

ELLIOTT MERRILL



COMMUNITY MANAGEMENT

835 20th Place, Vero Beach, FL 32960

**Pebble Beach Villas
September 2018
PROPERTY REPORT**

FROM: Mike Gallagher, Community Association Manager
TO: Board of Directors – Pebble Beach Villas
DATE: October 20, 2018
RE: Financial & Property Report as of September 30, 2018

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: \$24,998 with a budget of \$25,465 or \$466 under budget for the month.

Variances by Category:

- Administrative Expenses: \$1,980 under budget
- Building Operations: \$891 under budget
- Landscape & Grounds Expense: \$3,568 over budget due to palm trimming
- Recreation Facilities: \$316 under budget.
- Utilities: \$598 under budget.
- Miscellaneous: \$250 under budget

YEAR TO DATE EXPENSES: \$223,667 with a budget of \$230,931 or \$7,264 under budget for year.

Variances by Category:

- Administrative Expenses: \$7,881 under budget.
- Building & Operations: \$271 over budget (see above)
- Landscape & Grounds Expense: \$1,300 over budget due to irrigation supplies and repairs.
- Recreation Facilities: \$1,249 over budget due to pool repairs.
- Utilities: \$197 under budget.
- Miscellaneous: \$1,463 under budget.

Reserves: \$375,493

Owner's Equity: \$74,667

Accounts Receivable: \$1,205

Maintenance:

-
- TLS installed new camera by pool
- General maintenance of pool
- Had main water line repaired by City
- Treated for ants at Building F
- Cleaned all trash bins
- Pressure washed all buildings
- Maintenance of irrigation system
- Clean building entry decks
- Painting stair rails complete
- Painting building entry decks complete
- Cleaned parking areas

- Cleaned trash areas as needed

Upcoming Management Items:

- Repair tennis court fence
- Concrete repair Bldg. G Unit 50.
- Concrete repair Building C 2 columns
- Roadway repair main road between buildings B and C
- North boundary shrub and fence replacement.
- Repair gutter on Building A (front and back).
- Address Bird holes in roof fascia (Bld F and C)
- Remove irrigation along North fence line
- Address North boundary shrub removal/replacement (IRT beach access).
- Address A1A sidewalk plan

Contact Us:

- Maintenance questions, problems or suggestions:
Paola Alvarado at 772-569-9853 ext. 206 or paolaa@elliottmerrill.com
- Accounts Receivable questions re: coupons, payments, etc:
Kathy Ashcroft at ext. 112 or kathya@elliottmerrill.com
- Night/Weekend Emergency Maintenance Only: 772-569-9853
- Check out our website. Find Docs, Rules & Regs, and more at www.elliottmerrill.com.

Submitted on:

MONTHLY MAINTENANCE PROJECTS AND REPAIRS

FOR THE MONTH OF Sept and Oct 2018

PROPERTY NAME Pebble Beach Villas

Mon 17th	Vacation
Tues 18th	Vacation
Thur 20th	Vacation
Fri 21st	Vacation
Mon 24th	I replace burned-out light bulbs. I met with Pedro from total life safety, he installed a new camera at the pool. I ran a partial sprinkler check. I locked up all the doors. I let Jeanne into C29 to do the inspection for the refinance.
Tues 25th	I adjusted the Southeast pool gate, it was dragging on the cement. I picked up tree bark around the property from the tree trimmers. I pressure washed and blew out building A and building B today. I swept out all of the trash bins today.
Thur 27th	I picked up massive amounts of tree bark around the property from the wind storms. I picked up the door mats at building C and D, then pressure washed them and then blew both buildings out and returned the door mats.
Fri 28th	I completed my paperwork for the month. I ran a partial sprinkler check. I cleaned the sprinkler filter.
Mon 1st	I replaced a burned out exterior garage light at C building north number 4 light bulb. I cleaned out all the trash bins. I worked on some sprinkler nozzles that were not spraying properly.
Tues 2nd	I pressure washed the pool deck and under the awning. I pressure washed building E. I blew the water out of building E. I put all the door mats back. Sprinkler zone 13 is not shutting off so I called the office to report it.
Thur 4th	I pressure washed building F. I blew the water out of building F. I put the door mats back. I pressure washed the top floor of building G. I blew the water out of the building. I put the door mats back. I picked up tree bark around the property.
Fri 5th	I power washed the rest of building G today. I blew the water out of the building. I put the door mats back. Northside Nursery came and we replaced a bad solenoid at zone 13. Pipe is leaking by guard shack, turned sprinklers off to dry out.
Mon 8th	I pressure washed building H today. I blew the water out of the building. I put the door mats back. I picked up tree bark. I put the flag away so it does not get ruined in the high winds today.
Tues 9th	I picked up tree bark around the property today. I checked the dumpsters and recycle bins to make sure the garbage men picked them up. I dug up the pipe by the guard house to fix the broken pipe but it is too deep, we called Meeks.
Thur 11th	I shut the garage door at building C south door number 3. The city came and repaired the broken pipe that was on their side of the meter. North side replaced the valve at zone 13 the diaphragm was shot.
Fri 12th	Susan told me they were ants on the sidewalk over at building E so I sprayed the entire sidewalk with ant spray. I ran a complete sprinkler check. I ran a complete sprinkler check. I watered dry areas of the lawn.
Mon 15th	Susan came up to me and said that the sprinkler was not working on the potted plant on the right-hand side of the mailboxes so I fixed it. I picked up tree bark around the property. I watered dry areas of the lawn.

