



JENKINS & ASSOCIATES  
CPA, P.C.

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

Financial Statements as of January 31, 2021



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

February 11, 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 January 31, 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 January 31, 2021

Accrual Basis

	Jan 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	205,497.11
JSC FCU Savings	33,536.94
Moody National Bank Savings	242,807.21
<b>Total Checking/Savings</b>	481,841.26
<b>Accounts Receivable</b>	
Assessments Receivable	12,265.03
<b>Total Accounts Receivable</b>	12,265.03
<b>Other Current Assets</b>	
JSC FCU CD #73736	105,805.34
JSC FCU CD #73737	91,373.39
Petty Cash	94.26
Prepaid Insurance	18,684.35
<b>Total Other Current Assets</b>	215,957.34
<b>Total Current Assets</b>	710,063.63
<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	-103,440.00
<b>Total Fixed Assets</b>	47,403.18
<b>Other Assets</b>	
Utility Deposit	25.00
<b>Total Other Assets</b>	25.00
<b>TOTAL ASSETS</b>	<b>757,491.81</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Prepaid Rents	26,911.62
Deferred Comcast Revenues	6,885.00
Deferred Insurance Revenues	18,267.15
<b>Total Other Current Liabilities</b>	52,063.77
<b>Total Current Liabilities</b>	52,063.77
<b>Long Term Liabilities</b>	
PPP Loan	38,285.00
<b>Total Long Term Liabilities</b>	38,285.00
<b>Total Liabilities</b>	90,348.77
<b>Equity</b>	
Replacement Fund	197,178.73
Operating Fund	458,382.58
Retained Earnings	-9,027.22
Net Income	20,608.95
<b>Total Equity</b>	667,143.04
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>757,491.81</b>

**University Green Town Home Owners, Inc.**

**Profit & Loss**

January 2021

Accrual Basis

	<u>Jan 21</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4001 · Residential Assessments	56,870.00
4010 · Resale Cert Fees	0.00
4020 · Interest Income	41.24
4040 · Insurance Assessment	18,267.17
4050 · Pool Keys & Soda Money	0.00
4060 · Comcast Contract	202.50
<b>Total Income</b>	<u>75,380.91</u>
<b>Expense</b>	
<b>Administrative Expenses</b>	
5050 · Office Expense	783.45
5055 · Vehicle Expenses	40.00
5060 · Payroll Processing Fees	427.74
<b>Total Administrative Expenses</b>	<u>1,251.19</u>
<b>Contracts</b>	
9810 · Trash Removal	5,105.07
9820 · Landscape Maintenance	7,176.16
<b>Total Contracts</b>	<u>12,281.23</u>
<b>Payroll Expenses</b>	
FICA	1,233.87
FUTA	96.77
SUTA	50.00
Wages	16,129.08
<b>Total Payroll Expenses</b>	<u>17,509.72</u>
<b>Professional Services</b>	
5115 · Legal Services	360.00
5120 · CPA Bookkeeping	900.00
<b>Total Professional Services</b>	<u>1,260.00</u>
<b>Repairs &amp; Maint. - Non-Contract</b>	
8195 · Building Painting	545.21
7202 · Pool Repair & Maintenance	166.15
8140 · General Repair & Maint.	1,186.47
8185 · Landfill Fees	132.00
<b>Total Repairs &amp; Maint. - Non-Contract</b>	<u>2,029.83</u>
<b>Taxes &amp; Insurance</b>	
7220 · Harris County	870.67
7230 · Insurance	
7233 · Vehicle	49.08
7235 · Workmans Comp	164.30
7236 · General Liability	583.58
7237 · Directors & Officers	179.67
7238 · Crime	30.17
7240 · Comprehensive Policy	17,269.42
7241 · Umbrella Policy	133.92
7242 · Equipment Breakdown	70.41
<b>Total 7230 · Insurance</b>	<u>18,480.55</u>
<b>Total Taxes &amp; Insurance</b>	<u>19,351.22</u>

University Green Town Home Owners, Inc.

**Profit & Loss**

January 2021

Accrual Basis

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	<u>Jan 21</u>
Utilities	
8305 · Communications	11.18
8310 · Electricity	396.45
8320 · Water/Sewer	681.14
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<b>Total Utilities</b>	1,088.77
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<b>Total Expense</b>	54,771.96
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<b>Net Ordinary Income</b>	20,608.95
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<b>Net Income</b>	<b>20,608.95</b>
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