

Two Forty Place Balance Sheet

Feb 28, 21

ASSETS

Current Assets

Checking/Savings

Alliance Assn Bank-MMA \$18,251.51

Alliance Assn Bank-Restricted 12,932.15

Armstrong Bank-Checking 40,035.82

Armstrong Bank-Savings 100.78

Total Checking/Savings \$71,320.26

TOTAL ASSETS

\$ 71,320.26

LIABILITIES & EQUITY

Liabilities

Loan - Alliance Assn Bank \$180,272.52

Total Long Term Liabilities 180,272.52

Total Liabilities

\$180,272.52

Equity

Retained Earnings (\$130,300.35)

Current Year Net Income 21,348.09

Total Equity (\$108,952.26)

TOTAL LIABILITIES & EQUITY

\$ 71,320.26

Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
February 2021

	<u>Feb 21</u>	<u>Jan - Feb 21</u>
Ordinary Income/Expense		
Income		
HOA Dues	17,358.88	34,098.38
Interest Income-Banks	2.39	5.04
Interest Income-Owners	7.00	7.00
Late Fees	25.00	25.00
Other Charges		
Check Charge	10.00	20.00
Credit Card Fee 3%	135.65	156.65
Other Charges - K Irvin	950.00	950.00
Total Other Charges	<u>1,095.65</u>	<u>1,126.65</u>
Total Income	18,488.92	35,262.07
Expense		
Administrative		
Management Fees-Financial	312.00	312.00
On-Site Management Fees	1,000.00	1,000.00
Total Administrative	<u>1,312.00</u>	<u>1,312.00</u>
Grounds		
Landscaping	0.00	571.18
Total Grounds	<u>0.00</u>	<u>571.18</u>
Maintenance		
Building Repair and Maintenance	350.00	350.00
Pest Control Contract	1,000.00	2,050.00
Total Maintenance	<u>1,350.00</u>	<u>2,400.00</u>
Operations		
Legal Fees-HOA matters	125.00	1,475.00
Merchant Pay Portal Fees	226.01	483.25
Office Cell Phone	65.96	131.76
Office Supplies	14.99	29.98
Postage and Copies	114.15	114.15
Total Operations	<u>546.11</u>	<u>2,234.14</u>
Other Expense		
Loan Interest Expense	821.00	1,648.57
Total Other Expense	<u>821.00</u>	<u>1,648.57</u>
Utilities		
OG&E	250.04	504.15
Trash	407.86	815.72

Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
February 2021

	<u>Feb 21</u>	<u>Jan - Feb 21</u>
Water	2,277.53	4,428.22
Total Utilities	<u>2,935.43</u>	<u>5,748.09</u>
Total Expense	<u>6,964.54</u>	<u>13,913.98</u>
Net Ordinary Income	<u>11,524.38</u>	<u>21,348.09</u>
Net Income	<u><u>11,524.38</u></u>	<u><u>21,348.09</u></u>
Less: Principal Portion of Loan Payments	<u>(1,323.57)</u>	<u>(2,647.14)</u>
Net Cash Flow	<u><u>\$10,200.81</u></u>	<u><u>\$18,700.95</u></u>