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05/09/23  
Cash Basis

**Two-Forty Place Association Inc.**  
**Balance Sheet**  
**As of April 30, 2023**

	<u>Apr 30, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,297.10
Alliance Assn Bank-Restricted	12,962.34
Alliance Assn Bank - CD	100,597.35
Armstrong Bank-Checking	34,420.67
Armstrong Bank-Savings	4,223.53
Total Checking/Savings	<u>170,500.99</u>
Accounts Receivable	
Accounts Receivable	-7,832.38
Total Accounts Receivable	<u>-7,832.38</u>
Other Current Assets	
Undeposited Funds	5,600.00
Total Other Current Assets	<u>5,600.00</u>
Total Current Assets	<u>168,268.61</u>
<b>TOTAL ASSETS</b>	<b><u>168,268.61</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	143,067.42
Total Long Term Liabilities	<u>143,067.42</u>
Total Liabilities	143,067.42
Equity	
Retained Earnings	18,607.03
Net Income	6,594.16
Total Equity	<u>25,201.19</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>168,268.61</u></b>

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**Two-Forty Place Association Inc.**  
**Profit & Loss YTD Comparison**  
**April 2023**

	Apr 23	Jan - Apr 23
Ordinary Income/Expense		
Income		
HOA Dues	20,662.00	83,462.00
Interest Income-Banks	316.53	648.28
Interest Income-Owners	0.00	130.97
Late Fees	0.00	248.36
Other Charges		
Check Charge	0.00	20.00
Credit Card Fee 3%	24.00	183.00
Insurance Non-Compliance Fee	0.00	100.00
Total Other Charges	24.00	303.00
Total Income	21,002.53	84,792.61
Expense		
Administrative		
Management Fees-Financial	0.00	1,161.00
On-Site Management Fees	0.00	3,000.00
Total Administrative	0.00	4,161.00
Grounds		
Landscaping	52.96	52.96
Mowing Contract	0.00	566.83
Total Grounds	52.96	619.79
Maintenance		
Building Repair and Maintenance	0.00	13,642.03
Pest Control Contract	50.00	200.00
Total Maintenance	50.00	13,842.03
Operations		
Bank Service Charges	0.00	20.00
HOA Meetings	139.98	139.98
Legal Fees-Collections	10,352.34	26,676.65
Legal Fees-HOA matters	1,687.50	1,987.50
Merchant Pay Portal Fees	176.93	682.35
Office Cell Phone	70.04	278.55
Office Supplies	170.76	628.36
Postage and Copies	0.00	92.94
Total Operations	12,597.55	30,506.33
Other Expense		
Insurance	0.00	13,373.49
Loan Interest Expense	654.00	2,592.77
Total Other Expense	654.00	15,966.26
Utilities		
OG&E	290.74	1,176.32
Trash	620.80	2,270.35
Water	2,272.99	9,656.37
Total Utilities	3,184.53	13,103.04
Total Expense	16,539.04	78,198.45
Net Ordinary Income	4,463.49	6,594.16
Net Income	4,463.49	6,594.16