

**PERICO BAY VILLAGES ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**October 31, 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 October 31, 2022

	Oct 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial Op 7713	70,792.46
<b>Total 1010 · Operating</b>	70,792.46
<b>1020 · Reserves</b>	
1021 · Centennial MM 8758	244,951.59
1022 · Centennial CD 3274 5/2/23 .25%	52,720.09
1023 · Centennial CD 3273 5/2/23 .25%	52,720.09
1024 · Centennial CD 3272 5/2/23 .25%	52,720.09
1025 · Centennial CD 3270 5/2/23 .25%	52,720.09
1026 · Centennial CD 3267 5/2/23 .25%	52,720.09
1027 · Centennial CD 8896 5/2/23 .25%	50,031.16
<b>Total 1020 · Reserves</b>	558,583.20
<b>Total Checking/Savings</b>	629,375.66
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1101 · Assessments Receivable	7,397.44
1102 · Special Assessment Receivable	4,993.75
<b>Total 1100 · Accounts Receivable</b>	12,391.19
<b>Total Accounts Receivable</b>	12,391.19
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	86,212.14
<b>Total Other Current Assets</b>	86,212.14
<b>Total Current Assets</b>	727,978.99
<b>TOTAL ASSETS</b>	<b>727,978.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	12,731.11
<b>Other Current Liabilities</b>	
3210 · 2022 Special Assessment	4,993.75
3030 · Deferred Assessments	67,406.66
3035 · Prepaid Assessments	16,549.01
<b>Total Other Current Liabilities</b>	88,949.42
<b>Total Current Liabilities</b>	101,680.53
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	558,583.20
<b>Total Long Term Liabilities</b>	558,583.20
<b>Total Liabilities</b>	660,263.73
<b>Equity</b>	
3995 · Prior Period Adjustment	33,112.00
3998 · Prior Years' Net Operating	23,006.33
Net Income	11,596.93
<b>Total Equity</b>	67,715.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>727,978.99</b>

