

4:30 PM  
10/01/22  
Cash Basis

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

	<u>Aug 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,278.98
Alliance Assn Bank-Restricted	12,951.62
Armstrong Bank-Checking	67,905.18
Armstrong Bank-Savings	62,538.73
Total Checking/Savings	<u>161,674.51</u>
Accounts Receivable	
Accounts Receivable	-7,165.44
Total Accounts Receivable	<u>-7,165.44</u>
Other Current Assets	
Undeposited Funds	4,812.00
Total Other Current Assets	<u>4,812.00</u>
Total Current Assets	<u>159,321.07</u>
<b>TOTAL ASSETS</b>	<b><u>159,321.07</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	154,965.28
Total Long Term Liabilities	<u>154,965.28</u>
Total Liabilities	154,965.28
Equity	
Retained Earnings	-76,111.90
Net Income	80,467.69
Total Equity	<u>4,355.79</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>159,321.07</u></b>

4:29 PM  
10/01/22  
Cash Basis

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

	Aug 22	Jan - Aug 22
Ordinary Income/Expense		
Income		
HOA Dues	20,047.81	165,241.55
Interest Income-Banks	2.65	44.34
Interest Income-Owners	163.88	2,263.12
Late Fees	192.04	1,441.53
Other Charges		
Attorney Fee	-165.44	9,147.33
Check Charge	0.00	100.00
Credit Card Fee 3%	48.00	359.00
Other Charges - Other	0.00	4,750.24
Total Other Charges	-117.44	14,356.57
Total Income	20,288.94	183,347.11
Expense		
Activities		
Social	0.00	0.00
Total Activities	0.00	0.00
Administrative		
Management Fees-Financial	387.00	2,709.00
On-Site Management Fees	1,000.00	7,000.00
Total Administrative	1,387.00	9,709.00
Grounds		
Dog Park and Cabana	0.00	6.83
Grounds Maintenance and Trash	0.00	280.00
Landscaping	252.14	1,464.81
Mowing Contract	1,064.55	4,986.27
Total Grounds	1,316.69	6,737.91
Maintenance		
Building Repair and Maintenance	0.00	5,524.66
Fence Repairs	0.00	100.00
Pest Control Contract	100.00	3,216.75
Total Maintenance	100.00	8,841.41
Operations		
HOA Meetings	0.00	559.90
Legal Fees-Collections	0.00	4,185.65
Legal Fees-HOA matters	3,461.94	15,764.18
Merchant Pay Portal Fees	177.35	1,352.67
Office Cell Phone	68.77	534.81
Office Supplies	133.99	1,207.55
Postage and Copies	0.00	216.92
Reserve Study	0.00	630.00
Total Operations	3,842.05	24,451.68
Other Expense		
Insurance	0.00	25,736.51
Loan Interest Expense	707.10	5,722.10
Total Other Expense	707.10	31,458.61

4:29 PM  
10/01/22  
Cash Basis

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

	<b>Aug 22</b>	<b>Jan - Aug 22</b>
Utilities		
OG&E	267.12	2,059.35
Trash	549.85	4,060.94
Water	1,997.70	15,560.52
<b>Total Utilities</b>	<b>2,814.67</b>	<b>21,680.81</b>
<b>Total Expense</b>	<b>10,167.51</b>	<b>102,879.42</b>
<b>Net Ordinary Income</b>	<b>10,121.43</b>	<b>80,467.69</b>
<b>Net Income</b>	<b>10,121.43</b>	<b>80,467.69</b>