

PERICO BAY VILLAGES ASSOCIATION, INC.
FINANCIAL REPORTS
November 30, 2022

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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 November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial Op 7713	43,964.20
Total 1010 · Operating	43,964.20
1020 · Reserves	
1021 · Centennial MM 8758	245,278.42
1022 · Centennial CD 3274 5/2/23 .25%	52,753.31
1023 · Centennial CD 3273 5/2/23 .25%	52,753.31
1024 · Centennial CD 3272 5/2/23 .25%	52,753.31
1025 · Centennial CD 3270 5/2/23 .25%	52,753.31
1026 · Centennial CD 3267 5/2/23 .25%	52,753.31
1027 · Centennial CD 8896 5/2/23 .25%	50,031.16
Total 1020 · Reserves	559,076.13
Total Checking/Savings	603,040.33
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	1,867.67
1102 · Special Assessment Receivable	3,736.00
Total 1100 · Accounts Receivable	5,603.67
Total Accounts Receivable	5,603.67
Other Current Assets	
1130 · Prepaid Insurance	72,776.75
Total Other Current Assets	72,776.75
Total Current Assets	681,420.75
TOTAL ASSETS	681,420.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	971.29
Other Current Liabilities	
3210 · 2022 Special Assessment	3,736.00
3030 · Deferred Assessments	33,703.33
3035 · Prepaid Assessments	16,549.01
Total Other Current Liabilities	53,988.34
Total Current Liabilities	54,959.63
Long Term Liabilities	
3500 · Reserve Fund	559,076.13
Total Long Term Liabilities	559,076.13
Total Liabilities	614,035.76
Equity	
3995 · Prior Period Adjustment	33,112.00
3998 · Prior Years' Net Operating	23,006.33
Net Income	11,266.66
Total Equity	67,384.99
TOTAL LIABILITIES & EQUITY	681,420.75

