

**Two-Forty Place Assn, Inc**

Balance Sheet  
As of 11/30/19

ASSETS

|                       |             |              |
|-----------------------|-------------|--------------|
| Operating Account     | \$ 7,663.72 |              |
| Republic Bank         | 21,820.10   |              |
| Republic Bank Savings | 33.10       |              |
|                       | <hr/>       |              |
| TOTAL ASSETS          |             | \$ 29,516.92 |
|                       |             | =====        |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

|                        |       |        |
|------------------------|-------|--------|
| Subtotal Current Liab. | <hr/> | \$ .00 |
|------------------------|-------|--------|

RESERVES:

|                   |              |              |
|-------------------|--------------|--------------|
| Retained Earnings | \$ 45,817.43 |              |
|                   | <hr/>        |              |
| Subtotal Reserves |              | \$ 45,817.43 |

EQUITY:

|                                |                |                |
|--------------------------------|----------------|----------------|
| Current Year Net Income/(Loss) | \$ (16,300.51) |                |
|                                | <hr/>          |                |
| Subtotal Equity                |                | \$ (16,300.51) |

|                            |  |              |
|----------------------------|--|--------------|
| TOTAL LIABILITIES & EQUITY |  | \$ 29,516.92 |
|                            |  | =====        |

# Two-Forty Place Assn, Inc

Income/Expense Statement  
Period: 11/01/19 to 11/30/19

| Description                    | Current Period |           |            | Year-To-Date |           |             | Yearly Budget |
|--------------------------------|----------------|-----------|------------|--------------|-----------|-------------|---------------|
|                                | Actual         | Budget    | Variance   | Actual       | Budget    | Variance    |               |
| <b>INCOME:</b>                 |                |           |            |              |           |             |               |
| Homeowners Dues                | 11,481.69      | 10,400.00 | 1,081.69   | 21,507.66    | 20,800.00 | 707.66      | 124,800.00    |
| Interest Income - Owners       | 24.09          | .00       | 24.09      | 102.25       | .00       | 102.25      | .00           |
| Late Fees                      | 150.00         | .00       | 150.00     | 375.00       | .00       | 375.00      | .00           |
| Reimbursed Attorneys Fees      | .00            | .00       | .00        | 88.14        | .00       | 88.14       | .00           |
| Work Order Charges             | .00            | .00       | .00        | 103.80       | .00       | 103.80      | .00           |
| Subtotal Income                | 11,655.78      | 10,400.00 | 1,255.78   | 22,176.85    | 20,800.00 | 1,376.85    | 124,800.00    |
| <b>EXPENSES</b>                |                |           |            |              |           |             |               |
| <b>ACTIVITIES</b>              |                |           |            |              |           |             |               |
| Social                         | .00            | .00       | .00        | .00          | 200.00    | 200.00      | 200.00        |
| ACTIVITIES                     | .00            | .00       | .00        | .00          | 200.00    | 200.00      | 200.00        |
| <b>ADMINISTRATION</b>          |                |           |            |              |           |             |               |
| Management Fees (NSC)          | 450.00         | 612.00    | 162.00     | 900.00       | 1,224.00  | 324.00      | 7,344.00      |
| On-Site Management Fee         | 2,000.00       | .00       | (2,000.00) | 4,000.00     | .00       | (4,000.00)  | .00           |
| Filing Fees                    | .00            | .00       | .00        | .00          | 100.00    | 100.00      | 100.00        |
| Postage & Copies               | 88.34          | 54.17     | (34.17)    | 88.34        | 108.34    | 20.00       | 650.00        |
| Office Supplies                | 675.26         | .00       | (675.26)   | 675.26       | .00       | (675.26)    | .00           |
| LEGAL FEES                     | 4,207.50       | .00       | (4,207.50) | 10,436.86    | .00       | (10,436.86) | .00           |
| Office Cell Phone              | .00            | .00       | .00        | 129.13       | .00       | (129.13)    | .00           |
| Professional Fees              | 1,575.00       | .00       | (1,575.00) | 1,575.00     | .00       | (1,575.00)  | .00           |
| ADMINISTRATION                 | 8,996.10       | 666.17    | (8,329.93) | 17,804.59    | 1,432.34  | (16,372.25) | 8,094.00      |
| <b>GATE EXPENSES</b>           |                |           |            |              |           |             |               |
| GATE EXPENSES                  | .00            | .00       | .00        | .00          | .00       | .00         | .00           |
| <b>GROUNDS</b>                 |                |           |            |              |           |             |               |
| Mowing Contract                | 550.00         | 1,208.33  | 658.33     | 2,050.00     | 2,416.66  | 366.66      | 14,500.00     |
| Landscaping                    | 7,091.19       | .00       | (7,091.19) | 7,091.19     | .00       | (7,091.19)  | .00           |
| Grounds Maintenance & Trash    | 65.97          | 100.00    | 34.03      | 347.93       | 200.00    | (147.93)    | 1,200.00      |
| Dog Park & Cabana Expenses     | 131.29         | 54.17     | (77.12)    | 131.29       | 108.34    | (22.95)     | 650.00        |
| GROUNDS                        | 7,838.45       | 1,362.50  | (6,475.95) | 9,620.41     | 2,725.00  | (6,895.41)  | 16,350.00     |
| <b>MAINTENANCE</b>             |                |           |            |              |           |             |               |
| Fence Repairs                  | .00            | .00       | .00        | .00          | 500.00    | 500.00      | 500.00        |
| Pest Control Contract          | 70.00          | .00       | (70.00)    | 100.00       | 2,062.00  | 1,962.00    | 2,062.00      |
| Building Repairs & Maintenance | 3,577.93       | .00       | (3,577.93) | 3,577.93     | 2,500.00  | (1,077.93)  | 2,500.00      |

