

PERICO BAY VILLAGES ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023

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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial Op 7713	145,851.23
Total 1010 · Operating	145,851.23
1020 · Reserves	
1021 · Centennial MM 8758	574,420.39
Total 1020 · Reserves	574,420.39
Total Checking/Savings	720,271.62
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	6,418.46
1102 · Special Assessment Receivable	311.00
Total 1100 · Accounts Receivable	6,729.46
Total Accounts Receivable	6,729.46
Other Current Assets	
1130 · Prepaid Insurance	45,905.97
Total Other Current Assets	45,905.97
Total Current Assets	772,907.05
TOTAL ASSETS	772,907.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	5,351.63
Other Current Liabilities	
3210 · 2022 Special Assessment	311.00
3030 · Deferred Assessments	83,442.66
3035 · Prepaid Assessments	36,461.79
3055 · Operating Income Carryover	6,160.00
Total Other Current Liabilities	126,375.45
Total Current Liabilities	131,727.08
Long Term Liabilities	
3500 · Reserve Fund	574,420.39
Total Long Term Liabilities	574,420.39
Total Liabilities	706,147.47
Equity	
32000 · Retained Earnings	14,327.49
3997 · Prior Year Surplus Usage	(6,720.00)
3998 · Prior Years' Net Operating	56,118.33
Net Income	3,033.76
Total Equity	66,759.58
TOTAL LIABILITIES & EQUITY	772,907.05

Perico Bay Village Association Inc.
Revenue & Expense Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	41,721.34	41,721.37	(0.03)	41,721.34	41,721.37	(0.03)	500,656.00
5015 · Reserve Assessments	15,300.00	15,300.00	0.00	15,300.00	15,300.00	0.00	61,200.00
5020 · Special Assessment Income	311.00	0.00	311.00	311.00	0.00	311.00	0.00
5040 · Late Fee Income	27.23	0.00	27.23	27.23	0.00	27.23	0.00
5050 · Interest	23.82	0.87	22.95	23.82	0.87	22.95	10.00
5055 · Ins. Credit Carryover	560.00	560.00	0.00	560.00	560.00	0.00	6,720.00
Total Income	57,943.39	57,582.24	361.15	57,943.39	57,582.24	361.15	568,586.00
Gross Profit	57,943.39	57,582.24	361.15	57,943.39	57,582.24	361.15	568,586.00
Expense							
Administration							
7110 · Misc / Legal	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7115 · CPA Fees	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7120 · Management Fees	825.00	825.00	0.00	825.00	825.00	0.00	9,900.00
7125 · Bank Charges	7.55	0.00	7.55	7.55	0.00	7.55	0.00
7130 · Postage / Printing / Office Exp	143.57	41.63	101.94	143.57	41.63	101.94	500.00
7135 · Screening/Application Fees	0.00	29.13	(29.13)	0.00	29.13	(29.13)	350.00
7140 · Annual Corporate Fee	0.00	6.25	(6.25)	0.00	6.25	(6.25)	75.00
7145 · Annual Condominium Fees	256.00	21.37	234.63	256.00	21.37	234.63	256.00
7150 · Insurance	6,025.64	9,292.37	(3,266.73)	6,025.64	9,292.37	(3,266.73)	111,508.00
7155 · Flood Insurance	7,409.75	9,292.38	(1,882.63)	7,409.75	9,292.38	(1,882.63)	111,509.00
7160 · Master Association Fees	6,912.00	6,912.00	0.00	6,912.00	6,912.00	0.00	82,944.00
Total Administration	21,579.51	26,711.76	(5,132.25)	21,579.51	26,711.76	(5,132.25)	320,542.00
Grounds / Building							
7210 · Pest Control	380.87	572.88	(192.01)	380.87	572.88	(192.01)	6,875.00
7215 · Fire Safety	0.00	42.00	(42.00)	0.00	42.00	(42.00)	504.00
7220 · Lawn Service Contract	3,257.00	3,415.00	(158.00)	3,257.00	3,415.00	(158.00)	40,980.00
7225 · Irrigation Repairs	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7230 · Trees / Sod / Plants	3,980.50	500.00	3,480.50	3,980.50	500.00	3,480.50	6,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00
7240 · Building Repairs / Service	303.28	833.37	(530.09)	303.28	833.37	(530.09)	10,000.00
7245 · Landscape Projects	949.93	0.00	949.93	949.93	0.00	949.93	0.00
Total Grounds / Building	8,871.58	6,154.88	2,716.70	8,871.58	6,154.88	2,716.70	73,859.00
Pool							
7310 · Pool Service Contract	350.00	350.00	0.00	350.00	350.00	0.00	4,200.00
7315 · Pool Permit	0.00	31.25	(31.25)	0.00	31.25	(31.25)	375.00
7320 · Pool Equipment Repair	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7325 · Pool Janitorial Contract	175.00	175.00	0.00	175.00	175.00	0.00	2,100.00
7330 · Pool Electric	1,337.35	833.37	503.98	1,337.35	833.37	503.98	10,000.00
7335 · Pool Heater Service Contract	0.00	79.13	(79.13)	0.00	79.13	(79.13)	950.00
Total Pool	1,862.35	1,802.12	60.23	1,862.35	1,802.12	60.23	21,625.00
Utilities							
7410 · Cable TV	4,267.93	3,958.37	309.56	4,267.93	3,958.37	309.56	47,500.00
7415 · Electricity	280.50	275.00	5.50	280.50	275.00	5.50	3,300.00
7425 · Water / Sewer / Trash	2,747.76	3,380.00	(632.24)	2,747.76	3,380.00	(632.24)	40,560.00
Total Utilities	7,296.19	7,613.37	(317.18)	7,296.19	7,613.37	(317.18)	91,360.00
Transfer to Reserves							
9010 · Transfer to Reserves	15,300.00	15,300.00	0.00	15,300.00	15,300.00	0.00	61,200.00
Total Transfer to Reserves	15,300.00	15,300.00	0.00	15,300.00	15,300.00	0.00	61,200.00
Total Expense	54,909.63	57,582.13	(2,672.50)	54,909.63	57,582.13	(2,672.50)	568,586.00
Net Ordinary Income	3,033.76	0.11	3,033.65	3,033.76	0.11	3,033.65	0.00
Net Income	3,033.76	0.11	3,033.65	3,033.76	0.11	3,033.65	0.00

PERICO BAY VILLAGES ASSOCIATION, INC.

Reserve Balances

January 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Roof	\$ 212,546.74	9,942.25	-	-	-	222,488.99
3502 Paint	(26,466.47)	5,061.00	-	-	-	(21,405.47)
3503 Paving	91,081.33	-	-	-	-	91,081.33
3504 Pool	18,951.93	296.75	-	-	-	19,248.68
3505 Contingency	50,928.78	-	-	-	-	50,928.78
3506 Building Repair	67,513.27	-	-	-	-	67,513.27
3507 General	136,561.34	-	-	-	-	136,561.34
3508 Interest	7,035.11	-	-	-	968.36	8,003.47
Total Reserves	\$ 558,152.03	15,300.00	-	-	968.36	574,420.39

Expense Details

3501 Roof

Total \$ -

Allocation Details

Total \$ -