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Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of June 30, 2023

	<u>Jun 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,301.69
Alliance Assn Bank-Restricted	12,967.18
Alliance Assn Bank - CD	101,218.68
Armstrong Bank-Checking	17,811.59
Armstrong Bank-Savings	14,631.30
Total Checking/Savings	<u>164,930.44</u>
Accounts Receivable	
Accounts Receivable	-8,060.61
Total Accounts Receivable	<u>-8,060.61</u>
Other Current Assets	
Undeposited Funds	5,200.00
Total Other Current Assets	<u>5,200.00</u>
Total Current Assets	<u>162,069.83</u>
TOTAL ASSETS	<u>162,069.83</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	140,030.95
Total Long Term Liabilities	<u>140,030.95</u>
Total Liabilities	140,030.95
Equity	
Retained Earnings	18,607.03
Net Income	3,431.85
Total Equity	<u>22,038.88</u>
TOTAL LIABILITIES & EQUITY	<u>162,069.83</u>

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

	Jun 23	Jan - Jun 23
Ordinary Income/Expense		
Income		
HOA Dues	19,326.00	122,838.00
Interest Income-Banks	327.85	1,286.81
Interest Income-Owners	-0.01	130.96
Late Fees	0.00	248.36
Other Charges		
Check Charge	0.00	20.00
Credit Card Fee 3%	59.00	326.00
Insurance Non-Compliance Fee	0.00	100.00
Total Other Charges	59.00	446.00
Total Income	19,712.84	124,950.13
Expense		
Administrative		
Management Fees-Financial	774.00	2,322.00
On-Site Management Fees	2,000.00	6,000.00
Total Administrative	2,774.00	8,322.00
Grounds		
Dog Park and Cabana	0.00	459.96
Landscaping	0.00	52.96
Mowing Contract	1,308.10	2,756.02
Total Grounds	1,308.10	3,268.94
Maintenance		
Building Repair and Maintenance	0.00	16,036.65
Pest Control Contract	0.00	250.00
Total Maintenance	0.00	16,286.65
Operations		
Bank Service Charges	0.00	20.00
HOA Meetings	160.00	1,199.16
Legal Fees-Collections	5,775.95	35,842.60
Legal Fees-HOA matters	0.00	1,987.50
Merchant Pay Portal Fees	165.59	1,035.74
Office Cell Phone	69.91	418.37
Office Supplies	139.97	788.81
Postage and Copies	0.00	92.94
Total Operations	6,311.42	41,385.12
Other Expense		
Insurance	14,767.23	28,140.72
Loan Interest Expense	639.89	3,858.58
Total Other Expense	15,407.12	31,999.30
Utilities		
OG&E	287.03	1,752.85
Trash	620.80	3,511.95
Water	2,810.27	14,991.47
Total Utilities	3,718.10	20,256.27
Total Expense	29,518.74	121,518.28
Net Ordinary Income	-9,805.90	3,431.85
Net Income	-9,805.90	3,431.85