



JENKINS & ASSOCIATES
CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of December 31, 2022



JENKINS & ASSOCIATES
— CPA, P.C. —

January 11, 2023

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 December 31, 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 December 31, 2022

Accrual Basis

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	235,428.59
JSC FCU Savings	34,028.90
Moody National Bank Savings	236,696.95
	506,154.44
Accounts Receivable	
Assessments Receivable	11,665.58
	11,665.58
Other Current Assets	
JSC FCU CD #73736	105,915.69
JSC FCU CD #73737	92,104.09
Petty Cash	94.26
Prepaid Insurance	40,853.88
	238,967.92
Total Current Assets	756,787.94
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	-115,999.00
	34,844.18
Other Assets	
Utility Deposit	25.00
	25.00
TOTAL ASSETS	791,657.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	9,909.85
Deferred Comcast Revenues	2,227.50
Deferred Insurance Revenues	39,599.30
Payroll Liabilities	
Child Support	642.00
	642.00
Total Payroll Liabilities	642.00
Total Other Current Liabilities	52,378.65
Total Current Liabilities	52,378.65
Total Liabilities	52,378.65
Equity	
Replacement Fund	198,019.78
Operating Fund	578,619.35
Net Income	-37,360.66
	739,278.47
TOTAL LIABILITIES & EQUITY	791,657.12

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

December 2022

Accrual Basis

	Dec 22	Jan - Dec 22
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	682,205.00
4010 · Resale Cert Fees	250.00	2,875.00
4015 · Late Fees	0.00	375.00
4020 · Interest Income	381.42	1,360.95
4040 · Insurance Assessment	19,799.63	234,592.70
4050 · Pool Keys & Soda Money	0.00	60.00
4060 · Comcast Contract	202.50	2,430.00
4081 · Tenant Reimbursements	0.00	2,076.67
Total Income	77,503.55	925,975.32
Expense		
Administrative Expenses		
5005 · Postage & Shipping	0.00	120.50
5015 · Licenses & Permits	0.00	437.67
5033 · Office Equipment	880.89	3,306.68
5035 · Office Supplies	30.40	2,071.00
5045 · Bank Charges	1.00	478.00
5050 · Office Expense	523.62	4,185.52
5055 · Vehicle Expenses	154.44	1,401.16
5060 · Payroll Processing Fees	290.14	2,671.23
5560 · Office Alarm System	380.30	1,648.78
Total Administrative Expenses	2,260.79	16,320.54
Contracts		
9810 · Trash Removal	5,114.28	61,371.36
9820 · Landscape Maintenance	3,946.08	73,602.48
9830 · Pest Control	5,020.16	7,500.68
9850 · Park Support Contract	0.00	6,645.69
Total Contracts	14,080.52	149,120.21
Miscellaneous Expenses		
6005 · Bad Debt Expense	0.00	9,504.84
6010 · Depreciation	6,272.00	6,272.00
7208 · Christmas Contest Winner	160.90	160.90
Total Miscellaneous Expenses	6,432.90	15,937.74
Payroll Expenses		
FICA	1,453.57	16,977.89
FUTA	0.00	251.99
SUTA	0.00	167.39
Wages	19,000.10	221,931.19
Payroll Expenses - Other	0.00	45.26
Total Payroll Expenses	20,453.67	239,373.72
Professional Services		
5110 · Audit/Tax Return Prep	3,025.00	3,700.00
5115 · Legal Services	0.00	1,084.00
5120 · CPA Bookkeeping	450.00	5,850.00
Total Professional Services	3,475.00	10,634.00

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

December 2022

Accrual Basis

	Dec 22	Jan - Dec 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	0.00	290.72
8125 · Siding Repairs	0.00	478.46
8135 · Brickwork	0.00	860.00
8140 · General Repair & Maint.	43.18	8,297.42
8145 · Concrete	52,428.80	59,128.80
8150 · Tree Trimming	4,221.75	53,908.50
8155 · Irrigation	2,296.55	6,098.01
8160 · Roof Repairs & Maint.	15,000.00	23,504.36
8165 · Foundation	2,889.50	13,750.50
8170 · Gutter Maintenance	0.00	46.80
8180 · Landscape - Non-Contract	0.00	28,054.09
8185 · Landfill Fees	117.00	1,131.00
Total Repairs & Maint. - Non-Contract	76,996.78	269,036.36
Taxes & Insurance		
7205 · Clear Creek ISD	0.00	218.33
7220 · Harris County	209.96	209.96
7230 · Insurance		
7233 · Vehicle	125.50	717.51
7235 · Workmans Comp	230.89	2,652.65
7236 · General Liability	663.17	7,950.36
7237 · Directors & Officers	184.50	2,214.00
7238 · Crime	35.58	416.14
7240 · Comprehensive Policy	18,715.21	221,568.72
7241 · Umbrella Policy	201.00	2,299.34
7242 · Equipment Breakdown	0.00	142.34
Total 7230 · Insurance	20,155.85	237,961.06
Taxes & Insurance - Other	0.00	1.11
Total Taxes & Insurance	20,365.81	238,390.46
Utilities		
8305 · Communications	283.16	3,449.92
8310 · Electricity	337.88	3,921.38
8320 · Water/Sewer	1,663.53	17,151.65
Total Utilities	2,284.57	24,522.95
Total Expense	146,350.04	963,335.98
Net Ordinary Income	-68,846.49	-37,360.66
Net Income	-68,846.49	-37,360.66