



Financial Reporting Package

Epperson North Townhomes Association Inc

2/1/2023 to 2/28/2023

Always Home for You

**Epperson North Townhomes Association Inc**  
**Balance Sheet**  
**2/28/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$71,540.83
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<u>Cash - Operating Total</u>	\$71,540.83
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Cash - Reserves

10200 - AAB - Reserve Money Market	\$64,568.87
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<u>Cash - Reserves Total</u>	\$64,568.87
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Accounts Receivable

11200 - A/R - Assessments	\$17,199.76
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<u>Accounts Receivable Total</u>	\$17,199.76
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$1,023.61)
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<u>Allowance for Bad Debt Total</u>	(\$1,023.61)
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Current Asset

14100 - PPD Property Insurance	\$56,841.18
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14200 - PPD D&O and Liab Insurance	\$11,160.60
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14400 - Prepaid Crime Policy	\$231.52
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<u>Current Asset Total</u>	\$68,233.30
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<i>Assets Total</i>	\$220,519.15
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**Liabilities and Equity**

Current Liability

22000 - Accounts Payable	\$16,885.05
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22100 - Prepaid Owner Assessments	\$16,420.55
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22400 - Accrued Expenses	\$14,756.92
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22900 - Insurance Prem Finance	\$16,866.18
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<u>Current Liability Total</u>	\$64,928.70
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Reserves

30000 - Reserves - Non Statutory	\$5,717.00
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31000 - Reserves - Roads	\$4,079.35
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31500 - Reserves - Access Control	\$3,250.12
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33100 - Reserves - TH Roof	\$23,580.82
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33200 - Reserves - TH Paint	\$27,919.53
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33600 - Reserves - Interest	\$22.05
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<u>Reserves Total</u>	\$64,568.87
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Other

38000 - Suspense	(\$100.00)
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<u>Other Total</u>	(\$100.00)
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<u>Retained Earnings</u>	\$93,273.91
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<u>Net Income</u>	(\$2,152.33)
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<i>Liabilities &amp; Equity Total</i>	\$220,519.15
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**Epperson North Townhomes Association Inc**  
**Income Statement**  
**2/1/2023 - 2/28/2023**

