



JENKINS & ASSOCIATES  
— CPA, P.C.

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

Financial Statements as of November 30, 2017



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

December 11, 2017

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 November 30, 2017, 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 November 30, 2017

Accrual Basis

	Nov 30, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	196,673.96
JSC FCU Savings	33,271.02
Moody National Bank Savings	197,461.78
<b>Total Checking/Savings</b>	427,406.76
<b>Accounts Receivable</b>	
Assessments Receivable	35,262.23
Allowance for Doubtful Accounts	-2,597.90
<b>Total Accounts Receivable</b>	32,664.33
<b>Other Current Assets</b>	
JSC FCU CD #73736	103,456.04
JSC FCU CD #73737	88,351.10
Petty Cash	94.26
Prepaid Insurance	45,562.77
<b>Total Other Current Assets</b>	237,464.17
<b>Total Current Assets</b>	697,535.26
<b>Fixed Assets</b>	
Buildings	106,000.00
Computer Equipment	2,450.40
Furniture and Fixtures	1,144.40
Land	27,000.00
Tools	2,154.72
Vehicles	10,466.23
Accumulated Depreciation	-77,540.00
<b>Total Fixed Assets</b>	71,675.75
<b>Other Assets</b>	
Utility Deposit	25.00
<b>Total Other Assets</b>	25.00
<b>TOTAL ASSETS</b>	<b>769,236.01</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Deferred Comcast Revenues	14,580.00
Deferred Insurance Revenues	61,422.53
<b>Total Other Current Liabilities</b>	76,002.53
<b>Total Current Liabilities</b>	76,002.53
<b>Total Liabilities</b>	76,002.53
<b>Equity</b>	
Replacement Fund	191,807.14
Operating Fund	380,959.57
Net Income	120,466.77
<b>Total Equity</b>	693,233.48
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>769,236.01</b>

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

November 2017

Accrual Basis

	Nov 17	Jan - Nov 17
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4001 · Residential Assessments	53,705.17	597,710.13
4020 · Interest Income	73.64	1,472.62
4040 · Insurance Assessment	15,355.63	171,922.02
4060 · Comcast Contract	202.50	2,227.50
4065 · Other Income	0.00	25.00
<b>Total Income</b>	<b>69,336.94</b>	<b>773,357.27</b>
<b>Expense</b>		
<b>Administrative Expenses</b>		
5005 · Postage & Shipping	382.41	884.79
5015 · Licenses & Permits	103.78	1,416.94
5033 · Office Equipment	138.52	925.98
5035 · Office Supplies	0.00	493.51
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	12.00
5050 · Office Expense	0.00	2,962.12
5051 · Meals & Entertainment	0.00	142.33
5055 · Vehicle Expenses	119.75	2,174.32
5060 · Payroll Processing Fees	125.24	1,550.96
5560 · Office Alarm System	0.00	909.52
<b>Total Administrative Expenses</b>	<b>869.70</b>	<b>14,473.16</b>
<b>Contracts</b>		
9810 · Trash Removal	4,398.02	48,172.15
9820 · Landscape Maintenance	6,521.44	120,816.26
9830 · Pest Control	6,122.01	7,505.55
9850 · Park Support Contract	0.00	3,645.00
<b>Total Contracts</b>	<b>17,041.47</b>	<b>180,138.96</b>
<b>Miscellaneous Expenses</b>	<b>0.00</b>	<b>400.00</b>
<b>Payroll Expenses</b>		
FICA	1,540.68	11,764.85
FUTA	0.00	217.25
SUTA	0.00	1,247.55
Wages	20,139.51	153,788.08
<b>Total Payroll Expenses</b>	<b>21,680.19</b>	<b>167,017.73</b>
<b>Professional Services</b>		
5115 · Legal Services	0.00	1,920.00
5120 · CPA Bookkeeping	900.00	5,850.00
<b>Total Professional Services</b>	<b>900.00</b>	<b>7,770.00</b>
<b>Repairs &amp; Maint. - Non-Contract</b>		
8195 · Building Painting	2,195.30	10,835.19
7202 · Pool Repair & Maintenance	71.45	1,205.01
8120 · Electrical Repairs	0.00	1,901.08
8125 · Siding Repairs	874.51	17,341.06
8135 · Brickwork	4,091.49	8,431.49
8140 · General Repair & Maint.	216.81	9,119.67
8145 · Concrete	0.00	12,335.00
8150 · Tree Trimming	0.00	23,371.18
8155 · Irrigation	0.00	433.20
8160 · Roof Repairs & Maint.	0.00	993.01
8165 · Foundation	0.00	8,000.00
8180 · Landscape - Non-Contract	77.06	1,466.83
8185 · Landfill Fees	90.00	753.00
<b>Total Repairs &amp; Maint. - Non-Contract</b>	<b>7,616.62</b>	<b>96,185.72</b>
<b>Taxes &amp; Insurance</b>		
7225 · City of Houston	0.00	242.51

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

November 2017

Accrual Basis

	Nov 17	Jan - Nov 17
<b>7230 · Insurance</b>		
7233 · Vehicle	49.17	557.64
7235 · Workmans Comp	181.59	1,724.98
7236 · General Liability	504.75	5,629.26
7237 · Directors & Officers	146.92	1,851.03
7238 · Crime	35.42	437.52
7240 · Comprehensive Policy	14,049.50	157,618.70
7241 · Umbrella Policy	127.58	1,732.00
<b>Total 7230 · Insurance</b>	15,094.93	169,551.13
<b>Total Taxes &amp; Insurance</b>	15,094.93	169,793.64
<b>Utilities</b>		
8305 · Communications	227.93	2,641.28
8310 · Electricity	386.52	4,880.02
8320 · Water/Sewer	1,211.66	9,589.99
<b>Total Utilities</b>	1,826.11	17,111.29
<b>Total Expense</b>	65,029.02	652,890.50
<b>Net Ordinary Income</b>	4,307.92	120,466.77
<b>Net Income</b>	<b>4,307.92</b>	<b>120,466.77</b>