilities: \$1,097 under budget.
- Utilities: \$112 over budget due to water/sewer.
- Laundry Expense \$8,394 over budget due to new laundry equipment and hot water heaters at several buildings
- Miscellaneous: \$555 over budget (see above).

**Reserves:** \$473,311

**Owner's Equity:** \$63,179

**Accounts Receivable:** \$40

**Maintenance:**

- Treated AC areas for mold
- Cleaned trash areas
- Repaired beach shower
- Painted utility boxes
- Sprayed for weeds
- Sprayed for ants
- Cleaned tennis court perimeter
- Repaired irrigation by building B
- Replaced exit signs as necessary
- Repaired electric on two exit signs
- 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](mailto:paolaa@elliottmerrill.com)
- Accounts Receivable questions re: coupons, payments, etc:  
Allison Sullivan at ext. 114 or [allisons@elliottmerrill.com](mailto:allisons@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: 4/30/2021

**Assets**

|  |                     |                     |
|--|---------------------|---------------------|
| Cash - Operating                         |                     |                     |
| 10215 - Synovus - Op Chk                 | \$26,348.33         |                     |
| 10216 - Synovus - Op MM                  | <u>\$45,383.95</u>  |                     |
| Cash - Operating Total                   | <u>\$71,732.28</u>  |                     |
| <br>Cash - Reserves                      |                     |                     |
| 10304 - Marine Bank - Rsv MM             | \$146,244.77        |                     |
| 10305 - SunTrust - Rsv MM                | \$45,226.03         |                     |
| 10306 - Bank United - Rsv MM             | \$179,837.98        |                     |
| 10309 - iThink - Rsv CD - 1.87% - 1/2022 | <u>\$102,002.00</u> |                     |
| Cash - Reserves Total                    | <u>\$473,310.78</u> |                     |
| <br>Other Assets                         |                     |                     |
| 10610 - Accounts Receivable              | \$40.00             |                     |
| 11610 - Prepaid Insurance                | <u>\$18,130.36</u>  |                     |
| Other Assets Total                       | <u>\$18,170.36</u>  |                     |
| <br>Assets Total                         |                     | <u>\$563,213.42</u> |
| <br><b>Liabilities and Equity</b>        |                     |                     |
| Liability                                |                     |                     |
| 23110 - Accounts Payable                 | \$545.57            |                     |
| 24110 - Prepaid Maintenance Fees         | <u>\$26,178.55</u>  |                     |
| Liability Total                          | <u>\$26,724.12</u>  |                     |
| <br>Reserves                             |                     |                     |
| 35010 - Roofing Reserve                  | \$283,650.75        |                     |
| 35020 - Painting Reserve                 | \$85,956.79         |                     |
| 35030 - Paving Reserve                   | \$52,896.49         |                     |
| 35060 - Recreation Reserve               | \$4,598.75          |                     |
| 35140 - Building Reserve                 | \$42,826.50         |                     |
| 35150 - Unallocated Reserve Interest     | <u>\$3,381.50</u>   |                     |
| Reserves Total                           | <u>\$473,310.78</u> |                     |
| <br>Equity                               |                     |                     |
| 44910 - Operating Balance, January 1     | <u>\$72,065.37</u>  |                     |
| Equity Total                             | <u>\$72,065.37</u>  |                     |
| <br>Net Income                           | (\$8,886.85)        |                     |
| <br>Liabilities & Equity Total           |                     | <u>\$563,213.42</u> |

