

# Two-Forty Place Association Inc. Balance Sheet

	<u>Jul 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Alliance Assn Bank-MMA	\$18,257.61
Alliance Assn Bank-Restricted	12,936.47
Armstrong Bank-Checking	22,523.82
Armstrong Bank-Savings	15,704.00
<b>Total Checking/Savings</b>	<u>\$69,421.90</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 69,421.90</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
Loan - Alliance Assn Bank	<u>\$173,399.33</u>
<b>Total Long Term Liabilities</b>	<u>173,399.33</u>
<b>Total Liabilities</b>	\$173,399.33
<b>Equity</b>	
Retained Earnings	(\$130,300.35)
Current Year Net Income	26,322.92
<b>Total Equity</b>	<u>(\$103,977.43)</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 69,421.90</u></u>

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

July 2021

	<u>Jul 21</u>	<u>Jan - Jul 21</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	17,158.04	124,716.34
Interest Income-Banks	0.00	18.68
Interest Income-Owners	31.18	59.61
Late Fees	75.00	450.00
<b>Other Charges</b>		
Attorney Fee	0.00	10.50
Check Charge	10.00	60.00
Credit Card Fee 3%	52.50	558.17
Other Charges - Other	405.28	1,755.28
<b>Total Other Charges</b>	<u>467.78</u>	<u>2,383.95</u>
<b>Total Income</b>	17,732.00	127,628.58
<b>Expense</b>		
<b>Activities</b>		
Annual Memberships	0.00	375.00
<b>Total Activities</b>	<u>0.00</u>	<u>375.00</u>
<b>Administrative</b>		
Management Fees-Financial	624.00	2,184.00
On-Site Management Fees	2,000.00	7,000.00
<b>Total Administrative</b>	<u>2,624.00</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	2,205.00	2,205.00
<b>Total Grounds</b>	<u>2,205.00</u>	<u>9,211.82</u>
<b>Maintenance</b>		
Building Repair and Maintenance	0.00	14,122.36
Pest Control Contract	3,616.75	9,316.75
<b>Total Maintenance</b>	<u>3,616.75</u>	<u>23,439.11</u>
<b>Operations</b>		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	1,350.00	5,513.05
Merchant Pay Portal Fees	85.00	1,144.53
Office Cell Phone	66.02	461.74
Office Supplies	94.70	889.87
Postage and Copies	5.20	201.45
Security Camera-Mail Box Hut	176.32	374.13

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

July 2021

	<u>Jul 21</u>	<u>Jan - Jul 21</u>
<b>Total Operations</b>	1,777.24	9,134.60
<b>Other Expense</b>		
<b>Insurance</b>	0.00	24,207.28
<b>Loan Interest Expense</b>	764.69	5,531.08
<b>Total Other Expense</b>	<u>764.69</u>	<u>29,738.36</u>
<b>Utilities</b>		
<b>OG&amp;E</b>	252.71	1,753.80
<b>Trash</b>	407.86	2,855.02
<b>Water</b>	1,961.50	15,613.95
<b>Total Utilities</b>	<u>2,622.07</u>	<u>20,222.77</u>
<b>Total Expense</b>	<u>13,609.75</u>	<u>101,305.66</u>
<b>Net Ordinary Income</b>	<u>4,122.25</u>	<u>26,322.92</u>
<b>Net Income</b>	<u><u>4,122.25</u></u>	<u><u>26,322.92</u></u>
<b>Less: Principal Portion of Loan Payments</b>	<u>(1,386.45)</u>	<u>(9,526.90)</u>
<b>Net Cash Flow</b>	<u><u>\$2,735.80</u></u>	<u><u>\$16,796.02</u></u>