Two-Forty Place Association Inc.
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,287.35
Alliance Assn Bank-Restricted	12,957.54
Armstrong Bank-Checking	53,905.69
Armstrong Bank-Savings	83,407.15
Total Checking/Savings	168,557.73
Accounts Receivable	
Accounts Receivable	-7,692.23
Total Accounts Receivable	-7,692.23
Other Current Assets	
Undeposited Funds	6,400.00
Total Other Current Assets	6,400.00
Total Current Assets	167,265.50
TOTAL ASSETS	**167,265.50**
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	149,079.21
Total Long Term Liabilities	149,079.21
Total Liabilities	149,079.21
Equity	
Retained Earnings	-76,111.90
Net Income	94,298.19
Total Equity	18,186.29
TOTAL LIABILITIES & EQUITY	**167,265.50**

Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
December 2022

	Dec 22	Jan - Dec 22
Ordinary Income/Expense		
Income		
HOA Dues	20,000.00	247,686.36
Interest Income-Banks	54.34	127.05
Interest Income-Owners	39.03	2,380.20
Late Fees	73.00	1,707.53
Other Charges		
Attorney Fee	0.00	9,147.33
Check Charge	0.00	120.00
Credit Card Fee 3%	36.00	656.00
Other Charges - Other	0.00	4,750.24
Total Other Charges	36.00	14,673.57
Total Income	20,202.37	266,574.71
Expense		
Activities		
Social	0.00	0.00
Total Activities	0.00	0.00
Administrative		
Management Fees-Financial	774.00	4,644.00
On-Site Management Fees	2,000.00	12,000.00
Total Administrative	2,774.00	16,644.00
Grounds		
Dog Park and Cabana	0.00	531.27
Grounds Maintenance and Trash	0.00	280.00
Landscaping	0.00	3,541.22
Mowing Contract	0.00	7,600.23
Total Grounds	0.00	11,952.72
Maintenance		
Building Repair and Maintenance	0.00	6,518.21
Fence Repairs	0.00	518.81
Pest Control Contract	50.00	3,416.75
Total Maintenance	50.00	10,453.77
Operations		
HOA Meetings	0.00	934.90
Legal Fees-Collections	1,513.06	11,577.49
Legal Fees-HOA matters	1,335.75	21,000.75
Merchant Pay Portal Fees	178.15	2,021.17
Office Cell Phone	68.53	809.34
Office Supplies	471.65	1,776.28
Postage and Copies	0.00	216.92
Reserve Study	0.00	630.00
Total Operations	3,567.14	38,966.85
Other Expense		
Insurance	13,373.49	52,483.49
Loan Interest Expense	658.75	8,440.59
Total Other Expense	14,032.24	60,924.08

Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
December 2022

	Dec 22	Jan - Dec 22
Utilities		
OG&E	292.87	3,186.14
Trash	549.85	6,260.34
Water	2,219.98	23,888.62
Total Utilities	3,062.70	33,335.10
Total Expense	23,486.08	172,276.52
Net Ordinary Income	-3,283.71	94,298.19
Net Income	**-3,283.71**	**94,298.19**