



Financial Reporting Package

Epperson North Townhomes Association Inc

3/1/2023 to 3/31/2023

Always Home for You

Epperson North Townhomes Association Inc
Balance Sheet
3/31/2023

Assets

Cash - Operating

10100 - AAB -Operating \$63,322.71

Cash - Operating Total \$63,322.71

Cash - Reserves

10200 - AAB - Reserve Money Market \$67,736.79

Cash - Reserves Total \$67,736.79

Accounts Receiveable

11200 - A/R - Assessments \$17,696.80

Accounts Receiveable Total \$17,696.80

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$1,760.90)

Allowance for Bad Debt Total (\$1,760.90)

Current Asset

14100 - PPD Property Insurance \$43,452.22

14200 - PPD D&O and Liab Insurance \$9,300.50

14400 - Prepaid Crime Policy \$192.93

Current Asset Total \$52,945.65

Assets Total \$199,941.05

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$10,125.74

22100 - Prepaid Owner Assessments \$21,550.58

22400 - Accrued Expenses \$7,398.46

22900 - Insurance Prem Finance \$1,759.68

Current Liability Total \$40,834.46

Reserves

30000 - Reserves - Non Statutory \$8,871.81

31000 - Reserves - Roads \$4,079.35

31500 - Reserves - Access Control \$3,250.12

33100 - Reserves - TH Roof \$23,580.82

33200 - Reserves - TH Paint \$27,919.53

33600 - Reserves - Interest \$35.16

Reserves Total \$67,736.79

Other

38000 - Suspense (\$100.00)

Other Total (\$100.00)

Retained Earnings \$93,273.91

Net Income (\$1,804.11)

Liabilities & Equity Total \$199,941.05

Epperson North Townhomes Association Inc
Income Statement
3/1/2023 - 3/31/2023

3/1/2023 - 3/31/2023	1/1/2023 - 3/31/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$29,775.25	\$34,240.00	(\$4,464.75)	\$83,578.76	\$102,720.00	(\$19,141.24)	\$410,880.00
40700 - Initial Contribution	\$4,500.00	\$0.00	\$4,500.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
41100 - Late Fees	\$775.00	\$0.00	\$775.00	\$2,325.00	\$0.00	\$2,325.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$77.20	\$0.00	\$77.20	\$0.00
41900 - Interest Income - Operating	\$1.66	\$0.00	\$1.66	\$5.24	\$0.00	\$5.24	\$0.00
42000 - Interest Income - Reserves	\$13.11	\$0.00	\$13.11	\$35.16	\$0.00	\$35.16	\$0.00
42100 - Allocated Interest on Reserves	(\$13.11)	\$0.00	(\$13.11)	(\$35.16)	\$0.00	(\$35.16)	\$0.00
Total Income	\$35,051.91	\$34,240.00	\$811.91	\$91,986.20	\$102,720.00	(\$10,733.80)	\$410,880.00
Total Income	\$35,051.91	\$34,240.00	\$811.91	\$91,986.20	\$102,720.00	(\$10,733.80)	\$410,880.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,819.00	\$1,819.00	\$0.00	\$5,474.00	\$5,457.00	(\$17.00)	\$21,828.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$166.67	\$166.67	\$250.00	\$500.01	\$250.01	\$2,000.00
60350 - Legal Fees	\$0.00	\$416.67	\$416.67	\$690.00	\$1,250.01	\$560.01	\$5,000.00
60450 - Payment Coupons	\$996.87	\$124.83	(\$872.04)	\$996.87	\$374.49	(\$622.38)	\$1,498.00
60600 - Postage	\$208.76	\$100.00	(\$108.76)	\$262.69	\$300.00	\$37.31	\$1,200.00
60700 - Insurance - Building	\$13,388.96	\$11,181.83	(\$2,207.13)	\$40,166.88	\$33,545.49	(\$6,621.39)	\$134,182.00
60750 - Insurance - D&O	\$1,898.69	\$233.33	(\$1,665.36)	\$5,657.48	\$699.99	(\$4,957.49)	\$2,800.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$45.83	\$45.83	\$38.59	\$137.49	\$98.90	\$550.00
61100 - Office Expense	\$36.39	\$200.00	\$163.61	\$115.04	\$600.00	\$484.96	\$2,400.00
61150 - Website/Caliber Portal Service	\$85.00	\$95.00	\$10.00	\$255.00	\$285.00	\$30.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$912.29	\$20.83	(\$891.46)	\$912.29	\$62.49	(\$849.80)	\$250.00
61400 - Community Event	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
61600 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
Total General & Administrative	\$19,345.96	\$14,470.66	(\$4,875.30)	\$54,818.84	\$43,473.98	(\$11,344.86)	\$173,710.00
<u>Grounds</u>							
62000 - Contract Landscape- Common Areas	\$11,247.92	\$9,630.00	(\$1,617.92)	\$29,034.66	\$28,890.00	(\$144.66)	\$115,560.00
62400 - Landscaping Replacement	\$0.00	\$758.33	\$758.33	\$0.00	\$2,274.99	\$2,274.99	\$9,100.00
62600 - Mulch/Annals	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
62800 - Irrigation Repairs	\$55.00	\$1,416.67	\$1,361.67	\$165.00	\$4,250.01	\$4,085.01	\$17,000.00
63150 - Entry Repair/Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
63700 - Pavement/Sidewalk R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
64100 - Miscellaneous	\$900.00	\$416.67	(\$483.33)	\$900.00	\$1,250.01	\$350.01	\$5,000.00
Total Grounds	\$12,202.92	\$12,846.67	\$643.75	\$30,099.66	\$38,540.01	\$8,440.35	\$154,160.00
<u>Townhomes</u>							
69650 - Mulch	\$0.00	\$854.17	\$854.17	\$0.00	\$2,562.51	\$2,562.51	\$10,250.00
Total Townhomes	\$0.00	\$854.17	\$854.17	\$0.00	\$2,562.51	\$2,562.51	\$10,250.00
<u>Utilities</u>							
78150 - Electricity - General	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$3,000.00
78450 - Water - Irrigation	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$6,249.99	\$6,249.99	\$25,000.00
Total Utilities	\$0.00	\$2,333.33	\$2,333.33	\$0.00	\$6,999.99	\$6,999.99	\$28,000.00
Total Expense	\$31,548.88	\$30,504.83	(\$1,044.05)	\$84,918.50	\$91,576.49	\$6,657.99	\$366,120.00
Operating Net Income	\$3,503.03	\$3,735.17	(\$232.14)	\$7,067.70	\$11,143.51	(\$4,075.81)	\$44,760.00
Reserve Expense							
<u>Reserves</u>							
80000 - Reserves - Non Statutory	\$3,154.81	\$3,730.00	\$575.19	\$8,871.81	\$11,190.00	\$2,318.19	\$44,760.00
Total Reserves	\$3,154.81	\$3,730.00	\$575.19	\$8,871.81	\$11,190.00	\$2,318.19	\$44,760.00
Total Reserve Expense	\$3,154.81	\$3,730.00	\$575.19	\$8,871.81	\$11,190.00	\$2,318.19	\$44,760.00
Reserve Net Income	(\$3,154.81)	(\$3,730.00)	\$575.19	(\$8,871.81)	(\$11,190.00)	\$2,318.19	(\$44,760.00)
Net Income	\$348.22	\$5.17	\$343.05	(\$1,804.11)	(\$46.49)	(\$1,757.62)	\$0.00