**Two-Forty Place Assn, Inc**

Income/Expense Statement  
 Period: 11/01/19 to 11/30/19

| Description                    | Current Period |          |             | Year-To-Date |             |            | Yearly     |
|--------------------------------|----------------|----------|-------------|--------------|-------------|------------|------------|
|                                | Actual         | Budget   | Variance    | Actual       | Budget      | Variance   | Budget     |
| Signage                        | .00            | .00      | .00         | .00          | 500.00      | 500.00     | 500.00     |
| MAINTENANCE                    | 3,647.93       | .00      | (3,647.93)  | 3,677.93     | 5,562.00    | 1,884.07   | 5,562.00   |
| OTHER EXPENSES                 |                |          |             |              |             |            |            |
| Insurance                      | .00            | .00      | .00         | .00          | 40,000.00   | 40,000.00  | 40,000.00  |
| OTHER EXPENSES                 | .00            | .00      | .00         | .00          | 40,000.00   | 40,000.00  | 40,000.00  |
| POOL/CLUBHOUSE EXPENSE         |                |          |             |              |             |            |            |
| POOL/CLUBHOUSE EXPENSE         | .00            | .00      | .00         | .00          | .00         | .00        | .00        |
| UTILITIES                      |                |          |             |              |             |            |            |
| Electric (OG&E)                | 252.34         | 266.67   | 14.33       | 507.47       | 533.34      | 25.87      | 3,200.00   |
| Water (OKC)                    | 2,675.40       | 1,666.67 | (1,008.73)  | 5,433.52     | 3,333.34    | (2,100.18) | 20,000.00  |
| Gas (ONG)                      | 21.57          | 33.33    | 11.76       | 43.14        | 66.66       | 23.52      | 400.00     |
| Refuse                         | 657.65         | 500.00   | (157.65)    | 1,390.30     | 1,000.00    | (390.30)   | 6,000.00   |
| UTILITIES                      | 3,606.96       | 2,466.67 | (1,140.29)  | 7,374.43     | 4,933.34    | (2,441.09) | 29,600.00  |
| RESERVES                       |                |          |             |              |             |            |            |
| Reserves -10% of Income        | .00            | 1,140.00 | 1,140.00    | .00          | 2,280.00    | 2,280.00   | 13,680.00  |
| RESERVES                       | .00            | 1,140.00 | 1,140.00    | .00          | 2,280.00    | 2,280.00   | 13,680.00  |
| TOTAL EXPENSES                 | 24,089.44      | 5,635.34 | (18,454.10) | 38,477.36    | 57,132.68   | 18,655.32  | 113,486.00 |
| Current Year Net Income/(loss) | (12,433.66)    | 4,764.66 | (17,198.32) | (16,300.51)  | (36,332.68) | 20,032.17  | 11,314.00  |