

**PERICO BAY VILLAGES ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2022**

**TABLE OF CONTENTS:**

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 April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial Op 7713	127,173.92
Total 1010 · Operating	127,173.92
1020 · Reserves	
1021 · Centennial MM 8758	214,252.58
1022 · Centennial CD 3274 5/2/23 .25%	52,654.79
1023 · Centennial CD 3273 5/2/23 .25%	52,654.79
1024 · Centennial CD 3272 5/2/23 .25%	52,654.79
1025 · Centennial CD 3270 5/2/23 .25%	52,654.79
1026 · Centennial CD 3267 5/2/23 .25%	52,654.79
1027 · Centennial CD 8896 5/2/23 .25%	50,031.16
Total 1020 · Reserves	527,557.69
Total Checking/Savings	654,731.61
Accounts Receivable	6,865.37
Other Current Assets	
1130 · Prepaid Insurance	50,339.13
Total Other Current Assets	50,339.13
Total Current Assets	711,936.11
<b>TOTAL ASSETS</b>	<b>711,936.11</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	28,417.58
Other Current Liabilities	
3025 · Insurance Financing Payable	35,895.36
3030 · Deferred Assessments	67,406.66
3035 · Prepaid Assessments	31,469.26
Total Other Current Liabilities	134,771.28
Total Current Liabilities	163,188.86
Long Term Liabilities	
3500 · Reserve Fund	527,557.69
Total Long Term Liabilities	527,557.69
Total Liabilities	690,746.55
Equity	
3998 · Prior Years' Net Operating	23,006.33
Net Income	(1,816.77)
Total Equity	21,189.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>711,936.11</b>

