



Financial Reporting Package

Epperson North Townhomes Association Inc

1/1/2023 to 1/31/2023

Always Home for You

Epperson North Townhomes Association Inc
Balance Sheet
1/31/2023

Assets

Cash - Operating

10100 - AAB -Operating \$70,387.40

Cash - Operating Total \$70,387.40

Cash - Reserves

10200 - AAB - Reserve Money Market \$61,647.59

Cash - Reserves Total \$61,647.59

Accounts Receivable

11200 - A/R - Assessments \$16,679.13

Accounts Receivable Total \$16,679.13

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$1,261.14)

Allowance for Bad Debt Total (\$1,261.14)

Current Asset

14100 - PPD Property Insurance \$70,230.14

14200 - PPD D&O and Liab Insurance \$13,020.70

14400 - Prepaid Crime Policy \$270.11

Current Asset Total \$83,520.95

Assets Total \$230,973.93

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$17,041.76

22100 - Prepaid Owner Assessments \$13,818.71

22400 - Accrued Expenses \$14,736.92

22900 - Insurance Prem Finance \$32,728.01

Current Liability Total \$78,325.40

Reserves

30000 - Reserves - Non Statutory \$2,806.21

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 \$11.56

Reserves Total \$61,647.59

Other

38000 - Suspense (\$100.00)

Other Total (\$100.00)

Retained Earnings \$93,273.91

Net Income (\$2,172.97)

Liabilities & Equity Total \$230,973.93

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

1/1/2023 - 1/31/2023	1/1/2023 - 1/31/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$26,608.00	\$34,240.00	(\$7,632.00)	\$26,608.00	\$34,240.00	(\$7,632.00)	\$410,880.00
41100 - Late Fees	\$675.00	\$0.00	\$675.00	\$675.00	\$0.00	\$675.00	\$0.00
41900 - Interest Income - Operating	\$1.78	\$0.00	\$1.78	\$1.78	\$0.00	\$1.78	\$0.00
42000 - Interest Income - Reserves	\$11.56	\$0.00	\$11.56	\$11.56	\$0.00	\$11.56	\$0.00
42100 - Allocated Interest on Reserves	(\$11.56)	\$0.00	(\$11.56)	(\$11.56)	\$0.00	(\$11.56)	\$0.00
Total Income	\$27,284.78	\$34,240.00	(\$6,955.22)	\$27,284.78	\$34,240.00	(\$6,955.22)	\$410,880.00
Total Income	\$27,284.78	\$34,240.00	(\$6,955.22)	\$27,284.78	\$34,240.00	(\$6,955.22)	\$410,880.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,827.50	\$1,819.00	(\$8.50)	\$1,827.50	\$1,819.00	(\$8.50)	\$21,828.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
60350 - Legal Fees	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
60450 - Payment Coupons	\$0.00	\$124.83	\$124.83	\$0.00	\$124.83	\$124.83	\$1,498.00
60600 - Postage	\$23.09	\$100.00	\$76.91	\$23.09	\$100.00	\$76.91	\$1,200.00
60700 - Insurance - Building	\$13,388.96	\$11,181.83	(\$2,207.13)	\$13,388.96	\$11,181.83	(\$2,207.13)	\$134,182.00
60750 - Insurance - D&O	\$1,860.10	\$233.33	(\$1,626.77)	\$1,860.10	\$233.33	(\$1,626.77)	\$2,800.00
60950 - Insurance - Fidelity Bond/Crime	\$38.59	\$45.83	\$7.24	\$38.59	\$45.83	\$7.24	\$550.00
61100 - Office Expense	\$20.00	\$200.00	\$180.00	\$20.00	\$200.00	\$180.00	\$2,400.00
61150 - Website/Caliber Portal Service	\$85.00	\$95.00	\$10.00	\$85.00	\$95.00	\$10.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
61350 - Bad Debt	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
61400 - Community Event	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61600 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
Total General & Administrative	\$17,243.24	\$14,470.66	(\$2,772.58)	\$17,243.24	\$14,470.66	(\$2,772.58)	\$173,710.00
<u>Grounds</u>							
62000 - Contract Landscape- Common Areas	\$9,408.30	\$9,630.00	\$221.70	\$9,408.30	\$9,630.00	\$221.70	\$115,560.00
62400 - Landscaping Replacement	\$0.00	\$758.33	\$758.33	\$0.00	\$758.33	\$758.33	\$9,100.00
62600 - Mulch/Annuals	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
62800 - Irrigation Repairs	\$0.00	\$1,416.67	\$1,416.67	\$0.00	\$1,416.67	\$1,416.67	\$17,000.00
63150 - Entry Repair/Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
63700 - Pavement/Sidewalk R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
64100 - Miscellaneous	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
Total Grounds	\$9,408.30	\$12,846.67	\$3,438.37	\$9,408.30	\$12,846.67	\$3,438.37	\$154,160.00
<u>Townhomes</u>							
69650 - Mulch	\$0.00	\$854.17	\$854.17	\$0.00	\$854.17	\$854.17	\$10,250.00
Total Townhomes	\$0.00	\$854.17	\$854.17	\$0.00	\$854.17	\$854.17	\$10,250.00
<u>Utilities</u>							
78150 - Electricity - General	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
78450 - Water - Irrigation	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$2,083.33	\$2,083.33	\$25,000.00
Total Utilities	\$0.00	\$2,333.33	\$2,333.33	\$0.00	\$2,333.33	\$2,333.33	\$28,000.00
Total Expense	\$26,651.54	\$30,504.83	\$3,853.29	\$26,651.54	\$30,504.83	\$3,853.29	\$366,120.00
Operating Net Income	\$633.24	\$3,735.17	(\$3,101.93)	\$633.24	\$3,735.17	(\$3,101.93)	\$44,760.00
Reserve Expense							
<u>Reserves</u>							
80000 - Reserves - Non Statutory	\$2,806.21	\$3,730.00	\$923.79	\$2,806.21	\$3,730.00	\$923.79	\$44,760.00
Total Reserves	\$2,806.21	\$3,730.00	\$923.79	\$2,806.21	\$3,730.00	\$923.79	\$44,760.00
Total Reserve Expense	\$2,806.21	\$3,730.00	\$923.79	\$2,806.21	\$3,730.00	\$923.79	\$44,760.00
Reserve Net Income	(\$2,806.21)	(\$3,730.00)	\$923.79	(\$2,806.21)	(\$3,730.00)	\$923.79	(\$44,760.00)
Net Income	(\$2,172.97)	\$5.17	(\$2,178.14)	(\$2,172.97)	\$5.17	(\$2,178.14)	\$0.00