Perico Bay Village Association Inc.
Revenue & Expense Budget Performance

November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	33,703.33	33,703.25	0.08	370,736.67	370,735.75	0.92	404,439.00
5015 · Reserve Assessments	0.00	0.00	0.00	60,200.00	60,200.00	0.00	60,200.00
5020 · Special Assessment Income	1,257.75	0.00	1,257.75	36,072.00	0.00	36,072.00	0.00
5030 · Other Income	0.00	0.00	0.00	114.25	0.00	114.25	0.00
5040 · Late Fee Income	52.23	0.00	52.23	528.18	0.00	528.18	0.00
5045 · Fines	0.00	0.00	0.00	4,000.00	0.00	4,000.00	0.00
5050 · Interest	5.98	0.00	5.98	99.31	0.00	99.31	0.00
Total Income	35,019.29	33,703.25	1,316.04	471,750.41	430,935.75	40,814.66	464,639.00
Gross Profit	35,019.29	33,703.25	1,316.04	471,750.41	430,935.75	40,814.66	464,639.00
Expense							
Administration							
7110 · Misc / Legal	0.00	291.67	(291.67)	2,262.50	3,208.33	(945.83)	3,500.00
7115 · CPA Fees	0.00	41.67	(41.67)	250.00	458.33	(208.33)	500.00
7120 · Management Fees	775.00	775.00	0.00	8,775.00	8,525.00	250.00	9,300.00
7125 · Bank Charges	5.35	10.17	(4.82)	101.45	111.83	(10.38)	122.00
7130 · Postage / Printing / Office Exp	90.72	83.33	7.39	1,877.11	916.67	960.44	1,000.00
7135 · Screening/Application Fees	0.00	28.33	(28.33)	100.00	311.67	(211.67)	340.00
7140 · Annual Corporate Fee	0.00	5.42	(5.42)	86.25	59.58	26.67	65.00
7145 · Annual Condominium Fees	0.00	21.67	(21.67)	932.09	238.33	693.76	260.00
7150 · Insurance	6,025.64	6,250.00	(224.36)	62,067.30	68,750.00	(6,682.70)	75,000.00
7155 · Flood Insurance	7,409.75	5,416.67	1,993.08	67,797.67	59,583.33	8,214.34	65,000.00
7160 · Master Association Fees	6,272.00	5,715.33	556.67	68,992.00	62,868.67	6,123.33	68,584.00
7170 · Common Area	0.00	149.58	(149.58)	0.00	1,645.42	(1,645.42)	1,795.00
Total Administration	20,578.46	18,788.84	1,789.62	213,241.37	206,677.16	6,564.21	225,466.00
Grounds / Building							
7210 · Pest Control	1,372.62	520.83	851.79	7,651.66	5,729.17	1,922.49	6,250.00
7215 · Fire Safety	0.00	62.50	(62.50)	1,105.85	687.50	418.35	750.00
7220 · Lawn Service Contract	3,257.00	3,166.67	90.33	35,542.00	34,833.33	708.67	38,000.00
7225 · Irrigation Repairs	65.55	333.33	(267.78)	6,982.09	3,666.67	3,315.42	4,000.00
7230 · Trees / Sod / Plants	0.00	333.33	(333.33)	7,680.50	3,666.67	4,013.83	4,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	1,975.00	4,125.00	(2,150.00)	4,500.00
7240 · Building Repairs / Service	1,311.00	870.83	440.17	7,944.14	9,579.17	(1,635.03)	10,450.00
7245 · Landscape Projects	0.00	0.00	0.00	18,499.05	0.00	18,499.05	0.00
Total Grounds / Building	6,006.17	5,662.49	343.68	87,380.29	62,287.51	25,092.78	67,950.00
Pool							
7310 · Pool Service Contract	270.00	240.00	30.00	2,970.00	2,640.00	330.00	2,880.00
7315 · Pool Permit	0.00	31.25	(31.25)	375.35	343.75	31.60	375.00
7320 · Pool Equipment Repair	32.29	291.67	(259.38)	4,631.91	3,208.33	1,423.58	3,500.00
7325 · Pool Janitorial Contract	165.00	208.33	(43.33)	1,815.00	2,291.67	(476.67)	2,500.00
7330 · Pool Electric	890.61	750.00	140.61	9,893.50	8,250.00	1,643.50	9,000.00
7335 · Pool Heater Service Contract	0.00	66.67	(66.67)	840.00	733.33	106.67	800.00
Total Pool	1,357.90	1,587.92	(230.02)	20,525.76	17,467.08	3,058.68	19,055.00
Utilities							
7410 · Cable TV	4,268.45	4,083.33	185.12	46,442.28	44,916.67	1,525.61	49,000.00
7415 · Electricity	243.79	250.00	(6.21)	1,833.91	2,750.00	(916.09)	3,000.00
7425 · Water / Sewer / Trash	2,894.79	3,330.67	(435.88)	30,860.14	36,637.33	(5,777.19)	39,968.00
Total Utilities	7,407.03	7,664.00	(256.97)	79,136.33	84,304.00	(5,167.67)	91,968.00
Transfer to Reserves							
9010 · Transfer to Reserves	0.00	0.00	0.00	60,200.00	60,200.00	0.00	60,200.00
Total Transfer to Reserves	0.00	0.00	0.00	60,200.00	60,200.00	0.00	60,200.00
Total Expense	35,349.56	33,703.25	1,646.31	460,483.75	430,935.75	29,548.00	464,639.00
Net Ordinary Income	(330.27)	0.00	(330.27)	11,266.66	0.00	11,266.66	0.00
Net Income	(330.27)	0.00	(330.27)	11,266.66	0.00	11,266.66	0.00

PERICO BAY VILLAGES ASSOCIATION, INC.

Reserve Balances

November 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Roof	\$ 118,513.74	35,433.00	60,000.00	-	-	213,946.74
3502 Paint	(63,229.47)	21,763.00	15,000.00	-	-	(26,466.47)
3503 Paving	61,081.33	-	30,000.00	-	-	91,081.33
3504 Pool	1,435.93	2,516.00	15,000.00	-	-	18,951.93
3505 Contingency	38,328.78	-	7,500.00	-	-	45,828.78
3506 Building Repair	52,025.27	488.00	15,000.00	-	-	67,513.27
3507 General	134,161.34	-	7,500.00	-	-	141,661.34
3508 Interest	4,937.17	-	-	-	1,622.04	6,559.21
Total Reserves	\$ 347,254.09	60,200.00	150,000.00	-	1,622.04	559,076.13

Expense Details

Total

Allocation Details

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

Total \$ 150,000.00

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

Total \$ -