Pebble Beach Villas Inc  
Income/Expense Statement  
4/1/2021 - 4/30/2021

| Accounts  | 4/1/2021 - 4/30/2021 |             |              | 1/1/2021 - 4/30/2021 |              |              | Annual Budget |
|---|----------------------|-------------|--------------|----------------------|--------------|--------------|---------------|
|   | Actual               | Budget      | Variance     | Actual               | Budget       | Variance     |               |
| <b>Income</b>                                   |                      |             |              |                      |              |              |               |
| <u>Income</u>                                   |                      |             |              |                      |              |              |               |
| 55110 - Current Assessments                     | \$27,226.75          | \$27,226.75 | \$0.00       | \$108,907.00         | \$108,907.00 | \$0.00       | \$326,721.00  |
| 55120 - Interest Income                         | \$1.86               | \$0.00      | \$1.86       | \$7.55               | \$0.00       | \$7.55       | \$0.00        |
| 55150 - Laundry Income                          | \$397.25             | \$250.00    | \$147.25     | \$1,266.50           | \$1,000.00   | \$266.50     | \$3,000.00    |
| 55161 - App Processing Fees Expense             | \$0.00               | \$0.00      | \$0.00       | (\$25.00)            | \$0.00       | (\$25.00)    | \$0.00        |
| <u>Total Income</u>                             | \$27,625.86          | \$27,476.75 | \$149.11     | \$110,156.05         | \$109,907.00 | \$249.05     | \$329,721.00  |
| <b>Total Income</b>                             | \$27,625.86          | \$27,476.75 | \$149.11     | \$110,156.05         | \$109,907.00 | \$249.05     | \$329,721.00  |
| <b>Expense</b>                                  |                      |             |              |                      |              |              |               |
| <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                    | \$61.25              | \$61.00     | (\$0.25)     | \$349.25             | \$349.00     | (\$0.25)     | \$349.00      |
| 61400 - Insurance                               | \$10,559.31          | \$9,593.50  | (\$965.81)   | \$40,861.05          | \$38,374.00  | (\$2,487.05) | \$115,122.00  |
| 61500 - Legal Fees                              | \$455.86             | \$250.00    | (\$205.86)   | \$1,818.71           | \$1,000.00   | (\$818.71)   | \$3,000.00    |
| 61550 - Management Services                     | \$1,974.50           | \$1,974.50  | \$0.00       | \$7,898.00           | \$7,898.00   | \$0.00       | \$23,694.00   |
| 61660 - Office Supplies/Copies/Postage          | \$144.48             | \$233.33    | \$88.85      | \$1,549.71           | \$933.32     | (\$616.39)   | \$2,800.00    |
| 61750 - Income Tax Expense                      | \$0.00               | \$41.67     | \$41.67      | \$0.00               | \$166.68     | \$166.68     | \$500.00      |
| 61800 - Telephone                               | \$110.51             | \$116.67    | \$6.16       | \$441.65             | \$466.68     | \$25.03      | \$1,400.00    |
| <u>Total Administrative Expenses</u>            | \$13,305.91          | \$12,270.67 | (\$1,035.24) | \$54,668.37          | \$50,937.68  | (\$3,730.69) | \$148,615.00  |
| <u>Buildings Operations</u>                     |                      |             |              |                      |              |              |               |
| 63300 - Building Maintenance Supplies & Repairs | (\$1,424.39)         | \$858.33    | \$2,282.72   | \$3,179.82           | \$3,433.32   | \$253.50     | \$10,300.00   |
| 63800 - Pest Control: Buildings                 | \$423.72             | \$541.67    | \$117.95     | \$1,696.99           | \$2,166.68   | \$469.69     | \$6,500.00    |
| 65200 - Cleaning Labor                          | \$300.00             | \$416.67    | \$116.67     | \$1,400.00           | \$1,666.68   | \$266.68     | \$5,000.00    |
| 65300 - Maintenance Labor                       | \$3,420.00           | \$3,130.67  | (\$289.33)   | \$11,977.92          | \$12,522.68  | \$544.76     | \$37,568.00   |
