



JENKINS & ASSOCIATES
— CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of July 31, 2021



JENKINS & ASSOCIATES
— CPA, P.C. —

August 5, 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 July 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 July 31, 2021

Accrual Basis

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	308,272.49
JSC FCU Savings	33,553.67
Moody National Bank Savings	232,494.31
Total Checking/Savings	574,320.47
Accounts Receivable	
Assessments Receivable	11,638.29
Total Accounts Receivable	11,638.29
Other Current Assets	
JSC FCU CD #73736	105,831.70
JSC FCU CD #73737	91,555.54
Petty Cash	94.26
Prepaid Insurance	128,209.85
Total Other Current Assets	325,691.35
Total Current Assets	911,650.11
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	-103,440.00
Total Fixed Assets	47,403.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	959,078.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	28,893.63
Deferred Comcast Revenues	5,670.00
Deferred Insurance Revenues	128,087.55
Total Other Current Liabilities	162,651.18
Total Current Liabilities	162,651.18
Total Liabilities	162,651.18
Equity	
Replacement Fund	197,387.24
Operating Fund	449,163.58
Net Income	149,876.29
Total Equity	796,427.11
TOTAL LIABILITIES & EQUITY	959,078.29

University Green Town Home Owners, Inc.
Profit & Loss YTD Comparison
July 2021

Accrual Basis

	Jul 21	Jan - Jul 21
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	398,090.00
4010 · Resale Cert Fees	250.00	3,400.00
4020 · Interest Income	19.10	414.75
4040 · Insurance Assessment	18,298.23	127,725.47
4050 · Pool Keys & Soda Money	30.00	160.00
4060 · Comcast Contract	202.50	1,417.50
4070 · PPP Loan Forgiveness	0.00	38,285.00
4081 · Tenant Reimbursements	0.00	700.00
Total Income	75,669.83	570,192.72
Expense		
Administrative Expenses		
5015 · Licenses & Permits	0.00	682.20
5033 · Office Equipment	0.00	583.39
5035 · Office Supplies	349.55	1,814.58
5040 · CLCCA Mill Assessment	3,000.69	3,000.69
5045 · Bank Charges	0.00	2.00
5050 · Office Expense	-247.87	1,648.54
5055 · Vehicle Expenses	95.00	440.35
5060 · Payroll Processing Fees	317.08	1,620.31
5560 · Office Alarm System	0.00	526.16
Administrative Expenses - Other	0.00	266.50
Total Administrative Expenses	3,514.45	10,584.72
Contracts		
9810 · Trash Removal	5,105.07	35,735.49
9820 · Landscape Maintenance	13,814.15	42,698.20
9830 · Pest Control	224.08	724.20
9850 · Park Support Contract	3,645.00	3,645.00
Total Contracts	22,788.30	82,802.89
Payroll Expenses		
FICA	1,205.35	9,028.36
FUTA	3.96	252.00
SUTA	4.56	163.73
Wages	15,755.93	118,017.33
Total Payroll Expenses	16,969.80	127,461.42
Professional Services		
5115 · Legal Services	0.00	2,217.20
5120 · CPA Bookkeeping	450.00	3,600.00
Total Professional Services	450.00	5,817.20
Repairs & Maint. - Non-Contract		
8195 · Building Painting	0.00	1,271.76
7202 · Pool Repair & Maintenance	496.60	915.34
8120 · Electrical Repairs	1,369.36	1,369.36
8125 · Siding Repairs	909.87	8,427.76
8135 · Brickwork	0.00	680.00
8140 · General Repair & Maint.	1,334.01	3,638.38
8145 · Concrete	0.00	23,000.00
8150 · Tree Trimming	0.00	1,407.25
8155 · Irrigation	1,301.49	3,473.34
8165 · Foundation	0.00	7,020.00
8180 · Landscape - Non-Contract	0.00	385.66
8185 · Landfill Fees	108.00	866.00
Total Repairs & Maint. - Non-Contract	5,519.33	52,454.85
Taxes & Insurance		
7220 · Harris County	0.00	870.67

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

July 2021

Accrual Basis

	Jul 21	Jan - Jul 21
7230 · Insurance		
7233 · Vehicle	49.08	343.56
7235 · Workmans Comp	157.40	1,177.21
7236 · General Liability	659.33	4,463.81
7237 · Directors & Officers	184.50	1,281.84
7238 · Crime	30.17	211.19
7240 · Comprehensive Policy	17,208.33	120,580.49
7241 · Umbrella Policy	144.67	991.19
7242 · Equipment Breakdown	71.17	496.67
Total 7230 · Insurance	18,504.65	129,545.96
Total Taxes & Insurance	18,504.65	130,416.63
Utilities		
8305 · Communications	1,178.28	2,537.98
8310 · Electricity	363.60	2,640.06
8320 · Water/Sewer	784.87	5,600.68
Total Utilities	2,326.75	10,778.72
Total Expense	70,073.28	420,316.43
Net Ordinary Income	5,596.55	149,876.29
Net Income	5,596.55	149,876.29