



JENKINS & ASSOCIATES
— CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of April 30, 2021



JENKINS & ASSOCIATES
— CPA, P.C. —

May 13, 2021

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 April 30, 2021, 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 April 30, 2021

Accrual Basis

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	268,205.41
JSC FCU Savings	33,545.40
Moody National Bank Savings	149,140.46
Total Checking/Savings	450,891.27
Accounts Receivable	
Assessments Receivable	67,182.88
Total Accounts Receivable	67,182.88
Other Current Assets	
JSC FCU CD #73736	105,818.37
JSC FCU CD #73737	91,486.09
Petty Cash	94.26
Prepaid Insurance	183,251.60
Total Other Current Assets	380,650.32
Total Current Assets	898,724.47
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	-103,440.00
Total Fixed Assets	47,403.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	946,152.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	16,850.31
Deferred Comcast Revenues	6,277.50
Deferred Insurance Revenues	182,982.24
Total Other Current Liabilities	206,110.05
Total Current Liabilities	206,110.05
Total Liabilities	206,110.05
Equity	
Replacement Fund	197,304.46
Operating Fund	449,238.09
Net Income	93,500.05
Total Equity	740,042.60
TOTAL LIABILITIES & EQUITY	946,152.65

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

April 2021

Accrual Basis

	Apr 21	Jan - Apr 21
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	227,480.00
4010 · Resale Cert Fees	0.00	0.00
4020 · Interest Income	13.55	259.02
4040 · Insurance Assessment	18,298.23	73,130.78
4050 · Pool Keys & Soda Money	0.00	10.00
4060 · Comcast Contract	202.50	810.00
4070 · PPP Loan Forgiveness	38,285.00	38,285.00
Total Income	113,669.28	339,974.80
Expense		
Administrative Expenses		
5015 · Licenses & Permits	0.00	49.88
5035 · Office Supplies	480.54	1,030.39
5045 · Bank Charges	1.00	1.00
5050 · Office Expense	366.50	1,682.95
5055 · Vehicle Expenses	82.00	243.45
5060 · Payroll Processing Fees	241.56	955.89
5560 · Office Alarm System	0.00	251.75
Total Administrative Expenses	1,171.60	4,215.31
Contracts		
9810 · Trash Removal	5,105.07	20,420.28
9820 · Landscape Maintenance	5,382.12	19,734.44
Total Contracts	10,487.19	40,154.72
Payroll Expenses		
FICA	1,746.41	5,446.98
FUTA	6.95	232.44
SUTA	15.54	151.11
Wages	22,829.00	71,202.66
Total Payroll Expenses	24,597.90	77,033.19
Professional Services		
5115 · Legal Services	0.00	527.20
5120 · CPA Bookkeeping	450.00	2,250.00
Total Professional Services	450.00	2,777.20
Repairs & Maint. - Non-Contract		
8195 · Building Painting	0.00	625.94
7202 · Pool Repair & Maintenance	158.95	325.10
8125 · Siding Repairs	2,012.73	6,378.93
8135 · Brickwork	0.00	680.00
8140 · General Repair & Maint.	709.64	2,288.24
8145 · Concrete	0.00	23,000.00
8155 · Irrigation	0.00	501.99
8165 · Foundation	7,020.00	7,020.00
8180 · Landscape - Non-Contract	385.66	385.66
8185 · Landfill Fees	352.00	638.00
Total Repairs & Maint. - Non-Contract	10,638.98	41,843.86
Taxes & Insurance		
7220 · Harris County	0.00	870.67

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

April 2021

Accrual Basis

	Apr 21	Jan - Apr 21
7230 · Insurance		
7233 · Vehicle	49.08	196.32
7235 · Workmans Comp	209.25	734.29
7236 · General Liability	659.33	2,485.82
7237 · Directors & Officers	184.50	728.34
7238 · Crime	30.17	120.68
7240 · Comprehensive Policy	17,208.33	68,955.50
7241 · Umbrella Policy	144.67	557.18
7242 · Equipment Breakdown	71.17	283.16
Total 7230 · Insurance	<u>18,556.50</u>	<u>74,061.29</u>
Total Taxes & Insurance	18,556.50	74,931.96
Utilities		
8305 · Communications	269.19	818.75
8310 · Electricity	719.64	1,581.48
8320 · Water/Sewer	420.52	3,118.28
Total Utilities	<u>1,409.35</u>	<u>5,518.51</u>
Total Expense	<u>67,311.52</u>	<u>246,474.75</u>
Net Ordinary Income	<u>46,357.76</u>	<u>93,500.05</u>
Net Income	<u><u>46,357.76</u></u>	<u><u>93,500.05</u></u>