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12/13/21
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of November 30, 2021

	<u>Nov 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,265.27
Alliance Assn Bank-Restricted	12,941.90
Armstrong Bank-Checking	35,537.77
Armstrong Bank-Savings	26,108.55
Total Checking/Savings	<u>92,853.49</u>
Accounts Receivable	
Accounts Receivable	-4,956.93
Total Accounts Receivable	<u>-4,956.93</u>
Other Current Assets	
Undeposited Funds	4,210.50
Total Other Current Assets	<u>4,210.50</u>
Total Current Assets	<u>92,107.06</u>
TOTAL ASSETS	<u>92,107.06</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	167,868.81
Total Long Term Liabilities	<u>167,868.81</u>
Total Liabilities	167,868.81
Equity	
Retained Earnings	-133,671.09
Net Income	57,909.34
Total Equity	<u>-75,761.75</u>
TOTAL LIABILITIES & EQUITY	<u>92,107.06</u>

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

November 2021

	<u>Nov 21</u>	<u>Jan - Nov 21</u>
Ordinary Income/Expense		
Income		
HOA Dues	19,361.00	197,619.50
Interest Income-Banks	2.57	36.32
Interest Income-Owners	60.18	226.65
Late Fees	167.88	1,058.28
Other Charges		
Attorney Fee	0.00	21.00
Check Charge	10.00	110.00
Credit Card Fee 3%	41.50	758.92
Other Charges - Other	0.00	2,839.88
Total Other Charges	<u>51.50</u>	<u>3,729.80</u>
Total Income	19,643.13	202,670.55
Expense		
Activities		
Annual Memberships	0.00	375.00
Social	0.00	295.44
Total Activities	<u>0.00</u>	<u>670.44</u>
Administrative		
Management Fees-Financial	312.00	3,120.00
On-Site Management Fees	1,000.00	10,000.00
Total Administrative	<u>1,312.00</u>	<u>13,120.00</u>
Grounds		
Dog Park and Cabana	0.00	177.25
Landscaping	0.00	6,829.57
Mowing Contract	452.14	7,421.97
Total Grounds	<u>452.14</u>	<u>14,428.79</u>
Maintenance		
Building Repair and Maintenance	0.00	14,255.87
Pest Control Contract	100.00	9,566.75
Street Repair and Maintenance	0.00	3,926.75
Total Maintenance	<u>100.00</u>	<u>27,749.37</u>
Operations		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	1,303.36	9,037.58
Merchant Pay Portal Fees	85.00	1,484.53
Office Cell Phone	66.40	726.01
Office Supplies	14.99	1,068.83

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

November 2021

	<u>Nov 21</u>	<u>Jan - Nov 21</u>
Postage and Copies	0.00	271.99
Security Camera-Mail Box Hut	79.82	685.68
Total Operations	<u>1,549.57</u>	<u>13,824.45</u>
Other Expense		
Insurance	0.00	36,562.51
Loan Interest Expense	765.17	8,605.12
Total Other Expense	<u>765.17</u>	<u>45,167.63</u>
Utilities		
OG&E	257.69	2,768.76
Trash	427.47	4,564.90
Water	1,774.28	22,466.87
Total Utilities	<u>2,459.44</u>	<u>29,800.53</u>
Total Expense	<u>6,638.32</u>	<u>144,761.21</u>
Net Ordinary Income	<u>13,004.81</u>	<u>57,909.34</u>
Net Income	<u><u>13,004.81</u></u>	<u><u>57,909.34</u></u>
Less: Principal Portion of Loan Payments	<u>(1,385.97)</u>	<u>(15,057.42)</u>
Net Cash Flow	<u><u>\$11,618.84</u></u>	<u><u>\$42,851.92</u></u>