

University Green Town Home Owners' Association, Inc.

Financial Statements as of February 29, 2024



March 14, 2024

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 29, 2024, 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.

Juntimo & assoc., CRA, P.C.

Jenkins & Associates, CPA, P.C.

As of February 29, 2024

ASSETS		Feb 29, 24
Checking/Savings 86.401.30 Bank of America Checking 34.062.96 Moody National Bank Savings 333.115.28 Total Checking/Savings 453.579.54 Accounts Receivable 16,003.79 Accounts Receivable 16,003.79 Other Current Assets 107.126.95 Wellby CD #73736 95.236.68 Petty Cash 94.26 Prepaid Insurance 1,178.20 Total Other Current Assets 203,636.09 Total Current Assets 673,219.42 Fixed Assets 106,000.00 Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 25.00 Other Assets 25.00 Total Other Assets 25.00 Total Other Assets 42.00 Total Dayroll Liabilities 42.00 Total Payroll	ASSETS	
Bank of America Checking Wellby Savings 34,062,96 Moody National Bank Savings 333,115,28 Total Checking/Savings 453,579,54 Accounts Receivable Assessments Receivable 16,003,79 Total Accounts Receivable 16,003,79 Other Current Assets 107,126,95 Wellby CD #73736 107,126,95 Wellby CD #73737 95,236,68 Petty Cash 94,26 Prepaid insurance 1,178,20 Total Current Assets 203,636,09 Total Current Assets 673,219,42 Fixed Assets 8uldings Buildings 106,000,00 Computer Equipment 3,758,04 Furniture and Fixtures 1,144,40 Land 2,700,000 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation 31,714,18 Other Assets 31,714,18 Other Assets 31,714,18 Other Assets 31,714,18 Other Current Liabilities 5,00 TOtal Other Assets 1,5,411,77 Prepaid As		
Wellby Savings Moody National Bank Savings 333,115,28 Total Checking/Savings 453,579,54 Accounts Receivable Assessments Receivable 16,003,79 Total Accounts Receivable 16,003,79 Other Current Assets 107,126,95 Wellby CD #73736 107,126,95 Wellby CD #73737 95,236,68 Petty Cash 94,26 Prepald Insurance 1,178,20 Total Other Current Assets 203,636,09 Total Current Assets 673,219,42 Fixed Assets 106,000,00 Computer Equipment 3,758,04 Furniture and Fixtures 1,144,40 Land 2,000 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation -119,129,00 Total Fixed Assets 31,714,18 Other Assets 25,00 Total Other Assets 25,00 Total Other Assets 25,00 Total Other Assets 25,00 Total Other Current Liabilities 15,411,77 Prepaid Assessments 15,41		86 401 30
Moodý National Bank Savings 333,115,28 Total Checking/Savings 453,579,54 Accounts Receivable 16,003,79 Total Accounts Receivable 16,003,79 Total Accounts Receivable 16,003,79 Other Current Assets 107,126,95 Wellby CD #73737 95,236,88 Petty Cash 94,26 Prepaid Insurance 1,178,20 Total Other Current Assets 203,636,09 Total Current Assets 673,219,42 Fixed Assets 106,000,00 Buildings 106,000,00 Computer Equipment 3,758,44 Furniture and Fixtures 1,144,40 Land 27,000,00 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation -119,129,00 Total Fixed Assets 31,714,18 Other Assets 25,00 Total Other Assets 25,00 Total Other Assets 25,00 Total Other Current Liabilities 642,00 Total Payroll Liabilities 642,00		•
Accounts Receivable 16,003.79 Total Accounts Receivable 16,003.79 Other Current Assets 107,126.95 Wellby CD #73736 107,126.95 Wellby CD #73737 95,236.88 Petty Cash 94.26 Prepaid Insurance 1,178.20 Total Other Current Assets 203,636.09 Total Current Assets 673,219.42 Fixed Assets 8 Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation 31,714.18 Other Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 TOtal Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 42.00 LIABILITIES & EQUITY 642.00 Total Other Current Liabilities 642.00 Total Current Liabilities <t< th=""><td>, ,</td><td>•</td></t<>	, ,	•
Assessments Receivable 16,003.79 Total Accounts Receivable 16,003.79 Other Current Assets ### Current Assets Wellby CD #73736 107,126.95 Wellby CD #73737 95,236.68 Petty Cash 94.26 Prepaid Insurance 1,178.20 Total Other Current Assets 203,636.09 Total Current Assets 673,219.42 Fixed Assets 8uildings Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation 119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 1 Liabilities 15,411.77 Prepaid Assessments 15,411.77 Payroll Liabilities <	Total Checking/Savings	453,579.54
Total Accounts Receivable 16,003.79 Other Current Assets Wellby CD #73736 107,126.95 Wellby CD #73737 95,236.68 Petty Cash 94.26 Prepaid Insurance 1,178.20 Total Other Current Assets 203,636.09 Total Current Assets 673,219.42 Fixed Assets 8 Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 TOTAL ASSETS 25.00 TOTAL Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 1 Liabilities 15,411.77 Other Current Liabilities 642.00 Total Payroll Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total C	Accounts Receivable	