| <u>Total Buildings Operations</u>               | \$2,719.33           | \$4,947.34  | \$2,228.01   | \$18,254.73          | \$19,789.36  | \$1,534.63   | \$59,368.00   |
| <u>Grounds/Landscape</u>                        |                      |             |              |                      |              |              |               |
| 66300 - Landscape Maintenance                   | \$2,577.00           | \$2,650.00  | \$73.00      | \$10,308.00          | \$10,600.00  | \$292.00     | \$31,800.00   |
| 66400 - Irrigation Supplies & Repairs           | \$0.00               | \$300.00    | \$300.00     | \$505.57             | \$1,200.00   | \$694.43     | \$3,600.00    |
| 66450 - Irrigation Water                        | \$399.32             | \$333.33    | (\$65.99)    | \$1,075.35           | \$1,333.32   | \$257.97     | \$4,000.00    |
| 66600 - Landscape Replacement & Mulch           | \$0.00               | \$450.00    | \$450.00     | \$4,540.00           | \$1,800.00   | (\$2,740.00) | \$5,400.00    |
| 66700 - Landscape Weed, Pest & Fertilization    | \$415.00             | \$441.67    | \$26.67      | \$1,560.00           | \$1,766.68   | \$206.68     | \$5,300.00    |
| 66800 - Tree Trimming                           | \$0.00               | \$583.33    | \$583.33     | \$0.00               | \$2,333.32   | \$2,333.32   | \$7,000.00    |
| <u>Total Grounds/Landscape</u>                  | \$3,391.32           | \$4,758.33  | \$1,367.01   | \$17,988.92          | \$19,033.32  | \$1,044.40   | \$57,100.00   |
| <u>Recreation Facilities</u>                    |                      |             |              |                      |              |              |               |
| 70130 - Clubhouse Service & Repairs             | \$159.43             | \$250.00    | \$90.57      | \$702.53             | \$1,000.00   | \$297.47     | \$3,000.00    |
| 71400 - Pool Supplies & Repairs                 | \$49.11              | \$250.00    | \$200.89     | \$400.57             | \$1,000.00   | \$599.43     | \$3,000.00    |
| 73000 - Tennis Courts Repairs                   | \$0.00               | \$50.00     | \$50.00      | \$0.00               | \$200.00     | \$200.00     | \$600.00      |
| <u>Total Recreation Facilities</u>              | \$208.54             | \$550.00    | \$341.46     | \$1,103.10           | \$2,200.00   | \$1,096.90   | \$6,600.00    |
| <u>Utilities</u>                                |                      |             |              |                      |              |              |               |
| 75310 - Electricity                             | \$667.74             | \$766.67    | \$98.93      | \$3,056.66           | \$3,066.68   | \$10.02      | \$9,200.00    |
| 75500 - Trash Removal                           | \$919.58             | \$975.00    | \$55.42      | \$3,678.32           | \$3,900.00   | \$221.68     | \$11,700.00   |
| 75710 - Water & Sewer                           | \$2,315.80           | \$2,166.67  | (\$149.13)   | \$9,010.68           | \$8,666.68   | (\$344.00)   | \$26,000.00   |
| <u>Total Utilities</u>                          | \$3,903.12           | \$3,908.34  | \$5.22       | \$15,745.66          | \$15,633.36  | (\$112.30)   | \$46,900.00   |
| <u>Miscellaneous</u>                            |                      |             |              |                      |              |              |               |
| 71200 - Laundry Expense                         | \$0.00               | \$250.00    | \$250.00     | \$9,393.98           | \$1,000.00   | (\$8,393.98) | \$3,000.00    |
| 77300 - Contingency                             | \$1,888.14           | \$333.33    | (\$1,554.81) | \$1,888.14           | \$1,333.32   | (\$554.82)   | \$4,000.00    |
| <u>Total Miscellaneous</u>                      | \$1,888.14           | \$583.33    | (\$1,304.81) | \$11,282.12          | \$2,333.32   | (\$8,948.80) | \$7,000.00    |
| <b>Total Expense</b>                            | \$25,416.36          | \$27,018.01 | \$1,601.65   | \$119,042.90         | \$109,927.04 | (\$9,115.86) | \$325,583.00  |
| <b>Operating Net Income</b>                     | \$2,209.50           | \$458.74    | \$1,750.76   | (\$8,886.85)         | (\$20.04)    | (\$8,866.81) | \$4,138.00    |

