



JENKINS & ASSOCIATES
— CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of April 30, 2022



JENKINS & ASSOCIATES
— CPA, P.C. —

May 11, 2022

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, 2022, 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, 2022

Accrual Basis

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	299,391.47
JSC FCU Savings	33,587.25
Moody National Bank Savings	187,871.93
Total Checking/Savings	520,850.65
Accounts Receivable	
Assessments Receivable	65,869.20
Total Accounts Receivable	65,869.20
Other Current Assets	
JSC FCU CD #73736	105,875.81
JSC FCU CD #73737	91,708.17
Petty Cash	94.26
Prepaid Insurance	198,253.75
Total Other Current Assets	395,931.99
Total Current Assets	982,651.84
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	-109,727.00
Total Fixed Assets	41,116.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	1,023,793.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	24,639.48
Deferred Comcast Revenues	3,847.50
Deferred Insurance Revenues	197,996.34
Total Other Current Liabilities	226,483.32
Total Current Liabilities	226,483.32
Total Liabilities	226,483.32
Equity	
Replacement Fund	197,583.98
Operating Fund	567,014.10
Net Income	32,711.62
Total Equity	797,309.70
TOTAL LIABILITIES & EQUITY	1,023,793.02

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

April 2022

Accrual Basis

	Apr 22	Jan - Apr 22
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	227,245.00
4010 · Resale Cert Fees	250.00	900.00
4020 · Interest Income	8.49	87.30
4040 · Insurance Assessment	19,799.63	76,195.66
4050 · Pool Keys & Soda Money	10.00	10.00
4060 · Comcast Contract	202.50	810.00
4081 · Tenant Reimbursements	0.00	120.00
Total Income	77,140.62	305,367.96
Expense		
Administrative Expenses		
5035 · Office Supplies	293.60	543.54
5045 · Bank Charges	4.00	4.00
5050 · Office Expense	266.50	1,557.54
5055 · Vehicle Expenses	86.00	592.33
5060 · Payroll Processing Fees	247.52	920.78
5560 · Office Alarm System	0.00	548.82
Total Administrative Expenses	897.62	4,167.01
Contracts		
9810 · Trash Removal	5,114.28	20,457.12
9820 · Landscape Maintenance	10,465.20	20,330.40
9830 · Pest Control	0.00	16.24
Total Contracts	15,579.48	40,803.76
Payroll Expenses		
FICA	1,335.51	5,680.07
FUTA	6.55	226.21
SUTA	7.93	147.88
Wages	17,457.92	74,249.04
Total Payroll Expenses	18,807.91	80,303.20
Professional Services		
5120 · CPA Bookkeeping	0.00	900.00
Total Professional Services	0.00	900.00
Repairs & Maint. - Non-Contract		
8195 · Building Painting	0.00	469.85
7202 · Pool Repair & Maintenance	278.62	33,905.85
8135 · Brickwork	0.00	860.00
8140 · General Repair & Maint.	983.75	6,034.27
8145 · Concrete	0.00	5,200.00
8150 · Tree Trimming	3,355.75	4,763.00
8155 · Irrigation	359.62	494.41
8160 · Roof Repairs & Maint.	115.45	115.45
8165 · Foundation	0.00	5,263.00
8180 · Landscape - Non-Contract	4,980.57	6,607.64
8185 · Landfill Fees	273.00	507.00
Total Repairs & Maint. - Non-Contract	10,346.76	64,220.47

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

Accrual Basis

April 2022

	Apr 22	Jan - Apr 22
Taxes & Insurance		
7230 · Insurance		
7233 · Vehicle	51.83	207.32
7235 · Workmans Comp	186.58	807.53
7236 · General Liability	663.17	2,645.00
7237 · Directors & Officers	184.50	738.00
7238 · Crime	35.58	131.50
7240 · Comprehensive Policy	18,715.21	71,847.04
7241 · Umbrella Policy	201.00	691.34
7242 · Equipment Breakdown	0.00	142.34
Total 7230 · Insurance	<u>20,037.87</u>	<u>77,210.07</u>
Total Taxes & Insurance	20,037.87	77,210.07
Utilities		
8305 · Communications	283.39	1,130.04
8310 · Electricity	380.96	1,602.36
8320 · Water/Sewer	786.48	2,319.43
Total Utilities	<u>1,450.83</u>	<u>5,051.83</u>
Total Expense	<u>67,120.47</u>	<u>272,656.34</u>
Net Ordinary Income	<u>10,020.15</u>	<u>32,711.62</u>
Net Income	<u><u>10,020.15</u></u>	<u><u>32,711.62</u></u>