



JENKINS & ASSOCIATES
— CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of November 30, 2022



JENKINS & ASSOCIATES
— CPA, P.C. —

December 15, 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 November 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 November 30, 2022

Accrual Basis

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	299,187.28
JSC FCU Savings	34,020.32
Moody National Bank Savings	236,638.60
Total Checking/Savings	569,846.20
Accounts Receivable	
Assessments Receivable	10,936.55
Total Accounts Receivable	10,936.55
Other Current Assets	
JSC FCU CD #73736	105,902.34
JSC FCU CD #73737	91,802.95
Petty Cash	94.26
Prepaid Insurance	60,778.84
Total Other Current Assets	258,578.39
Total Current Assets	839,361.14
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	880,502.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	21,947.48
Deferred Comcast Revenues	2,430.00
Deferred Insurance Revenues	59,398.93
Payroll Liabilities	
Child Support	642.00
Total Payroll Liabilities	642.00
Total Other Current Liabilities	84,418.41
Total Current Liabilities	84,418.41
Total Liabilities	84,418.41
Equity	
Replacement Fund	197,705.29
Operating Fund	566,892.79
Net Income	31,485.83
Total Equity	796,083.91
TOTAL LIABILITIES & EQUITY	880,502.32

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

November 2022

Accrual Basis

	Nov 22	Jan - Nov 22
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	625,335.00
4010 · Resale Cert Fees	250.00	2,625.00
4015 · Late Fees	25.00	375.00
4020 · Interest Income	56.39	979.53
4040 · Insurance Assessment	19,799.63	214,793.07
4050 · Pool Keys & Soda Money	0.00	60.00
4060 · Comcast Contract	202.50	2,227.50
4081 · Tenant Reimbursements	1,923.75	2,076.67
Total Income	79,127.27	848,471.77
Expense		
Administrative Expenses		
5005 · Postage & Shipping	14.50	120.50
5015 · Licenses & Permits	0.00	437.67
5033 · Office Equipment	2,425.79	2,425.79
5035 · Office Supplies	533.56	2,040.60
5045 · Bank Charges	0.00	477.00
5050 · Office Expense	488.41	3,661.90
5055 · Vehicle Expenses	226.45	1,246.72
5060 · Payroll Processing Fees	209.76	2,381.09
5560 · Office Alarm System	0.00	1,268.48
Total Administrative Expenses	3,898.47	14,059.75
Contracts		
9810 · Trash Removal	5,114.28	56,257.08
9820 · Landscape Maintenance	5,919.12	69,656.40
9830 · Pest Control	483.88	2,480.52
9850 · Park Support Contract	0.00	6,645.69
Total Contracts	11,517.28	135,039.69
Miscellaneous Expenses		
6005 · Bad Debt Expense	0.00	9,504.84
Total Miscellaneous Expenses	0.00	9,504.84
Payroll Expenses		
FICA	1,371.96	15,524.32
FUTA	0.00	251.99
SUTA	1.66	167.39
Wages	17,933.80	202,931.09
Payroll Expenses - Other	0.00	45.26
Total Payroll Expenses	19,307.42	218,920.05
Professional Services		
5110 · Audit/Tax Return Prep	675.00	675.00
5115 · Legal Services	0.00	1,084.00
5120 · CPA Bookkeeping	900.00	5,400.00
Total Professional Services	1,575.00	7,159.00

University Green Town Home Owners, Inc.
Profit & Loss YTD Comparison
November 2022

Accrual Basis

	Nov 22	Jan - Nov 22
Repairs & Maint. - Non-Contract		
8195 · Building Painting	0.00	1,120.75
7202 · Pool Repair & Maintenance	0.00	72,366.95
8120 · Electrical Repairs	91.51	290.72
8125 · Siding Repairs	36.88	478.46
8135 · Brickwork	0.00	860.00
8140 · General Repair & Maint.	528.43	8,254.24
8145 · Concrete	0.00	6,700.00
8150 · Tree Trimming	1,948.50	49,686.75
8155 · Irrigation	340.65	3,801.46
8160 · Roof Repairs & Maint.	168.40	8,504.36
8165 · Foundation	0.00	10,861.00
8170 · Gutter Maintenance	0.00	46.80
8180 · Landscape - Non-Contract	0.00	28,054.09
8185 · Landfill Fees	0.00	1,014.00
Total Repairs & Maint. - Non-Contract	3,114.37	192,039.58
Taxes & Insurance		
7205 · Clear Creek ISD	218.33	218.33
7230 · Insurance		
7233 · Vehicle	125.50	592.01
7235 · Workmans Comp	218.70	2,421.76
7236 · General Liability	663.17	7,287.19
7237 · Directors & Officers	184.50	2,029.50
7238 · Crime	35.58	380.56
7240 · Comprehensive Policy	18,715.21	202,853.51
7241 · Umbrella Policy	201.00	2,098.34
7242 · Equipment Breakdown	0.00	142.34
Total 7230 · Insurance	20,143.66	217,805.21
Taxes & Insurance - Other	1.11	1.11
Total Taxes & Insurance	20,363.10	218,024.65
Utilities		
8305 · Communications	283.16	3,166.76
8310 · Electricity	405.13	3,583.50
8320 · Water/Sewer	1,777.09	15,488.12
Total Utilities	2,465.38	22,238.38
Total Expense	62,241.02	816,985.94
Net Ordinary Income	16,886.25	31,485.83
Net Income	16,886.25	31,485.83