



JENKINS & ASSOCIATES
— CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of October 31, 2018



JENKINS & ASSOCIATES
— CPA, P.C. —

November 8, 2018

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 October 31, 2018, 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 October 31, 2018

Accrual Basis

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	41,851.48
JSC FCU Savings	33,370.95
Moody National Bank Savings	197,816.41
Total Checking/Savings	273,038.84
Accounts Receivable	
Assessments Receivable	8,591.87
Allowance for Doubtful Accounts	-2,597.90
Total Accounts Receivable	5,993.97
Other Current Assets	
Taxes Receivable	30,512.00
JSC FCU CD #73736	104,218.19
JSC FCU CD #73737	89,183.45
Petty Cash	94.26
Prepaid Insurance	63,686.86
Total Other Current Assets	287,694.76
Total Current Assets	566,727.57
Fixed Assets	
Buildings	106,000.00
Computer Equipment	2,450.40
Furniture and Fixtures	1,144.40
Land	27,000.00
Tools	2,154.72
Vehicles	10,466.23
Accumulated Depreciation	-84,245.00
Total Fixed Assets	64,970.75
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	631,723.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Comcast Revenues	12,352.50
Deferred Insurance Revenues	77,427.04
Total Other Current Liabilities	89,779.54
Total Current Liabilities	89,779.54
Total Liabilities	89,779.54
Equity	
Replacement Fund	193,401.64
Operating Fund	500,373.08
Net Income	-151,830.94
Total Equity	541,943.78
TOTAL LIABILITIES & EQUITY	631,723.32

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

October 2018

Accrual Basis

	Oct 18	Jan - Oct 18
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,642.30	568,254.51
4010 · Resale Cert Fees	250.00	4,080.60
4015 · Late Fees	1,140.00	1,940.00
4020 · Interest Income	269.13	1,966.63
4040 · Insurance Assessment	15,355.64	153,556.38
4050 · Pool Keys & Soda Money	10.00	170.00
4060 · Comcast Contract	202.50	2,025.00
4065 · Other Income	0.00	540.62
4081 · Repair Reimbursements	0.00	1,100.00
Total Income	73,869.57	733,633.74
Expense		
Administrative Expenses		
5005 · Postage & Shipping	6.20	1,117.45
5015 · Licenses & Permits	0.00	988.04
5030 · Office Maintenance	0.00	1,031.19
5033 · Office Equipment	266.50	1,607.47
5035 · Office Supplies	0.00	1,108.05
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	12.00
5050 · Office Expense	69.55	1,262.61
5055 · Vehicle Expenses	234.12	1,727.04
5060 · Payroll Processing Fees	138.10	1,681.17
5560 · Office Alarm System	0.00	692.88
Total Administrative Expenses	714.47	14,228.59
Contracts		
9810 · Trash Removal	4,398.02	43,980.20
9820 · Landscape Maintenance	8,720.00	115,035.15
9830 · Pest Control	5,136.81	49,488.41
Total Contracts	18,254.83	208,503.76
Payroll Expenses		
FICA	1,094.90	11,112.61
FUTA	5.82	230.66
SUTA	26.16	1,307.87
Wages	14,312.24	145,262.02
Total Payroll Expenses	15,439.12	157,913.16
Professional Services		
5110 · Audit/Tax Return Prep	0.00	825.00
5115 · Legal Services	0.00	557.74
5120 · CPA Bookkeeping	450.00	3,600.00
Total Professional Services	450.00	4,982.74
Repairs & Maint. - Non-Contract		
8195 · Building Painting	15,510.20	204,085.07
7202 · Pool Repair & Maintenance	0.00	1,581.28
8120 · Electrical Repairs	1,385.60	5,669.59
8125 · Siding Repairs	44.23	22,072.74
8135 · Brickwork	0.00	787.34
8140 · General Repair & Maint.	0.00	7,804.84
8145 · Concrete	0.00	546.80
8150 · Tree Trimming	0.00	8,359.83
8155 · Irrigation	0.00	875.06
8160 · Roof Repairs & Maint.	1,868.31	18,073.72
8165 · Foundation	0.00	43,652.50
8170 · Gutter Maintenance	0.00	1,816.34
8180 · Landscape - Non-Contract	320.69	3,715.07
8185 · Landfill Fees	0.00	568.00

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

October 2018

Accrual Basis

	Oct 18	Jan - Oct 18
Total Repairs & Maint. - Non-Contract	19,129.03	319,608.18
Taxes & Insurance		
7215 · I.R.S.	0.00	2,633.92
7220 · Harris County	298.83	866.13
7230 · Insurance		
7233 · Vehicle	49.04	491.57
7235 · Workmans Comp	321.93	3,005.86
7236 · General Liability	518.67	5,158.86
7237 · Directors & Officers	174.00	1,685.84
7238 · Crime	31.50	322.84
7240 · Comprehensive Policy	14,808.42	146,566.36
7241 · Umbrella Policy	127.58	1,275.80
Total 7230 · Insurance	16,031.14	158,507.13
Total Taxes & Insurance	16,329.97	162,007.18
Utilities		
8305 · Communications	436.89	3,429.48
8310 · Electricity	853.10	4,778.85
8320 · Water/Sewer	1,018.89	10,012.74
Total Utilities	2,308.88	18,221.07
Total Expense	72,626.30	885,464.68
Net Ordinary Income	1,243.27	-151,830.94
Net Income	1,243.27	-151,830.94