

Two Forty Place Balance Sheet

Apr 30, 20

ASSETS

Current Assets

Checking/Savings

Alliance Assn Bank-MMA \$34,729.41

Alliance Assn Bank-Restricted 12,921.41

Armstrong Bank-Checking 40,107.53

Armstrong Bank-Savings 30,117.46

Total Checking/Savings 117,875.81

TOTAL ASSETS

\$ 117,875.81

LIABILITIES & EQUITY

Liabilities

Loan - Alliance Assn Bank \$ 193,414.08

Total Long Term Liabilities 193,414.08

Total Liabilities

193,414.08

Equity

Retained Earnings \$ (17,386.55)

Current Year Net Income (58,151.72)

Total Equity \$ (75,538.27)

TOTAL LIABILITIES & EQUITY

\$117,875.81

Two Forty Place
Profit & Loss YTD Comparison
April 2020

	<u>Apr 20</u>	<u>Jan - Apr 20</u>
Ordinary Income/Expense		
Income		
HOA Dues	17,301.60	62,060.03
Interest Income-Banks	5.42	120.01
Interest Income-Owners	336.50	507.38
Late Fees	250.00	675.00
Other Charges		
Attorney Fee	255.00	462.30
Check Charge	10.00	90.00
Stop Payment Charge Reversal	0.00	-25.00
Garage Repairs	103.80	103.80
Total Other Charges	<u>368.80</u>	<u>631.10</u>
Total Income	18,262.32	63,993.52
Expense		
Administrative		
Management Fees-Financial	312.00	1,436.00
On-Site Management Fees	2,000.00	8,000.00
Total Administrative	<u>2,312.00</u>	<u>9,436.00</u>
Grounds		
Dog Park and Cabana	10.05	10.05
Grounds Maintenance and Trash	950.00	950.00
Landscaping	0.00	1,140.00
Total Grounds	<u>960.05</u>	<u>2,100.05</u>
Maintenance		
Building Repair and Maintenance	53,950.00	73,806.91
Pest Control Contract	0.00	200.00
Total Maintenance	<u>53,950.00</u>	<u>74,006.91</u>
Operations		
Bank Service Charges	0.00	3.00
Legal Fees-Collections	2,182.80	2,898.07
Legal Fees-HOA matters	3,099.95	3,649.95
Merchant Pay Portal Fees	221.76	903.43
Office Cell Phone	63.98	256.89
Office Supplies	337.78	569.50
Postage and Copies	214.70	404.40
Vendor Online Payment Fees	0.00	10.89
Total Operations	<u>6,120.97</u>	<u>8,696.13</u>
Other Expense		
Insurance	0.00	13,555.00

Two Forty Place
Profit & Loss YTD Comparison
April 2020

	<u>Apr 20</u>	<u>Jan - Apr 20</u>
Loan Interest Expense	880.14	3,498.95
Total Other Expense	880.14	17,053.95
Utilities		
Gas	0.00	21.57
OG&E	250.67	1,004.56
Trash	357.65	1,380.60
Water	2,331.03	8,445.47
Total Utilities	<u>2,939.35</u>	<u>10,852.20</u>
Total Expense	<u>67,162.51</u>	<u>122,145.24</u>
Net Ordinary Income	<u>-48,900.19</u>	<u>-58,151.72</u>
Net Income	<u><u>-48,900.19</u></u>	<u><u>-58,151.72</u></u>