

1:09 PM
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 | <u>142,754.41</u> |
| Accounts Receivable | |
| Accounts Receivable | -7,491.85 |
| Total Accounts Receivable | <u>-7,491.85</u> |
| Other Current Assets | |
| Undeposited Funds | 5,600.00 |
| Total Other Current Assets | <u>5,600.00</u> |
| Total Current Assets | <u>140,862.56</u> |
| TOTAL ASSETS | <u>140,862.56</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Long Term Liabilities | |
| Loan - Alliance Assn Bank | 130,787.34 |
| Total Long Term Liabilities | <u>130,787.34</u> |
| Total Liabilities | 130,787.34 |
| Equity | |
| Retained Earnings | 18,607.03 |
| Net Income | -8,531.81 |
| Total Equity | <u>10,075.22</u> |
| 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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Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
December 2023

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