

# Two-Forty Place Association Inc.

## Balance Sheet

Aug 31, 21

### ASSETS

#### Current Assets

##### Checking/Savings

Alliance Assn Bank-MMA \$18,260.71

Alliance Assn Bank-Restricted 12,938.67

Armstrong Bank-Checking 32,237.01

Armstrong Bank-Savings 15,704.00

**Total Checking/Savings** \$79,140.39

**TOTAL ASSETS** \$ 79,140.39

### LIABILITIES & EQUITY

#### Liabilities

Loan - Alliance Assn Bank \$172,032.30

**Total Long Term Liabilities** 172,032.30

**Total Liabilities** \$172,032.30

#### Equity

Retained Earnings (\$130,300.35)

Current Year Net Income 37,408.44

**Total Equity** (\$92,891.91)

**TOTAL LIABILITIES & EQUITY** \$ 79,140.39

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

August 2021

	<u>Aug 21</u>	<u>Jan - Aug 21</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	16,821.09	141,537.43
Interest Income-Banks	5.30	23.98
Interest Income-Owners	15.28	80.52
Late Fees	0.00	475.00
<b>Other Charges</b>		
Attorney Fee	10.50	21.00
Check Charge	20.00	80.00
Credit Card Fee 3%	52.50	642.17
Irvin	450.00	2,205.28
<b>Total Other Charges</b>	<u>533.00</u>	<u>2,948.45</u>
<b>Total Income</b>	17,374.67	145,065.38
<b>Expense</b>		
<b>Activities</b>		
Annual Memberships	0.00	375.00
Social	295.44	295.44
<b>Total Activities</b>	<u>295.44</u>	<u>670.44</u>
<b>Administrative</b>		
Management Fees-Financial	0.00	2,184.00
On-Site Management Fees	0.00	7,000.00
<b>Total Administrative</b>	<u>0.00</u>	<u>9,184.00</u>
<b>Grounds</b>		
Dog Park and Cabana	0.00	177.25
Landscaping	0.00	6,829.57
Mowing Contract	1,309.00	3,514.00
<b>Total Grounds</b>	<u>1,309.00</u>	<u>10,520.82</u>
<b>Maintenance</b>		
Building Repair and Maintenance	133.51	14,255.87
Pest Control Contract	100.00	9,416.75
<b>Total Maintenance</b>	<u>233.51</u>	<u>23,672.62</u>
<b>Operations</b>		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	833.57	6,346.62
Merchant Pay Portal Fees	85.00	1,229.53
Office Cell Phone	65.98	527.72
Office Supplies	133.99	1,023.86
Postage and Copies	70.54	271.99

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

August 2021

	<u>Aug 21</u>	<u>Jan - Aug 21</u>
Security Camera-Mail Box Hut	87.89	462.02
<b>Total Operations</b>	<u>1,276.97</u>	<u>10,411.57</u>
<b>Other Expense</b>		
Insurance	0.00	24,207.28
Loan Interest Expense	784.11	6,315.19
<b>Total Other Expense</b>	<u>784.11</u>	<u>30,522.47</u>
<b>Utilities</b>		
OG&E	250.50	2,004.30
Trash	427.47	3,282.49
Water	1,774.28	17,388.23
<b>Total Utilities</b>	<u>2,452.25</u>	<u>22,675.02</u>
<b>Total Expense</b>	<u>6,351.28</u>	<u>107,656.94</u>
<b>Net Ordinary Income</b>	<u>11,023.39</u>	<u>37,408.44</u>
<b>Net Income</b>	<u><u>11,023.39</u></u>	<u><u>37,408.44</u></u>
<b>Less: Principal Portion of Loan Payments</b>	<u>(1,367.03)</u>	<u>(10,893.93)</u>
<b>Net Cash Flow</b>	<u><u>\$9,656.36</u></u>	<u><u>\$26,514.51</u></u>