

11/05/24
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of October 31, 2024

	<u>Oct 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,338.44
Alliance Assn Bank-Restricted	12,993.22
Alliance Assn Bank - CD	106,320.95
Armstrong Bank-Checking	45,317.17
Armstrong Bank-Savings	5,059.01
Total Checking/Savings	<u>188,028.79</u>
Accounts Receivable	
Accounts Receivable	-12,676.42
Total Accounts Receivable	<u>-12,676.42</u>
Other Current Assets	
Undeposited Funds	4,412.00
Total Other Current Assets	<u>4,412.00</u>
Total Current Assets	<u>179,764.37</u>
TOTAL ASSETS	<u>179,764.37</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	114,747.79
Total Long Term Liabilities	<u>114,747.79</u>
Total Liabilities	114,747.79
Equity	
Retained Earnings	10,075.22
Net Income	54,941.36
Total Equity	<u>65,016.58</u>
TOTAL LIABILITIES & EQUITY	<u>179,764.37</u>

11/05/24
Cash Basis

Two-Forty Place Association Inc. Profit & Loss YTD Comparison October 2024

	Oct 24	Jan - Oct 24
Ordinary Income/Expense		
Income		
HOA Dues	28,150.00	201,795.86
Interest Income-Banks	324.59	3,265.67
Interest Income-Owners	1,141.39	1,282.48
Late Fees	-59.31	291.31
Other Charges		
Attorney Fee	333.35	333.35
Check Charge	90.00	90.00
Credit Card Fee 3%	24.00	328.75
Insurance Non-Compliance Fee	400.00	800.00
Other Charges - Other	40.00	40.00
Total Other Charges	887.35	1,592.10
Total Income	30,444.02	208,227.42
Expense		
Administrative		
Management Fees-Financial	387.00	3,483.00
On-Site Management Fees	1,000.00	9,800.00
Total Administrative	1,387.00	13,283.00
Grounds		
Grounds Maintenance and Trash	0.00	700.00
Landscaping	0.00	4,087.47
Mowing Contract	2,090.22	10,792.22
Total Grounds	2,090.22	15,579.69
Maintenance		
Building Repair and Maintenance	800.00	2,588.95
Fence Repairs	0.00	920.33
Pest Control Contract	150.00	5,686.75
Total Maintenance	950.00	9,196.03
Operations		
Bank Service Charges	10.00	30.00
HOA Meetings	287.61	1,201.50
Legal Fees-Collections	0.00	7,185.85
Legal Fees-HOA matters	0.00	5,130.00
Merchant Pay Portal Fees	163.10	1,542.85
Office Cell Phone	70.52	707.75
Office Supplies	19.99	852.70
Total Operations	551.22	16,650.65
Other Expense		
Insurance	0.00	45,439.31
Loan Interest Expense	509.20	5,471.85
Total Other Expense	509.20	50,911.16
Utilities		
OG&E	490.52	1,616.46
Trash	713.92	6,952.96
Water	4,611.14	39,096.11
Total Utilities	5,815.58	47,665.53
Total Expense	11,303.22	153,286.06
Net Ordinary Income	19,140.80	54,941.36
Net Income	19,140.80	54,941.36