Pebble Beach Villas Inc  
Income/Expense Statement  
4/1/2021 - 4/30/2021

| Accounts                            | 4/1/2021 - 4/30/2021 |            |            | 1/1/2021 - 4/30/2021 |             |              | Annual Budget |
|-------------------------------------|----------------------|------------|------------|----------------------|-------------|--------------|---------------|
|                                     | Actual               | Budget     | Variance   | Actual               | Budget      | Variance     |               |
| <b>Reserve Income</b>               |                      |            |            |                      |             |              |               |
| <u>Reserve Income</u>               |                      |            |            |                      |             |              |               |
| 55115 - Reserve Assessments         | \$7,214.25           | \$7,214.25 | \$0.00     | \$28,857.00          | \$28,857.00 | \$0.00       | \$86,571.00   |
| <u>Total Reserve Income</u>         | \$7,214.25           | \$7,214.25 | \$0.00     | \$28,857.00          | \$28,857.00 | \$0.00       | \$86,571.00   |
| <b>Total Reserve Income</b>         | \$7,214.25           | \$7,214.25 | \$0.00     | \$28,857.00          | \$28,857.00 | \$0.00       | \$86,571.00   |
| <b>Reserve Expense</b>              |                      |            |            |                      |             |              |               |
| <u>Reserve Transfer</u>             |                      |            |            |                      |             |              |               |
| 85010 - Roofing Reserve Transfer    | \$3,954.33           | \$3,954.33 | \$0.00     | \$15,817.36          | \$15,817.36 | \$0.00       | \$47,452.00   |
| 85020 - Painting Reserve Transfer   | \$702.17             | \$702.17   | \$0.00     | \$2,808.64           | \$2,808.64  | \$0.00       | \$8,426.00    |
| 85030 - Paving Reserve Transfer     | \$1,272.83           | \$1,272.83 | \$0.00     | \$5,091.36           | \$5,091.36  | \$0.00       | \$15,274.00   |
| 85060 - Recreation Reserve Transfer | \$614.17             | \$614.17   | \$0.00     | \$2,456.64           | \$2,456.64  | \$0.00       | \$7,370.00    |
| 85140 - Buildings Reserve Transfer  | \$670.75             | \$670.75   | \$0.00     | \$2,683.00           | \$2,683.00  | \$0.00       | \$8,049.00    |
| <u>Total Reserve Transfer</u>       | \$7,214.25           | \$7,214.25 | \$0.00     | \$28,857.00          | \$28,857.00 | \$0.00       | \$86,571.00   |
| <b>Total Reserve Expense</b>        | \$7,214.25           | \$7,214.25 | \$0.00     | \$28,857.00          | \$28,857.00 | \$0.00       | \$86,571.00   |
| Reserve Net Income                  | \$0.00               | \$0.00     | \$0.00     | \$0.00               | \$0.00      | \$0.00       | \$0.00        |
| Net Income                          | \$2,209.50           | \$458.74   | \$1,750.76 | (\$8,886.85)         | (\$20.04)   | (\$8,866.81) | \$4,138.00    |

