



JENKINS & ASSOCIATES
CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of April 30, 2019



JENKINS & ASSOCIATES
— CPA, P.C. —

May 9, 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 April 30, 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 April 30, 2019

Accrual Basis

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	124,115.38
JSC FCU Savings	33,420.89
Moody National Bank Savings	123,401.19
Total Checking/Savings	280,937.46
Accounts Receivable	
Assessments Receivable	86,927.87
Allowance for Doubtful Accounts	-2,597.90
Total Accounts Receivable	84,329.97
Other Current Assets	
Taxes Receivable	30,075.00
JSC FCU CD #73736	104,791.16
JSC FCU CD #73737	89,785.49
Petty Cash	94.26
Prepaid Insurance	161,946.59
Total Other Current Assets	386,692.50
Total Current Assets	751,959.93
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	-90,769.00
Total Fixed Assets	60,074.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	812,059.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Comcast Revenues	11,137.50
Deferred Insurance Revenues	164,532.85
Total Other Current Liabilities	175,670.35
Total Current Liabilities	175,670.35
Total Liabilities	175,670.35
Equity	
Replacement Fund	194,576.65
Operating Fund	341,155.47
Net Income	100,656.64
Total Equity	636,388.76
TOTAL LIABILITIES & EQUITY	812,059.11

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

April 2019

Accrual Basis

	Apr 19	Jan - Apr 19
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	226,540.00
4010 · Resale Cert Fees	750.00	1,000.00
4020 · Interest Income	239.90	986.19
4040 · Insurance Assessment	16,453.29	76,731.32
4050 · Pool Keys & Soda Money	30.00	60.00
4060 · Comcast Contract	202.50	810.00
4081 · Repair Reimbursements	0.00	200.00
Total Income	74,545.69	306,327.51
Expense		
Administrative Expenses		
5005 · Postage & Shipping	0.00	1,831.10
5015 · Licenses & Permits	0.00	364.88
5030 · Office Maintenance	0.00	1,644.84
5035 · Office Supplies	529.93	1,795.87
5045 · Bank Charges	0.00	12.00
5050 · Office Expense	11.96	294.24
5055 · Vehicle Expenses	0.00	8.90
5060 · Payroll Processing Fees	183.36	905.17
5560 · Office Alarm System	0.00	230.96
Total Administrative Expenses	725.25	7,087.96
Contracts		
9810 · Trash Removal	4,398.02	17,592.08
9820 · Landscape Maintenance	7,176.16	14,352.32
Total Contracts	11,574.18	31,944.40
Payroll Expenses		
FICA	1,093.54	4,219.90
FUTA	27.35	223.35
SUTA	18.10	155.61
Wages	14,294.61	55,161.18
Total Payroll Expenses	15,433.60	59,760.04
Professional Services		
5110 · Audit/Tax Return Prep	0.00	1,500.00
5115 · Legal Services	0.00	721.83
5120 · CPA Bookkeeping	0.00	1,800.00
Total Professional Services	0.00	4,021.83
Repairs & Maint. - Non-Contract		
8195 · Building Painting	15,252.49	22,729.56
7202 · Pool Repair & Maintenance	36.96	91.66
8120 · Electrical Repairs	0.00	974.25
8125 · Siding Repairs	3,569.34	5,214.01
8135 · Brickwork	4,740.00	4,740.00
8140 · General Repair & Maint.	358.71	358.71
8185 · Landfill Fees	90.00	280.00
Total Repairs & Maint. - Non-Contract	24,047.50	34,388.19
Taxes & Insurance		
7220 · Harris County	0.00	218.95

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

Accrual Basis

April 2019

	Apr 19	Jan - Apr 19
7230 · Insurance		
7233 · Vehicle	49.00	196.00
7235 · Workmans Comp	161.02	784.47
7236 · General Liability	550.75	2,138.84
7237 · Directors & Officers	173.42	694.84
7238 · Crime	31.50	126.00
7240 · Comprehensive Policy	15,284.37	60,185.54
7241 · Umbrella Policy	127.67	510.50
Total 7230 · Insurance	16,377.73	64,636.19
Total Taxes & Insurance	16,377.73	64,855.14
Utilities		
8305 · Communications	257.24	772.09
8310 · Electricity	378.22	1,675.25
8320 · Water/Sewer	183.00	1,165.97
Total Utilities	818.46	3,613.31
Total Expense	68,976.72	205,670.87
Net Ordinary Income	5,568.97	100,656.64
Net Income	5,568.97	100,656.64