



JENKINS & ASSOCIATES  
— CPA, P.C.

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

Financial Statements as of September 30, 2021



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

October 14, 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 September 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 September 30, 2021

Accrual Basis

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	243,381.98
JSC FCU Savings	33,553.67
Moody National Bank Savings	241,072.45
<b>Total Checking/Savings</b>	518,008.10
<b>Accounts Receivable</b>	
Assessments Receivable	13,176.27
<b>Total Accounts Receivable</b>	13,176.27
<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	92,137.35
<b>Total Other Current Assets</b>	289,618.85
<b>Total Current Assets</b>	820,803.22
<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>868,231.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Prepaid Rents	24,707.32
Deferred Comcast Revenues	5,265.00
Deferred Insurance Revenues	91,491.09
<b>Total Other Current Liabilities</b>	121,463.41
<b>Total Current Liabilities</b>	121,463.41
<b>Total Liabilities</b>	121,463.41
<b>Equity</b>	
Replacement Fund	197,387.24
Operating Fund	449,163.58
Net Income	100,217.17
<b>Total Equity</b>	746,767.99
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>868,231.40</b>

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

Accrual Basis

	Sep 21	Jan - Sep 21
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4001 · Residential Assessments	56,870.00	511,830.00
4010 · Resale Cert Fees	0.00	3,650.00
4020 · Interest Income	9.91	436.34
4040 · Insurance Assessment	18,298.23	164,321.93
4050 · Pool Keys & Soda Money	0.00	210.00
4060 · Comcast Contract	202.50	1,822.50
4070 · PPP Loan Forgiveness	0.00	38,285.00
4081 · Tenant Reimbursements	0.00	700.00
<b>Total Income</b>	<b>75,380.64</b>	<b>721,255.77</b>
<b>Expense</b>		
<b>Administrative Expenses</b>		
5015 · Licenses & Permits	0.00	949.74
5033 · Office Equipment	0.00	583.39
5035 · Office Supplies	21.48	1,891.41
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	8.00
5050 · Office Expense	266.50	3,415.80
5055 · Vehicle Expenses	267.97	728.32
5060 · Payroll Processing Fees	151.04	1,967.65
5560 · Office Alarm System	274.41	800.57
<b>Total Administrative Expenses</b>	<b>981.40</b>	<b>13,345.57</b>
<b>Contracts</b>		
9810 · Trash Removal	5,105.07	45,945.63
9820 · Landscape Maintenance	7,893.80	60,459.25
9830 · Pest Control	863.84	2,003.72
9850 · Park Support Contract	0.00	3,645.00
<b>Total Contracts</b>	<b>13,862.71</b>	<b>112,053.60</b>
<b>Payroll Expenses</b>		
FICA	1,846.86	12,147.65
FUTA	0.00	252.00
SUTA	0.39	167.43
Wages	24,141.41	158,791.65
<b>Total Payroll Expenses</b>	<b>25,988.66</b>	<b>171,358.73</b>
<b>Professional Services</b>		
5110 · Audit/Tax Return Prep	2,995.00	2,995.00
5115 · Legal Services	260.00	2,584.55
5120 · CPA Bookkeeping	450.00	4,500.00
<b>Total Professional Services</b>	<b>3,705.00</b>	<b>10,079.55</b>
<b>Repairs &amp; Maint. - Non-Contract</b>		
8195 · Building Painting	0.00	1,271.76
7202 · Pool Repair & Maintenance	247.17	1,753.63
8120 · Electrical Repairs	0.00	1,369.36
8125 · Siding Repairs	0.00	8,427.76
8135 · Brickwork	0.00	1,280.00
8140 · General Repair & Maint.	1,501.61	5,355.67
8145 · Concrete	0.00	95,480.03
8150 · Tree Trimming	59.53	1,466.78
8155 · Irrigation	0.00	3,846.11
8165 · Foundation	1,791.50	10,603.00
8170 · Gutter Maintenance	0.00	24.97
8180 · Landscape - Non-Contract	0.00	385.66
8185 · Landfill Fees	144.00	1,010.00
<b>Total Repairs &amp; Maint. - Non-Contract</b>	<b>3,743.81</b>	<b>132,274.73</b>
<b>Taxes &amp; Insurance</b>		
7220 · Harris County	0.00	870.67

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

September 2021

Accrual Basis

	Sep 21	Jan - Sep 21
<b>7230 · Insurance</b>		
7233 · Vehicle	49.08	441.72
7235 · Workmans Comp	254.07	1,606.20
7236 · General Liability	659.33	5,782.47
7237 · Directors & Officers	184.50	1,650.84
7238 · Crime	30.17	271.53
7240 · Comprehensive Policy	17,208.33	154,997.15
7241 · Umbrella Policy	144.67	1,280.53
7242 · Equipment Breakdown	71.17	639.01
<b>Total 7230 · Insurance</b>	<u>18,601.32</u>	<u>166,669.45</u>
<b>Total Taxes &amp; Insurance</b>	18,601.32	167,540.12
<b>Utilities</b>		
8305 · Communications	269.93	3,649.66
8310 · Electricity	379.85	3,410.49
8320 · Water/Sewer	833.95	7,326.15
<b>Total Utilities</b>	<u>1,483.73</u>	<u>14,386.30</u>
<b>Total Expense</b>	<u>68,366.63</u>	<u>621,038.60</u>
<b>Net Ordinary Income</b>	<u>7,014.01</u>	<u>100,217.17</u>
<b>Net Income</b>	<u><u>7,014.01</u></u>	<u><u>100,217.17</u></u>