

University Green Town Home Owners' Association, Inc.

Financial Statements as of October 31, 2020



November 10, 2020

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 October 31, 2020, 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.

Juntimo & assoc., CRA, P.C.

Jenkins & Associates, CPA, P.C.

As of October 31, 2020

Current Assets		Oct 31, 20
Checking/Savings		
Bank of America Checking 151419.09 JSC FCU Savings 33.5264.8 Moody National Bank Savings 242,669.22 Total Checking/Savings 427,616.79 Accounts Receivable 13,927.35 Total Accounts Receivable 13,927.35 Other Current Assets 15,738.56 JSC FCU CD #73737 91,252.08 Petty Cash 94.26 Prepald Insurance 73,633.10 Total Current Assets 270,718.00 Total Current Assets 712,262.14 Fixed Assets 270,718.00 Total Current Assets 712,262.14 Fixed Assets 270,718.00 Total Current Assets 712,262.14 Fixed Assets 270,718.00 Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.00 Tools 2,474.51 Vehicles 36,269.01 Other Assets 25.00 Total Fixed Assets 25.00 Total Other Assets </th <th></th> <th></th>		
Moody National Bank Savings 242,669.22 Total Checking/Savings 427,616.79 Accounts Receivable 13,927.35 Total Accounts Receivable 13,927.35 Total Accounts Receivable 13,927.35 Total Accounts Receivable 10,738.56 JSC FCU CD #73736 105,738.56 JSC FCU CD #73737 91,252.08 Petty Cash 94,26 Prepaid Insurance 73,633.10 Total Current Assets 270,718.00 Total Current Assets 270,718.00 Total Current Assets 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.00 Land 27,000.00 Tools 2,274.51 Vehicles 10,466.23 Accumulated Depreciation -97,154.00 Total Sests 10,466.23 Accumulated Depreciation -97,154.00 Total Other Assets 25,00 Total Other Current Liabilities 95,737.18 LIABILITIES & EQUITY Liabilities 95,737.18 Long Term Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 95,737.18 Replacement Fund 96,260.00 Total Liabilities 33,285.00 Total Liabilities 33,285.00 Total Liabilities 34,022.18 Equity Replacement Fund 97,426.18 Opperating Fund 458,185.13 Net Income -23,807.17 Total Equity 631,954.14		151,419.09
Total Checking/Savings 427,616.79 Accounts Receivable 13,927.35 Total Accounts Receivable 13,927.35 Other Current Assets 105,738.56 JSC FCU CD #73736 105,738.56 JSC FCU CD #73737 91,252.08 Petty Cash 94.26 Prepaid Insurance 73,633.10 Total Other Current Assets 270,718.00 Total Current Assets 712,262.14 Fixed Assets 270,7018.00 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 -97,154.00 Total Fixed Assets 53,689.18 Other Assets 25.00 Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY 1 Liabilities 7,492.50 Deferred Comcast Revenues <		·
Accounts Receivable	Moody National Bank Savings	242,669.22
Assessments Receivable 13,927.35 Total Accounts Receivable 13,927.35 Other Current Assets 105.738.56 JSC FCU CD #73737 91,252.08 Petty Cash 94.26 Prepaid Insurance 73,633.10 Total Other Current Assets 270,718.00 Total Current Assets 712,262.14 Fixed Assets 8 Buildings 106,000.00 Computer Equipment 3,758.04 Furniture and Fixtures 1,144.40 Land 27,000.0 Tools 2,474.51 Vehicles 10,466.23 Accumulated Depreciation -97,154.00 Total Fixed Assets 53,689.18 Other Assets 25.00 Total Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY Liabilities Other Current Liabilities 15,176.02 Perpaid Rents 15,176.02 Deferred Insurance Revenues 7,308.66 Total Other Current Li	Total Checking/Savings	427,616.79
Other Current Assets		13,927.35
JSC FCU CD #73736	Total Accounts Receivable	13,927.35
JSC FCU CD #73737 91.282.08 Petty Cash 94.26 Prepaid Insurance 73.633.10 Total Other Current Assets 270,718.00 Total Current Assets 712.262.14 Fixed Assets 8 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 -97,154.00 Total Fixed Assets 53,689.18 Other Assets 25.00 Total Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY 1 Liabilities 15,176.02 Ofter Current Liabilities 95,737.18 Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 95,737.18 Total Long Term Liabilities </th <th></th> <th></th>		
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Accumulated Depreciation -97,154.00 Total Fixed Assets 53,689.18 Other Assets 25.00 Total Other Assets 25.00 TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY Value of the Current Liabilities Other Current Liabilities 15,176.02 Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 PPP Loan 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14		·
Other Assets		,
Utility Deposit 25.00 Total Other Assets 25.00 TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Total Fixed Assets	53,689.18
Total Other Assets 25.00 TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY Liabilities Current Liabilities 15,176.02 Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity Replacement Fund 458,135.13 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Other Assets	
TOTAL ASSETS 765,976.32 LIABILITIES & EQUITY Liabilities Current Liabilities 15,176.02 Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Utility Deposit	25.00
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Total Other Assets	25.00
Liabilities Current Liabilities Other Current Liabilities 15,176.02 Prepaid Rents 7,492.50 Deferred Comcast Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	TOTAL ASSETS	765,976.32
Current Liabilities Other Current Liabilities Prepaid Rents Deferred Comcast Revenues Total Other Current Liabilities Total Current Liabilities PPP Loan Total Long Term Liabilities Equity Replacement Fund Operating Fund Operating Fund Net Income Total Equity Total Equity Total Equity 631,954.14		
Other Current Liabilities Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14		
Prepaid Rents 15,176.02 Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14		
Deferred Comcast Revenues 7,492.50 Deferred Insurance Revenues 73,068.66 Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14		15,176.02
Total Other Current Liabilities 95,737.18 Total Current Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	•	·
Total Current Liabilities 95,737.18 Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 8eplacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Deferred Insurance Revenues	73,068.66
Long Term Liabilities 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Total Other Current Liabilities	95,737.18
PPP Loan 38,285.00 Total Long Term Liabilities 38,285.00 Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Total Current Liabilities	95,737.18
Total Liabilities 134,022.18 Equity 197,426.18 Operating Fund Net Income 458,135.13 Total Equity 631,954.14		38,285.00
Equity 197,426.18 Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Total Long Term Liabilities	38,285.00
Replacement Fund 197,426.18 Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Total Liabilities	134,022.18
Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14		
Operating Fund 458,135.13 Net Income -23,607.17 Total Equity 631,954.14	Replacement Fund	197,426.18
Total Equity 631,954.14	Operating Fund	·
	Net Income	-23,607.17
TOTAL LIABILITIES & EQUITY 765,976.32	Total Equity	631,954.14
	TOTAL LIABILITIES & EQUITY	765,976.32

