

Two Forty Place Balance Sheet

Apr 30, 21

ASSETS

Current Assets

Checking/Savings

Alliance Assn Bank-MMA \$18,254.56

Alliance Assn Bank-Restricted 12,934.31

Armstrong Bank-Checking 24,854.46

Armstrong Bank-Savings 7,901.46

Total Checking/Savings \$63,944.79

TOTAL ASSETS \$ 63,944.79

LIABILITIES & EQUITY

Liabilities

Loan - Alliance Assn Bank \$177,514.93

Total Long Term Liabilities 177,514.93

Total Liabilities \$177,514.93

Equity

Retained Earnings (\$130,300.35)

Current Year Net Income 16,730.21

Total Equity (\$113,570.14)

TOTAL LIABILITIES & EQUITY \$ 63,944.79

Two-Forty Place Association Inc. Profit & Loss YTD Comparison

April 2021

| | <u>Apr 21</u> | <u>Jan - Apr 21</u> |
|---------------------------------|-----------------|---------------------|
| Ordinary Income/Expense | | |
| Income | | |
| HOA Dues | 17,123.59 | 70,291.41 |
| Interest Income-Banks | 2.56 | 10.93 |
| Interest Income-Owners | 2.91 | 10.72 |
| Late Fees | 75.00 | 125.00 |
| Other Charges | | |
| Check Charge | 10.00 | 40.00 |
| Credit Card Fee 3% | 105.00 | 356.90 |
| Other Charges - K Irvin | 0.00 | 1,150.00 |
| Total Other Charges | <u>115.00</u> | <u>1,546.90</u> |
| Total Income | 17,319.06 | 71,984.96 |
| Expense | | |
| Administrative | | |
| Management Fees-Financial | 624.00 | 1,248.00 |
| On-Site Management Fees | 2,000.00 | 4,000.00 |
| Total Administrative | <u>2,624.00</u> | <u>5,248.00</u> |
| Grounds | | |
| Landscaping | 1,055.36 | 2,521.54 |
| Total Grounds | <u>1,055.36</u> | <u>2,521.54</u> |
| Maintenance | | |
| Building Repair and Maintenance | 108.61 | 12,730.12 |
| Pest Control Contract | 850.00 | 3,950.00 |
| Total Maintenance | <u>958.61</u> | <u>16,680.12</u> |
| Operations | | |
| Legal Fees-HOA matters | 1,125.00 | 2,975.00 |
| Merchant Pay Portal Fees | 192.54 | 889.53 |
| Office Cell Phone | 65.96 | 263.68 |
| Office Supplies | 90.77 | 177.57 |
| Postage and Copies | 81.55 | 196.25 |
| Total Operations | <u>1,555.82</u> | <u>4,502.03</u> |
| Other Expense | | |
| Insurance | 0.00 | 11,852.05 |
| Loan Interest Expense | 808.58 | 3,193.26 |
| Total Other Expense | <u>808.58</u> | <u>15,045.31</u> |
| Utilities | | |
| OG&E | 250.96 | 1,004.22 |
| Trash | 407.86 | 1,631.44 |

Two-Forty Place Association Inc. Profit & Loss YTD Comparison

April 2021

| | <u>Apr 21</u> | <u>Jan - Apr 21</u> |
|--|--------------------------|---------------------------|
| Water | 1,725.44 | 8,622.09 |
| Total Utilities | <u>2,384.26</u> | <u>11,257.75</u> |
| Total Expense | <u>9,386.63</u> | <u>55,254.75</u> |
| Net Ordinary Income | <u>7,932.43</u> | <u>16,730.21</u> |
| Net Income | <u><u>7,932.43</u></u> | <u><u>16,730.21</u></u> |
| Less: Principal Portion of Loan Payments | <u>(1,342.56)</u> | <u>(5,404.73)</u> |
| Net Cash Flow | <u><u>\$6,589.87</u></u> | <u><u>\$11,325.48</u></u> |