Pebble Beach Villas Inc.

Balance Sheet

As of 09/30/18

		ASSETS	
10205	Operating-Seacoast National	\$	7,332.00
10215	Operating-Florida Community		55,617.67
10216	Operating-Florida Community MM		20,249.80
	Subtotal Operating Cash		<hr/>
		\$	83,199.47
10305	Reserves-SunTrust MM	\$	154,098.84
10306	Reserves-BankUnited MM		221,394.64
	Subtotal Reserve Cash		<hr/>
		\$	375,493.48
10610	Accounts Receivable	\$	1,176.50
10635	Accounts Receivable-Other		28.21
11610	Prepaid Insurance		11,312.34
	Subtotal All Other Cash		<hr/>
		\$	12,517.05
	TOTAL ASSETS		<hr/>
		\$	471,210.00
			=====

Pebble Beach Villas Inc.
Balance Sheet
As of 09/30/18

		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
23110	Accounts Payable	\$ 5,252.17	
23114	A/P Fees	225.00	
24110	Prepaid Maintenance Fees	15,572.40	
	Subtotal Current Liabilities	\$ 21,049.57	
RESERVES:			
	Roofing Reserve	\$ 166,551.46	
	Painting Reserve	75,765.00	
	Paving Reserve	51,295.03	
	Recreation Reserve	16,978.63	
	Building Reserve	64,903.36	
	Subtotal Reserves	\$ 375,493.48	
EQUITY:			
44910	Operating Balance, January 1	\$ 67,841.01	
	Current Year Net Income/(Loss)	6,825.94	
	Subtotal Equity	\$ 74,666.95	
	TOTAL LIABILITIES & EQUITY	\$ 471,210.00	

