



JENKINS & ASSOCIATES
— CPA, P.C. —

University Green Town Home Owners' Association, Inc.

Financial Statements as of November 30, 2020



JENKINS & ASSOCIATES
— CPA, P.C. —

December 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 November 30, 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.

Jenkins & Assoc., CPA, P.C.

Jenkins & Associates, CPA, P.C.

University Green Town Home Owners, Inc.

Balance Sheet

As of November 30, 2020

Accrual Basis

	Nov 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	162,453.86
JSC FCU Savings	33,528.48
Moody National Bank Savings	242,722.41
Total Checking/Savings	438,704.75
Accounts Receivable	
Assessments Receivable	14,303.80
Total Accounts Receivable	14,303.80
Other Current Assets	
JSC FCU CD #73736	105,738.56
JSC FCU CD #73737	91,252.08
Petty Cash	94.26
Prepaid Insurance	55,316.85
Total Other Current Assets	252,401.75
Total Current Assets	705,410.30
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	-97,154.00
Total Fixed Assets	53,689.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	759,124.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	16,705.11
Deferred Comcast Revenues	7,290.00
Deferred Insurance Revenues	54,801.49
Total Other Current Liabilities	78,796.60
Total Current Liabilities	78,796.60
Long Term Liabilities	
PPP Loan	38,285.00
Total Long Term Liabilities	38,285.00
Total Liabilities	117,081.60
Equity	
Replacement Fund	197,426.18
Operating Fund	458,135.13
Net Income	-13,518.43
Total Equity	642,042.88
TOTAL LIABILITIES & EQUITY	759,124.48

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

November 2020

Accrual Basis

	Nov 20	Jan - Nov 20
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	625,100.00
4010 · Resale Cert Fees	0.00	1,600.00
4015 · Late Fees	0.00	320.00
4020 · Interest Income	53.19	1,534.68
4040 · Insurance Assessment	18,267.17	197,524.88
4050 · Pool Keys & Soda Money	0.00	30.00
4060 · Comcast Contract	202.50	2,227.50
4081 · Tenant Reimbursements	0.00	567.25
Total Income	75,392.86	828,904.31
Expense		
Administrative Expenses		
5005 · Postage & Shipping	6.40	1,527.45
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	26.52	821.53
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	13.00	29.00
5050 · Office Expense	266.50	3,058.25
5051 · Meals & Entertainment	0.00	23.02
5055 · Vehicle Expenses	128.75	2,186.28
5060 · Payroll Processing Fees	196.30	2,351.32
5560 · Office Alarm System	0.00	734.46
Administrative Expenses - Other	0.00	266.50
Total Administrative Expenses	637.47	17,937.19
Contracts		
9810 · Trash Removal	4,873.02	53,603.22
9820 · Landscape Maintenance	7,176.16	89,765.24
9830 · Pest Control	224.08	3,348.19
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	12,273.26	150,361.65
Payroll Expenses		
FICA	1,214.43	13,807.85
FUTA	4.05	224.16
SUTA	2.10	146.49
Wages	15,875.02	180,978.56
Total Payroll Expenses	17,095.60	195,157.06
Professional Services		
5110 · Audit/Tax Return Prep	2,995.00	2,995.00
5115 · Legal Services	0.00	6,356.01
5120 · CPA Bookkeeping	0.00	6,025.00
Total Professional Services	2,995.00	15,376.01
Repairs & Maint. - Non-Contract		
8195 · Building Painting	854.57	1,851.40
7202 · Pool Repair & Maintenance	0.00	2,922.50
8120 · Electrical Repairs	0.00	1,656.23
8125 · Siding Repairs	6,503.35	13,108.44
8140 · General Repair & Maint.	3,072.94	31,018.43
8145 · Concrete	18.06	16,066.52
8150 · Tree Trimming	0.00	22,988.13
8155 · Irrigation	604.23	1,032.28
8160 · Roof Repairs & Maint.	10.98	133,586.56
8165 · Foundation	1,170.00	7,318.00
8170 · Gutter Maintenance	45.36	102.85

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

November 2020

Accrual Basis

	Nov 20	Jan - Nov 20
8180 · Landscape - Non-Contract	0.00	12,559.67
8185 · Landfill Fees	0.00	1,721.26
Total Repairs & Maint. - Non-Contract	12,279.49	245,932.27
Taxes & Insurance		
7215 · I.R.S.	0.00	1,442.00
7220 · Harris County	1.27	1.27
7230 · Insurance		
7233 · Vehicle	49.08	511.42
7235 · Workmans Comp	158.16	1,865.45
7236 · General Liability	583.58	6,353.72
7237 · Directors & Officers	179.67	1,963.87
7238 · Crime	30.17	334.53
7240 · Comprehensive Policy	17,269.42	185,993.51
7241 · Umbrella Policy	133.92	1,460.62
7242 · Equipment Breakdown	70.41	633.69
Total 7230 · Insurance	18,474.41	199,116.81
Taxes & Insurance - Other	0.00	2.00
Total Taxes & Insurance	18,475.68	200,562.08
Utilities		
8305 · Communications	324.03	3,749.55
8310 · Electricity	0.00	4,466.51
8320 · Water/Sewer	1,223.59	8,880.42
Total Utilities	1,547.62	17,096.48
Total Expense	65,304.12	842,422.74
Net Ordinary Income	10,088.74	-13,518.43
Net Income	10,088.74	-13,518.43