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02/01/22
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,266.82
Alliance Assn Bank-Restricted	12,943.00
Armstrong Bank-Checking	33,078.47
Armstrong Bank-Savings	26,115.17
Total Checking/Savings	<u>90,403.46</u>
Accounts Receivable	
Accounts Receivable	-5,797.93
Total Accounts Receivable	<u>-5,797.93</u>
Other Current Assets	
Undeposited Funds	5,762.00
Total Other Current Assets	<u>5,762.00</u>
Total Current Assets	<u>90,367.53</u>
TOTAL ASSETS	<u>90,367.53</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	166,452.30
Total Long Term Liabilities	<u>166,452.30</u>
Total Liabilities	166,452.30
Equity	
Retained Earnings	-133,671.09
Net Income	57,586.32
Total Equity	<u>-76,084.77</u>
TOTAL LIABILITIES & EQUITY	<u>90,367.53</u>

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

December 2021

	<u>Dec 21</u>	<u>Jan - Dec 21</u>
Ordinary Income/Expense		
Income		
HOA Dues	17,849.37	215,468.87
Interest Income-Banks	9.27	45.59
Interest Income-Owners	46.68	273.33
Late Fees	84.19	1,142.47
Other Charges		
Attorney Fee	0.00	21.00
Check Charge	10.00	120.00
Credit Card Fee 3%	53.00	811.92
Katherine Irvin	449.76	3,289.64
Total Other Charges	<u>512.76</u>	<u>4,242.56</u>
Total Income	18,502.27	221,172.82
Expense		
Activities		
Annual Memberships	0.00	375.00
Social	0.00	295.44
Total Activities	<u>0.00</u>	<u>670.44</u>
Administrative		
Management Fees-Financial	624.00	3,744.00
On-Site Management Fees	2,000.00	12,000.00
Total Administrative	<u>2,624.00</u>	<u>15,744.00</u>
Grounds		
Dog Park and Cabana	0.00	177.25
Landscaping	0.00	6,829.57
Mowing Contract	272.19	7,694.16
Total Grounds	<u>272.19</u>	<u>14,700.98</u>
Maintenance		
Building Repair and Maintenance	0.00	14,255.87
Pest Control Contract	50.00	9,616.75
Street Repair and Maintenance	0.00	3,926.75
Total Maintenance	<u>50.00</u>	<u>27,799.37</u>
Operations		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	232.50	9,270.08
Merchant Pay Portal Fees	139.33	2,309.54
Office Cell Phone	66.40	792.41
Office Supplies	14.99	1,083.82

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

December 2021

	<u>Dec 21</u>	<u>Jan - Dec 21</u>
Postage and Copies	0.00	271.99
Total Operations	<u>453.22</u>	<u>14,277.67</u>
Other Expense		
Insurance	12,355.23	48,917.74
Loan Interest Expense	734.63	9,339.75
Total Other Expense	<u>13,089.86</u>	<u>58,257.49</u>
Utilities		
OG&E	256.18	3,024.94
Trash	484.64	5,049.54
Water	1,595.20	24,062.07
Total Utilities	<u>2,336.02</u>	<u>32,136.55</u>
Total Expense	<u>18,825.29</u>	<u>163,586.50</u>
Net Ordinary Income	<u>-323.02</u>	<u>57,586.32</u>
Net Income	<u><u>-323.02</u></u>	<u><u>57,586.32</u></u>
Less: Principal Portion of Loan Payments	<u>(1,416.51)</u>	<u>(16,473.93)</u>
Net Cash Flow	<u><u>(\$1,739.53)</u></u>	<u><u>\$41,112.39</u></u>