



JENKINS & ASSOCIATES
— CPA, P.C. —

University Green Town Home Owners' Association, Inc.

Financial Statements as of September 30, 2019



JENKINS & ASSOCIATES
— CPA, P.C. —

October 29, 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 September 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 September 30, 2019

Accrual Basis

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	147,611.52
JSC FCU Savings	33,445.89
Moody National Bank Savings	192,786.02
Total Checking/Savings	373,843.43
Accounts Receivable	
Assessments Receivable	10,086.97
Allowance for Doubtful Accounts	-2,597.90
Total Accounts Receivable	7,489.07
Other Current Assets	
JSC FCU CD #73736	105,111.40
JSC FCU CD #73737	90,225.38
Petty Cash	94.26
Prepaid Insurance	80,863.04
Total Other Current Assets	276,294.08
Total Current Assets	657,626.58
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	717,725.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Comcast Revenues	10,125.00
Deferred Insurance Revenues	82,800.89
Payroll Liabilities	
941 Taxes Payable	-131.12
Total Payroll Liabilities	-131.12
Total Other Current Liabilities	92,794.77
Total Current Liabilities	92,794.77
Total Liabilities	92,794.77
Equity	
Replacement Fund	195,395.92
Operating Fund	340,336.20
Net Income	89,198.87
Total Equity	624,930.99
TOTAL LIABILITIES & EQUITY	717,725.76

University Green Town Home Owners, Inc.
Profit & Loss YTD Comparison
September 2019

Accrual Basis

	Sep 19	Jan - Sep 19
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,400.00	509,290.00
4010 · Resale Cert Fees	500.00	3,750.00
4015 · Late Fees	20.00	270.00
4020 · Interest Income	59.14	3,974.60
4040 · Insurance Assessment	16,560.18	159,532.22
4050 · Pool Keys & Soda Money	10.00	230.00
4060 · Comcast Contract	202.50	1,822.50
4065 · Other Income	24.50	2,778.86
4081 · Repair Reimbursements	100.00	300.00
Total Income	73,876.32	681,948.18
Expense		
Administrative Expenses		
5005 · Postage & Shipping	134.00	1,982.92
5015 · Licenses & Permits	0.00	521.10
5030 · Office Maintenance	0.00	2,503.53
5035 · Office Supplies	544.13	2,878.81
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	12.00	24.00
5050 · Office Expense	0.00	2,094.42
5051 · Meals & Entertainment	0.00	16.79
5055 · Vehicle Expenses	140.75	294.65
5060 · Payroll Processing Fees	138.10	1,891.02
5560 · Office Alarm System	230.96	955.56
Total Administrative Expenses	1,199.94	16,163.49
Contracts		
9810 · Trash Removal	4,873.02	41,482.18
9820 · Landscape Maintenance	8,970.20	52,027.16
9830 · Pest Control	276.04	998.32
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	14,119.26	98,152.66
Miscellaneous Expenses	0.00	0.00
Payroll Expenses		
FICA	1,197.28	10,130.96
FUTA	0.00	251.98
SUTA	2.78	192.50
Wages	15,650.96	132,430.38
Total Payroll Expenses	16,851.02	143,005.82
Professional Services		
5110 · Audit/Tax Return Prep	0.00	1,500.00
5115 · Legal Services	-536.57	3,377.57
5120 · CPA Bookkeeping	450.00	4,800.00
Total Professional Services	-86.57	9,677.57
Repairs & Maint. - Non-Contract		
8195 · Building Painting	0.00	105,587.16
7202 · Pool Repair & Maintenance	153.64	603.17
8120 · Electrical Repairs	0.00	2,581.86
8125 · Siding Repairs	1,983.60	16,272.90
8135 · Brickwork	0.00	5,420.00
8140 · General Repair & Maint.	0.00	1,696.34
8145 · Concrete	0.00	9,365.00
8150 · Tree Trimming	0.00	16,778.75
8160 · Roof Repairs & Maint.	0.00	750.00

University Green Town Home Owners, Inc.
Profit & Loss YTD Comparison
September 2019

Accrual Basis

	Sep 19	Jan - Sep 19
8165 · Foundation	4,675.00	6,884.00
8185 · Landfill Fees	99.00	555.00
Total Repairs & Maint. - Non-Contract	6,911.24	166,494.18
Taxes & Insurance		
7220 · Harris County	0.00	218.95
7230 · Insurance		
7233 · Vehicle	49.00	441.00
7235 · Workmans Comp	163.63	1,509.73
7236 · General Liability	550.75	4,892.59
7237 · Directors & Officers	173.42	1,561.94
7238 · Crime	31.50	283.50
7240 · Comprehensive Policy	15,284.37	136,607.39
7241 · Umbrella Policy	127.67	1,148.85
Total 7230 · Insurance	16,380.34	146,445.00
Total Taxes & Insurance	16,380.34	146,663.95
Utilities		
8305 · Communications	27.61	2,620.86
8310 · Electricity	384.08	3,181.63
8320 · Water/Sewer	1,479.51	6,789.15
Total Utilities	1,891.20	12,591.64
Total Expense	57,266.43	592,749.31
Net Ordinary Income	16,609.89	89,198.87
Net Income	16,609.89	89,198.87