2/1/2023 - 2/28/2023	1/1/2023 - 2/28/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$27,195.51	\$34,240.00	(\$7,044.49)	\$53,803.51	\$68,480.00	(\$14,676.49)	\$410,880.00
40700 - Initial Contribution	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
41100 - Late Fees	\$875.00	\$0.00	\$875.00	\$1,550.00	\$0.00	\$1,550.00	\$0.00
41200 - Interest - Delinquent Accounts	\$77.20	\$0.00	\$77.20	\$77.20	\$0.00	\$77.20	\$0.00
41900 - Interest Income - Operating	\$1.80	\$0.00	\$1.80	\$3.58	\$0.00	\$3.58	\$0.00
42000 - Interest Income - Reserves	\$10.49	\$0.00	\$10.49	\$22.05	\$0.00	\$22.05	\$0.00
42100 - Allocated Interest on Reserves	(\$10.49)	\$0.00	(\$10.49)	(\$22.05)	\$0.00	(\$22.05)	\$0.00
<b>Total Income</b>	<b>\$29,649.51</b>	<b>\$34,240.00</b>	<b>(\$4,590.49)</b>	<b>\$56,934.29</b>	<b>\$68,480.00</b>	<b>(\$11,545.71)</b>	<b>\$410,880.00</b>
<b>Total Income</b>	<b>\$29,649.51</b>	<b>\$34,240.00</b>	<b>(\$4,590.49)</b>	<b>\$56,934.29</b>	<b>\$68,480.00</b>	<b>(\$11,545.71)</b>	<b>\$410,880.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$1,827.50	\$1,819.00	(\$8.50)	\$3,655.00	\$3,638.00	(\$17.00)	\$21,828.00
60300 - Accounting Fees & Tax Prep	\$250.00	\$166.67	(\$83.33)	\$250.00	\$333.34	\$83.34	\$2,000.00
60350 - Legal Fees	\$690.00	\$416.67	(\$273.33)	\$690.00	\$833.34	\$143.34	\$5,000.00
60450 - Payment Coupons	\$0.00	\$124.83	\$124.83	\$0.00	\$249.66	\$249.66	\$1,498.00
60600 - Postage	\$30.84	\$100.00	\$69.16	\$53.93	\$200.00	\$146.07	\$1,200.00
60700 - Insurance - Building	\$13,388.96	\$11,181.83	(\$2,207.13)	\$26,777.92	\$22,363.66	(\$4,414.26)	\$134,182.00
60750 - Insurance - D&O	\$1,898.69	\$233.33	(\$1,665.36)	\$3,758.79	\$466.66	(\$3,292.13)	\$2,800.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$45.83	\$45.83	\$38.59	\$91.66	\$53.07	\$550.00
61100 - Office Expense	\$58.65	\$200.00	\$141.35	\$78.65	\$400.00	\$321.35	\$2,400.00
61150 - Website/Caliber Portal Service	\$85.00	\$95.00	\$10.00	\$170.00	\$190.00	\$20.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$62.00	\$62.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
61400 - Community Event	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
61600 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
<b>Total General &amp; Administrative</b>	<b>\$18,229.64</b>	<b>\$14,532.66</b>	<b>(\$3,696.98)</b>	<b>\$35,472.88</b>	<b>\$29,003.32</b>	<b>(\$6,469.56)</b>	<b>\$173,710.00</b>
<u>Grounds</u>							
62000 - Contract Landscape- Common Areas	\$8,378.44	\$9,630.00	\$1,251.56	\$17,786.74	\$19,260.00	\$1,473.26	\$115,560.00
62400 - Landscaping Replacement	\$0.00	\$758.33	\$758.33	\$0.00	\$1,516.66	\$1,516.66	\$9,100.00
62600 - Mulch/Annuals	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
62800 - Irrigation Repairs	\$110.00	\$1,416.67	\$1,306.67	\$110.00	\$2,833.34	\$2,723.34	\$17,000.00
63150 - Entry Repair/Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
63700 - Pavement/Sidewalk R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
64100 - Miscellaneous	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
<b>Total Grounds</b>	<b>\$8,488.44</b>	<b>\$12,846.67</b>	<b>\$4,358.23</b>	<b>\$17,896.74</b>	<b>\$25,693.34</b>	<b>\$7,796.60</b>	<b>\$154,160.00</b>
<u>Townhomes</u>							
69650 - Mulch	\$0.00	\$854.17	\$854.17	\$0.00	\$1,708.34	\$1,708.34	\$10,250.00
<b>Total Townhomes</b>	<b>\$0.00</b>	<b>\$854.17</b>	<b>\$854.17</b>	<b>\$0.00</b>	<b>\$1,708.34</b>	<b>\$1,708.34</b>	<b>\$10,250.00</b>
<u>Utilities</u>							
78150 - Electricity - General	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
78450 - Water - Irrigation	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$4,166.66	\$4,166.66	\$25,000.00
<b>Total Utilities</b>	<b>\$0.00</b>	<b>\$2,333.33</b>	<b>\$2,333.33</b>	<b>\$0.00</b>	<b>\$4,666.66</b>	<b>\$4,666.66</b>	<b>\$28,000.00</b>
<b>Total Expense</b>	<b>\$26,718.08</b>	<b>\$30,566.83</b>	<b>\$3,848.75</b>	<b>\$53,369.62</b>	<b>\$61,071.66</b>	<b>\$7,702.04</b>	<b>\$366,120.00</b>
<b>Operating Net Income</b>	<b>\$2,931.43</b>	<b>\$3,673.17</b>	<b>(\$741.74)</b>	<b>\$3,564.67</b>	<b>\$7,408.34</b>	<b>(\$3,843.67)</b>	<b>\$44,760.00</b>
<b>Reserve Expense</b>							
<u>Reserves</u>							
80000 - Reserves - Non Statutory	\$2,910.79	\$3,730.00	\$819.21	\$5,717.00	\$7,460.00	\$1,743.00	\$44,760.00
<b>Total Reserves</b>	<b>\$2,910.79</b>	<b>\$3,730.00</b>	<b>\$819.21</b>	<b>\$5,717.00</b>	<b>\$7,460.00</b>	<b>\$1,743.00</b>	<b>\$44,760.00</b>
<b>Total Reserve Expense</b>	<b>\$2,910.79</b>	<b>\$3,730.00</b>	<b>\$819.21</b>	<b>\$5,717.00</b>	<b>\$7,460.00</b>	<b>\$1,743.00</b>	<b>\$44,760.00</b>
<b>Reserve Net Income</b>	<b>(\$2,910.79)</b>	<b>(\$3,730.00)</b>	<b>\$819.21</b>	<b>(\$5,717.00)</b>	<b>(\$7,460.00)</b>	<b>\$1,743.00</b>	<b>(\$44,760.00)</b>
<b>Net Income</b>	<b>\$20.64</b>	<b>(\$56.83)</b>	<b>\$77.47</b>	<b>(\$2,152.33)</b>	<b>(\$51.66)</b>	<b>(\$2,100.67)</b>	<b>\$0.00</b>