



Financial Reporting Package

Epperson North Townhomes Association Inc

10/1/2023 to 10/31/2023

Always Home for You

Epperson North Townhomes Association Inc
Balance Sheet
10/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$14,119.77
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<u>Cash - Operating Total</u>	\$14,119.77
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Cash - Reserves

10200 - AAB - Reserve Money Market	\$85,538.09
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<u>Cash - Reserves Total</u>	\$85,538.09
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Accounts Receivable

11200 - A/R - Assessments	\$15,431.69
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<u>Accounts Receivable Total</u>	\$15,431.69
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$3,043.42)
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<u>Allowance for Bad Debt Total</u>	(\$3,043.42)
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Current Asset

14100 - PPD Property Insurance	\$186,557.27
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14200 - PPD D&O and Liab Insurance	\$12,938.31
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14400 - Prepaid Crime Policy	\$380.15
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<u>Current Asset Total</u>	\$199,875.73
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<i>Assets Total</i>	\$311,921.86
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$34,694.67
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22100 - Prepaid Owner Assessments	\$17,144.56
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22400 - Accrued Expenses	\$5,040.69
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22800 - Due to Reserves	\$7,460.00
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22900 - Insurance Prem Finance	\$138,465.36
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<u>Current Liability Total</u>	\$202,805.28
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Reserves

30000 - Reserves - Non Statutory	\$34,023.16
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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	(\$7,460.00)
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33600 - Reserves - Interest	\$145.11
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<u>Reserves Total</u>	\$85,538.09
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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>	(\$69,595.42)
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Liabilities & Equity Total

\$311,921.86