



Pebble Beach Villas Inc.
November 2017
Financial and Property Report

TO: Board of Directors

FROM: Rick Kimes, CMCA
Elliott Merrill Community Management

DATE: December 27, 2017

FINANCIAL REPORT

EXPENSES FOR THE CURRENT MONTH - \$25,818 with a budget of \$25,296 or \$522 over budget.

Variances by category and explanations for the current month are as follows:

- Administrative: \$110 under budget.
- Building Operations: \$2,416 over budget due to repairs.
- Grounds and Landscape: \$954 under budget.
- Recreational Facilities: \$59 under budget.
- Utilities: \$519 under budget.
- Miscellaneous: \$250 under budget.

YEAR-TO-DATE EXPENSES - \$284,579 with a budget of \$280,007 or \$4,571 over budget for the year.

Variances by category and explanations for the current year are as follows:

- Administrative: \$1,981 under budget.
- Building Operations: \$5,864 over budget due to repairs and labor.
- Grounds & Landscape: \$2,478 under budget.
- Recreational Facilities: \$110 over budget due to pool repairs and supplies.
- Utilities: \$3,120 under budget.
- Miscellaneous: \$6,178 over budget due to gutter repair, water heater and Hurricane Irma clean up and repairs.

Total Reserves: \$365,799

MONTHLY MAINTENANCE PROJECTS AND REPAIRS

FOR THE MONTH OF November and December 2017

PROPERTY NAME Pebble Beach Villas

Thur 16th	I cleaned the pool deck. I moved magnetic signs. I installed new garage light at building E North. I swept up the cement piles at all buildings from the drilling.
Fri 17th	I secured umbrellas someone left open. I replaced a broken umbrella frame that came in. I swept out all of the buildings and I blew out all of the buildings.
Mon 20th	I helped Paula get her garage door open and loaned her my key so she could get a new one made. I repaired the trash bin gates at buildings E and G.
Tues 21st	I inspected the wall plug in the guard house, it is not working and our sprinkler system plugs into it. I picked up all the Australian Pine seed stems that dropped out of the trees
Thur 23rd	Thanksgiving
Fri 24th	Susan told me the water in the pool was cold so I checked to make sure the pool heater was ok. I swept out all of the buildings and I blew out all of the buildings. I changed a light bulb for Maddie.
Mon 27th	I picked up garbage and tree branches along A1A. I repaired a sprinkler behind C24. I repaired a sprinkler head in front of building D. Sprinkler station 11 is not working, I called it into the office.
Tues 28th	Paula could not get her garage door lock back in so I installed it for her. I assisted Ralph gathering coins from the washers and dryers to take to the bank. I swept out all storage rooms today.
Thur 30th	I did a temporary repair of the west pool gate until the pool fence company can get out here. I pressure washed the railing around the AC units at building E south and after it dried I repainted it.
Fri 1st	I swept dumpster floors today. I swept out all of the buildings. I blew out all of the buildings. I coordinated with Ralph and the office to get the rest of the shutters repaired on the second floors.
Mon 4th	I picked up tree branches and bark around the property. I inspected all trash bin doors and latches. I hosed out buildings A and B and blew the water out of them today.
Tues 5th	I finished testing the sprinkler system and found zone 11 is not working Water force is here tracking down why zone 11 is not working, it is a broken wire.
Thur 7th	I inspected A6 for Lauri. I cut in painted laundry room floors today.
Fri 8th	I cut in painted laundry room floors today. I completely painted the laundry room floor at building E today.
Mon 11th	I posted board meeting fliers today. I painted two more laundry room floors today.
Tues 12th	The pool heater is not working due to a cold snap, I called the office. I reattached lower shutters around the property today.
Thur 14th	I swept out trash bin floors today. I painted more laundry room floors today.
Fri 15th	I repaired a broken sprinkler head today. I painted more laundry room floors today. I swept out more trash bins today.

