

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

	Dec 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial Op 7713	251,679.08
<b>Total 1010 · Operating</b>	251,679.08
<b>1020 · Reserves</b>	
1021 · Centennial MM 8758	34,114.78
1022 · Centennial CD 3274 5/2/23 .25%	52,621.63
1023 · Centennial CD 3273 5/2/23 .25%	52,621.63
1024 · Centennial CD 3272 5/2/23 .25%	52,621.63
1025 · Centennial CD 3270 5/2/23 .25%	52,621.63
1026 · Centennial CD 3267 5/2/23 .25%	52,621.63
1027 · Centennial CD 8896 5/2/23 .25%	50,031.16
<b>Total 1020 · Reserves</b>	347,254.09
<b>Total Checking/Savings</b>	598,933.17
<b>Accounts Receivable</b>	91.92
<b>Other Current Assets</b>	
1200 · Undeposited Funds	10,891.50
<b>Total Other Current Assets</b>	10,891.50
<b>Total Current Assets</b>	609,916.59
<b>TOTAL ASSETS</b>	<b>609,916.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	3,463.16
<b>Other Current Liabilities</b>	
3020 · Accrued Expense	256.00
3035 · Prepaid Assessments	85,937.01
<b>Total Other Current Liabilities</b>	86,193.01
<b>Total Current Liabilities</b>	89,656.17
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	347,254.09
<b>Total Long Term Liabilities</b>	347,254.09
<b>Total Liabilities</b>	436,910.26
<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	(9,616.09)
<b>Total Equity</b>	173,006.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>609,916.59</b>

