

**PERICO BAY VILLAGES ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**November 30, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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**Prepared By: Sunstate Association Management Group, Inc.**

**Perico Bay Village Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of November 30, 2023

	Nov 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial Op 7713	77,821.39
<b>Total 1010 · Operating</b>	77,821.39
<b>1020 · Reserves</b>	
1021 · Centennial MM 8758	153,505.94
1028 · Cadence CD7072 3.96% 06/08/24	82,238.33
1029 · Cadence CD7079 3.96% 06/08/24	82,238.33
1030 · Cadence CD7084 3.96% 06/08/24	82,238.33
1031 · Bank OZK CD0454 5% 04/29/24	56,136.58
1032 · Bank OZK CD0460 5% 04/29/24	56,136.58
1033 · Bank OZK CD0463 5% 04/29/24	56,136.58
<b>Total 1020 · Reserves</b>	568,630.67
<b>Total Checking/Savings</b>	646,452.06
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1101 · Assessments Receivable	47.79
1102 · Special Assessment Receivable	480.00
<b>Total 1100 · Accounts Receivable</b>	527.79
<b>Total Accounts Receivable</b>	527.79
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	88,475.06
1200 · Undeposited Funds	1,550.00
<b>Total Other Current Assets</b>	90,025.06
<b>Total Current Assets</b>	737,004.91
<b>TOTAL ASSETS</b>	<b>737,004.91</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,118.00
<b>Total Accounts Payable</b>	1,118.00
<b>Other Current Liabilities</b>	
3110 · 2023 S/A West Boardwalk Rebuild	30,720.00
3030 · Deferred Assessments	41,721.33
3035 · Prepaid Assessments	13,228.16
3055 · Operating Income Carryover	560.00
<b>Total Other Current Liabilities</b>	86,229.49
<b>Total Current Liabilities</b>	87,347.49
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	568,630.67
<b>Total Long Term Liabilities</b>	568,630.67
<b>Total Liabilities</b>	655,978.16
<b>Equity</b>	
3995 · Prior Period Adjustment	750.25
3997 · Prior Year Surplus Usage	(6,720.00)
3998 · Prior Years' Net Operating	70,445.82
Net Income	16,550.68
<b>Total Equity</b>	81,026.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>737,004.91</b>