**PEBBLE BEACH VILLAS  
RESERVE STATEMENT  
FOR PERIOD ENDED  
4/30/2021**

| RESERVE<br>LINE ITEM         | 12/31/2020<br>BALANCE | YTD<br>ASSESSMENTS | YTD<br>INTEREST INCOME | YTD<br>EXPENSES | 4/30/2021<br>BALANCE |
|------------------------------|-----------------------|--------------------|------------------------|-----------------|----------------------|
| ROOFING                      | \$ 267,833.39         | \$ 15,817.36       | \$ -                   | \$ -            | \$ 283,650.75        |
| PAINTING                     | \$ 83,148.15          | \$ 2,808.64        | \$ -                   | \$ -            | \$ 85,956.79         |
| PAVING                       | \$ 47,805.13          | \$ 5,091.36        | \$ -                   | \$ -            | \$ 52,896.49         |
| *RECREATION                  | \$ 2,727.11           | \$ 2,456.64        | \$ -                   | \$ (585.00)     | \$ 4,598.75          |
| BUILDINGS                    | \$ 49,610.25          | \$ 2,683.00        | \$ -                   | \$ (9,466.75)   | \$ 42,826.50         |
| *UNALLOCATED INTEREST INCOME | \$ -                  | \$ -               | \$ 3,381.50            | \$ -            | \$ 3,381.50          |
| <b>TOTALS:</b>               | \$ 451,124.03         | \$ 28,857.00       | \$ (10,051.75)         | \$              | \$ 473,310.78        |