Other Current Assets Wellby CD #73736 107,126,95 Wellby CD #73737 95,236,68 Petty Cash 94,26 Prepaid Insurance 1,178,20 Total Other Current Assets 203,636.09 Total Current Assets 673,219,42 Fixed Assets 8uildings 106,000,00 Buildings 106,000,00 Computer Equipment 3,758,04 Furniture and Fixtures 1,144,40 Land 27,000,00 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation 119,129,00 Total Fixed Assets 31,714,18 Other Assets 25,00 Total Other Assets 25,00 Total Other Assets 25,00 TOTAL ASSETS 704,958,60 LIABILITIES & EQUITY 1 Liabilities 15,411,77 Prepaid Assessments 15,411,77 Payroll Liabilities 642,00 Total Payroll Liabilities 642,00 Total Current Liabilities 16,053,77 <t< th=""><td>Assessments Receivable</td><td>16,003.79</td></t<>	Assessments Receivable	16,003.79
Wellby CD #73736 107,126,95 Wellby CD #73737 95,236,68 Petty Cash 94,26 Prepaid Insurance 1,178,20 Total Other Current Assets 203,636,09 Total Current Assets 673,219,42 Fixed Assets 106,000,00 Buildings 106,000,00 Computer Equipment 3,758,04 Furniture and Fixtures 1,144,40 Land 27,000,00 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation -119,129,00 Total Fixed Assets 31,714,18 Other Assets 25,00 Total Other Assets 25,00 Total Other Assets 25,00 TOTAL ASSETS 704,958,60 LIABILITIES & EQUITY Liabilities Current Liabilities 15,411,77 Prepaid Assessments 9 Prepaid Messessments 642,00 Total Payroll Liabilities 642,00 Total Current Liabilities 16,053,77 Total Current Liabilities	Total Accounts Receivable	16,003.79
Wellby CD #73737 95,236,68 Petty Cash 94,26 Prepaid Insurance 1,178,20 Total Other Current Assets 203,636,09 Total Current Assets 673,219,42 Fixed Assets 8 Buildings 106,000,00 Computer Equipment 3,758,04 Furniture and Fixtures 1,144,40 Land 27,000,00 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation -119,129,00 Total Fixed Assets 31,714,18 Other Assets 25,00 Total Other Assets 25,00 Total Other Assets 25,00 TOTAL ASSETS 704,958,60 LIABILITIES & EQUITY Liabilities Other Current Liabilities 15,411,77 Prepaid Assessments 15,411,77 Prepaid Assessments 642,00 Total Payroll Liabilities 642,00 Total Other Current Liabilities 16,053,77 Total Current Liabilities 16,053,77 Total Liabilitie		107.100.05
Petty Cash Prepaid Insurance 1,178,20 Total Other Current Assets 203,636.09 Total Current Assets 673,219,42 Fixed Assets 8 Buildings 106,000,00 Computer Equipment 3,758,04 Furniture and Fixtures 1,144,00 Land 27,000,00 Tools 2,474,51 Vehicles 10,466,23 Accumulated Depreciation -119,129,00 Total Fixed Assets 31,714,18 Other Assets 25,00 Total Other Assets 25,00 TOTAL ASSETS 704,958,60 LIABILITIES & EQUITY Liabilities Other Current Liabilities 704,958,60 LIABILITIES & EQUITY 15,411,77 Prepaid Assessments 15,411,77 Payroll Liabilities 642,00 Total Payroll Liabilities 642,00 Total Other Current Liabilities 16,053,77 Total Current Liabilities 16,053,77 Total Liabilities 16,053,77 Total Liabilities 16,053,77 <tr< th=""><td></td><td></td></tr<>		
Prepaid Insurance 1,178.20 Total Other Current Assets 203,636.09 Total Current Assets 673,219.42 Fixed Assets 8Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 25.00 LIABILITIES & EQUITY 15.411.77 Prepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Current Liabilities 16,0		•
Total Other Current Assets 203,636.09 Total Current Assets 673,219.42 Fixed Assets 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY Liabilities Current Liabilities 15,411.77 Pepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 20,2,363.63 Operating Fund 61,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Tot	•	
Total Current Assets 673,219.42 Fixed Assets Buildings 106,000.00 Computer Equipment 3,788.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY Liabilities Other Current Liabilities 15,411.77 Payoil Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Replacement Fund 61,636.16 Operating Fund 61,636.16 Retained Earnings -163,930.67 <t< th=""><td>·</td><td></td></t<>	·	
Fixed Assets 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 15.411.77 Liabilities 15,411.77 Prepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Tota	Total Other Current Assets	203,636.09
Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 40.00 Liabilities 15,411.77 Prepaid Assessments 15,411.77 Prepaid Assessments 642.00 Total Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	Total Current Assets	673,219.42
Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 25.00 Liabilities 15,411.77 Prepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Equity		400 000 00
Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 15,411.77 Liabilities 15,411.77 Other Current Liabilities 642.00 Total Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Total Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	•	
