

**PERICO BAY VILLAGES ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**September 30, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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**Prepared By: Sunstate Association Management Group, Inc.**

10/11/21

**Perico Bay Village Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of September 30, 2021

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>1010 · Operating</b>	
1011 · Centennial Op 7713	238,743.39
1015 · Due (To) / From Reserves	(11,849.05)
<b>Total 1010 · Operating</b>	226,894.34
<b>1020 · Reserves</b>	
1021 · Centennial MM 8758	6,963.41
1022 · Centennial CD 3274 5/2/23 .25%	52,588.49
1023 · Centennial CD 3273 5/2/23 .25%	52,588.49
1024 · Centennial CD 3272 5/2/23 .25%	52,588.49
1025 · Centennial CD 3270 5/2/23 .25%	52,588.49
1026 · Centennial CD 3267 5/2/23 .25%	52,588.49
1027 · Centennial CD 8896 5/2/23 .25%	50,000.00
1030 · Due (To) / From Operating	11,849.05
<b>Total 1020 · Reserves</b>	331,754.91
<b>Total Checking/Savings</b>	558,649.25
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	5,674.25
<b>Total Accounts Receivable</b>	5,674.25
<b>Other Current Assets</b>	
1200 · Undeposited Funds	3,631.50
<b>Total Other Current Assets</b>	3,631.50
<b>Total Current Assets</b>	567,955.00
<b>TOTAL ASSETS</b>	<b>567,955.00</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	34,642.91
<b>Other Current Liabilities</b>	
3020 · Accrued Expense	204.75
3035 · Prepaid Assessments	42,248.26
<b>Total Other Current Liabilities</b>	42,453.01
<b>Total Current Liabilities</b>	77,095.92
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	331,754.91
<b>Total Long Term Liabilities</b>	331,754.91
<b>Total Liabilities</b>	408,850.83
<b>Equity</b>	
3995 · Prior Period Adjustment	135.00
3997 · Prior Year Surplus Usage	0.01
3998 · Prior Years' Net Operating Net Income	182,487.41
	(23,518.25)
<b>Total Equity</b>	159,104.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>567,955.00</b>