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

**Pebble Beach Villas Inc**  
**Check Register**  
**4/1/2021 - 4/30/2021**

| Account # | Check # | Check Date | Vendor or Payee  | Check Amt         | Expense Account                               | Invoice    | Paid       |
|-----------|---------|------------|--|-------------------|---|------------|------------|
| 10215     | 2278    | 4/1/2021   | <b>ELLIOTT MERRILL COMMUNITY MANAGEMENT</b>                          | <b>\$5,600.23</b> |   |            |            |
|           |         | APR 2021   | MONTHLY CELL PHONE (1/2)   |                   | 61660 Office Supplies/Copies/Postage          | \$27.50    | \$27.50    |
|           |         | APR 2021   | POSTAGE & SHIPPING   |                   | 61660 Office Supplies/Copies/Postage          | \$56.98    | \$56.98    |
|           |         | APR 2021   | PORTAL & WEBSITE MONTHLY BILLING                                     |                   | 61660 Office Supplies/Copies/Postage          | \$60.00    | \$60.00    |
|           |         | APR 2021   | ANNUAL REPORT  |                   | 61300 Corporate/Condo Fees                    | \$61.25    | \$61.25    |
|           |         | APR 2021   | MONTHLY MANAGEMENT FEE   |                   | 61550 Management Services                     | \$1,974.50 | \$1,974.50 |
|           |         | APR 2021   | MONTHLY MAINTENANCE LABOR-ARREARS-SCOTT                              |                   | 65300 Maintenance Labor                       | \$3,420.00 | \$3,420.00 |
| 10215     | 2279    | 4/1/2021   | <b>PEBBLE BEACH VILLAS</b>   | <b>\$7,214.25</b> |   |            |            |
|           |         | 040121     | APR MONTHLY RESERVE FUNDING  |                   | 85060 Recreation Reserve Transfer             | \$614.17   | \$614.17   |
|           |         | 040121     | APR MONTHLY RESERVE FUNDING  |                   | 85140 Buildings Reserve Transfer              | \$670.75   | \$670.75   |
|           |         | 040121     | APR MONTHLY RESERVE FUNDING  |                   | 85020 Painting Reserve Transfer               | \$702.17   | \$702.17   |
|           |         | 040121     | APR MONTHLY RESERVE FUNDING  |                   | 85030 Paving Reserve Transfer                 | \$1,272.83 | \$1,272.83 |
|           |         | 040121     | APR MONTHLY RESERVE FUNDING  |                   | 85010 Roofing Reserve Transfer                | \$3,954.33 | \$3,954.33 |
| 10215     | 40121   | 4/1/2021   | <b>FIRST INSURANCE FUNDING CORPORATION.</b>                          | <b>\$9,045.10</b> |   |            |            |
|           |         | 93123917   | (5)PAYMENT 5 OF 10: ACCT #900-93123917                               |                   | 11610 Prepaid Insurance                       | \$9,045.10 | \$9,045.10 |
| 10215     | 2280    | 4/6/2021   | <b>Albert A. and Sylvia Joan Jakelis</b>                             | <b>\$52.00</b>    |   |            |            |
|           |         | 3392214    | REIMB EXP: IRRIGATION SUPPLIES                                       |                   | 66400 Irrigation Supplies & Repairs           | \$52.00    | \$52.00    |
| 10215     | 2281    | 4/6/2021   | <b>CAPITAL ONE BANK</b>  | <b>\$10.62</b>    |   |            |            |
|           |         | 032521     | HOME DEPOT 3/25/21: DRYER VENT CAPS                                  |                   | 63300 Building Maintenance Supplies & Repairs | \$10.62    | \$10.62    |
| 10215     | 2282    | 4/6/2021   | <b>NORLIZ CLEANING SERVICE</b>                                       | <b>\$300.00</b>   |   |            |            |
|           |         | 0000061    | CLUBHOUSE CLEANING: 3/15, 22, 29                                     |                   | 65200 Cleaning Labor                          | \$300.00   | \$300.00   |
| 10215     | 2283    | 4/6/2021   | <b>PARKS RENTAL &amp; SALES, INC</b>                                 | <b>\$124.92</b>   |   |            |            |
|           |         | 7005448    | A1A IRRIGATION REPAIRS   |                   | 66400 Irrigation Supplies & Repairs           | \$124.92   | \$124.92   |
| 10215     | 2284    | 4/6/2021   | <b>POOLKEEPER, INC.</b>  | <b>\$180.00</b>   |   |            |            |
|           |         | 42694      | BLACK ALGAE CLEANING   |                   | 71400 Pool Supplies & Repairs                 | \$180.00   | \$180.00   |
| 10215     | 2285    | 4/6/2021   | <b>ENBS PAINTING/RCF RENOVATIONS</b>                                 | <b>\$575.00</b>   |   |            |            |
|           |         | 032721     | SOFFIT REPAIRS & 5 VENTS REPLACED                                    |                   | 63300 Building Maintenance Supplies & Repairs | \$575.00   | \$575.00   |
| 10215     | 2286    | 4/13/2021  | <b>COMCAST</b>   | <b>\$110.51</b>   |   |            |            |
|           |         | *2319-4    | APR (4/14/21-5/13/21) INTERNET & VOICE SVCS - ACCT #8535115050042319 |                   | 61800 Telephone                               | \$110.51   | \$110.51   |
| 10215     | 2287    | 4/14/2021  | <b>Bette Tsoutsouras</b>   | <b>\$1,888.14</b> |   |            |            |
|           |         | 041221     | REIMB EXP: NEW LAPTOP & SOFTWARE FOR WEBSITE DEVELOPMENT             |                   | 77300 Contingency                             | \$1,888.14 | \$1,888.14 |
| 10215     | 2288    | 4/14/2021  | <b>CAPITAL ONE BANK</b>  | <b>\$133.70</b>   |   |            |            |
|           |         | 032921     | HOME DEPOT 3/29/21: TONGUE & GROOVE PLIERS, WHEELBARROW              |                   | 63300 Building Maintenance Supplies & Repairs | \$133.70   | \$133.70   |
| 10215     | 2289    | 4/14/2021  | <b>INDUSTRIAL TECH SUPPLIES LLC</b>                                  | <b>\$230.00</b>   |   |            |            |
|           |         | 21U35      | ULTRASEAL  |                   | 63300 Building Maintenance Supplies & Repairs | \$230.00   | \$230.00   |