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

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	33,703.34	33,703.25	0.09	134,813.34	134,813.00	0.34	404,439.00
5015 · Reserve Assessments	15,050.00	15,050.00	0.00	30,100.00	30,100.00	0.00	60,200.00
5040 · Late Fee Income	147.63	0.00	147.63	278.20	0.00	278.20	0.00
5050 · Interest	9.21	0.00	9.21	50.12	0.00	50.12	0.00
<b>Total Income</b>	<b>48,910.18</b>	<b>48,753.25</b>	<b>156.93</b>	<b>165,241.66</b>	<b>164,913.00</b>	<b>328.66</b>	<b>464,639.00</b>
<b>Gross Profit</b>	<b>48,910.18</b>	<b>48,753.25</b>	<b>156.93</b>	<b>165,241.66</b>	<b>164,913.00</b>	<b>328.66</b>	<b>464,639.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Misc / Legal	577.50	291.67	285.83	1,630.00	1,166.64	463.36	3,500.00
7115 · CPA Fees	0.00	41.67	(41.67)	250.00	166.64	83.36	500.00
7120 · Management Fees	775.00	775.00	0.00	3,100.00	3,100.00	0.00	9,300.00
7125 · Bank Charges	9.10	10.17	(1.07)	35.55	40.64	(5.09)	122.00
7130 · Postage / Printing / Office E...	160.68	83.33	77.35	1,053.42	333.36	720.06	1,000.00
7135 · Screening/Application Fees	0.00	28.33	(28.33)	100.00	113.36	(13.36)	340.00
7140 · Annual Corporate Fee	0.00	5.42	(5.42)	0.00	21.64	(21.64)	65.00
7145 · Annual Condominium Fees	0.00	21.67	(21.67)	932.09	86.64	845.45	260.00
7150 · Insurance	5,033.91	6,250.00	(1,216.09)	19,887.82	25,000.00	(5,112.18)	75,000.00
7155 · Flood Insurance	0.00	5,416.67	(5,416.67)	0.00	21,666.64	(21,666.64)	65,000.00
7160 · Master Association Fees	6,272.00	5,715.33	556.67	25,088.00	22,861.36	2,226.64	68,584.00
7170 · Common Area	0.00	149.58	(149.58)	0.00	598.36	(598.36)	1,795.00
<b>Total Administration</b>	<b>12,828.19</b>	<b>18,788.84</b>	<b>(5,960.65)</b>	<b>52,076.88</b>	<b>75,155.28</b>	<b>(23,078.40)</b>	<b>225,466.00</b>
<b>Grounds / Building</b>							
7210 · Pest Control	346.24	520.83	(174.59)	2,542.59	2,083.36	459.23	6,250.00
7215 · Fire Safety	0.00	62.50	(62.50)	1,105.85	250.00	855.85	750.00
7220 · Lawn Service Contract	3,257.00	3,166.67	90.33	12,743.00	12,666.64	76.36	38,000.00
7225 · Irrigation Repairs	2,346.06	333.33	2,012.73	5,549.31	1,333.36	4,215.95	4,000.00
7230 · Trees / Sod / Plants	14,416.50	333.33	14,083.17	22,702.00	1,333.36	21,368.64	4,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	1,975.00	1,500.00	475.00	4,500.00
7240 · Building Repairs / Service	1,525.67	870.83	654.84	2,355.37	3,483.36	(1,127.99)	10,450.00
<b>Total Grounds / Building</b>	<b>21,891.47</b>	<b>5,662.49</b>	<b>16,228.98</b>	<b>48,973.12</b>	<b>22,650.08</b>	<b>26,323.04</b>	<b>67,950.00</b>
<b>Pool</b>							
7310 · Pool Service Contract	270.00	240.00	30.00	1,080.00	960.00	120.00	2,880.00
7315 · Pool Permit	0.00	31.25	(31.25)	0.00	125.00	(125.00)	375.00
7320 · Pool Equipment Repair	138.50	291.67	(153.17)	1,647.23	1,166.64	480.59	3,500.00
7325 · Pool Janitorial Contract	165.00	208.33	(43.33)	660.00	833.36	(173.36)	2,500.00
7330 · Pool Electric	1,027.31	750.00	277.31	4,275.56	3,000.00	1,275.56	9,000.00
7335 · Pool Heater Service Contract	0.00	66.67	(66.67)	0.00	266.64	(266.64)	800.00
<b>Total Pool</b>	<b>1,600.81</b>	<b>1,587.92</b>	<b>12.89</b>	<b>7,662.79</b>	<b>6,351.64</b>	<b>1,311.15</b>	<b>19,055.00</b>
<b>Utilities</b>							
7410 · Cable TV	4,181.32	4,083.33	97.99	16,725.18	16,333.36	391.82	49,000.00
7415 · Electricity	140.66	250.00	(109.34)	166.75	1,000.00	(833.25)	3,000.00
7425 · Water / Sewer / Trash	2,713.45	3,330.67	(617.22)	11,353.71	13,322.64	(1,968.93)	39,968.00
<b>Total Utilities</b>	<b>7,035.43</b>	<b>7,664.00</b>	<b>(628.57)</b>	<b>28,245.64</b>	<b>30,656.00</b>	<b>(2,410.36)</b>	<b>91,968.00</b>
<b>Transfer to Reserves</b>							
9010 · Transfer to Reserves	15,050.00	15,050.00	0.00	30,100.00	30,100.00	0.00	60,200.00
<b>Total Transfer to Reserves</b>	<b>15,050.00</b>	<b>15,050.00</b>	<b>0.00</b>	<b>30,100.00</b>	<b>30,100.00</b>	<b>0.00</b>	<b>60,200.00</b>
<b>Total Expense</b>	<b>58,405.90</b>	<b>48,753.25</b>	<b>9,652.65</b>	<b>167,058.43</b>	<b>164,913.00</b>	<b>2,145.43</b>	<b>464,639.00</b>
<b>Net Ordinary Income</b>	<b>(9,495.72)</b>	<b>0.00</b>	<b>(9,495.72)</b>	<b>(1,816.77)</b>	<b>0.00</b>	<b>(1,816.77)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(9,495.72)</b>	<b>0.00</b>	<b>(9,495.72)</b>	<b>(1,816.77)</b>	<b>0.00</b>	<b>(1,816.77)</b>	<b>0.00</b>

**PERICO BAY VILLAGES ASSOCIATION, INC.**

**Reserve Balances**

April 30, 2022

	<b>Balance 1/1/22</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	17,716.50	60,000.00	-	-	196,230.24
3502 Paint	(63,229.47)	10,881.50	15,000.00	-	-	(37,347.97)
3503 Paving	61,081.33	-	30,000.00	-	-	91,081.33
3504 Pool	1,435.93	1,258.00	15,000.00	-	-	17,693.93
3505 Contingency	38,328.78	-	7,500.00	-	-	45,828.78
3506 Building Repair	52,025.27	244.00	15,000.00	-	-	67,269.27
3507 General	134,161.34	-	7,500.00	-	-	141,661.34
3508 Interest	4,937.17	-	-	-	203.60	5,140.77
<b>Total Reserves</b>	<b>\$ 347,254.09</b>	<b>30,100.00</b>	<b>150,000.00</b>	<b>-</b>	<b>203.60</b>	<b>527,557.69</b>

**Expense Details**

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**Total**

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**Allocation Details**

2/22 - \$150,000 allocated from operating fund per board vote

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**Total \$ 150,000.00**

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