

University Green Town Home Owners' Association, Inc.

Financial Statements as of October 31, 2021



November 11, 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 October 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.

Juntimo & assoc., CRA, P.C.

Jenkins & Associates, CPA, P.C.

As of October 31, 2021

Moody National Bank Savings 241,082.35 Total Checking/Savings 525,295.57 Accounts Receivable 14,647.23 Total Accounts Receivable 14,647.23 Other Current Assets 3USC FCU CD #73736 105,831.70 JSC FCU CD #73737 91,555.54 Petty Cash 94.26 Prepaid Insurance 271,244.27 Total Other Current Assets 271,244.27 Total Current Assets 811,187.07 Fixed Assets 811,187.07 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 -103,440.00 Total Fixed Assets 47,403.18 Other Assets 25.00 Total Other Assets 25.00 Total Other Assets 25.00 Total Other Current Liabilities 20,079.79 Prepaid Rents 20,079.79 Deferred Comcast Revenues 5,0		Oct 31, 21
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Total Liabilities 98,335.15 Equity	Total Other Current Liabilities	98,335.15
Equity	Total Current Liabilities	98,335.15
	Total Liabilities	98,335.15
	Equity	
	Replacement Fund	197,387.24
		449,163.58
Net Income 113,729.28	Net Income	113,729.28
Total Equity 760,280.10	Total Equity	760,280.10
TOTAL LIABILITIES & EQUITY 858,615.25	TOTAL LIABILITIES & EQUITY	858,615.25

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

Accrual Basis

	Oct 21	Jan - Oct 21
Ordinary Income/Expense Income		
4001 · Residential Assessments	56,635.00	568,465.00
4010 · Resale Cert Fees	150.00	3,800.00
4020 · Interest Income	9.90	446.24
4040 · Insurance Assessment	18,298.23	182,620.16
4050 · Pool Keys & Soda Money	0.00	210.00
4060 · Comcast Contract	202.50	2,025.00
4070 · PPP Loan Fogiveness	0.00	38,285.00
4081 · Tenant Reimbursements	40.00	740.00
Total Income	75,335.63	796,591.40
Expense		
Administrative Expenses		
5015 · Licenses & Permits	0.00	949.74
5033 · Office Equipment	0.00	583.39
5035 · Office Supplies	48.62	1,940.03
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	8.00
5050 · Office Expense	478.25	3,894.05
5055 · Vehicle Expenses	107.75	836.07
5060 · Payroll Processing Fees	244.54	2,212.19
5560 · Office Alarm System	0.00	800.57
Total Administrative Expenses	879.16	14,224.73
Contracts	- 40- 0-	-4.0-0-0
9810 · Trash Removal	5,105.07	51,050.70
9820 · Landscape Maintenance	9,273.29	69,732.54
9830 · Pest Control	51.96	2,055.68
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	14,430.32	126,483.92
Payroll Expenses		
FICA	1,160.66	13,308.31
FUTA	0.00	252.00
SUTA	0.00	167.43
Wages	15,171.82	173,963.47
Total Payroll Expenses	16,332.48	187,691.21
Professional Services		
5110 · Audit/Tax Return Prep	650.00	3,645.00
5115 · Legal Services	0.00	2,584.55
5120 · CPA Bookkeeping	450.00	4,950.00
Total Professional Services	1,100.00	11,179.55
Repairs & Maint Non-Contract	007.04	0.400.00
8195 · Building Painting	837.04	2,108.80
7202 · Pool Repair & Maintenance	0.00	1,753.63
8120 · Electrical Repairs	0.00 0.00	1,369.36
8125 · Siding Repairs 8135 · Brickwork	1,111.53	8,427.76 2,391.53
8140 · General Repair & Maint.	495.58	5,851.25
8145 · Concrete	0.00	95,480.03
8150 · Tree Trimming	0.00	1,466.78
8155 · Irrigation	1,091.16	4,937.27
8165 · Foundation	0.00	10,603.00
8170 · Gutter Maintenance	0.00	24.97
8180 · Landscape - Non-Contract	5,146.90	5,532.56
8185 · Landfill Fees	0.00	1,010.00
Total Repairs & Maint Non-Contract	8,682.21	140,956.94
Taxes & Insurance		
7220 · Harris County	0.00	870.67

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

Accrual Basis

	Oct 21	Jan - Oct 21
7230 · Insurance		
7233 · Vehicle	76.41	518.13
7235 · Workmans Comp	151.56	1,757.76
7236 · General Liability	659.33	6,441.80
7237 · Directors & Officers	184.50	1,835.34
7238 · Crime	30.17	301.70
7240 · Comprehensive Policy	17,208.33	172,205.48
7241 · Umbrella Policy	144.67	1,425.20
7242 · Equipment Breakdown	71.17	710.18
Total 7230 · Insurance	18,526.14	185,195.59
Total Taxes & Insurance	18,526.14	186,066.26
Utilities		
8305 · Communications	253.72	3,903.38
8310 · Electricity	415.62	3,826.11
8320 Water/Sewer	1,203.87	8,530.02
Total Utilities	1,873.21	16,259.51
Total Expense	61,823.52	682,862.12
Net Ordinary Income	13,512.11	113,729.28
Net Income	13,512.11	113,729.28