|       |       |           |   |            |   |   |   |
|-------|-------|-----------|---|------------|---|---|---|
| 10215 | 2290  | 4/14/2021 | Kevin and Barbara Kelly<br>041221 REIMB EXP: TRASH CAN RPR & AMAZON WALL LAMPS  | \$59.91    | 63300 Building Maintenance Supplies & Repairs   | \$59.91   | \$59.91   |
| 10215 | 2291  | 4/14/2021 | MCKINNON & HAMILTON, PLLC<br>28597 AMENDED ARTICLES OF INCORPORATION TO FL DEPT OF STATE  | \$455.86   | 61500 Legal Fees  | \$455.86  | \$455.86  |
| 10215 | 2292  | 4/14/2021 | VERO CHEMICAL DISTRIBUTORS, INC.<br>290774 DISINFECTANT SPRAY<br>290448 CHLORINE, CLOROX CLEAN UP, SWIFFER REFILL   | \$178.84   | 63300 Building Maintenance Supplies & Repairs<br>63300 Building Maintenance Supplies & Repairs  | \$68.48<br>\$110.36   | \$68.48<br>\$110.36   |
| 10215 | 41521 | 4/15/2021 | REPUBLIC SERVICES #769<br>0769- APR MONTHLY TRASH & RECYCLING<br>000551632 SERVICE (ACCT #3-0769-2000188)   | \$919.58   | 75500 Trash Removal   | \$919.58  | \$919.58  |
| 10305 | 257   | 4/20/2021 | PEBBLE BEACH VILLAS<br>042021-EXP RCLS RSVS DUE TO OP: RCLS OF NICHOLLS & MEEKS MARCH EXPS (from Op 63300 to Rsv 35145), per Croft  | \$2,427.28 | 23160 A/P - Reserves Due To Operating   | \$2,427.28  | \$2,427.28  |
| 10305 | 258   | 4/20/2021 | L.WALTON ELECTRIC, INC.<br>21-5189 NEW WIRING FOR ALL TANKLESS WATER HEATERS  | \$1,947.97 | 35145 Expenses-Building   | \$1,947.97  | \$1,947.97  |
| 10215 | 2293  | 4/20/2021 | CAPITAL ONE BANK<br>040621 HOME DEPOT 4/6/21: TRAFFIC STRIPING PAINT<br>040621 WALMART 4/9/21: VACUUM   | \$239.62   | 63300 Building Maintenance Supplies & Repairs<br>70130 Clubhouse Service & Repairs  | \$80.19<br>\$159.43   | \$80.19<br>\$159.43   |
| 10215 | 2294  | 4/20/2021 | YEAR ROUND LAWN MAINTENANCE, INC<br>041521 APR MONTHLY LANDSCAPE MAINTENANCE  | \$2,577.00 | 66300 Landscape Maintenance   | \$2,577.00  | \$2,577.00  |
| 10215 | 2295  | 4/20/2021 | ENBS PAINTING/RCF RENOVATIONS<br>041321 GUTTER REPAIRS (FINAL)<br>041321 SOFFIT REPAIRS (FINAL)   | \$532.50   | 63300 Building Maintenance Supplies & Repairs<br>63300 Building Maintenance Supplies & Repairs  | \$175.00<br>\$357.50  | \$175.00<br>\$357.50  |
| 10215 | 42021 | 4/20/2021 | FPL<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #28235-79301 - BLDG B<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #46174-48016 - BLDG D<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #77402-10385 - BLDG A<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #22940-40551 - BLDG C<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #87007-88162 - BLDG G<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #30131-09446 - BLDG E<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #37070-51060 - BLDG F<br>APR 2021 APR - 3/10/21-4/9/21 - ACCT #94204-46552 - BLDG H | \$667.74   | 75310 Electricity<br>75310 Electricity<br>75310 Electricity<br>75310 Electricity<br>75310 Electricity<br>75310 Electricity<br>75310 Electricity | \$26.37<br>\$33.90<br>\$37.70<br>\$41.31<br>\$43.21<br>\$44.65<br>\$64.47<br>\$376.13 | \$26.37<br>\$33.90<br>\$37.70<br>\$41.31<br>\$43.21<br>\$44.65<br>\$64.47<br>\$376.13 |
| 10305 | 259   | 4/22/2021 | PEBBLE BEACH VILLAS<br>042221 RSVS DUE TO OP: RCLS OF NICHOLLS INV #0413321 - SOFFIT & GUTTER REPAIRS FINAL   | \$532.50   | 23160 A/P - Reserves Due To Operating   | \$532.50  | \$532.50  |
| 10215 | 2296  | 4/28/2021 | CITY OF VERO BEACH UTILITIES<br>APR 2021 APR - 3/12/21-4/13/21 SVC - 11 KGAL - ACCT #20037789 - 5100 HWY A1A BLDG H<br>APR 2021 APR - 3/12/21-4/13/21 SVC - 10 KGAL - ACCT #20037742 - 5100 HWY A1A BLDG D<br>APR 2021 APR - 3/12/21-4/13/21 SVC - 14 KGAL - ACCT #20037720 - 5100 HWY A1A BLDG B<br>APR - 3/12/21-4/13/21 SVC - 18 KGAL -  | \$2,715.12 | 75710 Water & Sewer<br>75710 Water & Sewer<br>75710 Water & Sewer   | \$104.06<br>\$273.05<br>\$294.51  | \$104.06<br>\$273.05<br>\$294.51  |



