



JENKINS & ASSOCIATES
CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of November 30, 2023



JENKINS & ASSOCIATES
— CPA, P.C. —

December 22, 2023

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 November 30, 2023, 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.

Jenkins & Assoc., CPA, P.C.

Jenkins & Associates, CPA, P.C.

University Green Town Home Owners, Inc.

Balance Sheet

As of November 30, 2023

Accrual Basis

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	158,191.92
Wellby Savings	34,054.36
Moody National Bank Savings	189,114.33
Total Checking/Savings	381,360.61
Accounts Receivable	
Assessments Receivable	19,464.36
Total Accounts Receivable	19,464.36
Other Current Assets	
Wellby CD #73736	105,955.30
Wellby CD #73737	93,806.06
Petty Cash	94.26
Prepaid Insurance	84,826.84
Total Other Current Assets	284,682.46
Total Current Assets	685,507.43
Fixed Assets	
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	-115,999.00
Total Fixed Assets	34,844.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	720,376.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	5,009.44
Deferred Insurance Revenues	83,187.47
Payroll Liabilities	
Child Support	642.00
Total Payroll Liabilities	642.00
Total Other Current Liabilities	88,838.91
Total Current Liabilities	88,838.91
Total Liabilities	88,838.91
Equity	
Replacement Fund	199,761.36
Operating Fund	614,238.43
Retained Earnings	-74,721.32
Net Income	-107,740.77
Total Equity	631,537.70
TOTAL LIABILITIES & EQUITY	720,376.61

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

November 2023

Accrual Basis

	Nov 23	Jan - Nov 23
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	625,805.00
4010 · Resale Cert Fees	0.00	4,250.00
4015 · Late Fees	0.00	325.00
4020 · Interest Income	163.07	3,057.95
4040 · Insurance Assessment	27,729.17	289,161.83
4050 · Pool Keys & Soda Money	0.00	220.00
4060 · Comcast Contract	202.50	2,227.50
4081 · Tenant Reimbursements	400.00	480.00
Total Income	85,364.74	925,527.28
Expense		
Administrative Expenses		
5005 · Postage & Shipping	17.36	1,819.71
5015 · Licenses & Permits	0.00	430.77
5030 · Office Maintenance	0.00	5.00
5033 · Office Equipment	0.00	910.40
5035 · Office Supplies	0.00	2,524.20
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	6.00
5050 · Office Expense	645.34	4,571.88
5055 · Vehicle Expenses	1,586.74	3,542.31
5060 · Payroll Processing Fees	216.40	2,430.94
5560 · Office Alarm System	0.00	1,287.40
Total Administrative Expenses	2,465.84	20,529.30
Contracts		
9810 · Trash Removal	5,324.37	56,924.10
9820 · Landscape Maintenance	15,544.00	99,860.66
9830 · Pest Control	224.08	1,792.64
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	21,092.45	162,222.40
Payroll Expenses		
FICA	1,256.56	16,124.63
FUTA	0.00	251.99
SUTA	0.00	138.80
Wages	16,425.30	210,968.09
Total Payroll Expenses	17,681.86	227,483.51
Professional Services		
5110 · Audit/Tax Return Prep	3,075.00	3,815.00
5115 · Legal Services	0.00	1,475.00
5120 · CPA Bookkeeping	500.00	5,450.00
Total Professional Services	3,575.00	10,740.00
Repairs & Maint. - Non-Contract		
8195 · Building Painting	2,284.31	2,956.15
7202 · Pool Repair & Maintenance	85.17	18,341.55
8120 · Electrical Repairs	124.70	1,835.05
8125 · Siding Repairs	468.02	1,649.23
8135 · Brickwork	2,980.00	4,536.18
8140 · General Repair & Maint.	132.71	1,507.10
8145 · Concrete	1,115.04	173,059.46
8155 · Irrigation	150.90	14,380.15
8155-1 · Drainage	0.00	8,480.97
8160 · Roof Repairs & Maint.	0.00	5,442.59
8165 · Foundation	0.00	36,836.00
8170 · Gutter Maintenance	0.00	58.09

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

November 2023

Accrual Basis

	Nov 23	Jan - Nov 23
8180 · Landscape - Non-Contract	278.85	21,162.73
8185 · Landfill Fees	70.00	730.84
Total Repairs & Maint. - Non-Contract	7,689.70	290,976.09
Taxes & Insurance		
7220 · Harris County	0.75	0.75
7230 · Insurance		
7243 · Commercial Property	4,270.83	38,437.47
7233 · Vehicle	146.08	1,401.08
7235 · Workmans Comp	230.79	2,809.44
7236 · General Liability	759.17	8,158.87
7237 · Directors & Officers	203.92	2,204.28
7238 · Crime	35.58	391.38
7240 · Comprehensive Policy	22,153.30	236,810.12
7241 · Umbrella Policy	314.00	3,228.00
Total 7230 · Insurance	28,113.67	293,440.64
Total Taxes & Insurance	28,114.42	293,441.39
Utilities		
8305 · Communications	294.01	3,305.28
8310 · Electricity	359.75	3,974.22
8320 · Water/Sewer	3,020.00	20,595.86
Total Utilities	3,673.76	27,875.36
Total Expense	84,293.03	1,033,268.05
Net Ordinary Income	1,071.71	-107,740.77
Net Income	1,071.71	-107,740.77