Pebble Beach Villas Inc.
Balance Sheet
As of 11/30/17

		ASSETS	
10205	Operating-Seacoast National	\$	7,585.10
10215	Operating-Florida Community		22,996.57
10216	Operating-Florida Community MM		20,115.37
	Subtotal Operating Cash		\$ 50,697.04
10305	Reserves-SunTrust MM	\$	117,547.29
10306	Reserves-BankUnited MM		248,252.30
	Subtotal Reserve Cash		\$ 365,799.59
10610	Accounts Receivable	\$	748.00
10635	Accounts Receivable-Other		6.15
11610	Prepaid Insurance		29,190.62
	Subtotal All Other Cash		\$ 29,944.77
	TOTAL ASSETS		\$ 446,441.40

Pebble Beach Villas Inc.
 Balance Sheet
 As of 11/30/17

		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
23110	Accounts Payable	\$	638.63
23114	A/P Fees		120.00
24110	Prepaid Maintenance Fees		10,066.74
	Subtotal Current Liabilities	\$	10,825.37
 RESERVES:			
	Roofing Reserve	\$	178,614.03
	Painting Reserve		60,685.37
	Paving Reserve		46,638.76
	Recreation Reserve		19,565.61
	Building Reserve		60,295.82
	Subtotal Reserves	\$	365,799.59
 EQUITY:			
44910	Operating Balance, January 1	\$	74,000.94
	Current Year Net Income/(Loss)		(4,184.50)
	Subtotal Equity	\$	69,816.44
	 TOTAL LIABILITIES & EQUITY	\$	446,441.40

Pebble Beach Villas Inc.
Income/Expense Statement
Period: 11/01/17 to 11/30/17

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
55110	Current Assessments	28,119.00	28,119.00	.00	309,309.00	309,309.00	.00	337,428.00
55120	Interest Income	13.40	.00	13.40	303.97	.00	303.97	.00
55122	Owner Finance Charges	18.24	.00	18.24	64.34	.00	64.34	.00
55150	Laundry Receipts Income	.00	.00	.00	3,592.00	.00	3,592.00	.00
55160	Application Fees Income	.00	.00	.00	100.00	.00	100.00	.00
55161	App Processing Fees Expense	.00	.00	.00	(75.00)	.00	(75.00)	.00
	Subtotal Income	28,150.64	28,119.00	31.64	313,294.31	309,309.00	3,985.31	337,428.00
EXPENSES								
ADMINISTRATIVE EXPENSES								
61100	Annual Review & Tax Prep	.00	.00	.00	1,750.00	1,750.00	.00	1,750.00
61300	Corporate/Condo Fees	.00	29.08	29.08	349.25	319.92	(29.33)	349.00
61400	Insurance	10,726.17	10,634.33	(91.84)	115,501.47	116,977.63	1,476.16	127,612.00
61500	Legal Fees	.00	83.33	83.33	216.00	916.63	700.63	1,000.00
61550	Management Services	1,656.00	1,656.00	.00	18,216.00	18,216.00	.00	19,872.00
61660	Office Supplies/Copies/Postag	59.64	162.50	102.86	1,808.22	1,787.50	(20.72)	1,950.00
61800	Telephone	129.49	116.67	(12.82)	1,428.31	1,283.37	(144.94)	1,400.00
	TOTAL ADMINISTRATIVE EXPENSES	12,571.30	12,681.91	110.61	139,269.25	141,251.05	1,981.80	153,933.00
BUILDINGS OPERATIONS								
63300	Building Maint Supplies & Rpr	3,075.61	708.33	(2,367.28)	13,647.00	7,791.63	(5,855.37)	8,500.00
63800	Pest Control: Buildings	356.31	459.42	103.11	5,380.29	5,053.62	(326.67)	5,513.00
65200	Cleaning Labor	720.00	720.00	.00	6,300.00	7,920.00	1,620.00	8,640.00
65300	Maintenance Labor	2,657.20	2,505.33	(151.87)	28,860.79	27,558.63	(1,302.16)	30,064.00
	BUILDINGS OPERATIONS	6,809.12	4,393.08	(2,416.04)	54,188.08	48,323.88	(5,864.20)	52,717.00
GROUNDS/LANDSCAPE CARE								
66300	Landscape Maintenance	2,454.00	2,454.00	.00	27,074.00	26,994.00	(80.00)	29,448.00
66400	Irrigation Supplies & Repairs	75.00	100.00	25.00	1,985.92	1,100.00	(885.92)	1,200.00
66450	Irrigation Water	199.61	354.17	154.56	3,044.91	3,895.87	850.96	4,250.00
66600	Landscape Replacement & Mulch	.00	416.67	416.67	3,278.68	4,583.37	1,304.69	5,000.00
66700	Landscape Weed,Pest & Fertili	650.00	425.00	(225.00)	4,750.00	4,675.00	(75.00)	5,100.00
66800	Tree Trimming	.00	583.33	583.33	5,053.00	6,416.63	1,363.63	7,000.00
	TOTAL GROUNDS/LANDSCAPE CARE	3,378.61	4,333.17	954.56	45,186.51	47,664.87	2,478.36	51,998.00

