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01/09/24
Cash Basis

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

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,315.53
Alliance Assn Bank-Restricted	12,976.99
Alliance Assn Bank - CD	103,105.77
Armstrong Bank-Checking	3,308.46
Armstrong Bank-Savings	5,047.66
Total Checking/Savings	142,754.41
Accounts Receivable	
Accounts Receivable	-7,491.85
Total Accounts Receivable	-7,491.85
Other Current Assets	
Undeposited Funds	5,600.00
Total Other Current Assets	5,600.00
Total Current Assets	140,862.56
TOTAL ASSETS	<u>140,862.56</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	130,787.34
Total Long Term Liabilities	130,787.34
Total Liabilities	130,787.34
Equity	
Retained Earnings	18,607.03
Net Income	-8,531.81
Total Equity	10,075.22
TOTAL LIABILITIES & EQUITY	<u>140,862.56</u>

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

	Dec 23	Jan - Dec 23
Ordinary Income/Expense		
Income		
HOA Dues	20,000.00	247,836.89
Interest Income-Banks	319.55	3,213.91
Interest Income-Owners	6.39	905.45
Late Fees	25.00	648.36
Other Charges		
Attorney Fee	0.00	11,541.39
Check Charge	0.00	20.00
Credit Card Fee 3%	49.23	614.00
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	49.23	12,775.39
Total Income	20,400.17	265,380.00
Expense		
Administrative		
Management Fees-Financial	774.00	4,644.00
On-Site Management Fees	2,000.00	12,000.00
Total Administrative	2,774.00	16,644.00
Grounds		
Dog Park and Cabana	0.00	459.96
Grounds Maintenance and Trash	0.00	480.00
Mowing Contract	680.30	14,577.27
Total Grounds	680.30	15,517.23
Maintenance		
Building Repair and Maintenance	354.25	62,055.40
Fence Repairs	0.00	409.35
Pest Control Contract	0.00	3,366.75
Total Maintenance	354.25	65,831.50
Operations		
Bank Service Charges	0.00	20.00
Garage Sale	0.00	471.15
HOA Meetings	0.00	1,199.16
Legal Fees-Collections	3,477.00	54,232.99
Legal Fees-HOA matters	0.00	5,787.25
Merchant Pay Portal Fees	155.64	2,095.87
Office Cell Phone	70.69	1,008.99
Office Supplies	19.99	1,375.70
Postage and Copies	72.50	165.44
Total Operations	3,795.82	66,356.55
Other Expense		
Insurance	14,767.23	57,675.18
Loan Interest Expense	579.40	7,521.81
Total Other Expense	15,346.63	65,196.99

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Profit & Loss YTD Comparison
December 2023

	Dec 23	Jan - Dec 23
Utilities		
OG&E	501.84	4,129.26
Trash	620.80	7,236.75
Water	2,756.75	32,999.53
Total Utilities	3,879.39	44,365.54
Total Expense	26,830.39	273,911.81
Net Ordinary Income	-6,430.22	-8,531.81
Net Income	-6,430.22	-8,531.81