

## University Green Town Home Owners' Association, Inc.

Financial Statements as of February 28, 2022



March 10, 2022

To the Management of University Green Town Home Owners' Association, Inc.

The accompanying financial statements of University Green Town Home Owners' Association, Inc., as of February 28, 2022, were not subject to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Juntins & assoc., CPA, P.C.

Jenkins & Associates, CPA, P.C.

#### Accrual Basis

### University Green Town Home Owners, Inc. Balance Sheet As of February 28, 2022

Total Checking/Savings581,541.8Accounts Receivable16,462.0Assessments Receivable16,462.0Total Accounts Receivable16,462.0Other Current Assets105,862.7JSC FCU CD #73736105,862.7JSC FCU CD #7373791,862.9Petty Cash94.2Prepaid Insurance362.8Total Other Current Assets197,982.7Total Other Current Assets197,982.7Total Current Assets196,000.0Computer Equipment3,758.0Fixed Assets1,144.4Land27,000.0Computer Equipment1,144.4Land2,474.5Vehicles10,466.2Accumulated Depreciation-109,727.0Total Other Assets25.0Total Other Assets25.0Total Other Assets25.0Total Other Assets25.0Total Other Assets25.0Total Other Assets25.0Total Other Current Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2		Feb 28, 22
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Fixed Assets106,000.0Buildings106,000.0Computer Equipment3,758.0Furniture and Fixtures1,144.4Land27,000.0Tools2,474.5Vehicles10,466.2Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY1abilitiesCurrent Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	Total Other Current Assets	197,982.76
Buildings106,000.0Computer Equipment3,758.0Furniture and Fixtures1,144.4Land27,000.0Tools2,474.5Vehicles10,466.2Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0Total Other Assets25.0Utilities25.0Total Assets25.0Total Other Assets25.0Total Other Current Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	Total Current Assets	795,986.60
Computer Equipment3,758.0Furniture and Fixtures1,144.4Land27,000.0Tools2,474.5Vehicles10,466.2Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0Total Other Assets25.0Utility Deposit25.0Total Other Assets25.0Other Current Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	Fixed Assets	
Furniture and Fixtures1,144.4Land27,000.0Tools2,474.5Vehicles10,466.2Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY24,773.7Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2		106,000.00
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Tools2,474.5Vehicles10,466.2Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY847,127.7Liabilities24,773.7Other Current Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2		1,144.40
Vehicles10,466.2Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY1Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2		27,000.00
Accumulated Depreciation-109,727.0Total Fixed Assets41,116.1Other Assets25.0Utility Deposit25.0Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY8EQUITYLiabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2		2,474.51
Total Fixed Assets41,116.1Other Assets Utility Deposit25.0Total Other Assets25.0Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY Liabilities Other Current Liabilities Prepaid Rents Deferred Comcast Revenues24,773.7Total Other Current Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2		
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Utility Deposit25.0Total Other Assets25.0TOTAL ASSETS25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Rents Deferred Comcast Revenues24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	Total Fixed Assets	41,116.18
Total Other Assets25.0TOTAL ASSETS837,127.7LIABILITIES & EQUITY Liabilities Other Current Liabilities Prepaid Rents Deferred Comcast Revenues24,773.7Total Other Current Liabilities24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	Other Assets	
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LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Rents Deferred Comcast Revenues Total Other Current Liabilities 29,026.2	Total Other Assets	25.00
Liabilities Current Liabilities Other Current Liabilities Prepaid Rents Deferred Comcast Revenues Total Other Current Liabilities 29,026.2	TOTAL ASSETS	837,127.78
Current LiabilitiesOther Current LiabilitiesPrepaid RentsDeferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	LIABILITIES & EQUITY	
Other Current Liabilities24,773.7Prepaid Rents24,773.7Deferred Comcast Revenues4,252.5Total Other Current Liabilities29,026.2	Liabilities	
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Total Other Current Liabilities 29,026.2	•	24,773.78
	Deferred Comcast Revenues	4,252.50
Total Current Liphilities 20.026.2	Total Other Current Liabilities	29,026.28
	Total Current Liabilities	29,026.28
Total Liabilities29,026.2	Total Liabilities	29,026.28
Equity	Equity	
		197,525.69
		567,072.39
Net Income 43,503.4	Net Income	43,503.42
Total Equity 808,101.5	Total Equity	808,101.50
TOTAL LIABILITIES & EQUITY 837,127.7	TOTAL LIABILITIES & EQUITY	837,127.78

# University Green Town Home Owners, Inc. Profit & Loss YTD Comparison February 2022

Accrual Basis

	Feb 22	Jan - Feb 22
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	113,505.00
4010 · Resale Cert Fees	0.00	250.00
4020 · Interest Income	9.58	9.58
4040 · Insurance Assessment	18,298.17	36,596.40
4060 · Comcast Contract	202.50	405.00
4081 · Tenant Reimbursements	0.00	20.00
Total Income	75,380.25	150,785.98
Expense		
Administrative Expenses	100 70	
5035 · Office Supplies	193.73	229.06
5050 · Office Expense	698.04	964.54
5055 · Vehicle Expenses	139.33	209.33
5060 · Payroll Processing Fees	202.26	516.26
5560 · Office Alarm System	0.00	274.41
Total Administrative Expenses	1,233.36	2,193.60
Contracts	- /// 00	
9810 · Trash Removal	5,114.28	10,228.56
9820 · Landscape Maintenance	9,865.20	9,865.20
9830 · Pest Control	16.24	16.24
Total Contracts	14,995.72	20,110.00
Payroll Expenses		
FICA	1,229.65	2,427.15
FUTA	84.39	178.33
SUTA	49.80	98.32
Wages	16,073.74	31,727.26
Total Payroll Expenses	17,437.58	34,431.06
Professional Services 5120 · CPA Bookkeeping	0.00	450.00
Total Professional Services	0.00	450.00
Repairs & Maint Non-Contract		
8135 · Brickwork	0.00	860.00
8140 · General Repair & Maint.	1,178.01	3,947.20
8155 · Irrigation	134.79	134.79
8165 · Foundation	0.00	5,263.00
8185 · Landfill Fees	0.00	117.00
Total Repairs & Maint Non-Contract	1,312.80	10,321.99
Taxes & Insurance		
7230 · Insurance		
7233 · Vehicle	51.83	103.66
7235 · Workmans Comp	175.91	348.56
7236 · General Liability	659.33	1,318.66
7237 · Directors & Officers	184.50	369.00
7238 · Crime	30.17	60.34
7240 · Comprehensive Policy	17,208.29	34,416.62
7241 · Umbrella Policy	144.67	289.34
7242 · Equipment Breakdown	71.17	142.34
Total 7230 · Insurance	18,525.87	37,048.52
Total Taxes & Insurance	18,525.87	37,048.52
	10,020.07	07,0 <del>4</del> 0.02

#### Accrual Basis

## University Green Town Home Owners, Inc. Profit & Loss YTD Comparison

Fe	brua	ary 2	2022
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Feb 22	Jan - Feb 22
283.39	563.26
441.31	821.18
615.02	1,342.95
1,339.72	2,727.39
54,845.05	107,282.56
20,535.20	43,503.42
20,535.20	43,503.42
	283.39 441.31 615.02 1,339.72 54,845.05 20,535.20