

2:25 PM  
03/10/22  
Cash Basis

**Two-Forty Place Association Inc.**  
**Balance Sheet**  
As of February 28, 2022

|                                       | <u>Feb 28, 22</u>        |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| <b>Current Assets</b>                 |                          |
| <b>Checking/Savings</b>               |                          |
| Alliance Assn Bank-MMA                | 18,269.77                |
| Alliance Assn Bank-Restricted         | 12,945.09                |
| Armstrong Bank-Checking               | 49,263.50                |
| Armstrong Bank-Savings                | 31,315.17                |
| <b>Total Checking/Savings</b>         | <u>111,793.53</u>        |
| <b>Accounts Receivable</b>            |                          |
| Accounts Receivable                   | -5,445.68                |
| <b>Total Accounts Receivable</b>      | <u>-5,445.68</u>         |
| <b>Other Current Assets</b>           |                          |
| Undeposited Funds                     | 5,500.00                 |
| <b>Total Other Current Assets</b>     | <u>5,500.00</u>          |
| <b>Total Current Assets</b>           | <u>111,847.85</u>        |
| <b>TOTAL ASSETS</b>                   | <u><b>111,847.85</b></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| <b>Liabilities</b>                    |                          |
| <b>Long Term Liabilities</b>          |                          |
| Loan - Alliance Assn Bank             | 163,649.12               |
| <b>Total Long Term Liabilities</b>    | <u>163,649.12</u>        |
| <b>Total Liabilities</b>              | 163,649.12               |
| <b>Equity</b>                         |                          |
| Retained Earnings                     | -76,110.40               |
| Net Income                            | 24,309.13                |
| <b>Total Equity</b>                   | <u>-51,801.27</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><b>111,847.85</b></u> |

2:25 PM  
03/10/22  
Cash Basis

**Two-Forty Place Association Inc.**  
**Profit & Loss YTD Comparison**  
February 2022

|                                 | Feb 22    | Jan - Feb 22 |
|---------------------------------|-----------|--------------|
| <b>Ordinary Income/Expense</b>  |           |              |
| <b>Income</b>                   |           |              |
| HOA Dues                        | 19,850.00 | 38,936.05    |
| Interest Income-Banks           | 2.39      | 5.04         |
| Interest Income-Owners          | 1.88      | 28.52        |
| Late Fees                       | 25.00     | 157.53       |
| <b>Other Charges</b>            |           |              |
| Check Charge                    | 0.00      | 10.00        |
| Credit Card Fee 3%              | 31.50     | 63.00        |
| <b>Total Other Charges</b>      | 31.50     | 73.00        |
| <b>Total Income</b>             | 19,910.77 | 39,200.14    |
| <b>Expense</b>                  |           |              |
| <b>Activities</b>               |           |              |
| Social                          | -140.00   | 0.00         |
| <b>Total Activities</b>         | -140.00   | 0.00         |
| <b>Administrative</b>           |           |              |
| Management Fees-Financial       | 387.00    | 387.00       |
| On-Site Management Fees         | 1,000.00  | 1,000.00     |
| <b>Total Administrative</b>     | 1,387.00  | 1,387.00     |
| <b>Grounds</b>                  |           |              |
| Mowing Contract                 | 329.63    | 329.63       |
| <b>Total Grounds</b>            | 329.63    | 329.63       |
| <b>Maintenance</b>              |           |              |
| Building Repair and Maintenance | 2,890.00  | 2,890.00     |
| Pest Control Contract           | 0.00      | 50.00        |
| <b>Total Maintenance</b>        | 2,890.00  | 2,940.00     |
| <b>Operations</b>               |           |              |
| Legal Fees-HOA matters          | 67.50     | 2,781.20     |
| Merchant Pay Portal Fees        | 164.75    | 326.96       |
| Office Cell Phone               | 66.26     | 132.66       |
| Office Supplies                 | 14.99     | 29.98        |
| Postage and Copies              | 0.00      | 92.80        |
| <b>Total Operations</b>         | 313.50    | 3,363.60     |
| <b>Other Expense</b>            |           |              |
| Loan Interest Expense           | 746.18    | 1,499.10     |
| <b>Total Other Expense</b>      | 746.18    | 1,499.10     |
| <b>Utilities</b>                |           |              |
| OG&E                            | 257.12    | 511.96       |
| Trash                           | 484.64    | 969.28       |
| Water                           | 2,327.80  | 3,890.44     |
| <b>Total Utilities</b>          | 3,069.56  | 5,371.68     |
| <b>Total Expense</b>            | 8,595.87  | 14,891.01    |
| <b>Net Ordinary Income</b>      | 11,314.90 | 24,309.13    |
| <b>Net Income</b>               | 11,314.90 | 24,309.13    |