|               |             |   |   |  |                    |          |
|---------------|-------------|---|---|--|--------------------|----------|
|               | APR 2021    | ACCT #20037731 - 5100 HWY A1A BLDG C  |   | 75710 Water & Sewer                              | \$315.96           | \$315.96 |
|               | APR 2021    | APR - 3/12/21-4/13/21 SVC - 20 KGAL -<br>ACCT #20037708 - 5100 HWY A1A BLDG A |   | 75710 Water & Sewer                              | \$326.69           | \$326.69 |
|               | APR 2021    | APR - 3/12/21-4/13/21 SVC - 20 KGAL -<br>ACCT #20037777 - 5100 HWY A1A BLDG F |   | 75710 Water & Sewer                              | \$326.69           | \$326.69 |
|               | APR 2021    | APR - 3/12/21-4/13/21 SVC - 22 KGAL -<br>ACCT #20037753 - 5100 HWY A1A BLDG E |   | 75710 Water & Sewer                              | \$337.42           | \$337.42 |
|               | APR 2021    | APR - 3/12/21-4/13/21 SVC - 22 KGAL -<br>ACCT #20037765 - 5100 HWY A1A BLDG G |   | 75710 Water & Sewer                              | \$337.42           | \$337.42 |
|               | APR 2021    | APR - 3/12/21-4/13/21 SVC - 596 KGAL -<br>ACCT #20037792 - 5100 HWY A1A REUSE |   | 66450 Irrigation Water                           | \$399.32           | \$399.32 |
| <b>10215</b>  | <b>2297</b> | <b>4/28/2021</b>  | <b>NATIVEGREEN PEST CONTROL &amp;<br/>FERTILIZATION LLC</b> | <b>\$415.00</b>                                  |                    |          |
|               |             | 59600   | APR LAWN FERT AND WEED CONTROL                              | 66700 Landscape Weed, Pest<br>& Fertilization    | \$415.00           | \$415.00 |
| <b>10215</b>  | <b>2298</b> | <b>4/28/2021</b>  | <b>TERMINIX PROCESSING CENTER</b>                           | <b>\$423.72</b>                                  |                    |          |
|               |             | 406901625   | APR MONTHLY PEST CONTROL - CUST<br>#8907357                 | 63800 Pest Control: Buildings                    | \$423.72           | \$423.72 |
| <b>10215</b>  | <b>2299</b> | <b>4/30/2021</b>  | <b>CAPITAL ONE BANK</b>                                     | <b>\$90.87</b>                                   |                    |          |
|               |             | 041521  | HOME DEPOT 4/15/21: COMMON BOARD,<br>BLINDS, SIMPLE GREEN   | 63300 Building Maintenance<br>Supplies & Repairs | \$90.87            | \$90.87  |
| <b>10215</b>  | <b>2300</b> | <b>4/30/2021</b>  | <b>SHERWIN WILLIAMS COMPANY</b>                             | <b>\$32.92</b>                                   |                    |          |
|               |             | 8290-5  | BLACK PAINT   | 63300 Building Maintenance<br>Supplies & Repairs | \$32.92            | \$32.92  |
| <b>Total:</b> |             |   |   |  | <u>\$39,680.90</u> |          |