

University Green Town Home Owners' Association, Inc.

Financial Statements as of December 31, 2023



January 9, 2024

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 December 31, 2023, 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.

Juntins & assoc., CPA, P.C.

Jenkins & Associates, CPA, P.C.

Accrual Basis

University Green Town Home Owners, Inc. **Balance Sheet** As of December 31, 2023

ASSETS Current Assets Checking/Savings Bank of America Checking Moody National Bank Savings Total Checking/Savings Accounts Receivable Assessments Receivable Current Assets Wellby CD #73736 Wellby CD #73736 Wellby CD #73736 Wellby CD #73736 Wellby CD #73736 Wellby CD #73737 94.674.08 Petry Cash Petry Cash Petry Cash Total Other Current Assets Buildings Total Current Assets Buildings Computer Equipment Furniture and Fixtures Utility Deposit Total Other Assets Other Assets Utility Deposit Total Other Current Liabilities Current Liabilities Current Liabilities Corrent Liabilities Corrent Liabilities Total Current Liabilities Corrent Liabilities Corrent Liabilities Total Current Liabilities Corrent Liabilities Total Current Liabilities Corrent Liabilities Total Current Liabilities Total Current Liabilities Total Current Liabilities Total Current Liabilities Total Current Liabilities Corrent Liabilities Total Current Liabilities Corrent Liabilities Total Current Liabilities Total Current Liabilities Corrent Current Liabilities Total Current Liabilities Corrent Current Liabilities Total Current Liabilities Corrent Current		Dec 31, 23
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Total Other Assets25.00TOTAL ASSETS715,546.17LIABILITIES & EQUITYLiabilitiesLiabilities9,376.75Deferred Insurance Revenues9,376.75Deferred Insurance Revenues55,458.30Payroll Liabilities642.00Total Payroll Liabilities642.00Total Other Current Liabilities65,477.05Total Other Current Liabilities65,477.05Total Current Liabilities65,477.05Total Equity650,069.12	Other Assets	
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Child Support642.00Total Payroll Liabilities642.00Total Other Current Liabilities65,477.05Total Current Liabilities65,477.05Total Liabilities65,477.05Equity Replacement Fund Operating Fund Retained Earnings Net Income201,593.16 612,406.63 -74,721.32 -89,209.35Total Equity650,069.12		55,458.30
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Total Liabilities65,477.05Equity Replacement Fund Operating Fund Retained Earnings Net Income201,593.16 612,406.63 -74,721.32 -89,209.35Total Equity650,069.12	Total Other Current Liabilities	65,477.05
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Replacement Fund 201,593.16 Operating Fund 612,406.63 Retained Earnings -74,721.32 Net Income -89,209.35 Total Equity 650,069.12	Total Liabilities	65,477.05
Operating Fund 612,406.63 Retained Earnings -74,721.32 Net Income -89,209.35 Total Equity 650,069.12		
Retained Earnings -74,721.32 Net Income -89,209.35 Total Equity 650,069.12		201,593.16
Net Income -89,209.35 Total Equity 650,069.12		
Total Equity 650,069.12		
	Net Income	-89,209.35
TOTAL LIABILITIES & EQUITY 715,546.17	Total Equity	650,069.12
	TOTAL LIABILITIES & EQUITY	715,546.17

University Green Town Home Owners, Inc. Profit & Loss YTD Comparison December 2023

Accrual Basis

	Dec 23	Jan - Dec 23
Ordinary Income/Expense Income		
4001 · Residential Assessments	57,105.00	682,910.00
4010 · Resale Cert Fees	0.00	4,250.00
4015 · Late Fees	0.00	325.00
4020 · Interest Income	2,003.61	5,061.56
4040 · Insurance Assessment	27,729.17	316,891.00
4050 · Pool Keys & Soda Money	0.00	220.00
4060 · Comcast Contract	0.00	2,227.50
4081 · Tenant Reimbursements	0.00	480.00
Total Income	86,837.78	1,012,365.06
Expense		
Administrative Expenses		
5005 · Postage & Shipping	8.56	1,828.27
5015 · Licenses & Permits	200.51	631.28
5030 · Office Maintenance	0.00	5.00
5033 · Office Equipment	0.00	910.40
5035 · Office Supplies	353.42	2,877.62
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	6.00
5050 · Office Expense	394.29	4,966.17
5055 · Vehicle Expenses	200.32	3,742.63
5060 · Payroll Processing Fees	305.90	2,736.84
5560 · Office Alarm System	326.03	1,613.43
Total Administrative Expenses	1,789.03	22,318.33
Contracts		
9810 · Trash Removal	5,254.48	62,178.58
9820 · Landscape Maintenance	0.00	99,860.66
9830 · Pest Control	5,020.16	6,812.80
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	10,274.64	172,497.04
Miscellaneous Expenses		
6010 · Depreciation	3,130.00	3,130.00
7208 · Christmas Contest Winner	247.75	247.75
Total Miscellaneous Expenses	3,377.75	3,377.75
Payroll Expenses		
FICA	1,367.95	17,492.58
FUTA	0.00	251.99
SUTA	0.00	138.80
Wages	17,881.31	228,849.40
Total Payroll Expenses	19,249.26	246,732.77
Professional Services		
5110 · Audit/Tax Return Prep	0.00	3,815.00
5115 · Legal Services	0.00	1,475.00
5120 · CPA Bookkeeping	0.00	5,450.00
Total Professional Services	0.00	10,740.00

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

Accrual Basis

December	2023
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	Dec 23	Jan - Dec 23
Repairs & Maint Non-Contract		
8195 · Building Painting	686.15	3,642.30
7202 · Pool Repair & Maintenance	118.62	18,460.17
8120 · Electrical Repairs	0.00	1,835.05
8125 · Siding Repairs	0.00	1,649.23
8135 · Brickwork	0.00	4,536.18
8140 · General Repair & Maint.	144.06	1,651.16
8145 · Concrete	867.96	173,927.42
8155 · Irrigation	294.67	14,674.82
8155-1 · Drainage	0.00	8,480.97
8160 · Roof Repairs & Maint.	0.00	5,442.59
8165 · Foundation	0.00	36,836.00
8170 · Gutter Maintenance	0.00	58.09
8180 · Landscape - Non-Contract	0.00	21,162.73
8185 · Landfill Fees	168.00	898.84
Total Repairs & Maint Non-Contract	2,279.46	293,255.55
Taxes & Insurance		
7226 · - CCISD	200.33	200.33
7220 · Harris County	74.57	75.32
7230 · Insurance		
7243 · Commercial Property	4,270.83	42,708.30
7233 · Vehicle	146.08	1,547.16
7235 · Workmans Comp	253.53	3,062.97
7236 General Liability	759.17	8,918.04
7237 · Directors & Officers	203.92	2,408.20
7238 · Crime	35.58	426.96
7240 · Comprehensive Policy	22,153.30	258,963.42
7241 Umbrella Policy	314.00	3,542.00
Total 7230 · Insurance	28,136.41	321,577.05
Total Taxes & Insurance	28,411.31	321,852.70
Utilities		
8305 · Communications	295.62	3,600.90
8310 · Electricity	308.57	4,282.79
8320 · Water/Sewer	2,320.72	22,916.58
Total Utilities	2,924.91	30,800.27
Total Expense	68,306.36	1,101,574.41
Net Ordinary Income	18,531.42	-89,209.35
Net Income	18,531.42	-89,209.35