

2:14 PM
11/18/21
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of October 31, 2021

	<u>Oct 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,262.21
Alliance Assn Bank-Restricted	12,939.73
Armstrong Bank-Checking	28,482.00
Armstrong Bank-Savings	20,908.55
Total Checking/Savings	<u>80,592.49</u>
Accounts Receivable	
Accounts Receivable	-4,906.93
Total Accounts Receivable	<u>-4,906.93</u>
Other Current Assets	
Undeposited Funds	4,350.00
Total Other Current Assets	<u>4,350.00</u>
Total Current Assets	<u>80,035.56</u>
TOTAL ASSETS	<u>80,035.56</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	169,254.78
Total Long Term Liabilities	<u>169,254.78</u>
Total Liabilities	169,254.78
Equity	
Retained Earnings	-133,671.09
Net Income	44,451.87
Total Equity	<u>-89,219.22</u>
TOTAL LIABILITIES & EQUITY	<u>80,035.56</u>

2:11 PM
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Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
 October 2021

	Oct 21	Jan - Oct 21
Ordinary Income/Expense		
Income		
HOA Dues	16,856.57	178,258.50
Interest Income-Banks	0.00	31.09
Interest Income-Owners	50.41	166.47
Late Fees	150.00	875.00
Other Charges		
Attorney Fee	0.00	21.00
Check Charge	20.00	100.00
Credit Card Fee 3%	31.50	717.42
Other Charges - Other	0.00	2,405.28
Total Other Charges	51.50	3,243.70
Total Income	17,108.48	182,574.76
Expense		
Activities		
Annual Memberships	0.00	375.00
Social	0.00	295.44
Total Activities	0.00	670.44
Administrative		
Management Fees-Financial	312.00	2,808.00
On-Site Management Fees	1,000.00	9,000.00
Total Administrative	1,312.00	11,808.00
Grounds		
Dog Park and Cabana	0.00	177.25
Landscaping	0.00	6,829.57
Mowing Contract	1,361.54	6,969.83
Total Grounds	1,361.54	13,976.65
Maintenance		
Building Repair and Maintenance	0.00	14,255.87
Pest Control Contract	0.00	9,466.75
Street Repair and Maintenance	3,926.75	3,926.75
Total Maintenance	3,926.75	27,649.37
Operations		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	1,025.10	7,734.22
Merchant Pay Portal Fees	85.00	1,399.53
Office Cell Phone	65.91	659.61
Office Supplies	14.99	1,053.84
Postage and Copies	0.00	271.99
Security Camera-Mail Box Hut	67.90	605.86
Total Operations	1,258.90	12,274.88
Other Expense		
Insurance	0.00	36,562.51
Loan Interest Expense	747.03	7,839.95
Total Other Expense	747.03	44,402.46

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Profit & Loss YTD Comparison
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	<u>Oct 21</u>	<u>Jan - Oct 21</u>
Utilities		
OG&E	253.71	2,511.07
Trash	427.47	4,137.43
Water	1,660.32	20,692.59
Total Utilities	<u>2,341.50</u>	<u>27,341.09</u>
Total Expense	<u>10,947.72</u>	<u>138,122.89</u>
Net Ordinary Income	<u>6,160.76</u>	<u>44,451.87</u>
Net Income	<u><u>6,160.76</u></u>	<u><u>44,451.87</u></u>