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06/19/24  
Cash Basis

**Two-Forty Place Association Inc.**  
**Balance Sheet**  
**As of May 31, 2024**

	<u>May 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Alliance Assn Bank-MMA	18,326.95
Alliance Assn Bank-Restricted	12,985.08
Alliance Assn Bank - CD	104,695.97
Armstrong Bank-Checking	37,924.02
Armstrong Bank-Savings	5,051.43
<b>Total Checking/Savings</b>	<u>178,983.45</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-14,970.59
<b>Total Accounts Receivable</b>	<u>-14,970.59</u>
<b>Other Current Assets</b>	
Undeposited Funds	6,412.00
<b>Total Other Current Assets</b>	<u>6,412.00</u>
<b>Total Current Assets</b>	<u>170,424.86</u>
<b>TOTAL ASSETS</b>	<u><b>170,424.86</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Loan - Alliance Assn Bank	122,833.36
<b>Total Long Term Liabilities</b>	<u>122,833.36</u>
<b>Total Liabilities</b>	<u>122,833.36</u>
<b>Equity</b>	
Retained Earnings	10,075.22
Net Income	37,516.28
<b>Total Equity</b>	<u>47,591.50</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>170,424.86</b></u>

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**Two-Forty Place Association Inc.**  
**Profit & Loss YTD Comparison**  
**May 2024**

	May 24	Jan - May 24
Ordinary Income/Expense		
Income		
HOA Dues	20,040.00	100,015.00
Interest Income-Banks	319.68	1,613.48
Interest Income-Owners	25.61	136.97
Late Fees	75.62	350.62
Other Charges		
Credit Card Fee 3%	24.00	133.00
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	24.00	733.00
Total Income	20,484.91	102,849.07
Expense		
Administrative		
Management Fees-Financial	774.00	1,935.00
On-Site Management Fees	2,000.00	5,000.00
Total Administrative	2,774.00	6,935.00
Grounds		
Grounds Maintenance and Trash	0.00	700.00
Landscaping	935.90	935.90
Mowing Contract	0.00	782.02
Total Grounds	935.90	2,417.92
Maintenance		
Building Repair and Maintenance	42.60	1,175.01
Fence Repairs	0.00	592.33
Pest Control Contract	200.00	2,300.00
Total Maintenance	242.60	4,067.34
Operations		
HOA Meetings	868.33	913.89
Legal Fees-Collections	697.50	5,345.00
Legal Fees-HOA matters	2,422.50	5,130.00
Merchant Pay Portal Fees	169.50	792.31
Office Cell Phone	70.80	354.26
Office Supplies	112.32	513.77
Total Operations	4,340.95	13,049.23
Other Expense		
Insurance	0.00	14,767.31
Loan Interest Expense	544.43	2,801.72
Total Other Expense	544.43	17,569.03
Utilities		
OG&E	78.20	813.00
Trash	713.92	3,383.36
Water	3,593.36	17,097.91
Total Utilities	4,385.48	21,294.27
Total Expense	13,223.36	65,332.79
Net Ordinary Income	7,261.55	37,516.28
Net Income	7,261.55	37,516.28