Pebble Beach Villas Inc.
Income/Expense Statement
 Period: 11/01/17 to 11/30/17

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
RECREATION FACILITIES								
70130	Clubhouse Service & Repairs	.00	83.33	83.33	.00	916.63	916.63	1,000.00
71400	Pool Supplies & Repairs	249.12	208.33	(40.79)	3,501.98	2,291.63	(1,210.35)	2,500.00
73000	Tennis Courts Repairs	.00	16.67	16.67	.00	183.33	183.33	200.00
TOTAL RECREATION FACILITIES		249.12	308.33	59.21	3,501.98	3,391.59	(110.39)	3,700.00
UTILITIES								
75310	Electricity	712.03	791.67	79.64	7,497.59	8,708.37	1,210.78	9,500.00
75500	Trash Removal	208.00	329.67	121.67	3,127.36	3,626.37	499.01	3,956.00
75710	Water & Sewer	1,890.34	2,208.33	317.99	22,880.74	24,291.63	1,410.89	26,500.00
TOTAL UTILITIES		2,810.37	3,329.67	519.30	33,505.69	36,626.37	3,120.68	39,956.00
MISCELLANEOUS								
77300	Contingency	.00	250.00	250.00	8,928.13	2,750.00	(6,178.13)	3,000.00
TOTAL MISCELLANEOUS		.00	250.00	250.00	8,928.13	2,750.00	(6,178.13)	3,000.00
SUBTOTAL OPERATING EXPENSES		25,818.52	25,296.16	(522.36)	284,579.64	280,007.76	(4,571.88)	305,304.00
RESERVE TRANSFERS								
85010	Roofing Reserve Expense	865.08	865.08	.00	9,515.92	9,515.92	.00	10,381.00
85020	Painting Reserve Expense	788.83	788.83	.00	8,677.17	8,677.17	.00	9,466.00
85030	Paving Reserve Expense	443.67	443.67	.00	4,880.33	4,880.33	.00	5,324.00
85140	Buildings Reserve Expense	893.25	893.25	.00	9,825.75	9,825.75	.00	10,719.00
RESERVE TRANSFERS		2,990.83	2,990.83	.00	32,899.17	32,899.17	.00	35,890.00
TOTAL EXP INCLUDING RES.TRANS		28,809.35	28,286.99	(522.36)	317,478.81	312,906.93	(4,571.88)	341,194.00
CURRENT NET INCOME (LOSS)		(658.71)	(167.99)	(490.72)	(4,184.50)	(3,597.93)	(586.57)	(3,766.00)

