



**JENKINS & ASSOCIATES**  
— CPA, P.C.

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

Financial Statements as of November 30, 2018



**JENKINS & ASSOCIATES**  
— CPA, P.C. —

December 17, 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 November 30, 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 November 30, 2018

Accrual Basis

	Nov 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	37,488.21
JSC FCU Savings	33,370.95
Moody National Bank Savings	197,875.21
<b>Total Checking/Savings</b>	268,734.37
<b>Accounts Receivable</b>	
Assessments Receivable	10,332.23
Allowance for Doubtful Accounts	-2,597.90
<b>Total Accounts Receivable</b>	7,734.33
<b>Other Current Assets</b>	
Taxes Receivable	30,512.00
JSC FCU CD #73736	104,391.01
JSC FCU CD #73737	89,275.81
Petty Cash	94.26
Prepaid Insurance	31,946.64
<b>Total Other Current Assets</b>	256,219.72
<b>Total Current Assets</b>	532,688.42
<b>Fixed Assets</b>	
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	-84,245.00
<b>Total Fixed Assets</b>	66,598.18
<b>Other Assets</b>	
Utility Deposit	25.00
<b>Total Other Assets</b>	25.00
<b>TOTAL ASSETS</b>	<b>599,311.60</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Deferred Comcast Revenues	12,150.00
Deferred Insurance Revenues	62,071.40
<b>Total Other Current Liabilities</b>	74,221.40
<b>Total Current Liabilities</b>	74,221.40
<b>Total Liabilities</b>	74,221.40
<b>Equity</b>	
Replacement Fund	193,666.82
Operating Fund	500,107.90
Net Income	-168,684.52
<b>Total Equity</b>	525,090.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>599,311.60</b>

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

November 2018

Accrual Basis

	Nov 18	Jan - Nov 18
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4001 · Residential Assessments	56,870.00	625,124.51
4010 · Resale Cert Fees	0.00	4,080.60
4015 · Late Fees	0.00	1,940.00
4020 · Interest Income	323.98	2,290.61
4040 · Insurance Assessment	15,355.64	168,912.02
4050 · Pool Keys & Soda Money	0.00	170.00
4060 · Comcast Contract	202.50	2,227.50
4065 · Other Income	0.00	540.62
4081 · Repair Reimbursements	0.00	1,100.00
<b>Total Income</b>	<b>72,752.12</b>	<b>806,385.86</b>
<b>Expense</b>		
<b>Administrative Expenses</b>		
5005 · Postage & Shipping	0.00	1,117.45
5015 · Licenses & Permits	0.00	988.04
5030 · Office Maintenance	477.05	1,508.24
5033 · Office Equipment	0.00	1,607.47
5035 · Office Supplies	163.53	1,271.58
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	12.00	24.00
5050 · Office Expense	266.50	1,529.11
5055 · Vehicle Expenses	95.00	1,822.04
5060 · Payroll Processing Fees	135.12	1,816.29
5560 · Office Alarm System	0.00	692.88
<b>Total Administrative Expenses</b>	<b>1,149.20</b>	<b>15,377.79</b>
<b>Contracts</b>		
9810 · Trash Removal	4,398.02	48,378.22
9820 · Landscape Maintenance	7,176.16	122,211.31
9830 · Pest Control	5,136.81	54,625.22
<b>Total Contracts</b>	<b>16,710.99</b>	<b>225,214.75</b>
<b>Payroll Expenses</b>		
FICA	1,566.04	12,678.65
FUTA	13.32	243.98
SUTA	59.93	1,367.80
Wages	20,470.76	165,732.78
<b>Total Payroll Expenses</b>	<b>22,110.05</b>	<b>180,023.21</b>
<b>Professional Services</b>		
5110 · Audit/Tax Return Prep	0.00	825.00
5115 · Legal Services	240.00	797.74
5120 · CPA Bookkeeping	900.00	4,500.00
<b>Total Professional Services</b>	<b>1,140.00</b>	<b>6,122.74</b>
<b>Repairs &amp; Maint. - Non-Contract</b>		
8195 · Building Painting	13,080.00	217,165.07
7202 · Pool Repair & Maintenance	385.54	1,966.82
8120 · Electrical Repairs	0.00	5,669.59
8125 · Siding Repairs	43.76	22,116.50
8135 · Brickwork	0.00	787.34
8140 · General Repair & Maint.	207.29	8,012.13
8145 · Concrete	3.33	550.13
8150 · Tree Trimming	487.13	8,846.96
8155 · Irrigation	11.24	886.30
8160 · Roof Repairs & Maint.	193.43	18,267.15
8165 · Foundation	0.00	43,652.50
8170 · Gutter Maintenance	0.00	1,816.34
8180 · Landscape - Non-Contract	351.10	4,066.17
8185 · Landfill Fees	90.00	658.00

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

November 2018

Accrual Basis

	Nov 18	Jan - Nov 18
<b>Total Repairs &amp; Maint. - Non-Contract</b>	14,852.82	334,461.00
<b>Taxes &amp; Insurance</b>		
7215 · I.R.S.	0.00	2,633.92
7220 · Harris County	65.00	931.13
7230 · Insurance		
7233 · Vehicle	98.04	589.61
7235 · Workmans Comp	555.90	3,561.76
7236 · General Liability	1,037.34	6,196.20
7237 · Directors & Officers	348.00	2,033.84
7238 · Crime	63.00	385.84
7240 · Comprehensive Policy	29,616.84	176,183.20
7241 · Umbrella Policy	255.16	1,530.96
<b>Total 7230 · Insurance</b>	<b>31,974.28</b>	<b>190,481.41</b>
<b>Total Taxes &amp; Insurance</b>	<b>32,039.28</b>	<b>194,046.46</b>
<b>Utilities</b>		
8305 · Communications	233.46	3,662.94
8310 · Electricity	362.52	5,141.37
8320 · Water/Sewer	1,007.38	11,020.12
<b>Total Utilities</b>	<b>1,603.36</b>	<b>19,824.43</b>
<b>Total Expense</b>	<b>89,605.70</b>	<b>975,070.38</b>
<b>Net Ordinary Income</b>	<b>-16,853.58</b>	<b>-168,684.52</b>
<b>Net Income</b>	<b>-16,853.58</b>	<b>-168,684.52</b>