



JENKINS & ASSOCIATES  
CPA, P.C.

# University Green Town Home Owners' Association, Inc.

Financial Statements as of June 30, 2021



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

July 8, 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 June 30, 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 June 30, 2021

Accrual Basis

	Jun 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	297,924.02
JSC FCU Savings	33,553.67
Moody National Bank Savings	232,475.21
<b>Total Checking/Savings</b>	563,952.90
<b>Accounts Receivable</b>	
Assessments Receivable	16,108.99
<b>Total Accounts Receivable</b>	16,108.99
<b>Other Current Assets</b>	
JSC FCU CD #73736	105,831.70
JSC FCU CD #73737	91,555.54
Petty Cash	94.26
Prepaid Insurance	146,557.10
<b>Total Other Current Assets</b>	344,038.60
<b>Total Current Assets</b>	924,100.49
<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>971,528.67</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Prepaid Rents	28,439.83
Deferred Comcast Revenues	5,872.50
Deferred Insurance Revenues	146,385.78
<b>Total Other Current Liabilities</b>	180,698.11
<b>Total Current Liabilities</b>	180,698.11
<b>Total Liabilities</b>	180,698.11
<b>Equity</b>	
Replacement Fund	197,387.24
Operating Fund	449,163.58
Net Income	144,279.74
<b>Total Equity</b>	790,830.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>971,528.67</b>

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

June 2021

Accrual Basis

	Jun 21	Jan - Jun 21
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4001 · Residential Assessments	56,870.00	341,220.00
4010 · Resale Cert Fees	1,500.00	3,150.00
4020 · Interest Income	109.66	395.65
4040 · Insurance Assessment	18,298.23	109,427.24
4050 · Pool Keys & Soda Money	80.00	130.00
4060 · Comcast Contract	202.50	1,215.00
4070 · PPP Loan Forgiveness	0.00	38,285.00
4081 · Tenant Reimbursements	0.00	700.00
<b>Total Income</b>	<b>77,060.39</b>	<b>494,522.89</b>
<b>Expense</b>		
<b>Administrative Expenses</b>		
5015 · Licenses & Permits	157.87	682.20
5033 · Office Equipment	0.00	583.39
5035 · Office Supplies	90.35	1,465.03
5045 · Bank Charges	1.00	2.00
5050 · Office Expense	0.00	1,896.41
5055 · Vehicle Expenses	51.90	345.35
5060 · Payroll Processing Fees	151.04	1,303.23
5560 · Office Alarm System	274.41	526.16
Administrative Expenses - Other	266.50	266.50
<b>Total Administrative Expenses</b>	<b>993.07</b>	<b>7,070.27</b>
<b>Contracts</b>		
9810 · Trash Removal	5,105.07	30,630.42
9820 · Landscape Maintenance	9,149.61	28,884.05
9830 · Pest Control	224.08	500.12
<b>Total Contracts</b>	<b>14,478.76</b>	<b>60,014.59</b>
<b>Payroll Expenses</b>		
FICA	1,179.18	7,823.01
FUTA	6.86	248.04
SUTA	3.54	159.17
Wages	15,414.05	102,261.40
<b>Total Payroll Expenses</b>	<b>16,603.63</b>	<b>110,491.62</b>
<b>Professional Services</b>		
5115 · Legal Services	0.00	2,217.20
5120 · CPA Bookkeeping	900.00	3,150.00
<b>Total Professional Services</b>	<b>900.00</b>	<b>5,367.20</b>
<b>Repairs &amp; Maint. - Non-Contract</b>		
8195 · Building Painting	573.16	1,271.76
7202 · Pool Repair & Maintenance	93.64	418.74
8125 · Siding Repairs	0.00	7,517.89
8135 · Brickwork	0.00	680.00
8140 · General Repair & Maint.	16.13	2,304.37
8145 · Concrete	0.00	23,000.00
8150 · Tree Trimming	1,407.25	1,407.25
8155 · Irrigation	1,512.42	2,171.85
8165 · Foundation	0.00	7,020.00
8180 · Landscape - Non-Contract	0.00	385.66
8185 · Landfill Fees	120.00	758.00
<b>Total Repairs &amp; Maint. - Non-Contract</b>	<b>3,722.60</b>	<b>46,935.52</b>
<b>Taxes &amp; Insurance</b>		
7220 · Harris County	0.00	870.67

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

June 2021

Accrual Basis

	Jun 21	Jan - Jun 21
<b>7230 · Insurance</b>		
7233 · Vehicle	49.08	294.48
7235 · Workmans Comp	155.65	1,019.81
7236 · General Liability	659.33	3,804.48
7237 · Directors & Officers	184.50	1,097.34
7238 · Crime	30.17	181.02
7240 · Comprehensive Policy	17,208.33	103,372.16
7241 · Umbrella Policy	144.67	846.52
7242 · Equipment Breakdown	71.17	425.50
<b>Total 7230 · Insurance</b>	<u>18,502.90</u>	<u>111,041.31</u>
<b>Total Taxes &amp; Insurance</b>	18,502.90	111,911.98
<b>Utilities</b>		
8305 · Communications	270.49	1,359.70
8310 · Electricity	332.47	2,276.46
8320 · Water/Sewer	856.28	4,815.81
<b>Total Utilities</b>	<u>1,459.24</u>	<u>8,451.97</u>
<b>Total Expense</b>	<u>56,660.20</u>	<u>350,243.15</u>
<b>Net Ordinary Income</b>	<u>20,400.19</u>	<u>144,279.74</u>
<b>Net Income</b>	<u><u>20,400.19</u></u>	<u><u>144,279.74</u></u>