

4:55 PM
09/21/23
Cash Basis

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

	<u>Aug 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,306.35
Alliance Assn Bank-Restricted	12,970.49
Alliance Assn Bank - CD	101,843.84
Armstrong Bank-Checking	14,098.46
Armstrong Bank-Savings	15,031.30
Total Checking/Savings	162,250.44
Accounts Receivable	
Accounts Receivable	-8,060.61
Total Accounts Receivable	-8,060.61
Other Current Assets	
Undeposited Funds	5,612.00
Total Other Current Assets	5,612.00
Total Current Assets	159,801.83
TOTAL ASSETS	<u>159,801.83</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	136,995.53
Total Long Term Liabilities	136,995.53
Total Liabilities	136,995.53
Equity	
Retained Earnings	18,607.03
Net Income	4,199.27
Total Equity	22,806.30
TOTAL LIABILITIES & EQUITY	<u>159,801.83</u>

4:56 PM
09/21/23
Cash Basis

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

	Aug 23	Jan - Aug 23
Ordinary Income/Expense		
Income		
HOA Dues	20,800.00	168,236.89
Interest Income-Banks	322.16	1,919.94
Interest Income-Owners	17.25	879.92
Late Fees	0.00	573.36
Other Charges		
Attorney Fee	382.75	11,772.16
Check Charge	10.00	20.00
Credit Card Fee 3%	60.00	458.00
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	452.75	12,850.16
Total Income	21,592.16	184,460.27
Expense		
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	459.96
Landscaping	0.00	52.96
Mowing Contract	2,940.43	8,580.06
Total Grounds	2,940.43	9,092.98
Maintenance		
Building Repair and Maintenance	19,328.94	43,762.84
Pest Control Contract	50.00	3,216.75
Total Maintenance	19,378.94	46,979.59
Operations		
Bank Service Charges	0.00	20.00
HOA Meetings	0.00	1,199.16
Legal Fees-Collections	2,917.50	45,020.99
Legal Fees-HOA matters	874.75	2,862.25
Merchant Pay Portal Fees	166.86	1,457.87
Office Cell Phone	69.93	728.64
Office Supplies	138.99	947.79
Postage and Copies	0.00	92.94
Total Operations	4,168.03	52,329.64
Other Expense		
Insurance	0.00	28,140.72
Loan Interest Expense	654.00	5,125.44
Total Other Expense	654.00	33,266.16
Utilities		
OG&E	289.56	2,329.81
Trash	620.80	4,753.55
Water	3,375.93	21,800.27
Total Utilities	4,286.29	28,883.63
Total Expense	32,814.69	180,261.00
Net Ordinary Income	-11,222.53	4,199.27
Net Income	-11,222.53	4,199.27