

Two-Forty Place Association Inc.

Balance Sheet

	<u>Jun 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	\$18,257.61
Alliance Assn Bank-Restricted	12,936.47
Armstrong Bank-Checking	22,388.02
Armstrong Bank-Savings	13,104.00
Total Checking/Savings	<u>\$66,686.10</u>
TOTAL ASSETS	<u><u>\$ 66,686.10</u></u>
LIABILITIES & EQUITY	
Liabilities	
Loan - Alliance Assn Bank	<u>\$174,785.78</u>
Total Long Term Liabilities	<u>174,785.78</u>
Total Liabilities	\$174,785.78
Equity	
Retained Earnings	(\$130,300.35)
Current Year Net Income	22,200.67
Total Equity	<u>(\$108,099.68)</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 66,686.10</u></u>

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

June 2021

	<u>Jun 21</u>	<u>Jan - Jun 21</u>
Ordinary Income/Expense		
Income		
HOA Dues	20,082.81	107,558.30
Interest Income-Banks	5.10	18.68
Interest Income-Owners	8.78	28.43
Late Fees	100.00	375.00
Other Charges		
Attorney Fee	0.00	10.50
Check Charge	0.00	50.00
Credit Card Fee 3%	106.77	505.67
811 - Irvin	100.00	1,350.00
Total Other Charges	<u>206.77</u>	<u>1,916.17</u>
Total Income	20,403.46	109,896.58
Expense		
Activities		
Annual Memberships	375.00	375.00
Total Activities	<u>375.00</u>	<u>375.00</u>
Administrative		
Management Fees-Financial	312.00	1,560.00
On-Site Management Fees	1,000.00	5,000.00
Total Administrative	<u>1,312.00</u>	<u>6,560.00</u>
Grounds		
Dog Park and Cabana	119.78	177.25
Landscaping	2,298.03	6,829.57
Total Grounds	<u>2,417.81</u>	<u>7,006.82</u>
Maintenance		
Building Repair and Maintenance	1,392.24	14,122.36
Pest Control Contract	900.00	5,700.00
Total Maintenance	<u>2,292.24</u>	<u>19,822.36</u>
Operations		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	395.05	4,163.05
Merchant Pay Portal Fees	85.00	1,059.53
Office Cell Phone	66.02	395.72
Office Supplies	452.71	795.17
Postage and Copies	0.00	196.25
Security Camera-Mail Box Hut	89.24	197.81
Total Operations	<u>1,088.02</u>	<u>7,357.36</u>

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

June 2021

	<u>Jun 21</u>	<u>Jan - Jun 21</u>
Other Expense		
Insurance	12,355.23	24,207.28
Loan Interest Expense	796.30	4,766.39
Total Other Expense	<u>13,151.53</u>	<u>28,973.67</u>
Utilities		
OG&E	247.71	1,501.09
Trash	407.86	2,447.16
Water	2,515.18	13,652.45
Total Utilities	<u>3,170.75</u>	<u>17,600.70</u>
Total Expense	<u>23,807.35</u>	<u>87,695.91</u>
Net Ordinary Income	<u>-3,403.89</u>	<u>22,200.67</u>
Net Income	<u><u>-3,403.89</u></u>	<u><u>22,200.67</u></u>
Less: Principal Portion of Loan Payments	<u>(1,354.84)</u>	<u>(8,140.45)</u>
Net Cash Flow	<u><u>(\$4,758.73)</u></u>	<u><u>\$14,060.22</u></u>