

4:07 PM  
11/04/21  
Cash Basis

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

	<u>Sep 30, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,262.21
Alliance Assn Bank-Restricted	12,939.73
Armstrong Bank-Checking	24,320.82
Armstrong Bank-Savings	20,908.55
Total Checking/Savings	<u>76,431.31</u>
Accounts Receivable	
Accounts Receivable	-6,073.40
Total Accounts Receivable	<u>-6,073.40</u>
Other Current Assets	
Undeposited Funds	4,921.00
Total Other Current Assets	<u>4,921.00</u>
Total Current Assets	<u>75,278.91</u>
<b>TOTAL ASSETS</b>	<b><u>75,278.91</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	170,658.89
Total Long Term Liabilities	<u>170,658.89</u>
Total Liabilities	170,658.89
Equity	
Retained Earnings	-133,671.09
Net Income	38,291.11
Total Equity	<u>-95,379.98</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>75,278.91</u></b>

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**Two-Forty Place Association Inc.**  
**Profit & Loss YTD Comparison**  
 September 2021

	Sep 21	Jan - Sep 21
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	17,598.12	161,401.93
Interest Income-Banks	7.11	31.09
Interest Income-Owners	46.04	116.06
Late Fees	250.00	725.00
<b>Other Charges</b>		
Attorney Fee	10.50	21.00
Check Charge	0.00	80.00
Credit Card Fee 3%	43.75	685.92
Other Charges - Other	200.00	2,405.28
<b>Total Other Charges</b>	254.25	3,192.20
<b>Total Income</b>	18,155.52	165,466.28
<b>Expense</b>		
<b>Activities</b>		
Annual Memberships	0.00	375.00
Social	0.00	295.44
<b>Total Activities</b>	0.00	670.44
<b>Administrative</b>		
Management Fees-Financial	312.00	2,496.00
On-Site Management Fees	1,000.00	8,000.00
<b>Total Administrative</b>	1,312.00	10,496.00
<b>Grounds</b>		
Dog Park and Cabana	0.00	177.25
Landscaping	0.00	6,829.57
Mowing Contract	2,094.29	5,608.29
<b>Total Grounds</b>	2,094.29	12,615.11
<b>Maintenance</b>		
Building Repair and Maintenance	0.00	14,255.87
Pest Control Contract	50.00	9,466.75
<b>Total Maintenance</b>	50.00	23,722.62
<b>Operations</b>		
HOA Meetings	0.00	549.83
Legal Fees-HOA matters	362.50	6,709.12
Merchant Pay Portal Fees	85.00	1,314.53
Office Cell Phone	65.98	593.70
Office Supplies	14.99	1,038.85
Postage and Copies	0.00	271.99
Security Camera-Mail Box Hut	75.94	537.96
<b>Total Operations</b>	604.41	11,015.98
<b>Other Expense</b>		
Insurance	12,355.23	36,562.51
Loan Interest Expense	777.73	7,092.92
<b>Total Other Expense</b>	13,132.96	43,655.43

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**Profit & Loss YTD Comparison**  
September 2021

	<u>Sep 21</u>	<u>Jan - Sep 21</u>
Utilities		
OG&E	253.06	2,257.36
Trash	427.47	3,709.96
Water	1,644.04	19,032.27
<b>Total Utilities</b>	<u>2,324.57</u>	<u>24,999.59</u>
<b>Total Expense</b>	<u>19,518.23</u>	<u>127,175.17</u>
<b>Net Ordinary Income</b>	<u>-1,362.71</u>	<u>38,291.11</u>
<b>Net Income</b>	<u><u>-1,362.71</u></u>	<u><u>38,291.11</u></u>