Land Tools 2,474.51 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 40.00 Liabilities Current Liabilities Other Current Liabilities 642.00 Total Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 8eplacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	· · · · · · · · · · · · · · · · · · ·	
Tools Vehicles Vehicles Vehicles Vehicles Vehicles SAccumulated Depreciation 10,466.23 Accumulated Depreciation -119,129.00 10,466.23 Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 31,714.18 Other Assets Utility Deposit 25.00 25.00 Total Other Assets 25.00 704,958.60 LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Pepaid Assessments Prepaid Assessments Payroll Liabilities Child Support 642.00 15,411.77 Total Payroll Liabilities 642.00 642.00 Total Other Current Liabilities 16,053.77 16,053.77 Total Liabilities 16,053.77 16,053.77 Total Liabilities 16,053.77 16,053.77 Equity Replacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings 16,03,930.67 Net Income 38,835.71 163,930.67 Net Income 38,835.71 Total Equity 688,904.83 688,904.83		
Vehicles Accumulated Depreciation 10,466.23 -119,129.00 Total Fixed Assets 31,714.18 Other Assets Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Assessments Prepaid Assessments Prepaid Assessments Child Support 15,411.77 Payroll Liabilities Child Support 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Equity Replacement Fund Operating Fund Retained Earnings Net Income 202,363.63 0,930.67 0,163,930.67		
Accumulated Depreciation -119,129.00 Total Fixed Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 30.00 Liabilities Current Liabilities Other Current Liabilities 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 8eplacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		
Total Fixed Assets 31,714.18 Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY 25.00 Liabilities Current Liabilities Other Current Liabilities 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Total Liabilities 16,053.77 Equity Replacement Fund 202,363.63 Operating Fund 61,363.61 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		
Other Assets	·	<u></u>
Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity Replacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		31,714.18
Total Other Assets 25.00 TOTAL ASSETS 704,958.60 LIABILITIES & EQUITY Liabilities Current Liabilities 15,411.77 Prepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		25.00
TOTAL ASSETS LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Assessments Prayroll Liabilities Child Support Child Support Fotal Payroll Liabilities Total Payroll Liabilities Total Other Current Liabilities Total Current Liabilities Total Lia		25.00
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Assessments Prayroll Liabilities Child Support Fotal Payroll Liabilities Total Other Current Liabilities Total Current Liabilities Total Liab		
Liabilities Current Liabilities Other Current Liabilities Prepaid Assessments Prepaid Assessments Child Support Fotal Payroll Liabilities Child Support Fotal Other Current Liabilities Total Other Current Liabilities Total Current Liabilities Fotal Liabilities Fotal Liabilities Fotal Liabilities Fotal Current Liabilities Fotal Liabilit		
Current Liabilities Other Current Liabilities Prepaid Assessments Payroll Liabilities Child Support Fotal Payroll Liabilities Child Support Fotal Other Current Liabilities Total Current Liabilities Total Current Liabilities Total Liabilities Tota		
Other Current Liabilities 15,411.77 Prepaid Assessments 642.00 Child Support 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		
Prepaid Assessments 15,411.77 Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		
Payroll Liabilities 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		15 /11 77
Child Support 642.00 Total Payroll Liabilities 642.00 Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	•	15,411.77
Total Other Current Liabilities 16,053.77 Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		642.00
Total Current Liabilities 16,053.77 Total Liabilities 16,053.77 Equity 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	Total Payroll Liabilities	642.00
Total Liabilities 16,053.77 Equity Replacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	Total Other Current Liabilities	16,053.77
Equity 202,363.63 Replacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	Total Current Liabilities	16,053.77
Replacement Fund 202,363.63 Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83	Total Liabilities	16,053.77
Operating Fund 611,636.16 Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		
Retained Earnings -163,930.67 Net Income 38,835.71 Total Equity 688,904.83		
Net Income 38,835.71 Total Equity 688,904.83		
Total Equity 688,904.83		The state of the s
	Net income	38,835.71
TOTAL LIABILITIES & EQUITY 704,958.60	Total Equity	688,904.83
	TOTAL LIABILITIES & EQUITY	704,958.60

