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08/24/23
Cash Basis

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

	<u>Jul 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,304.02
Alliance Assn Bank-Restricted	12,968.84
Alliance Assn Bank - CD	101,525.66
Armstrong Bank-Checking	17,962.29
Armstrong Bank-Savings	25,031.30
Total Checking/Savings	<u>175,792.11</u>
Accounts Receivable	
Accounts Receivable	-8,082.61
Total Accounts Receivable	<u>-8,082.61</u>
Other Current Assets	
Undeposited Funds	4,412.00
Total Other Current Assets	<u>4,412.00</u>
Total Current Assets	<u>172,121.50</u>
TOTAL ASSETS	<u>172,121.50</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	138,492.67
Total Long Term Liabilities	<u>138,492.67</u>
Total Liabilities	<u>138,492.67</u>
Equity	
Retained Earnings	18,607.03
Net Income	15,021.80
Total Equity	<u>33,628.83</u>
TOTAL LIABILITIES & EQUITY	<u>172,121.50</u>

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

	Jul 23	Jan - Jul 23
Ordinary Income/Expense		
Income		
HOA Dues	24,198.89	147,036.89
Interest Income-Banks	310.97	1,597.78
Interest Income-Owners	731.71	862.67
Late Fees	325.00	573.36
Other Charges		
Attorney Fee	11,389.41	11,389.41
Check Charge	0.00	10.00
Credit Card Fee 3%	72.00	398.00
Insurance Non-Compliance Fee	500.00	600.00
Total Other Charges	11,961.41	12,397.41
Total Income	37,527.98	162,468.11
Expense		
Administrative		
Management Fees-Financial	0.00	2,322.00
On-Site Management Fees	0.00	6,000.00
Total Administrative	0.00	8,322.00
Grounds		
Dog Park and Cabana	0.00	459.96
Landscaping	0.00	52.96
Mowing Contract	2,883.61	5,639.63
Total Grounds	2,883.61	6,152.55
Maintenance		
Building Repair and Maintenance	8,397.25	24,433.90
Pest Control Contract	2,916.75	3,166.75
Total Maintenance	11,314.00	27,600.65
Operations		
Bank Service Charges	0.00	20.00
HOA Meetings	0.00	1,199.16
Legal Fees-Collections	6,260.89	42,103.49
Legal Fees-HOA matters	0.00	1,987.50
Merchant Pay Portal Fees	255.27	1,291.01
Office Cell Phone	240.34	658.71
Office Supplies	19.99	808.80
Postage and Copies	0.00	92.94
Total Operations	6,776.49	48,161.61
Other Expense		
Insurance	0.00	28,140.72
Loan Interest Expense	612.86	4,471.44
Total Other Expense	612.86	32,612.16
Utilities		
OG&E	287.40	2,040.25
Trash	620.80	4,132.75
Water	3,432.87	18,424.34
Total Utilities	4,341.07	24,597.34
Total Expense	25,928.03	147,446.31
Net Ordinary Income	11,599.95	15,021.80
Net Income	11,599.95	15,021.80