

Two Forty Place Balance Sheet

Mar 31, 21

ASSETS

Current Assets

Checking/Savings

Alliance Assn Bank-MMA \$18,253.06

Alliance Assn Bank-Restricted 12,933.25

Armstrong Bank-Checking 20,867.15

Armstrong Bank-Savings 5,301.46

Total Checking/Savings \$57,354.92

TOTAL ASSETS \$ 57,354.92

LIABILITIES & EQUITY

Liabilities

Loan - Alliance Assn Bank \$178,857.49

Total Long Term Liabilities 178,857.49

Total Liabilities \$178,857.49

Equity

Retained Earnings (\$130,300.35)

Current Year Net Income 8,797.78

Total Equity (\$121,502.57)

TOTAL LIABILITIES & EQUITY \$ 57,354.92

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

March 2021

| | <u>Mar 21</u> | <u>Jan - Mar 21</u> |
|---------------------------------|------------------|---------------------|
| Ordinary Income/Expense | | |
| Income | | |
| HOA Dues | 19,069.44 | 53,167.82 |
| Interest Income-Banks | 3.33 | 8.37 |
| Interest Income-Owners | 0.81 | 7.81 |
| Late Fees | 25.00 | 50.00 |
| Other Charges | | |
| Check Charge | 10.00 | 30.00 |
| Credit Card Fee 3% | 95.25 | 251.90 |
| Other Charges - K Irvin | 200.00 | 1,150.00 |
| Total Other Charges | <u>305.25</u> | <u>1,431.90</u> |
| Total Income | 19,403.83 | 54,665.90 |
| Expense | | |
| Administrative | | |
| Management Fees-Financial | 312.00 | 624.00 |
| On-Site Management Fees | 1,000.00 | 2,000.00 |
| Total Administrative | <u>1,312.00</u> | <u>2,624.00</u> |
| Grounds | | |
| Landscaping | 895.00 | 1,466.18 |
| Total Grounds | <u>895.00</u> | <u>1,466.18</u> |
| Maintenance | | |
| Building Repair and Maintenance | 12,271.51 | 12,621.51 |
| Pest Control Contract | 1,050.00 | 3,100.00 |
| Total Maintenance | <u>13,321.51</u> | <u>15,721.51</u> |
| Operations | | |
| Legal Fees-HOA matters | 375.00 | 1,850.00 |
| Merchant Pay Portal Fees | 213.74 | 696.99 |
| Office Cell Phone | 65.96 | 197.72 |
| Office Supplies | 56.82 | 86.80 |
| Postage and Copies | 0.55 | 114.70 |
| Total Operations | <u>712.07</u> | <u>2,946.21</u> |
| Other Expense | | |
| Insurance | 11,852.05 | 11,852.05 |
| Loan Interest Expense | 736.11 | 2,384.68 |
| Total Other Expense | <u>12,588.16</u> | <u>14,236.73</u> |
| Utilities | | |
| OG&E | 249.11 | 753.26 |

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

March 2021

| | <u>Mar 21</u> | <u>Jan - Mar 21</u> |
|---|-----------------------------|--------------------------|
| Trash | 407.86 | 1,223.58 |
| Water | 2,468.43 | 6,896.65 |
| Total Utilities | <u>3,125.40</u> | <u>8,873.49</u> |
| | | |
| Total Expense | <u>31,954.14</u> | <u>45,868.12</u> |
| | | |
| Net Ordinary Income | <u>-12,550.31</u> | <u>8,797.78</u> |
| | | |
| Net Income | <u><u>-12,550.31</u></u> | <u><u>8,797.78</u></u> |
| | | |
| Less: Principal Portion of Loan Payments | <u>(1,415.03)</u> | <u>(4,062.17)</u> |
| | | |
| Net Cash Flow | <u><u>(\$13,965.34)</u></u> | <u><u>\$4,735.61</u></u> |