Pebble Beach Villas Inc.
Reserve Statement
As of 11/30/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE	
RESERVES:					
Roofing Reserve					
35010	Roofing Balance, January 1	177,671.02	0.00	0.00	177,671.02
35011	Assessment-Roofing Reserve	0.00	9,515.92	0.00	9,515.92
35012	Interest-Roofing Reserve	0.00	995.19	0.10	995.09
35015	Expenses-Roofing Reserve	0.00	0.00	9,568.00	(9,568.00)
	Subtotal Roofing Reserve	177,671.02	10,511.11	9,568.10	178,614.03
Painting Reserve					
35020	Painting Balance, January 1	51,698.89	0.00	0.00	51,698.89
35021	Assessment-Painting Reserve	0.00	8,677.17	0.00	8,677.17
35022	Interest-Painting Reserve	0.00	309.31	0.00	309.31
	Subtotal Painting Reserve	51,698.89	8,986.48	0.00	60,685.37
Paving Reserve					
35030	Paving Balance, January 1	41,515.27	0.00	0.00	41,515.27
35031	Assessment-Paving Reserve	0.00	4,880.33	0.00	4,880.33
35032	Interest-Paving Reserve	0.00	243.16	0.00	243.16
	Subtotal Paving Reserve	41,515.27	5,123.49	0.00	46,638.76
Recreation Reserve					
35060	Recreation Reserve Bal, Jan 1	24,178.99	0.00	0.00	24,178.99
35062	Interest-Recreation Reserve	0.00	129.62	0.00	129.62
35065	Expenses-Recreation Reserve	0.00	0.00	4,743.00	(4,743.00)
	Subtotal Recreation Reserve	24,178.99	129.62	4,743.00	19,565.61
Building Reserve					
35140	Building Reserve Bal, Jan 1	57,230.65	0.00	0.00	57,230.65
35141	Assessment-Building Reserve	0.00	9,825.75	0.00	9,825.75
35142	Interest-Building Reserve	0.00	339.42	0.00	339.42
35145	Expenses-Building Reserve	0.00	0.00	7,100.00	(7,100.00)
	Subtotal Building Reserve	57,230.65	10,165.17	7,100.00	60,295.82
	TOTAL RESERVES	352,294.82	34,915.87	21,411.10	365,799.59

DATE: 12/19/17
 TIME: 8:23 AM

Pebble Beach Villas Inc.
 COLLECTION STATUS REPORT: AS OF Nov. 30, 2017
 ACCOUNT NUMBER SEQUENCE

RPRT02
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* - Previous Owner or Renter

NAME ADDRESS	ALT ADDR	LAST PAYMT/ DELQ STATUS	MONTHS DELQ	ACCOUNT CODE/DESCRIPTION	AMOUNT DUE
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CURRENT OWNERS

ACCT #:A2	LOT #:A2				
Richard & Lorraine Manthey		Y OCT 02, 2017	2	04 INTEREST	6.15
5100 North A1A # A2		1st Notice		A1 ASSESSMENTS	748.00
				TOTAL	754.15
				GRAND TOTAL :	754.15

DATE: 12/19/17
 TIME: 8:23 AM

RPRT02
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Pebble Beach Villas Inc.
 COLLECTION STATUS REPORT: AS OF Nov. 30, 2017

A C C O U N T S U M M A R Y

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
10635-000	Accounts Receivable-Other	6.15
10610-000	Accounts Receivable	748.00
T O T A L		\$754.15

C H A R G E C O D E R E C A P

CODE	YEAR	DESCRIPTION	G/L ACCT #	AMOUNT
04		INTEREST	10635	\$6.15
A1		ASSESSMENTS	10610	\$748.00
TOTALS				\$754.15

AGING SUMMARY

DELINQ. PERIOD	TOTAL AMT. OWED	UNITS
0 - 1 MONTH		
1 - 2 MONTHS	754.15	1
2 - 3 MONTHS		
3 - 4 MONTHS		
OVER 4 MONTHS		
OTHER		
T O T A L		1