University Green Town Home Owners, Inc. Profit & Loss YTD Comparison October 2020

Accrual Basis

	Oct 20	Jan - Oct 20
Ordinary Income/Expense Income		
4001 · Residential Assessments	56,870.00	568,230.00
4010 · Resale Cert Fees	0.00	1,600.00
4015 · Late Fees	0.00	320.00
4020 · Interest Income	49.85	1,481.49
4040 · Insurance Assessment	18,267.17	179,257.71
4050 · Pool Keys & Soda Money	0.00	30.00
4060 · Comcast Contract	202.50	2,025.00
4081 · Tenant Reimbursements	0.00	567.25
Total Income	75,389.52	753,511.45
Expense		
Administrative Expenses		
5005 · Postage & Shipping	0.00	1,521.05
5015 · Licenses & Permits	0.00	798.00
5030 · Office Maintenance	0.00	2,989.23
5033 · Office Equipment	0.00	151.46
5035 · Office Supplies	0.00	795.01
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	16.00
5050 · Office Expense	1,638.45	2,791.75
5051 · Meals & Entertainment	0.00 537.82	23.02
5055 · Vehicle Expenses	238.28	2,057.53 2,155.02
5060 · Payroll Processing Fees 5560 · Office Alarm System	236.26	2,155.02 734.46
Administrative Expenses - Other	0.00	266.50
Total Administrative Expenses	2.414.55	17,299.72
Construents		
Contracts 9810 · Trash Removal	4,873.02	48,730.20
9820 · Landscape Maintenance	0.00	82,589.08
9830 · Pest Control	276.04	3,124.11
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	5,149.06	138,088.39
Payroll Expenses		
FICA	1,823.01	12,593.42
FUTA	8.03	220.11
SUTA	4.14	144.39
Wages	23,830.21	165,103.54
Total Payroll Expenses	25,665.39	178,061.46
Professional Services		
5115 · Legal Services	660.00	6,356.01
5120 · CPA Bookkeeping	900.00	6,025.00
Total Professional Services	1,560.00	12,381.01
Repairs & Maint Non-Contract		
8195 · Building Painting	502.45	996.83
7202 · Pool Repair & Maintenance	171.31	2,922.50
8120 · Electrical Repairs	0.00	1,656.23
8125 · Siding Repairs	1,108.85	6,605.09
8140 · General Repair & Maint.	18,043.74	27,945.49
8145 · Concrete	0.00	16,048.46
8150 Tree Trimming	0.00	22,988.13
8155 · Irrigation	0.00	428.05
8160 Roof Repairs & Maint.	44,310.00	133,575.58
8165 · Foundation	0.00	6,148.00
8170 · Gutter Maintenance	0.00	57.49
8180 · Landscape - Non-Contract	0.00	12,559.67
8185 · Landfill Fees	253.00	1,721.26

University Green Town Home Owners, Inc. Profit & Loss YTD Comparison October 2020

Accrual Basis

	Oct 20	Jan - Oct 20
Total Repairs & Maint Non-Contract	64,389.35	233,652.78
Taxes & Insurance		
7215 · I.R.S.	0.00	1,442.00
7230 · Insurance		
7233 · Vehicle	47.62	462.34
7235 · Workmans Comp	237.59	1,707.29
7236 · General Liability	583.58	5,770.14
7237 · Directors & Officers	179.67	1,784.20
7238 · Crime	30.17	304.36
7240 · Comprehensive Policy	17,269.42	168,724.09
7241 · Umbrella Policy	133.92	1,326.70
7242 · Equipment Breakdown	70.41	563.28
Total 7230 · Insurance	18,552.38	180,642.40
Taxes & Insurance - Other	2.00	2.00
Total Taxes & Insurance	18,554.38	182,086.40
Utilities		
8305 · Communications	27.60	3,425.52
8310 · Electricity	805.90	4,466.51
8320 · Water/Sewer	1,995.99	7,656.83
Total Utilities	2,829.49	15,548.86
Total Expense	120,562.22	777,118.62
Net Ordinary Income	-45,172.70	-23,607.17
Net Income	-45,172.70	-23,607.17