Pebble Beach Villas Inc.
Income/Expense Statement
Period: 09/01/18 to 09/30/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
55110 Current Assessments	29,022.00	29,018.50	3.50	261,198.00	261,166.50	31.50	348,222.00
55120 Interest Income	(1.51)	.00	(1.51)	92.47	.00	92.47	.00
55122 Owner Finance Charges	9.67	.00	9.67	141.84	.00	141.84	.00
55150 Laundry Receipts Income	.00	.00	.00	2,109.75	.00	2,109.75	.00
55160 Application Fees Income	.00	.00	.00	200.00	.00	200.00	.00
55161 App Processing Fees Expense	.00	.00	.00	(25.00)	.00	(25.00)	.00
Subtotal Income	29,030.16	29,018.50	11.66	263,717.06	261,166.50	2,550.56	348,222.00
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	61.25	261.76	200.51	349.00
61400 Insurance	8,841.27	10,699.42	1,858.15	88,996.23	96,294.78	7,298.55	128,393.00
61500 Legal Fees	.00	83.33	83.33	110.96	749.97	639.01	1,000.00
61550 Management Services	1,705.67	1,705.67	.00	15,351.03	15,351.03	.00	20,468.00
61660 Office Supplies/Copies/Postag	141.52	162.50	20.98	1,672.62	1,462.50	(210.12)	1,950.00
61800 Telephone	141.86	130.00	(11.86)	1,216.82	1,170.00	(46.82)	1,560.00
TOTAL ADMINISTRATIVE EXPENSES	10,830.32	12,810.00	1,979.68	109,158.91	117,040.04	7,881.13	155,470.00
BUILDINGS OPERATIONS							
63300 Building Maint Supplies & Rpr	.00	708.33	708.33	5,777.89	6,374.97	597.08	8,500.00
63800 Pest Control: Buildings	370.22	466.67	96.45	4,738.70	4,200.03	(538.67)	5,600.00
65200 Cleaning Labor	540.00	645.00	105.00	5,420.00	5,805.00	385.00	7,740.00
65300 Maintenance Labor	2,713.62	2,694.50	(19.12)	24,422.58	24,250.50	(172.08)	32,334.00
BUILDINGS OPERATIONS	3,623.84	4,514.50	890.66	40,359.17	40,630.50	271.33	54,174.00
GROUNDS/LANDSCAPE CARE							
66300 Landscape Maintenance	2,527.00	2,527.00	.00	22,743.00	22,743.00	.00	30,324.00
66400 Irrigation Supplies & Repairs	110.00	50.00	(60.00)	2,940.25	450.00	(2,490.25)	600.00
66450 Irrigation Water	435.45	291.67	(143.78)	3,512.36	2,625.03	(887.33)	3,500.00
66600 Landscape Replacement & Mulch	.00	416.67	416.67	1,948.24	3,750.03	1,801.79	5,000.00
66700 Landscape Weed,Pest & Fertili	225.00	425.00	200.00	3,735.00	3,825.00	90.00	5,100.00
66800 Tree Trimming	4,564.00	583.33	(3,980.67)	5,064.00	5,249.97	185.97	7,000.00
TOTAL GROUNDS/LANDSCAPE CARE	7,861.45	4,293.67	(3,567.78)	39,942.85	38,643.03	(1,299.82)	51,524.00

Pebble Beach Villas Inc.
Income/Expense Statement
Period: 09/01/18 to 09/30/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RECREATION FACILITIES								
70130	Clubhouse Service & Repairs	.00	83.33	83.33	723.59	749.97	26.38	1,000.00
71400	Pool Supplies & Repairs	34.23	250.00	215.77	3,674.93	2,250.00	(1,424.93)	3,000.00
73000	Tennis Courts Repairs	.00	16.67	16.67	.00	149.99	149.99	200.00
TOTAL RECREATION FACILITIES		34.23	350.00	315.77	4,398.52	3,149.96	(1,248.56)	4,200.00
UTILITIES								
75310	Electricity	623.49	750.00	126.51	7,705.18	6,750.00	(955.18)	9,000.00
75500	Trash Removal	306.40	329.67	23.27	3,264.00	2,967.03	(296.97)	3,956.00
75710	Water & Sewer	1,718.70	2,166.67	447.97	18,051.30	19,500.03	1,448.73	26,000.00
TOTAL UTILITIES		2,648.59	3,246.34	597.75	29,020.48	29,217.06	196.58	38,956.00
MISCELLANEOUS								
77300	Contingency	.00	250.00	250.00	786.97	2,250.00	1,463.03	3,000.00
TOTAL MISCELLANEOUS		.00	250.00	250.00	786.97	2,250.00	1,463.03	3,000.00
SUBTOTAL OPERATING EXPENSES		24,998.43	25,464.51	466.08	223,666.90	230,930.59	7,263.69	307,324.00
RESERVE TRANSFERS								
85010	Roofing Reserve Expense	1,245.83	1,245.83	.00	11,212.47	11,212.47	.00	14,949.96
85020	Painting Reserve Expense	1,551.42	1,551.42	.00	13,962.78	13,962.78	.00	18,617.04
85030	Paving Reserve Expense	441.58	441.58	.00	3,974.22	3,974.22	.00	5,298.96
85060	Recreation Reserve Expense	74.08	74.08	.00	666.72	666.72	.00	888.96
85140	Buildings Reserve Expense	378.67	378.67	.00	3,408.03	3,408.03	.00	4,544.04
RESERVE TRANSFERS		3,691.58	3,691.58	.00	33,224.22	33,224.22	.00	44,298.96
TOTAL EXP INCLUDING RES.TRANS		28,690.01	29,156.09	466.08	256,891.12	264,154.81	7,263.69	351,622.96
CURRENT NET INCOME (LOSS)		340.15	(137.59)	477.74	6,825.94	(2,988.31)	9,814.25	(3,400.96)