**Perico Bay Village Association Inc.**  
**Revenue & Expense Budget Performance**

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	(45,900.00)	33,637.33	(79,537.33)	302,674.00	302,736.00	(62.00)	403,648.00
5015 · Reserve Assessments	45,900.00	0.00	45,900.00	45,900.00	45,900.00	0.00	61,200.00
5020 · Application Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00
5030 · Other Income	0.00	0.00	0.00	32.04	0.00	32.04	0.00
5040 · Late Fee Income	0.00	0.00	0.00	370.00	0.00	370.00	0.00
5050 · Interest	15.44	0.00	15.44	3,463.53	0.00	3,463.53	0.00
<b>Total Income</b>	<b>15.44</b>	<b>33,637.33</b>	<b>(33,621.89)</b>	<b>353,039.57</b>	<b>348,636.00</b>	<b>4,403.57</b>	<b>464,848.00</b>
<b>Gross Profit</b>	<b>15.44</b>	<b>33,637.33</b>	<b>(33,621.89)</b>	<b>353,039.57</b>	<b>348,636.00</b>	<b>4,403.57</b>	<b>464,848.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Misc / Legal	0.00	416.67	(416.67)	1,916.80	3,749.99	(1,833.19)	5,000.00
7115 · CPA Fees	0.00	16.67	(16.67)	555.00	149.99	405.01	200.00
7120 · Management Fees	1,450.00	706.00	744.00	7,098.00	6,354.00	744.00	8,472.00
7125 · Bank Charges	0.11	0.58	(0.47)	121.81	5.26	116.55	7.00
7130 · Postage / Printing	107.48	100.00	7.48	679.03	900.00	(220.97)	1,200.00
7135 · Screening/Application Fees	0.00	28.25	(28.25)	279.65	254.25	25.40	339.00
7140 · Annual Corporate Fee	61.25	5.42	55.83	61.25	48.74	12.51	65.00
7145 · Annual Condominium Fees	0.00	21.67	(21.67)	0.00	194.99	(194.99)	260.00
7150 · Insurance	0.00	6,591.67	(6,591.67)	44,553.82	59,324.99	(14,771.17)	79,100.00
7155 · Flood Insurance	0.00	5,423.08	(5,423.08)	63,194.00	48,807.76	14,386.24	65,077.00
7160 · Master Association Fees	5,632.00	5,715.33	(83.33)	50,688.00	51,438.01	(750.01)	68,584.00
7165 · Other Admin Expenses	75.85	0.00	75.85	737.61	0.00	737.61	0.00
7170 · Common Area	0.00	0.00	0.00	1,795.00	0.00	1,795.00	0.00
7175 · Background Reports	0.00	0.00	0.00	500.45	0.00	500.45	0.00
7180 · Income Tax	0.00	0.00	0.00	1,829.00	0.00	1,829.00	0.00
7185 · Miscellaneous	0.00	0.00	0.00	16.04	0.00	16.04	0.00
7190 · Bad Debt	0.00	0.00	0.00	(420.00)	0.00	(420.00)	0.00
<b>Total Administration</b>	<b>7,326.69</b>	<b>19,025.34</b>	<b>(11,698.65)</b>	<b>173,605.46</b>	<b>171,227.98</b>	<b>2,377.48</b>	<b>228,304.00</b>
<b>Grounds / Building</b>							
7210 · Pest Control	204.75	545.00	(340.25)	4,492.75	4,905.00	(412.25)	6,540.00
7215 · Fire Safety	0.00	91.67	(91.67)	387.88	824.99	(437.11)	1,100.00
7220 · Lawn Service Contract	3,100.00	3,100.00	0.00	27,933.33	27,900.00	33.33	37,200.00
7225 · Irrigation Repairs	366.19	333.33	32.86	2,645.00	3,000.01	(355.01)	4,000.00
7230 · Trees / Sod / Plants	0.00	333.33	(333.33)	5,331.50	3,000.01	2,331.49	4,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	2,735.00	3,375.00	(640.00)	4,500.00
7240 · Building Repairs / Service	0.00	666.67	(666.67)	7,653.40	5,999.99	1,653.41	8,000.00
7245 · Landscape Projects	28,752.99	0.00	28,752.99	28,752.99	0.00	28,752.99	0.00
<b>Total Grounds / Building</b>	<b>32,423.93</b>	<b>5,445.00</b>	<b>26,978.93</b>	<b>79,931.85</b>	<b>49,005.00</b>	<b>30,926.85</b>	<b>65,340.00</b>
<b>Pool</b>							
7310 · Pool Service Contract	240.00	240.00	0.00	1,920.00	2,160.00	(240.00)	2,880.00
7315 · Pool Permit	0.00	31.25	(31.25)	375.70	281.25	94.45	375.00
7320 · Pool Equipment Repair	255.00	291.67	(36.67)	1,672.53	2,624.99	(952.46)	3,500.00
7325 · Pool Janitorial Contract	310.00	138.75	171.25	1,790.00	1,248.75	541.25	1,665.00
7330 · Pool Electric	562.95	833.33	(270.38)	6,178.74	7,500.01	(1,321.27)	10,000.00
7335 · Pool Heater Service Contract	0.00	66.67	(66.67)	0.00	599.99	(599.99)	800.00
<b>Total Pool</b>	<b>1,367.95</b>	<b>1,601.67</b>	<b>(233.72)</b>	<b>11,936.97</b>	<b>14,414.99</b>	<b>(2,478.02)</b>	<b>19,220.00</b>
<b>Utilities</b>							
7410 · Cable TV	3,982.47	4,000.00	(17.53)	35,682.97	36,000.00	(317.03)	48,000.00
7415 · Electricity	126.32	250.00	(123.68)	1,151.62	2,250.00	(1,098.38)	3,000.00
7420 · Other Electric	0.00	2.42	(2.42)	0.00	21.74	(21.74)	29.00
7425 · Water / Sewer / Trash	2,587.74	3,312.92	(725.18)	25,071.14	29,816.24	(4,745.10)	39,755.00
<b>Total Utilities</b>	<b>6,696.53</b>	<b>7,565.34</b>	<b>(868.81)</b>	<b>61,905.73</b>	<b>68,087.98</b>	<b>(6,182.25)</b>	<b>90,784.00</b>
<b>Transfer to Reserves</b>							
9010 · Transfer to Reserves	3,277.81	0.00	3,277.81	49,177.81	45,900.00	3,277.81	61,200.00
<b>Total Transfer to Reserves</b>	<b>3,277.81</b>	<b>0.00</b>	<b>3,277.81</b>	<b>49,177.81</b>	<b>45,900.00</b>	<b>3,277.81</b>	<b>61,200.00</b>
<b>Total Expense</b>	<b>51,092.91</b>	<b>33,637.35</b>	<b>17,455.56</b>	<b>376,557.82</b>	<b>348,635.95</b>	<b>27,921.87</b>	<b>464,848.00</b>
<b>Net Ordinary Income</b>	<b>(51,077.47)</b>	<b>(0.02)</b>	<b>(51,077.45)</b>	<b>(23,518.25)</b>	<b>0.05</b>	<b>(23,518.30)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(51,077.47)</b>	<b>(0.02)</b>	<b>(51,077.45)</b>	<b>(23,518.25)</b>	<b>0.05</b>	<b>(23,518.30)</b>	<b>0.00</b>

**PERICO BAY VILLAGES ASSOCIATION, INC.**

**Reserve Balances**

September 30, 2021

	<b>Balance 1/1/21</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
3501 Roof	\$ 118,513.74	-	-	-	-	118,513.74
3502 Paint	1,166.03	-	-	(64,395.50)	-	(63,229.47)
3503 Paving	61,081.33	-	-	-	-	61,081.33
3504 Pool	1,435.93	-	-	-	-	1,435.93
3505 Contingency	38,328.78	-	-	-	-	38,328.78
3506 Building Repair	52,025.27	-	-	-	-	52,025.27
3507 General	61,111.99	45,900.00	11,849.35	-	-	118,861.34
3508 Interest	1,291.01	-	-	-	3,446.98	4,737.99
<b>Total Reserves</b>	<b>\$ 334,954.08</b>	<b>45,900.00</b>	<b>11,849.35</b>	<b>(64,395.50)</b>	<b>3,446.98</b>	<b>331,754.91</b>

**Expense Details**

**3502 Paint**

Artistry - Painting/Stucco work paid Jan-April 2021 - \$64,395.50

**Total \$ 64,395.50**

**Allocation Details**

**3507 General**

2021 Adjustments completed by ResCom - \$11,849.35

**Total \$ 11,849.35**