University Green Town Home Owners, Inc. Profit & Loss YTD Comparison February 2024

Accrual Basis

Ordinary Income/Expense Income 4001 · Residential Assessments 62,436.00 125,38 4010 · Resale Cert Fees 500.00 50 4015 · Late Fees 0.00 2 4020 · Interest Income 168.95 1,10 4040 · Insurance Assessment 27,729.13 55,45 4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense Administrative Expenses 58.69 423.82 5045 · Bank Charges 1.00 1.00
4001 · Residential Assessments 62,436.00 125,38 4010 · Resale Cert Fees 500.00 50 4015 · Late Fees 0.00 2 4020 · Interest Income 168.95 1,10 4040 · Insurance Assessment 27,729.13 55,45 4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
4010 · Resale Cert Fees 500.00 50 4015 · Late Fees 0.00 2 4020 · Interest Income 168.95 1,10 4040 · Insurance Assessment 27,729.13 55,45 4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
4015 · Late Fees 0.00 2 4020 · Interest Income 168.95 1,10 4040 · Insurance Assessment 27,729.13 55,45 4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
4020 · Interest Income 168.95 1,10 4040 · Insurance Assessment 27,729.13 55,45 4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
4040 · Insurance Assessment 27,729.13 55,45 4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
4050 · Pool Keys & Soda Money 10.00 1 4065 · Other Income 28.78 2 4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
4065 · Other Income 28.78 4081 · Tenant Reimbursements 0.00 Total Income 90,872.86 Expense Administrative Expenses 5035 · Office Supplies 58.69
4081 · Tenant Reimbursements 0.00 60 Total Income 90,872.86 183,11 Expense
Expense Administrative Expenses 5035 · Office Supplies 58.69 423.82
Administrative Expenses 5035 · Office Supplies 58.69 423.82
5035 Office Supplies 58.69 423.82
5045 · Bank Charges 1.00 1.00
5050 · Office Expense 266.50 534.00
5055 · Vehicle Expenses 15.10 70.10
5060 · Payroll Processing Fees 212.48 547.69
Total Administrative Expenses 553.77 1,57
Contracts
9810 · Trash Removal 5,190.87 10,388.48
9820 · Landscape Maintenance 0.00 15,846.00
Total Contracts 5,190.87 26,23
Payroll Expenses
FICA 2,032.19 3,400.79
FUTA 97.86 205.20
SUTA 57.24 101.97
Wages
Total Payroll Expenses 28,751.80 48,16
Professional Services
5120 · CPA Bookkeeping 500.00 1,500.00
Total Professional Services 500.00 1,50
Repairs & Maint Non-Contract
8195 · Building Painting 0.00 64.81
7202 · Pool Repair & Maintenance 45.18 98.27
8120 · Electrical Repairs 596.28 1,209.56
8125 · Siding Repairs 1,481.94 1,505.58
8140 · General Repair & Maint. 239.58 239.58
8145 · Concrete 278.50 278.50
8165 · Foundation 3,300.00 3,300.00 Repairs & Maint Non-Contract - Other 0.00 12.08
Total Repairs & Maint Non-Contract 5,941.48 6,70
Taxes & Insurance
7220 · Harris County 0.00 141.65
7230 · Insurance
7243 · Commercial Property 4,270.83 8,541.66
7233 · Vehicle 146.08 292.16
7235 · Workmans Comp 367.41 620.29
7236 · General Liability 759.17 1,518.34
7237 · Directors & Officers 203.92 407.84
7238 · Crime 35.58 71.16
7240 · Comprehensive Policy 22,153.30 44,306.60
7241 · Umbrella Policy 314.00 628.00
Total 7230 · Insurance 28,250.29 56,386.05
Total Taxes & Insurance 28,250.29 56,52

University Green Town Home Owners, Inc. Profit & Loss YTD Comparison February 2024

Accrual Basis

Feb 24	Jan - Feb 24
298.82	594.44
80.18	757.44
453.54	2,215.83
832.54	3,567.71
70,020.75	144,277.58
20,852.11	38,835.71
20,852.11	38,835.71
	298.82 80.18 453.54 832.54 70,020.75 20,852.11