Pebble Beach Villas Inc.
Reserve Statement
As of 09/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE	
RESERVES:					
Roofing Reserve					
35010	Roofing Balance, January 1	179,570.93	0.00	0.00	179,570.93
35011	Assessment-Roofing Reserve	0.00	11,212.47	0.00	11,212.47
35012	Interest-Roofing Reserve	0.00	713.06	0.00	713.06
35015	Expenses-Roofing Reserve	0.00	0.00	24,945.00	(24,945.00)
	Subtotal Roofing Reserve	179,570.93	11,925.53	24,945.00	166,551.46
Painting Reserve					
35020	Painting Balance, January 1	61,505.39	0.00	0.00	61,505.39
35021	Assessment-Painting Reserve	0.00	13,962.78	0.00	13,962.78
35022	Interest-Painting Reserve	0.00	296.83	0.00	296.83
	Subtotal Painting Reserve	61,505.39	14,259.61	0.00	75,765.00
Paving Reserve					
35030	Paving Balance, January 1	47,106.40	0.00	0.00	47,106.40
35031	Assessment-Paving Reserve	0.00	3,974.22	0.00	3,974.22
35032	Interest-Paving Reserve	0.00	214.41	0.00	214.41
	Subtotal Paving Reserve	47,106.40	4,188.63	0.00	51,295.03
Recreation Reserve					
35060	Recreation Reserve Bal, Jan 1	19,575.66	0.00	0.00	19,575.66
35061	Assessments-Recreation Reserve	0.00	666.72	0.00	666.72
35062	Interest-Recreation Reserve	0.00	74.25	0.00	74.25
35065	Expenses-Recreation Reserve	0.00	0.00	3,338.00	(3,338.00)
	Subtotal Recreation Reserve	19,575.66	740.97	3,338.00	16,978.63
Building Reserve					
35140	Building Reserve Bal, Jan 1	61,220.06	0.00	0.00	61,220.06
35141	Assessment-Building Reserve	0.00	3,408.03	0.00	3,408.03
35142	Interest-Building Reserve	0.00	275.27	0.00	275.27
	Subtotal Building Reserve	61,220.06	3,683.30	0.00	64,903.36
	TOTAL RESERVES	368,978.44	34,798.04	28,283.00	375,493.48

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash Account #: 10215

Ending Check Date: 9/30/18

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/01/18	1566	ELLIOT	ELLIOTT MERRILL COMMUNITY	4,554.45				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7939	SEPT	9/01/18	61550	9/01/18	1,705.67	MANAGEMENT
		7940	SEPT	9/01/18	61660	9/01/18	27.50	CELL PHONE 1/2
		7941	SEPT	9/01/18	61660	9/01/18	14.31	POSTAGE
		7942	SEPT 2018	9/01/18	61660	9/01/18	36.40	COPIES
		7943	SEPT	9/01/18	61660	9/01/18	48.95	OFFICE SUPPLIES
		7944	SEPT	9/01/18	61660	9/01/18	8.00	RECORD STORAGE
		7945	SEPT	9/01/18	65300	9/01/18	2,713.62	MAINTENANCE LABOR
						Totals:	4,554.45	
9/01/18	1567	FIF	FIRST INSURANCE FUNDING CORP	7,945.13	10 OF 10 PAYMENTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7946	900-5704937	9/01/18	11610	9/01/18	7,945.13	10 OF 10 PAYMENTS
9/01/18	1582	PEBBLE	PEBBLE BEACH RESERVE	3,691.58	RESERVE FUNDING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7964	SEPT 2018	9/01/18	85140	9/01/18	378.67	RESERVE FUNDING
		7964	SEPT 2018	9/01/18	85020	9/01/18	1,551.42	
		7964	SEPT 2018	9/01/18	85030	9/01/18	441.58	
		7964	SEPT 2018	9/01/18	85010	9/01/18	1,245.83	
		7964	SEPT 2018	9/01/18	85060	9/01/18	74.08	
						Totals:	3,691.58	
9/06/18	1568	CAPONE	CAPITAL ONE BANK	29.39				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7951	HOME DEPOT	8/09/18	63300	8/09/18	20.40	BLD G DRAIN REPAIR
		7952	AMAZON	8/17/18	70130	8/17/18	8.99	POOL CUE TIPS
						Totals:	29.39	
9/06/18	1569	COMCAS	COMCAST CABLE	141.86	8535115050042319			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7948	SEPT INTERNET	9/06/18	61800	9/06/18	141.86	8535115050042319
9/06/18	1570	DELTA	DELTA SUPPLY COMPANY	7.80	TIMER SCREWS			

