



JENKINS & ASSOCIATES
— CPA, P.C.

University Green Town Home Owners' Association, Inc.

Financial Statements as of November 30, 2021



JENKINS & ASSOCIATES
— CPA, P.C. —

December 9, 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 November 30, 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.

Jenkins & Assoc., CPA, P.C.

Jenkins & Associates, CPA, P.C.

University Green Town Home Owners, Inc.

Balance Sheet

As of November 30, 2021

Accrual Basis

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	270,217.06
JSC FCU Savings	33,576.12
Moody National Bank Savings	241,092.59
Total Checking/Savings	544,885.77
Accounts Receivable	
Assessments Receivable	16,203.03
Total Accounts Receivable	16,203.03
Other Current Assets	
JSC FCU CD #73736	105,858.23
JSC FCU CD #73737	91,647.39
Petty Cash	94.26
Prepaid Insurance	55,388.19
Total Other Current Assets	252,988.07
Total Current Assets	814,076.87
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	-103,440.00
Total Fixed Assets	47,403.18
Other Assets	
Utility Deposit	25.00
Total Other Assets	25.00
TOTAL ASSETS	861,505.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rents	20,413.39
Deferred Comcast Revenues	4,860.00
Deferred Insurance Revenues	54,894.63
Total Other Current Liabilities	80,168.02
Total Current Liabilities	80,168.02
Total Liabilities	80,168.02
Equity	
Replacement Fund	197,505.62
Operating Fund	449,045.20
Net Income	134,786.21
Total Equity	781,337.03
TOTAL LIABILITIES & EQUITY	861,505.05

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

November 2021

Accrual Basis

	Nov 21	Jan - Nov 21
Ordinary Income/Expense		
Income		
4001 · Residential Assessments	56,870.00	625,335.00
4010 · Resale Cert Fees	550.00	4,350.00
4020 · Interest Income	52.10	597.31
4040 · Insurance Assessment	18,298.23	200,918.39
4050 · Pool Keys & Soda Money	0.00	210.00
4060 · Comcast Contract	202.50	2,227.50
4070 · PPP Loan Forgiveness	0.00	38,285.00
4081 · Tenant Reimbursements	40.00	780.00
Total Income	76,012.83	872,703.20
Expense		
Administrative Expenses		
5015 · Licenses & Permits	0.00	949.74
5033 · Office Equipment	0.00	583.39
5035 · Office Supplies	0.00	1,940.03
5040 · CLCCA Mill Assessment	0.00	3,000.69
5045 · Bank Charges	0.00	8.00
5050 · Office Expense	277.68	4,171.73
5055 · Vehicle Expenses	763.42	1,599.49
5060 · Payroll Processing Fees	202.26	2,414.45
5560 · Office Alarm System	0.00	800.57
Total Administrative Expenses	1,243.36	15,468.09
Contracts		
9810 · Trash Removal	5,105.07	56,155.77
9820 · Landscape Maintenance	0.00	69,732.54
9830 · Pest Control	483.88	2,539.56
9850 · Park Support Contract	0.00	3,645.00
Total Contracts	5,588.95	132,072.87
Payroll Expenses		
FICA	1,217.88	14,526.19
FUTA	0.00	252.00
SUTA	0.00	167.43
Wages	15,919.98	189,883.45
Total Payroll Expenses	17,137.86	204,829.07
Professional Services		
5110 · Audit/Tax Return Prep	0.00	3,645.00
5115 · Legal Services	700.00	3,284.55
5120 · CPA Bookkeeping	0.00	4,950.00
Total Professional Services	700.00	11,879.55
Repairs & Maint. - Non-Contract		
8195 · Building Painting	0.00	2,108.80
7202 · Pool Repair & Maintenance	0.00	1,753.63
8120 · Electrical Repairs	941.78	2,311.14
8125 · Siding Repairs	0.00	8,427.76
8135 · Brickwork	0.00	2,391.53
8140 · General Repair & Maint.	2,429.95	8,281.20
8145 · Concrete	0.00	95,480.03
8150 · Tree Trimming	2,814.50	4,281.28
8155 · Irrigation	0.00	4,937.27
8165 · Foundation	0.00	10,603.00
8170 · Gutter Maintenance	0.00	24.97
8180 · Landscape - Non-Contract	3,500.00	9,032.56
8185 · Landfill Fees	240.00	1,250.00
Total Repairs & Maint. - Non-Contract	9,926.23	150,883.17

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

November 2021

Accrual Basis

	Nov 21	Jan - Nov 21
Taxes & Insurance		
7205 · Clear Creek ISD	205.42	205.42
7220 · Harris County	45.28	915.95
7230 · Insurance		
7233 · Vehicle	76.41	594.54
7235 · Workmans Comp	171.56	1,929.32
7236 · General Liability	659.33	7,101.13
7237 · Directors & Officers	184.50	2,019.84
7238 · Crime	30.17	331.87
7240 · Comprehensive Policy	17,208.33	189,413.81
7241 · Umbrella Policy	144.67	1,569.87
7242 · Equipment Breakdown	71.17	781.35
Total 7230 · Insurance	18,546.14	203,741.73
Total Taxes & Insurance	18,796.84	204,863.10
Utilities		
8305 · Communications	258.64	4,162.02
8310 · Electricity	367.47	4,193.58
8320 · Water/Sewer	1,035.52	9,565.54
Total Utilities	1,661.63	17,921.14
Total Expense	55,054.87	737,916.99
Net Ordinary Income	20,957.96	134,786.21
Net Income	20,957.96	134,786.21