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash Account #: 10215

Ending Check Date: 11/30/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
11/01/17	1318	ELLIOT	ELLIOTT MERRILL COMMUNITY	4,359.56				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7586	NOV	11/01/17	61550	11/01/17	1,656.00	MANAGEMENT
		7587	NOV	11/01/17	61660	11/01/17	27.50	CELL PHONE 1/2
		7588	NOV	11/01/17	61660	11/01/17	10.86	POSTAGE
		7589	NOV	11/01/17	61660	11/01/17	8.00	RECORD STORAGE
		7590	NOV	11/01/17	65300	11/01/17	2,657.20	MAINTENANCE LABOR
							Totals:	4,359.56
11/01/17	1336	PEBBLE	PEBBLE BEACH RESERVE	2,990.83	RESERVE FUNDING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7607	NOV 2017	11/01/17	85140	11/01/17	893.25	RESERVE FUNDING
		7607	NOV 2017	11/01/17	85020	11/01/17	788.83	
		7607	NOV 2017	11/01/17	85030	11/01/17	443.67	
		7607	NOV 2017	11/01/17	85010	11/01/17	865.08	
							Totals:	2,990.83
11/02/17	1319	IMAGE3	IMAGE 360	285.11	TOW SIGN			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7591	110117	11/01/17	63300	11/01/17	285.11	TOW SIGN
11/03/17	1320	CAPONE	CAPITAL ONE BANK	74.71	RAT BAIT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7594	HOMEDEPOT	10/20/17	63800	10/20/17	74.71	RAT BAIT
11/03/17	1321	FIREEQ	FIRE EQUIPMENT SERV- ST LUCIE	158.36	EXTINGUISHERS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7592	184869	10/18/17	63300	10/18/17	158.36	EXTINGUISHERS
11/03/17	1322	NORTH	NORTHSIDE NURSERY & LANDSCAPE	675.00	FITRARTION SYSTEM			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7595	308899	10/16/17	66400	10/16/17	675.00	FITRARTION SYSTEM
11/03/17	1323	VOID		.00	Void			
11/06/17	1324	REPUBL	REPUBLIC SERVICES #769	208.00	NOV TRASH #3-0769-200018			

CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash Account #: 10215

Ending Check Date: 11/30/17

Check Date	Check #	Vend #	Name	Check Amount	Reference		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7596 0769-000493759	11/06/17	75500	11/06/17	208.00	NOV TRASH #3-0769-200018
11/06/17	1325	ITALI	THE ITALIAN HANDYMAN	180.00		11/06 CLUBHOUSE CLEA	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7597 271485	11/06/17	65200	11/06/17	180.00	11/06 CLUBHOUSE CLEA
11/10/17	1326	COMCAS	COMCAST CABLE	129.49		8535115050042319	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7598 NOV INTERNET	11/10/17	61800	11/10/17	129.49	8535115050042319
11/13/17	1327	VOID			.00	Void	
11/13/17	1328	SOUTH D	SOUTHDATA		12.70	COUPON BOOKS	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7599 992505756	None	61660	10/31/17	12.70	COUPON BOOKS
11/13/17	1329	ITALI	THE ITALIAN HANDYMAN	180.00		11/13 CLUBHOUSE CLEA	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7600 271486	11/13/17	65200	11/13/17	180.00	11/13 CLUBHOUSE CLEA
11/22/17	1330	DOUG	DOUG'S DRYWALL LLC	375.00		DRYWALL D-40	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7601 2293	10/30/17	63300	10/30/17	375.00	DRYWALL D-40
11/22/17	1331	ITALI	THE ITALIAN HANDYMAN	180.00		11/20 CLUBHOUSE CLEA	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7604 271487	11/22/17	65200	11/22/17	180.00	11/20 CLUBHOUSE CLEA
11/22/17	1332	JACKIE	JACKIE BLISS BACKFLOW	520.00		ANNUAL TEST	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7606 110317	11/03/17	63300	11/03/17	520.00	ANNUAL TEST
11/22/17	1333	LWALTO	L.WALTON ELECTRIC, INC.	204.56		FIX L/S LIGHTS	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7602 17-3320	10/30/17	63300	10/30/17	204.56	FIX L/S LIGHTS
11/22/17	1334	VEROCH	VERO CHEMICAL, INC.	57.30		CHEMICALS	

CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash Account #: 10215

Ending Check Date: 11/30/17

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7603	213521	10/27/17	71400	10/27/17	57.30	CHEMICALS	
11/22/17	1335	YEAR	YEAR ROUND LAWN MAINT			2,454.00		NOV MAINTENANCE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7605	111517	11/22/17	66300	11/22/17	2,454.00	NOV MAINTENANCE	
11/22/17	1338	CAPONE	CAPITAL ONE BANK			69.37		PARTS / SUPPLY	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7617	110917	11/09/17	63300	11/09/17	69.37	PARTS / SUPPLY	
11/27/17	1339	CAPONE	CAPITAL ONE BANK			73.92		PHOTOCELL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7618	HOMEDEPOT	10/31/17	63300	11/01/17	73.92	PHOTOCELL	
11/27/17	1340	DELTAS	DELTA SUPPLY COMPANY			268.30		LIGHT PARTS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7619	218242	10/11/17	63300	11/01/17	268.30	LIGHT PARTS	
11/27/17	1341	DOUG	DOUG'S DRYWALL LLC			575.00		REPAIR D 37	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7620	2313	11/10/17	63300	11/10/17	575.00	REPAIR D 37	
11/27/17	1342	FLBULB	FLORIDA BULB & BALLAST INC			113.63		LIGHTS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7621	621752	11/06/17	63300	11/06/17	113.63	LIGHTS	
11/27/17	1343	LWALTO	L.WALTON ELECTRIC, INC.			631.96			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7623	17-3333	11/03/17	63300	11/03/17	406.30	ELEC REPAIRS	
		7624	17-3332	11/03/17	63300	11/03/17	225.66	GF1 INSTALL	
							Totals:	631.96	
11/27/17	1344	VEROCH	VERO CHEMICAL, INC.			222.38			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		7625	214717	11/13/17	63300	11/13/17	141.08	SUPPLIES	
		7626	214432	11/07/17	71400	11/07/17	81.30	CHEMICALS	

CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash Account #: 10215

Ending Check Date: 11/30/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			

					Totals: 222.38			
11/29/17	1345	RANEW	RANEW INSURANCE AGENCY	26,643.64	11/17-18 INSURACE DWNPYMT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7627	1	11/29/17	11610	11/29/17	26,643.64	11/17-18 INSURACE DWNPYMT
11/30/17	1348	CITYVB	CITY VERO BEACH UTILITIES	2,801.98				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7630	10/12-11/09	11/30/17	66450	11/30/17	199.61	296 TGAL
		7631	10/12-11/09	11/30/17	75310	11/30/17	712.03	5326 KW
		7632	10/12-11/09	11/30/17	75710	11/30/17	1,890.34	78 TGAL

					Totals: 2,801.98			
11/30/17	1349	NATIVE	NATIVEGREEN PEST CONTROL	650.00	NOV SHRUB			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7633	32765	11/30/17	66700	11/30/17	650.00	NOV SHRUB
11/30/17	1350	TERM	TERMINIX	356.31	NOV INTERIOR PEST CONTRO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7634	370381678	11/30/17	63800	11/30/17	356.31	NOV INTERIOR PEST CONTRO
11/30/17	1351	ITALI	THE ITALIAN HANDYMAN	180.00	11/27 CLUBHOUSE CLEA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7635	271488	11/30/17	65200	11/30/17	180.00	11/27 CLUBHOUSE CLEA
Totals:					45,631.11			

-- End of report --