**Perico Bay Village Association Inc.**  
**Revenue & Expense Budget Performance**  
**November 2023**

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	41,721.33	41,721.33	0.00	458,934.67	458,934.67	0.00	500,656.00
5015 · Reserve Assessments	0.00	0.00	0.00	61,200.00	61,200.00	0.00	61,200.00
5020 · Special Assessment Income	0.00	0.00	0.00	622.00	0.00	622.00	0.00
5030 · Other Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
5040 · Late Fee Income	0.00	0.00	0.00	375.96	0.00	375.96	0.00
5050 · Interest	15.14	0.83	14.31	240.94	9.17	231.77	10.00
5055 · Ins. Credit Carryover	560.00	560.00	0.00	6,160.00	6,160.00	0.00	6,720.00
<b>Total Income</b>	<b>42,296.47</b>	<b>42,282.16</b>	<b>14.31</b>	<b>527,583.57</b>	<b>526,303.84</b>	<b>1,279.73</b>	<b>568,586.00</b>
<b>Gross Profit</b>	<b>42,296.47</b>	<b>42,282.16</b>	<b>14.31</b>	<b>527,583.57</b>	<b>526,303.84</b>	<b>1,279.73</b>	<b>568,586.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Misc / Legal	0.00	250.00	(250.00)	1,290.00	2,750.00	(1,460.00)	3,000.00
7115 · CPA Fees	0.00	41.67	(41.67)	275.00	458.33	(183.33)	500.00
7120 · Management Fees	825.00	825.00	0.00	9,325.00	9,075.00	250.00	9,900.00
7125 · Bank Charges	151.85	0.00	151.85	209.30	0.00	209.30	0.00
7130 · Postage / Printing / Office...	107.37	41.67	65.70	1,660.01	458.33	1,201.68	500.00
7135 · Screening/Application Fees	0.00	29.17	(29.17)	0.00	320.83	(320.83)	350.00
7140 · Annual Corporate Fee	0.00	6.25	(6.25)	86.25	68.75	17.50	75.00
7145 · Annual Condo Fees	0.00	21.33	(21.33)	256.00	234.67	21.33	256.00
7150 · Insurance	8,885.24	9,292.33	(407.09)	91,816.76	102,215.67	(10,398.91)	111,508.00
7155 · Flood Insurance	8,380.23	9,292.42	(912.19)	86,235.17	102,216.58	(15,981.41)	111,509.00
7160 · Master Association Fees	6,912.00	6,912.00	0.00	76,032.00	76,032.00	0.00	82,944.00
7180 · Income Tax	0.00	0.00	0.00	79.00	0.00	79.00	0.00
<b>Total Administration</b>	<b>25,261.69</b>	<b>26,711.84</b>	<b>(1,450.15)</b>	<b>267,264.49</b>	<b>293,830.16</b>	<b>(26,565.67)</b>	<b>320,542.00</b>
<b>Grounds / Building</b>							
7210 · Pest Control	569.38	572.92	(3.54)	7,571.35	6,302.08	1,269.27	6,875.00
7215 · Fire Safety	0.00	42.00	(42.00)	670.66	462.00	208.66	504.00
7220 · Lawn Service Contract	3,162.00	3,415.00	(253.00)	34,972.00	37,565.00	(2,593.00)	40,980.00
7225 · Irrigation Repairs	132.22	416.67	(284.45)	4,670.25	4,583.33	86.92	5,000.00
7230 · Trees / Sod / Plants	2,260.00	500.00	1,760.00	19,266.16	5,500.00	13,766.16	6,000.00
7235 · Tree Trimming	0.00	375.00	(375.00)	2,600.00	4,125.00	(1,525.00)	4,500.00
7240 · Building Repairs / Service	979.63	833.33	146.30	9,241.18	9,166.67	74.51	10,000.00
7245 · Landscape Projects	0.00	0.00	0.00	2,164.06	0.00	2,164.06	0.00
<b>Total Grounds / Building</b>	<b>7,103.23</b>	<b>6,154.92</b>	<b>948.31</b>	<b>81,155.66</b>	<b>67,704.08</b>	<b>13,451.58</b>	<b>73,859.00</b>
<b>Pool</b>							
7310 · Pool Service Contract	350.00	350.00	0.00	3,850.00	3,850.00	0.00	4,200.00
7315 · Pool Permit	0.00	31.25	(31.25)	375.35	343.75	31.60	375.00
7320 · Pool Equipment Repair	39.00	333.33	(294.33)	4,340.40	3,666.67	673.73	4,000.00
7325 · Pool Janitorial Contract	175.00	175.00	0.00	1,925.00	1,925.00	0.00	2,100.00
7330 · Pool Electric	1,005.85	833.33	172.52	9,830.27	9,166.67	663.60	10,000.00
7335 · Pool Heater Service Cont...	0.00	79.17	(79.17)	840.00	870.83	(30.83)	950.00
<b>Total Pool</b>	<b>1,569.85</b>	<b>1,802.08</b>	<b>(232.23)</b>	<b>21,161.02</b>	<b>19,822.92</b>	<b>1,338.10</b>	<b>21,625.00</b>
<b>Utilities</b>							
7410 · Cable TV	4,313.63	3,958.33	355.30	47,337.50	43,541.67	3,795.83	47,500.00
7415 · Electricity	264.04	275.00	(10.96)	2,418.82	3,025.00	(606.18)	3,300.00
7425 · Water / Sewer / Trash	2,828.83	3,380.00	(551.17)	30,495.40	37,180.00	(6,684.60)	40,560.00
<b>Total Utilities</b>	<b>7,406.50</b>	<b>7,613.33</b>	<b>(206.83)</b>	<b>80,251.72</b>	<b>83,746.67</b>	<b>(3,494.95)</b>	<b>91,360.00</b>
<b>Transfer to Reserves</b>							
9010 · Transfer to Reserves	0.00	0.00	0.00	61,200.00	61,200.00	0.00	61,200.00
<b>Total Transfer to Reserves</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>61,200.00</b>	<b>61,200.00</b>	<b>0.00</b>	<b>61,200.00</b>
<b>Total Expense</b>	<b>41,341.27</b>	<b>42,282.17</b>	<b>(940.90)</b>	<b>511,032.89</b>	<b>526,303.83</b>	<b>(15,270.94)</b>	<b>568,586.00</b>
<b>Net Ordinary Income</b>	<b>955.20</b>	<b>(0.01)</b>	<b>955.21</b>	<b>16,550.68</b>	<b>0.01</b>	<b>16,550.67</b>	<b>0.00</b>
<b>Net Income</b>	<b>955.20</b>	<b>(0.01)</b>	<b>955.21</b>	<b>16,550.68</b>	<b>0.01</b>	<b>16,550.67</b>	<b>0.00</b>

