



JENKINS & ASSOCIATES  
— CPA, P.C.

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

Financial Statements as of January 31, 2019



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

February 14, 2019

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 January 31, 2019, 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 January 31, 2019

Accrual Basis

	Jan 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	65,880.22
JSC FCU Savings	33,396.18
Moody National Bank Savings	197,990.97
<b>Total Checking/Savings</b>	297,267.37
<b>Accounts Receivable</b>	
Assessments Receivable	2,825.46
Allowance for Doubtful Accounts	-2,597.90
<b>Total Accounts Receivable</b>	227.56
<b>Other Current Assets</b>	
Taxes Receivable	30,075.00
JSC FCU CD #73736	104,507.43
JSC FCU CD #73737	89,477.35
Petty Cash	94.26
Prepaid Insurance	16,157.07
<b>Total Other Current Assets</b>	240,311.11
<b>Total Current Assets</b>	537,806.04
<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	-90,769.00
<b>Total Fixed Assets</b>	60,074.18
<b>Other Assets</b>	
Utility Deposit	25.00
<b>Total Other Assets</b>	25.00
<b>TOTAL ASSETS</b>	<b>597,905.22</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Deferred Comcast Revenues	11,745.00
Deferred Insurance Revenues	31,360.12
<b>Total Other Current Liabilities</b>	43,105.12
<b>Total Current Liabilities</b>	43,105.12
<b>Total Liabilities</b>	43,105.12
<b>Equity</b>	
Replacement Fund	193,984.78
Operating Fund	341,747.34
Net Income	19,067.98
<b>Total Equity</b>	554,800.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>597,905.22</b>

# University Green Town Home Owners, Inc.

## Profit & Loss

January 2019

Accrual Basis

	Jan 19
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4001 · Residential Assessments	56,870.00
4010 · Resale Cert Fees	250.00
4020 · Interest Income	280.29
4040 · Insurance Assessment	15,355.64
4060 · Comcast Contract	202.50
4081 · Repair Reimbursements	200.00
	73,158.43
<b>Total Income</b>	<b>73,158.43</b>
<b>Expense</b>	
<b>Administrative Expenses</b>	
5005 · Postage & Shipping	1,831.10
5015 · Licenses & Permits	364.88
5030 · Office Maintenance	1,298.48
5035 · Office Supplies	836.82
5045 · Bank Charges	12.00
5050 · Office Expense	100.00
5055 · Vehicle Expenses	45.00
5060 · Payroll Processing Fees	286.04
	4,774.32
<b>Total Administrative Expenses</b>	<b>4,774.32</b>
<b>Contracts</b>	
9810 · Trash Removal	4,398.02
	4,398.02
<b>Total Contracts</b>	<b>4,398.02</b>
<b>Payroll Expenses</b>	
FICA	1,100.90
FUTA	86.35
SUTA	388.55
Wages	14,390.45
	15,966.25
<b>Total Payroll Expenses</b>	<b>15,966.25</b>
<b>Professional Services</b>	
5110 · Audit/Tax Return Prep	1,500.00
5115 · Legal Services	500.68
	2,000.68
<b>Total Professional Services</b>	<b>2,000.68</b>
<b>Repairs &amp; Maint. - Non-Contract</b>	
8195 · Building Painting	7,477.07
7202 · Pool Repair & Maintenance	11.84
8120 · Electrical Repairs	974.25
8125 · Siding Repairs	629.65
8185 · Landfill Fees	100.00
	9,192.81
<b>Total Repairs &amp; Maint. - Non-Contract</b>	<b>9,192.81</b>
<b>Taxes &amp; Insurance</b>	
7220 · Harris County	218.95
7230 · Insurance	
7233 · Vehicle	49.00
7235 · Workmans Comp	239.90
7236 · General Liability	518.67
7237 · Directors & Officers	174.00
7238 · Crime	31.50
7240 · Comprehensive Policy	14,808.42
7241 · Umbrella Policy	127.58
	15,949.07
<b>Total 7230 · Insurance</b>	<b>15,949.07</b>
<b>Total Taxes &amp; Insurance</b>	<b>16,168.02</b>
<b>Utilities</b>	
8305 · Communications	257.24
8310 · Electricity	873.60

University Green Town Home Owners, Inc.

**Profit & Loss**

January 2019

Accrual Basis

---

	<u>Jan 19</u>
8320 - Water/Sewer	<u>459.51</u>
Total Utilities	1,590.35
Total Expense	<u>54,090.45</u>
Net Ordinary Income	19,067.98
Net Income	<u><u>19,067.98</u></u>