



JENKINS & ASSOCIATES  
— CPA, P.C.

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

Financial Statements as of November 30, 2019



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

January 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, 2019, 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, 2019

Accrual Basis

	Nov 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of America Checking	170,569.13
JSC FCU Savings	33,445.89
Moody National Bank Savings	192,896.96
<b>Total Checking/Savings</b>	396,911.98
<b>Accounts Receivable</b>	
Assessments Receivable	7,699.73
Allowance for Doubtful Accounts	-2,597.90
<b>Total Accounts Receivable</b>	5,101.83
<b>Other Current Assets</b>	
JSC FCU CD #73736	105,111.40
JSC FCU CD #73737	90,225.38
Petty Cash	94.26
Prepaid Insurance	48,987.00
<b>Total Other Current Assets</b>	244,418.04
<b>Total Current Assets</b>	646,431.85
<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	-90,769.00
<b>Total Fixed Assets</b>	60,074.18
<b>Other Assets</b>	
Utility Deposit	25.00
<b>Total Other Assets</b>	25.00
<b>TOTAL ASSETS</b>	<b>706,531.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Deferred Comcast Revenues	9,720.00
Deferred Insurance Revenues	49,680.53
Payroll Liabilities	
941 Taxes Payable	-131.12
<b>Total Payroll Liabilities</b>	-131.12
<b>Total Other Current Liabilities</b>	59,269.41
<b>Total Current Liabilities</b>	59,269.41
<b>Total Liabilities</b>	59,269.41
<b>Equity</b>	
Replacement Fund	195,506.86
Operating Fund	340,225.26
Net Income	111,529.50
<b>Total Equity</b>	647,261.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>706,531.03</b>

**University Green Town Home Owners, Inc.**  
**Profit & Loss YTD Comparison**  
**November 2019**

Accrual Basis

	Nov 19	Jan - Nov 19
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4001 · Residential Assessments	56,400.00	622,325.00
4010 · Resale Cert Fees	250.00	4,500.00
4015 · Late Fees	80.00	390.00
4020 · Interest Income	57.33	4,085.54
4040 · Insurance Assessment	16,560.18	192,652.58
4050 · Pool Keys & Soda Money	0.00	240.00
4060 · Comcast Contract	202.50	2,227.50
4065 · Other Income	0.00	2,778.86
4081 · Repair Reimbursements	0.00	300.00
<b>Total Income</b>	<b>73,550.01</b>	<b>829,499.48</b>
<b>Expense</b>		
<b>Administrative Expenses</b>		
5005 · Postage & Shipping	-0.55	1,982.37
5015 · Licenses & Permits	0.00	521.10
5030 · Office Maintenance	0.00	3,302.43
5035 · Office Supplies	224.19	3,138.18
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	24.00
5050 · Office Expense	107.00	2,222.05
5051 · Meals & Entertainment	0.00	16.79
5055 · Vehicle Expenses	127.75	422.40
5060 · Payroll Processing Fees	235.00	2,315.76
5560 · Office Alarm System	0.00	955.56
<b>Total Administrative Expenses</b>	<b>693.39</b>	<b>17,901.33</b>
<b>Contracts</b>		
9810 · Trash Removal	4,873.02	51,228.22
9820 · Landscape Maintenance	17,940.40	69,967.56
9830 · Pest Control	224.08	1,971.48
9850 · Park Support Contract	0.00	3,645.00
<b>Total Contracts</b>	<b>23,037.50</b>	<b>126,812.26</b>
<b>Miscellaneous Expenses</b>	<b>0.00</b>	<b>0.00</b>
<b>Payroll Expenses</b>		
FICA	1,179.05	12,937.46
FUTA	0.00	251.98
SUTA	0.00	194.41
Wages	15,412.12	169,115.90
<b>Total Payroll Expenses</b>	<b>16,591.17</b>	<b>182,499.75</b>
<b>Professional Services</b>		
5110 · Audit/Tax Return Prep	0.00	8,620.00
5115 · Legal Services	-380.00	3,701.12
5120 · CPA Bookkeeping	450.00	5,250.00
<b>Total Professional Services</b>	<b>70.00</b>	<b>17,571.12</b>
<b>Repairs &amp; Maint. - Non-Contract</b>		
8195 · Building Painting	488.71	106,075.87
7202 · Pool Repair & Maintenance	204.44	807.61
8120 · Electrical Repairs	649.50	3,924.16
8125 · Siding Repairs	795.49	17,759.90
8135 · Brickwork	0.00	5,420.00
8140 · General Repair & Maint.	105.01	1,801.35
8145 · Concrete	666.07	12,419.02
8150 · Tree Trimming	0.00	16,778.75
8160 · Roof Repairs & Maint.	0.00	750.00
8165 · Foundation	0.00	6,884.00

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

November 2019

Accrual Basis

	Nov 19	Jan - Nov 19
8180 · Landscape - Non-Contract	2,668.64	2,668.64
8185 · Landfill Fees	99.00	753.00
<b>Total Repairs &amp; Maint. - Non-Contract</b>	<b>5,676.86</b>	<b>176,042.30</b>
<b>Taxes &amp; Insurance</b>		
7215 · I.R.S.	711.00	711.00
7220 · Harris County	276.70	745.30
7230 · Insurance		
7233 · Vehicle	46.08	534.62
7235 · Workmans Comp	157.89	1,883.30
7236 · General Liability	550.75	5,994.09
7237 · Directors & Officers	173.42	1,908.78
7238 · Crime	31.50	346.50
7240 · Comprehensive Policy	15,284.37	167,176.13
7241 · Umbrella Policy	127.67	1,404.19
<b>Total 7230 · Insurance</b>	<b>16,371.68</b>	<b>179,247.61</b>
<b>Total Taxes &amp; Insurance</b>	<b>17,359.38</b>	<b>180,703.91</b>
<b>Utilities</b>		
8305 · Communications	27.60	3,137.12
8310 · Electricity	363.74	4,360.31
8320 · Water/Sewer	1,076.34	8,941.88
<b>Total Utilities</b>	<b>1,467.68</b>	<b>16,439.31</b>
<b>Total Expense</b>	<b>64,895.98</b>	<b>717,969.98</b>
<b>Net Ordinary Income</b>	<b>8,654.03</b>	<b>111,529.50</b>
<b>Net Income</b>	<b>8,654.03</b>	<b>111,529.50</b>