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

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	33,636.00	33,637.33	(1.33)	403,582.00	403,648.00	(66.00)	403,648.00
5015 · Reserve Assessments	0.00	0.00	0.00	61,200.00	61,200.00	0.00	61,200.00
5020 · Application Fees	0.00	0.00	0.00	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	14.94	0.00	14.94	3,512.56	0.00	3,512.56	0.00
<b>Total Income</b>	<b>33,650.94</b>	<b>33,637.33</b>	<b>13.61</b>	<b>469,171.60</b>	<b>464,848.00</b>	<b>4,323.60</b>	<b>464,848.00</b>
<b>Gross Profit</b>	<b>33,650.94</b>	<b>33,637.33</b>	<b>13.61</b>	<b>469,171.60</b>	<b>464,848.00</b>	<b>4,323.60</b>	<b>464,848.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Misc / Legal	1,422.48	416.67	1,005.81	3,839.28	5,000.00	(1,160.72)	5,000.00
7115 · CPA Fees	0.00	16.67	(16.67)	555.00	200.00	355.00	200.00
7120 · Management Fees	725.00	706.00	19.00	9,273.00	8,472.00	801.00	8,472.00
7125 · Bank Charges	0.35	0.58	(0.23)	128.46	7.00	121.46	7.00
7130 · Postage / Printing / Office E...	287.28	100.00	187.28	983.50	1,200.00	(216.50)	1,200.00
7135 · Screening/Application Fees	0.00	28.25	(28.25)	279.65	339.00	(59.35)	339.00
7140 · Annual Corporate Fee	0.00	5.42	(5.42)	245.00	65.00	180.00	65.00
7145 · Annual Condominium Fees	256.00	21.67	234.33	256.00	260.00	(4.00)	260.00
7150 · Insurance	0.00	6,591.67	(6,591.67)	67,239.62	79,100.00	(11,860.38)	79,100.00
7155 · Flood Insurance	0.00	5,423.08	(5,423.08)	63,194.00	65,077.00	(1,883.00)	65,077.00
7160 · Master Association Fees	5,632.00	5,715.33	(83.33)	67,584.00	68,584.00	(1,000.00)	68,584.00
7165 · Other Admin Expenses	25.00	0.00	25.00	812.61	0.00	812.61	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	600.45	0.00	600.45	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>8,348.11</b>	<b>19,025.34</b>	<b>(10,677.23)</b>	<b>218,210.61</b>	<b>228,304.00</b>	<b>(10,093.39)</b>	<b>228,304.00</b>
<b>Grounds / Building</b>							
7210 · Pest Control	204.75	545.00	(340.25)	7,812.00	6,540.00	1,272.00	6,540.00
7215 · Fire Safety	0.00	91.67	(91.67)	387.88	1,100.00	(712.12)	1,100.00
7220 · Lawn Service Contract	3,224.00	3,100.00	124.00	37,357.33	37,200.00	157.33	37,200.00
7225 · Irrigation Repairs	341.55	333.33	8.22	4,388.94	4,000.00	388.94	4,000.00
7230 · Trees / Sod / Plants	0.00	333.33	(333.33)	5,806.50	4,000.00	1,806.50	4,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	2,735.00	4,500.00	(1,765.00)	4,500.00
7240 · Building Repairs / Service	1,890.04	666.67	1,223.37	10,630.36	8,000.00	2,630.36	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>5,660.34</b>	<b>5,445.00</b>	<b>215.34</b>	<b>97,871.00</b>	<b>65,340.00</b>	<b>32,531.00</b>	<b>65,340.00</b>
<b>Pool</b>							
7310 · Pool Service Contract	240.00	240.00	0.00	2,640.00	2,880.00	(240.00)	2,880.00
7315 · Pool Permit	0.00	31.25	(31.25)	375.70	375.00	0.70	375.00
7320 · Pool Equipment Repair	23.04	291.67	(268.63)	2,126.62	3,500.00	(1,373.38)	3,500.00
7325 · Pool Janitorial Contract	155.00	138.75	16.25	2,255.00	1,665.00	590.00	1,665.00
7330 · Pool Electric	998.57	833.33	165.24	8,485.87	10,000.00	(1,514.13)	10,000.00
7335 · Pool Heater Service Contract	0.00	66.67	(66.67)	0.00	800.00	(800.00)	800.00
<b>Total Pool</b>	<b>1,416.61</b>	<b>1,601.67</b>	<b>(185.06)</b>	<b>15,883.19</b>	<b>19,220.00</b>	<b>(3,336.81)</b>	<b>19,220.00</b>
<b>Utilities</b>							
7410 · Cable TV	3,982.47	4,000.00	(17.53)	47,632.51	48,000.00	(367.49)	48,000.00
7415 · Electricity	158.62	250.00	(91.38)	1,574.39	3,000.00	(1,425.61)	3,000.00
7420 · Other Electric	0.00	2.42	(2.42)	0.00	29.00	(29.00)	29.00
7425 · Water / Sewer / Trash	2,757.76	3,312.92	(555.16)	33,138.18	39,755.00	(6,616.82)	39,755.00
<b>Total Utilities</b>	<b>6,898.85</b>	<b>7,565.34</b>	<b>(666.49)</b>	<b>82,345.08</b>	<b>90,784.00</b>	<b>(8,438.92)</b>	<b>90,784.00</b>
<b>Transfer to Reserves</b>							
9010 · Transfer to Reserves	0.00	0.00	0.00	64,477.81	61,200.00	3,277.81	61,200.00
<b>Total Transfer to Reserves</b>	<b>0.00</b>	<b>0.00</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>22,323.91</b>	<b>33,637.35</b>	<b>(11,313.44)</b>	<b>478,787.69</b>	<b>464,848.00</b>	<b>13,939.69</b>	<b>464,848.00</b>
<b>Net Ordinary Income</b>	<b>11,327.03</b>	<b>(0.02)</b>	<b>11,327.05</b>	<b>(9,616.09)</b>	<b>0.00</b>	<b>(9,616.09)</b>	<b>0.00</b>
<b>Net Income</b>	<b>11,327.03</b>	<b>(0.02)</b>	<b>11,327.05</b>	<b>(9,616.09)</b>	<b>0.00</b>	<b>(9,616.09)</b>	<b>0.00</b>

**PERICO BAY VILLAGES ASSOCIATION, INC.**

**Reserve Balances**

December 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>
<b>3501 Roof</b>	\$ 118,513.74	-	-	-	-	118,513.74
<b>3502 Paint</b>	1,166.03	-	-	(64,395.50)	-	(63,229.47)
<b>3503 Paving</b>	61,081.33	-	-	-	-	61,081.33
<b>3504 Pool</b>	1,435.93	-	-	-	-	1,435.93
<b>3505 Contingency</b>	38,328.78	-	-	-	-	38,328.78
<b>3506 Building Repair</b>	52,025.27	-	-	-	-	52,025.27
<b>3507 General</b>	61,111.99	61,200.00	11,849.35	-	-	134,161.34
<b>3508 Interest</b>	1,291.01	-	-	-	3,646.16	4,937.17
<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>3,646.16</b>	<b>347,254.09</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**