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11/08/22  
Cash Basis

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

	<u>Oct 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,282.76
Alliance Assn Bank-Restricted	12,954.29
Armstrong Bank-Checking	58,614.04
Armstrong Bank-Savings	<u>72,956.79</u>
Total Checking/Savings	162,807.88
Accounts Receivable	
Accounts Receivable	<u>-6,828.16</u>
Total Accounts Receivable	-6,828.16
Other Current Assets	
Undeposited Funds	<u>5,212.00</u>
Total Other Current Assets	<u>5,212.00</u>
Total Current Assets	<u>161,191.72</u>
<b>TOTAL ASSETS</b>	<b><u>161,191.72</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>152,035.41</u>
Total Long Term Liabilities	<u>152,035.41</u>
Total Liabilities	152,035.41
Equity	
Retained Earnings	-76,111.90
Net Income	<u>85,268.21</u>
Total Equity	<u>9,156.31</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>161,191.72</u></b>

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

	Oct 22	Jan - Oct 22
Ordinary Income/Expense		
Income		
HOA Dues	22,155.06	207,245.36
Interest Income-Banks	3.89	68.85
Interest Income-Owners	32.94	2,309.01
Late Fees	50.00	1,532.53
Other Charges		
Attorney Fee	0.00	9,147.33
Check Charge	10.00	120.00
Credit Card Fee 3%	36.00	453.00
Other Charges - Other	0.00	4,750.24
Total Other Charges	46.00	14,470.57
Total Income	22,287.89	225,626.32
Expense		
Activities		
Social	0.00	0.00
Total Activities	0.00	0.00
Administrative		
Management Fees-Financial	0.00	3,483.00
On-Site Management Fees	0.00	9,000.00
Total Administrative	0.00	12,483.00
Grounds		
Dog Park and Cabana	0.00	6.83
Grounds Maintenance and Trash	0.00	280.00
Landscaping	821.45	3,541.22
Mowing Contract	1,066.08	6,829.15
Total Grounds	1,887.53	10,657.20
Maintenance		
Building Repair and Maintenance	0.00	6,518.21
Fence Repairs	0.00	518.81
Pest Control Contract	50.00	3,316.75
Total Maintenance	50.00	10,353.77
Operations		
HOA Meetings	0.00	934.90
Legal Fees-Collections	1,760.98	8,750.18
Legal Fees-HOA matters	2,123.32	19,165.00
Merchant Pay Portal Fees	182.05	1,672.43
Office Cell Phone	68.70	672.28
Office Supplies	14.99	1,289.64
Postage and Copies	0.00	216.92
Reserve Study	0.00	630.00
Total Operations	4,150.04	33,331.35
Other Expense		
Insurance	0.00	39,110.00
Loan Interest Expense	671.84	7,094.51
Total Other Expense	671.84	46,204.51

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

	<b>Oct 22</b>	<b>Jan - Oct 22</b>
Utilities		
OG&E	270.69	2,598.94
Trash	549.85	5,160.64
Water	2,121.24	19,568.70
<b>Total Utilities</b>	<b>2,941.78</b>	<b>27,328.28</b>
<b>Total Expense</b>	<b>9,701.19</b>	<b>140,358.11</b>
<b>Net Ordinary Income</b>	<b>12,586.70</b>	<b>85,268.21</b>
<b>Net Income</b>	<b>12,586.70</b>	<b>85,268.21</b>