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02/16/23  
Cash Basis

**Two-Forty Place Association Inc.**  
**Balance Sheet**  
**As of January 31, 2023**

	<u>Jan 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,289.68
Alliance Assn Bank-Restricted	12,959.19
Armstrong Bank-Checking	51,810.46
Armstrong Bank-Savings	<u>93,807.15</u>
Total Checking/Savings	176,866.48
Accounts Receivable	
Accounts Receivable	<u>-6,451.45</u>
Total Accounts Receivable	-6,451.45
Other Current Assets	
Undeposited Funds	<u>7,393.73</u>
Total Other Current Assets	<u>7,393.73</u>
Total Current Assets	<u>177,808.76</u>
<b>TOTAL ASSETS</b>	<b><u>177,808.76</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>147,602.47</u>
Total Long Term Liabilities	<u>147,602.47</u>
Total Liabilities	147,602.47
Equity	
Retained Earnings	18,607.03
Net Income	<u>11,599.26</u>
Total Equity	<u>30,206.29</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>177,808.76</u></b>

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**Two-Forty Place Association Inc.**  
**Profit & Loss**  
**January 2023**

	<u>Jan 23</u>
Ordinary Income/Expense	
Income	
HOA Dues	20,800.00
Interest Income-Banks	3.98
Interest Income-Owners	65.41
Late Fees	148.36
Other Charges	
Credit Card Fee 3%	48.00
Total Other Charges	<u>48.00</u>
Total Income	21,065.75
Expense	
Administrative	
On-Site Management Fees	155.00
Total Administrative	155.00
Maintenance	
Building Repair and Maintenance	950.00
Pest Control Contract	50.00
Total Maintenance	1,000.00
Operations	
Legal Fees-Collections	3,870.25
Legal Fees-HOA matters	300.00
Merchant Pay Portal Fees	161.93
Office Cell Phone	68.43
Office Supplies	117.06
Postage and Copies	77.94
Total Operations	4,595.61
Other Expense	
Loan Interest Expense	674.40
Total Other Expense	674.40
Utilities	
OG&E	293.71
Trash	549.85
Water	2,197.92
Total Utilities	<u>3,041.48</u>
Total Expense	<u>9,466.49</u>
Net Ordinary Income	11,599.26
Net Income	<u><u>11,599.26</u></u>