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08/22/24
Cash Basis

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

	<u>Jul 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,331.53
Alliance Assn Bank-Restricted	12,988.32
Alliance Assn Bank - CD	105,340.84
Armstrong Bank-Checking	32,192.55
Armstrong Bank-Savings	<u>5,055.20</u>
Total Checking/Savings	173,908.44
Accounts Receivable	
Accounts Receivable	<u>-13,391.47</u>
Total Accounts Receivable	-13,391.47
Other Current Assets	
Undeposited Funds	<u>5,212.00</u>
Total Other Current Assets	<u>5,212.00</u>
Total Current Assets	<u>165,728.97</u>
TOTAL ASSETS	<u>165,728.97</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>119,617.51</u>
Total Long Term Liabilities	<u>119,617.51</u>
Total Liabilities	119,617.51
Equity	
Retained Earnings	10,075.22
Net Income	<u>36,036.24</u>
Total Equity	<u>46,111.46</u>
TOTAL LIABILITIES & EQUITY	<u>165,728.97</u>

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

	Jul 24	Jan - Jul 24
Ordinary Income/Expense		
Income		
HOA Dues	18,450.00	137,315.00
Interest Income-Banks	321.63	2,269.94
Interest Income-Owners	0.00	141.09
Late Fees	0.00	350.62
Other Charges		
Credit Card Fee 3%	48.75	217.75
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	48.75	817.75
Total Income	18,820.38	140,894.40
Expense		
Administrative		
Management Fees-Financial	387.00	2,322.00
On-Site Management Fees	1,000.00	6,800.00
Total Administrative	1,387.00	9,122.00
Grounds		
Grounds Maintenance and Trash	0.00	700.00
Landscaping	0.00	4,087.47
Mowing Contract	3,051.54	3,833.56
Total Grounds	3,051.54	8,621.03
Maintenance		
Building Repair and Maintenance	307.00	1,482.01
Fence Repairs	328.00	920.33
Pest Control Contract	2,836.75	5,136.75
Total Maintenance	3,471.75	7,539.09
Operations		
Bank Service Charges	10.00	10.00
HOA Meetings	0.00	913.89
Legal Fees-Collections	0.00	5,745.85
Legal Fees-HOA matters	0.00	5,130.00
Merchant Pay Portal Fees	132.48	1,085.09
Office Cell Phone	70.80	495.86
Office Supplies	19.99	673.73
Total Operations	233.27	14,054.42
Other Expense		
Insurance	0.00	30,103.31
Loan Interest Expense	530.42	3,888.15
Total Other Expense	530.42	33,991.46
Utilities		
OG&E	76.77	965.77
Trash	713.92	4,811.20
Water	4,431.14	25,753.19
Total Utilities	5,221.83	31,530.16
Total Expense	13,895.81	104,858.16
Net Ordinary Income	4,924.57	36,036.24
Net Income	4,924.57	36,036.24