

**PERICO BAY VILLAGES ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**October 31, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

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

**Perico Bay Village Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of October 31, 2021

	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial Op 7713	256,388.69
1015 · Due (To) / From Reserves	(11,849.05)
<b>Total 1010 · Operating</b>	244,539.64
1020 · Reserves	
1021 · Centennial MM 8758	22,263.71
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>	347,055.21
<b>Total Checking/Savings</b>	591,594.85
Accounts Receivable	11,193.50
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	22,685.80
<b>Total Other Current Assets</b>	22,685.80
<b>Total Current Assets</b>	625,474.15
<b>TOTAL ASSETS</b>	<b>625,474.15</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	23,980.75
<b>Other Current Liabilities</b>	
3030 · Deferred Assessments	67,272.00
3035 · Prepaid Assessments	15,123.26
<b>Total Other Current Liabilities</b>	82,395.26
<b>Total Current Liabilities</b>	106,376.01
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	347,055.21
<b>Total Long Term Liabilities</b>	347,055.21
<b>Total Liabilities</b>	453,431.22
<b>Equity</b>	
3995 · Prior Period Adjustment	135.00
3997 · Prior Year Surplus Usage	0.01
3998 · Prior Years' Net Operating	182,487.41
Net Income	(10,579.49)
<b>Total Equity</b>	172,042.93
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>625,474.15</b>