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

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 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	337,033.34	337,032.50	0.84	404,439.00
5015 · Reserve Assessments	15,050.00	15,050.00	0.00	60,200.00	60,200.00	0.00	60,200.00
5020 · Special Assessment Income	9,305.25	0.00	9,305.25	34,814.25	0.00	34,814.25	0.00
5030 · Other Income	0.00	0.00	0.00	114.25	0.00	114.25	0.00
5040 · Late Fee Income	0.00	0.00	0.00	475.95	0.00	475.95	0.00
5045 · Fines	1,000.00	0.00	1,000.00	4,000.00	0.00	4,000.00	0.00
5050 · Interest	12.50	0.00	12.50	93.33	0.00	93.33	0.00
<b>Total Income</b>	<b>59,071.09</b>	<b>48,753.25</b>	<b>10,317.84</b>	<b>436,731.12</b>	<b>397,232.50</b>	<b>39,498.62</b>	<b>464,639.00</b>
<b>Gross Profit</b>	<b>59,071.09</b>	<b>48,753.25</b>	<b>10,317.84</b>	<b>436,731.12</b>	<b>397,232.50</b>	<b>39,498.62</b>	<b>464,639.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Misc / Legal	0.00	291.67	(291.67)	2,262.50	2,916.66	(654.16)	3,500.00
7115 · CPA Fees	0.00	41.67	(41.67)	250.00	416.66	(166.66)	500.00
7120 · Management Fees	1,025.00	775.00	250.00	8,000.00	7,750.00	250.00	9,300.00
7125 · Bank Charges	4.10	10.17	(6.07)	96.10	101.66	(5.56)	122.00
7130 · Postage / Printing / Office Exp	205.06	83.33	121.73	1,786.39	833.34	953.05	1,000.00
7135 · Screening/Application Fees	0.00	28.33	(28.33)	100.00	283.34	(183.34)	340.00
7140 · Annual Corporate Fee	0.00	5.42	(5.42)	86.25	54.16	32.09	65.00
7145 · Annual Condominium Fees	0.00	21.67	(21.67)	932.09	216.66	715.43	260.00
7150 · Insurance	6,025.64	6,250.00	(224.36)	56,041.66	62,500.00	(6,458.34)	75,000.00
7155 · Flood Insurance	7,409.75	5,416.67	1,993.08	60,387.92	54,166.66	6,221.26	65,000.00
7160 · Master Association Fees	6,272.00	5,715.33	556.67	62,720.00	57,153.34	5,566.66	68,584.00
7170 · Common Area	0.00	149.58	(149.58)	0.00	1,495.84	(1,495.84)	1,795.00
<b>Total Administration</b>	<b>20,941.55</b>	<b>18,788.84</b>	<b>2,152.71</b>	<b>192,662.91</b>	<b>187,888.32</b>	<b>4,774.59</b>	<b>225,466.00</b>
<b>Grounds / Building</b>							
7210 · Pest Control	346.24	520.83	(174.59)	6,279.04	5,208.34	1,070.70	6,250.00
7215 · Fire Safety	0.00	62.50	(62.50)	1,105.85	625.00	480.85	750.00
7220 · Lawn Service Contract	3,257.00	3,166.67	90.33	32,285.00	31,666.66	618.34	38,000.00
7225 · Irrigation Repairs	0.00	333.33	(333.33)	6,916.54	3,333.34	3,583.20	4,000.00
7230 · Trees / Sod / Plants	0.00	333.33	(333.33)	7,680.50	3,333.34	4,347.16	4,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	1,975.00	3,750.00	(1,775.00)	4,500.00
7240 · Building Repairs / Service	2,508.15	870.83	1,637.32	6,633.14	8,708.34	(2,075.20)	10,450.00
7245 · Landscape Projects	3,080.00	0.00	3,080.00	18,499.05	0.00	18,499.05	0.00
<b>Total Grounds / Building</b>	<b>9,191.39</b>	<b>5,662.49</b>	<b>3,528.90</b>	<b>81,374.12</b>	<b>56,625.02</b>	<b>24,749.10</b>	<b>67,950.00</b>
<b>Pool</b>							
7310 · Pool Service Contract	270.00	240.00	30.00	2,700.00	2,400.00	300.00	2,880.00
7315 · Pool Permit	0.00	31.25	(31.25)	375.35	312.50	62.85	375.00
7320 · Pool Equipment Repair	993.36	291.67	701.69	4,599.62	2,916.66	1,682.96	3,500.00
7325 · Pool Janitorial Contract	165.00	208.33	(43.33)	1,650.00	2,083.34	(433.34)	2,500.00
7330 · Pool Electric	834.28	750.00	84.28	9,002.89	7,500.00	1,502.89	9,000.00
7335 · Pool Heater Service Contract	0.00	66.67	(66.67)	840.00	666.66	173.34	800.00
<b>Total Pool</b>	<b>2,262.64</b>	<b>1,587.92</b>	<b>674.72</b>	<b>19,167.86</b>	<b>15,879.16</b>	<b>3,288.70</b>	<b>19,055.00</b>
<b>Utilities</b>							
7410 · Cable TV	4,305.51	4,083.33	222.18	42,173.83	40,833.34	1,340.49	49,000.00
7415 · Electricity	256.87	250.00	6.87	1,590.12	2,500.00	(909.88)	3,000.00
7425 · Water / Sewer / Trash	2,571.32	3,330.67	(759.35)	27,965.35	33,306.66	(5,341.31)	39,968.00
<b>Total Utilities</b>	<b>7,133.70</b>	<b>7,664.00</b>	<b>(530.30)</b>	<b>71,729.30</b>	<b>76,640.00</b>	<b>(4,910.70)</b>	<b>91,968.00</b>
<b>Transfer to Reserves</b>							
9010 · Transfer to Reserves	15,050.00	15,050.00	0.00	60,200.00	60,200.00	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>60,200.00</b>	<b>60,200.00</b>	<b>0.00</b>	<b>60,200.00</b>
<b>Total Expense</b>	<b>54,579.28</b>	<b>48,753.25</b>	<b>5,826.03</b>	<b>425,134.19</b>	<b>397,232.50</b>	<b>27,901.69</b>	<b>464,639.00</b>
<b>Net Ordinary Income</b>	<b>4,491.81</b>	<b>0.00</b>	<b>4,491.81</b>	<b>11,596.93</b>	<b>0.00</b>	<b>11,596.93</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,491.81</b>	<b>0.00</b>	<b>4,491.81</b>	<b>11,596.93</b>	<b>0.00</b>	<b>11,596.93</b>	<b>0.00</b>

**PERICO BAY VILLAGES ASSOCIATION, INC.**

**Reserve Balances**

**October 31, 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>
<b>3501 Roof</b>	\$ 118,513.74	35,433.00	60,000.00	-	-	213,946.74
<b>3502 Paint</b>	(63,229.47)	21,763.00	15,000.00	-	-	(26,466.47)
<b>3503 Paving</b>	61,081.33	-	30,000.00	-	-	91,081.33
<b>3504 Pool</b>	1,435.93	2,516.00	15,000.00	-	-	18,951.93
<b>3505 Contingency</b>	38,328.78	-	7,500.00	-	-	45,828.78
<b>3506 Building Repair</b>	52,025.27	488.00	15,000.00	-	-	67,513.27
<b>3507 General</b>	134,161.34	-	7,500.00	-	-	141,661.34
<b>3508 Interest</b>	4,937.17	-	-	-	1,129.11	6,066.28
<b>Total Reserves</b>	<b>\$ 347,254.09</b>	<b>60,200.00</b>	<b>150,000.00</b>	<b>-</b>	<b>1,129.11</b>	<b>558,583.20</b>

**Expense Details**

<b>Total</b>

**Allocation Details**

2/22 - \$150,000 allocated from operating fund per board vote
<b>Total \$ 150,000.00</b>

**3501 Roof**

7/18/22 - \$11,814 - S/A funds collected as of 6/30/22
7/18/22 - \$7,164 - S/A funds collected 7/1-7/15/22
8/31/22 (\$18,978) Reclass S/A funds for Insurance Premiums
<b>Total \$ -</b>