



Financial Reporting Package

Epperson North Townhomes Association Inc

4/1/2023 to 4/30/2023

Always Home for You

Epperson North Townhomes Association Inc
Balance Sheet
4/30/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$76,909.05
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<u>Cash - Operating Total</u>	\$76,909.05
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Cash - Reserves

10200 - AAB - Reserve Money Market	\$70,939.82
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<u>Cash - Reserves Total</u>	\$70,939.82
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Accounts Receivable

11200 - A/R - Assessments	\$16,384.60
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<u>Accounts Receivable Total</u>	\$16,384.60
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$1,700.81)
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<u>Allowance for Bad Debt Total</u>	(\$1,700.81)
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Current Asset

14100 - PPD Property Insurance	\$30,063.26
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14200 - PPD D&O and Liab Insurance	\$7,440.40
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14400 - Prepaid Crime Policy	\$154.34
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<u>Current Asset Total</u>	\$37,658.00
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<i>Assets Total</i>	\$200,190.66
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$375.00
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22100 - Prepaid Owner Assessments	\$17,666.53
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22400 - Accrued Expenses	\$22,694.69
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22900 - Insurance Prem Finance	\$1,759.68
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<u>Current Liability Total</u>	\$42,495.90
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Reserves

30000 - Reserves - Non Statutory	\$12,061.48
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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	\$48.52
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<u>Reserves Total</u>	\$70,939.82
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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>	(\$6,418.97)
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<i>Liabilities & Equity Total</i>	\$200,190.66
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Epperson North Townhomes Association Inc
Income Statement
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023	1/1/2023 - 4/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$29,556.38	\$34,240.00	(\$4,683.62)	\$113,135.14	\$136,960.00	(\$23,824.86)	\$410,880.00
40700 - Initial Contribution	\$600.00	\$0.00	\$600.00	\$6,600.00	\$0.00	\$6,600.00	\$0.00
41100 - Late Fees	\$675.00	\$0.00	\$675.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00
41200 - Interest - Delinquent Accounts	\$129.39	\$0.00	\$129.39	\$206.59	\$0.00	\$206.59	\$0.00
41900 - Interest Income - Operating	\$1.67	\$0.00	\$1.67	\$6.91	\$0.00	\$6.91	\$0.00
42000 - Interest Income - Reserves	\$13.36	\$0.00	\$13.36	\$48.52	\$0.00	\$48.52	\$0.00
42100 - Allocated Interest on Reserves	(\$13.36)	\$0.00	(\$13.36)	(\$48.52)	\$0.00	(\$48.52)	\$0.00
Total Income	\$30,962.44	\$34,240.00	(\$3,277.56)	\$122,948.64	\$136,960.00	(\$14,011.36)	\$410,880.00
Total Income	\$30,962.44	\$34,240.00	(\$3,277.56)	\$122,948.64	\$136,960.00	(\$14,011.36)	\$410,880.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,657.50	\$1,819.00	\$161.50	\$7,131.50	\$7,276.00	\$144.50	\$21,828.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$166.67	\$166.67	\$250.00	\$666.68	\$416.68	\$2,000.00
60350 - Legal Fees	\$0.00	\$416.67	\$416.67	\$690.00	\$1,666.68	\$976.68	\$5,000.00
60450 - Payment Coupons	\$0.00	\$124.83	\$124.83	\$996.87	\$499.32	(\$497.55)	\$1,498.00
60600 - Postage	\$0.00	\$100.00	\$100.00	\$262.69	\$400.00	\$137.31	\$1,200.00
60700 - Insurance - Building	\$13,388.96	\$11,181.83	(\$2,207.13)	\$53,555.84	\$44,727.32	(\$8,828.52)	\$134,182.00
60750 - Insurance - D&O	\$1,860.10	\$233.33	(\$1,626.77)	\$7,517.58	\$933.32	(\$6,584.26)	\$2,800.00
60950 - Insurance - Fidelity Bond/Crime	\$38.59	\$45.83	\$7.24	\$77.18	\$183.32	\$106.14	\$550.00
61100 - Office Expense	\$20.00	\$200.00	\$180.00	\$135.04	\$800.00	\$664.96	\$2,400.00
61150 - Website/Caliber Portal Service	\$85.00	\$95.00	\$10.00	\$340.00	\$380.00	\$40.00	\$1,140.00
61300 - Corporate Annual Report	\$61.25	\$0.00	(\$61.25)	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$0.00	\$20.83	\$20.83	\$912.29	\$83.32	(\$828.97)	\$250.00
61400 - Community Event	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
61600 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
Total General & Administrative	\$17,111.40	\$14,470.66	(\$2,640.74)	\$71,930.24	\$57,944.64	(\$13,985.60)	\$173,710.00
<u>Grounds</u>							
62000 - Contract Landscape- Common Areas	\$9,776.23	\$9,630.00	(\$146.23)	\$38,810.89	\$38,520.00	(\$290.89)	\$115,560.00
62400 - Landscaping Replacement	\$0.00	\$758.33	\$758.33	\$0.00	\$3,033.32	\$3,033.32	\$9,100.00
62600 - Mulch/Annuals	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
62800 - Irrigation Repairs	\$0.00	\$1,416.67	\$1,416.67	\$165.00	\$5,666.68	\$5,501.68	\$17,000.00
63150 - Entry Repair/Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
63700 - Pavement/Sidewalk R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
64100 - Miscellaneous	\$0.00	\$416.67	\$416.67	\$900.00	\$1,666.68	\$766.68	\$5,000.00
Total Grounds	\$9,776.23	\$12,846.67	\$3,070.44	\$39,875.89	\$51,386.68	\$11,510.79	\$154,160.00
<u>Townhomes</u>							
69650 - Mulch	\$5,500.00	\$854.17	(\$4,645.83)	\$5,500.00	\$3,416.68	(\$2,083.32)	\$10,250.00
Total Townhomes	\$5,500.00	\$854.17	(\$4,645.83)	\$5,500.00	\$3,416.68	(\$2,083.32)	\$10,250.00
<u>Utilities</u>							
78150 - Electricity - General	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
78450 - Water - Irrigation	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$8,333.32	\$8,333.32	\$25,000.00
Total Utilities	\$0.00	\$2,333.33	\$2,333.33	\$0.00	\$9,333.32	\$9,333.32	\$28,000.00
Total Expense	\$32,387.63	\$30,504.83	(\$1,882.80)	\$117,306.13	\$122,081.32	\$4,775.19	\$366,120.00
Operating Net Income	(\$1,425.19)	\$3,735.17	(\$5,160.36)	\$5,642.51	\$14,878.68	(\$9,236.17)	\$44,760.00
Reserve Expense							
<u>Reserves</u>							
80000 - Reserves - Non Statutory	\$3,189.67	\$3,730.00	\$540.33	\$12,061.48	\$14,920.00	\$2,858.52	\$44,760.00
Total Reserves	\$3,189.67	\$3,730.00	\$540.33	\$12,061.48	\$14,920.00	\$2,858.52	\$44,760.00
Total Reserve Expense	\$3,189.67	\$3,730.00	\$540.33	\$12,061.48	\$14,920.00	\$2,858.52	\$44,760.00
Reserve Net Income	(\$3,189.67)	(\$3,730.00)	\$540.33	(\$12,061.48)	(\$14,920.00)	\$2,858.52	(\$44,760.00)
Net Income	(\$4,614.86)	\$5.17	(\$4,620.03)	(\$6,418.97)	(\$41.32)	(\$6,377.65)	\$0.00