

Two Forty Place Balance Sheet

Dec 31, 20

ASSETS

Current Assets

Checking/Savings

Alliance Assn Bank-MMA \$18,248.56

Alliance Assn Bank-Restricted 12,930.06

Armstrong Bank-Checking 21,346.48

Armstrong Bank-Savings 100.78

Total Checking/Savings 52,625.88

TOTAL ASSETS

\$ 52,625.88

LIABILITIES & EQUITY

Liabilities

Loan - Alliance Assn Bank \$ 182,926.23

Total Long Term Liabilities 182,926.23

Total Liabilities

\$182,926.23

Equity

Retained Earnings (\$17,386.55)

Current Year Net Income (112,913.80)

Total Equity \$ (130,300.35)

TOTAL LIABILITIES & EQUITY

\$52,625.88

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

December 2020

	Dec 20	Jan - Dec 20
Ordinary Income/Expense		
Income		
HOA Dues	16,400.00	187,715.01
Interest Income-Banks	3.41	174.10
Interest Income-Owners	0.00	598.55
Late Fees	0.00	1,125.00
Mailbox Recycle	0.00	55.12
Other Charges		
Attorney Fee	0.00	1,339.21
Check Charge	10.00	300.00
Stop Payment Charge Reversal	0.00	-25.00
Bedbug Treatment	800.00	928.80
Total Other Charges	810.00	2,543.01
Total Income	17,213.41	192,210.79
Expense		
Administrative		
Management Fees-Financial	624.00	4,244.00
On-Site Management Fees	2,000.00	23,000.00
Total Administrative	2,624.00	27,244.00
Grounds		
Dog Park and Cabana	0.00	156.87
Grounds Maintenance and Trash	0.00	3,553.00
Landscaping	2,297.88	6,927.88
Mowing Contract	0.00	6,325.00
Wild Animal Control	0.00	1,043.78
Total Grounds	2,297.88	18,006.53
Maintenance		
Building Repair and Maintenance	4,131.20	141,436.23
Fence Repairs	0.00	641.80
Pest Control Contract	2,550.00	5,916.75
Street Repair and Maintenance	0.00	650.00
Total Maintenance	6,681.20	148,644.78
Operations		
Bank Service Charges	0.00	3.00
HOA Meetings	0.00	685.00
Legal Fees-Collections	0.00	2,950.07
Legal Fees-HOA matters	0.00	7,288.33
Merchant Pay Portal Fees	249.28	2,873.75
Office Cell Phone	65.80	780.98

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

December 2020

	<u>Dec 20</u>	<u>Jan - Dec 20</u>
Office Supplies	138.80	2,344.76
Postage and Copies	58.20	880.65
Reserve Study	600.00	1,230.00
Security Camera-Mail Box Hut	0.00	477.50
Vendor Online Payment Fees	0.00	10.89
Total Operations	1,112.08	19,524.93
Other Expense		
Insurance	11,798.73	48,951.19
Loan Interest Expense	806.18	10,220.22
Total Other Expense	12,604.91	59,171.41
Utilities		
Gas	0.00	21.57
OG&E	254.91	2,804.89
Trash	407.86	4,292.01
Water	2,178.34	25,414.47
Total Utilities	2,841.11	32,532.94
Total Expense	28,161.18	305,124.59
Net Ordinary Income	-10,947.77	-112,913.80
Net Income	-10,947.77	-112,913.80