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash Account #: 10215
 Ending Check Date: 9/30/18

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7953	221863	8/21/18	63300	8/21/18	7.80	TIMER SCREWS
9/06/18	1571	ITALI	THE ITALIAN HANDYMAN			180.00	09/03	CLBHSE CLEANIN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7949	196220	9/06/18	65200	9/06/18	180.00	09/03 CLBHSE CLEANIN
9/06/18	1572	MEEKS	MEEKS PLUMBING, INC.			98.00		REPAIR WOMENS RESTROOM
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7956	0186572-IN	8/13/18	70130	8/13/18	98.00	REPAIR WOMENS RESTROOM
9/06/18	1573	NORTH	NORTHSIDE NURSERY & LANDSCAPE			110.00		IRRIGATION SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7950	317665	8/30/18	66400	8/30/18	110.00	IRRIGATION SERVICE
9/06/18	1574	PORTER	PPG ARCHITECTURAL COATINGS			360.63		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7954	919703074344	8/22/18	63300	8/22/18	232.15	DECK PAINT
		7955	919702120770	8/15/18	63300	8/15/18	128.48	DECK PAINT
				Totals:			360.63	
9/06/18	1575	REPUBL	REPUBLIC SERVICES #769			306.40		SEPT TRASH SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7947	307692000188	9/06/18	75500	9/06/18	306.40	SEPT TRASH SERVICE
9/06/18	1576	VEROCH	VERO CHEMICAL, INC.			68.99		POOL CHEMICALS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7957	231320	8/22/18	71400	8/22/18	68.99	POOL CHEMICALS
9/13/18	1577	CAPONE	CAPITAL ONE BANK			89.07		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7960	254	8/27/18	63300	8/27/18	80.00	ADAMS FENCE HINGES
		7961	HOME DEPOT	8/27/18	63300	8/27/18	9.07	SOAP
				Totals:			89.07	
9/13/18	1578	CENTR	CENTRAL PRO			54.68		IRR PARTS

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash Account #: 10215
 Ending Check Date: 9/30/18

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7959	4-191270	8/27/18	66400	8/27/18	54.68	IRR PARTS
9/13/18	1579	FLBULB	FLORIDA BULB & BALLAST INC				615.38	LIGHT BULBS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7958	630338	8/17/18	63300	8/17/18	615.38	LIGHT BULBS
9/13/18	1580	NORTH	NORTHSIDE NURSERY & LANDSCAPE				75.00	IRR REPAIR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7962	317593	8/15/18	66400	8/15/18	75.00	IRR REPAIR
9/13/18	1581	TERM	TERMINIX				356.31	AUG INTERIOR PEST CO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7963	278225578	8/30/18	63800	8/30/18	356.31	AUG INTERIOR PEST CO
9/19/18	1583	ITALI	THE ITALIAN HANDYMAN				180.00	09/17 CLBHSE CLEANIN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7965	196221	9/19/18	65200	9/19/18	180.00	09/17 CLBHSE CLEANIN
9/24/18	1584	TERM	TERMINIX				370.22	SEPT INTERIOR PEST CO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7967	379004688	9/21/18	63800	9/21/18	370.22	SEPT INTERIOR PEST CO
9/24/18	1585	VEROCH	VERO CHEMICAL, INC.				34.23	POOL CHEMICALS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7969	232037	9/06/18	71400	9/06/18	34.23	POOL CHEMICALS
9/24/18	1586	YEAR	YEAR ROUND LAWN MAINT				2,527.00	SEPT MAINTENANCE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7966	091518	9/21/18	66300	9/21/18	2,527.00	SEPT MAINTENANCE
9/26/18	1589	CITYVB	CITY VERO BEACH UTILITIES				2,777.64	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7978	08/11-09/12	9/26/18	66450	9/26/18	435.45	648 TGAL
		7979	08/11-09/12	9/26/18	75310	9/26/18	623.49	4435 KW
		7980	08/11-09/12	9/26/18	75710	9/26/18	1,718.70	46 TGAL

Totals:							2,777.64	

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash Account #: 10215
Ending Check Date: 9/30/18

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Totals: 24,573.76

-- End of report --