



Financial Reporting Package

Epperson North Townhomes Association Inc

9/1/2023 to 9/30/2023

Always Home for You

**Epperson North Townhomes Association Inc**  
**Balance Sheet**  
**9/30/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$9,069.25
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<u>Cash - Operating Total</u>	\$9,069.25
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Cash - Reserves

10200 - AAB - Reserve Money Market	\$85,519.93
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<u>Cash - Reserves Total</u>	\$85,519.93
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Accounts Receivable

11200 - A/R - Assessments	\$17,357.58
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<u>Accounts Receivable Total</u>	\$17,357.58
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$3,071.86)
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<u>Allowance for Bad Debt Total</u>	(\$3,071.86)
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Current Asset

14100 - PPD Property Insurance	\$215,504.35
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14200 - PPD D&O and Liab Insurance	\$14,232.14
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14400 - Prepaid Crime Policy	\$418.16
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<u>Current Asset Total</u>	\$230,154.65
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<i>Assets Total</i>	\$339,029.55
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**Liabilities and Equity**

Current Liability

22000 - Accounts Payable	\$28,244.33
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22100 - Prepaid Owner Assessments	\$16,907.70
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22400 - Accrued Expenses	\$5,040.69
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22800 - Due to Reserves	\$3,730.00
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22900 - Insurance Prem Finance	\$166,084.69
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<u>Current Liability Total</u>	\$220,007.41
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Reserves

30000 - Reserves - Non Statutory	\$30,293.16
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31000 - Reserves - Parking Areas	\$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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33599 - Due from Operating to Reserve	(\$3,730.00)
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33600 - Reserves - Interest	\$126.95
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<u>Reserves Total</u>	\$85,519.93
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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>	(\$59,671.70)
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**9/30/2023**

*Liabilities & Equity Total*

\$339,029.55