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

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	33,636.00	33,637.34	(1.34)	336,310.00	336,373.34	(63.34)	403,648.00
5015 · Reserve Assessments	15,300.00	15,300.00	0.00	61,200.00	61,200.00	0.00	61,200.00
5020 · Application Fees	(125.00)	0.00	(125.00)	475.00	0.00	475.00	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	18.77	0.00	18.77	3,482.30	0.00	3,482.30	0.00
<b>Total Income</b>	<b>48,829.77</b>	<b>48,937.34</b>	<b>(107.57)</b>	<b>401,869.34</b>	<b>397,573.34</b>	<b>4,296.00</b>	<b>464,848.00</b>
<b>Gross Profit</b>	<b>48,829.77</b>	<b>48,937.34</b>	<b>(107.57)</b>	<b>401,869.34</b>	<b>397,573.34</b>	<b>4,296.00</b>	<b>464,848.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Misc / Legal	500.00	416.67	83.33	2,416.80	4,166.66	(1,749.86)	5,000.00
7115 · CPA Fees	0.00	16.67	(16.67)	555.00	166.66	388.34	200.00
7120 · Management Fees	725.00	706.00	19.00	7,823.00	7,060.00	763.00	8,472.00
7125 · Bank Charges	1.60	0.58	1.02	123.41	5.84	117.57	7.00
7130 · Postage / Printing	10.64	100.00	(89.36)	689.67	1,000.00	(310.33)	1,200.00
7135 · Screening/Application Fees	0.00	28.25	(28.25)	279.65	282.50	(2.85)	339.00
7140 · Annual Corporate Fee	245.00	5.42	239.58	306.25	54.16	252.09	65.00
7145 · Annual Condominium Fees	0.00	21.67	(21.67)	0.00	216.66	(216.66)	260.00
7150 · Insurance	0.00	6,591.67	(6,591.67)	44,553.82	65,916.66	(21,362.84)	79,100.00
7155 · Flood Insurance	0.00	5,423.08	(5,423.08)	63,194.00	54,230.84	8,963.16	65,077.00
7160 · Master Association Fees	5,632.00	5,715.33	(83.33)	56,320.00	57,153.34	(833.34)	68,584.00
7165 · Other Admin Expenses	25.00	0.00	25.00	762.61	0.00	762.61	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>7,139.24</b>	<b>19,025.34</b>	<b>(11,886.10)</b>	<b>180,744.70</b>	<b>190,253.32</b>	<b>(9,508.62)</b>	<b>228,304.00</b>
<b>Grounds / Building</b>							
7210 · Pest Control	1,432.25	545.00	887.25	5,925.00	5,450.00	475.00	6,540.00
7215 · Fire Safety	0.00	91.67	(91.67)	387.88	916.66	(528.78)	1,100.00
7220 · Lawn Service Contract	3,100.00	3,100.00	0.00	31,033.33	31,000.00	33.33	37,200.00
7225 · Irrigation Repairs	0.00	333.33	(333.33)	2,645.00	3,333.34	(688.34)	4,000.00
7230 · Trees / Sod / Plants	0.00	333.33	(333.33)	5,331.50	3,333.34	1,998.16	4,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	2,735.00	3,750.00	(1,015.00)	4,500.00
7240 · Building Repairs / Service	1,086.92	666.67	420.25	8,740.32	6,666.66	2,073.66	8,000.00
7245 · Landscape Projects	0.00	0.00	0.00	28,752.99	0.00	28,752.99	0.00
<b>Total Grounds / Building</b>	<b>5,619.17</b>	<b>5,445.00</b>	<b>174.17</b>	<b>85,551.02</b>	<b>54,450.00</b>	<b>31,101.02</b>	<b>65,340.00</b>
<b>Pool</b>							
7310 · Pool Service Contract	240.00	240.00	0.00	2,160.00	2,400.00	(240.00)	2,880.00
7315 · Pool Permit	0.00	31.25	(31.25)	375.70	312.50	63.20	375.00
7320 · Pool Equipment Repair	328.05	291.67	36.38	2,000.58	2,916.66	(916.08)	3,500.00
7325 · Pool Janitorial Contract	155.00	138.75	16.25	1,945.00	1,387.50	557.50	1,665.00
7330 · Pool Electric	499.93	833.33	(333.40)	6,678.67	8,333.34	(1,654.67)	10,000.00
7335 · Pool Heater Service Contract	0.00	66.67	(66.67)	0.00	666.66	(666.66)	800.00
<b>Total Pool</b>	<b>1,222.98</b>	<b>1,601.67</b>	<b>(378.69)</b>	<b>13,159.95</b>	<b>16,016.66</b>	<b>(2,856.71)</b>	<b>19,220.00</b>
<b>Utilities</b>							
7410 · Cable TV	3,982.47	4,000.00	(17.53)	39,665.44	40,000.00	(334.56)	48,000.00
7415 · Electricity	129.34	250.00	(120.66)	1,280.96	2,500.00	(1,219.04)	3,000.00
7420 · Other Electric	0.00	2.42	(2.42)	0.00	24.16	(24.16)	29.00
7425 · Water / Sewer / Trash	2,497.81	3,312.92	(815.11)	27,568.95	33,129.16	(5,560.21)	39,755.00
<b>Total Utilities</b>	<b>6,609.62</b>	<b>7,565.34</b>	<b>(955.72)</b>	<b>68,515.35</b>	<b>75,653.32</b>	<b>(7,137.97)</b>	<b>90,784.00</b>
<b>Transfer to Reserves</b>							
9010 · Transfer to Reserves	15,300.00	15,300.00	0.00	64,477.81	61,200.00	3,277.81	61,200.00
<b>Total Transfer to Reserves</b>	<b>15,300.00</b>	<b>15,300.00</b>	<b>0.00</b>	<b>64,477.81</b>	<b>61,200.00</b>	<b>3,277.81</b>	<b>61,200.00</b>
<b>Total Expense</b>	<b>35,891.01</b>	<b>48,937.35</b>	<b>(13,046.34)</b>	<b>412,448.83</b>	<b>397,573.30</b>	<b>14,875.53</b>	<b>464,848.00</b>
<b>Net Ordinary Income</b>	<b>12,938.76</b>	<b>(0.01)</b>	<b>12,938.77</b>	<b>(10,579.49)</b>	<b>0.04</b>	<b>(10,579.53)</b>	<b>0.00</b>
<b>Net Income</b>	<b>12,938.76</b>	<b>(0.01)</b>	<b>12,938.77</b>	<b>(10,579.49)</b>	<b>0.04</b>	<b>(10,579.53)</b>	<b>0.00</b>

**PERICO BAY VILLAGES ASSOCIATION, INC.**  
**Reserve Balances**  
**October 31, 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	61,200.00	11,849.35	-	-	134,161.34
3508 Interest	1,291.01	-	-	-	3,447.28	4,738.29
<b>Total Reserves</b>	<b>\$ 334,954.08</b>	<b>61,200.00</b>	<b>11,849.35</b>	<b>(64,395.50)</b>	<b>3,447.28</b>	<b>347,055.21</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**