# PERICO BAY VILLAGES ASSOCIATION, INC.

## Reserve Balances

November 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3501 Roof</b>	\$ 212,546.74	39,769.00	-	(27,596.00)	-	224,719.74
<b>3502 Paint</b>	(26,466.47)	20,244.00	-	-	-	(6,222.47)
<b>3503 Paving</b>	91,081.33	-	-	-	-	91,081.33
<b>3504 Pool</b>	18,951.93	1,187.00	-	-	-	20,138.93
<b>3505 Contingency</b>	50,928.78	-	-	-	-	50,928.78
<b>3506 Building Repair</b>	67,513.27	-	-	-	-	67,513.27
<b>3507 General</b>	136,561.34	-	7,035.11	(37,970.00)	-	105,626.45
<b>3508 Interest</b>	7,035.11	-	(7,035.11)	-	14,844.64	14,844.64
<b>Total Reserves</b>	<b>\$ 558,152.03</b>	<b>61,200.00</b>	<b>-</b>	<b>(65,566.00)</b>	<b>14,844.64</b>	<b>568,630.67</b>

### Expense Details

#### 3501 Roof

2/7/23 - APEX Consulting - Balance for roof inspection - \$1,400  
 3/15/23 - United Restoration - Dep. For new pool roof/soffit & tile repairs - \$3,362.40  
 7/5/23 - United Restoration - Balance for new pool roof/soffit & tile repairs - \$3,033.60  
 8/1/23 - FL Third Nail Specialists - Install 3rd nail to all existing clips (7 buildings) - \$15,050  
 8/1/23 - FL Third Nail Specialists - Additional for single family unit - \$800  
 8/17/23 - John Feeny Roofing - Dep. For 619 Estuary Tile Re-Roof - \$1,975  
 10/16/23 - John Feeny Roofing - Balance for 619 Estuary Tile Re-Roof - \$1,975

**Total \$ 27,596.00**

### Allocation Details

8/23 - Move PY interest to 3507 as useable funds - \$7,035.11

#### 3507 General

2/23/23 - Decks Plus - Deposit for pressure washing & resealing - \$5,000  
 3/1/23 - Foremost Fence - Dumpster enclosures (x2) - \$1,500  
 5/10/23 - Decks Plus - Payment #2 for pressure washing & resealing - \$3,000  
 5/22/23 - Blod Hound - Locate water lines for upgrade - \$965  
 6/1/23 - Complete Access Plumbing - Valve Replacement at Bldg #1 (additional work needed) - \$3,405  
 8/22/23 - Decks Plus - 6 addl entrances removed & replaced - \$6,600  
 9/12/23 - Complete Access Plumbing - Valve Replacement at Bldg #1 & #2 - \$7,000  
 10/5/23 - Complete Access Plumbing - Valve Replacement at Bldg #4, #7 & #8 - \$10,500

**Total \$ 37,970.00**