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11/28/23
Cash Basis

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

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,310.94
Alliance Assn Bank-Restricted	12,973.74
Alliance Assn Bank - CD	102,472.86
Armstrong Bank-Checking	6,939.88
Armstrong Bank-Savings	5,043.85
Total Checking/Savings	145,741.27
Accounts Receivable	
Accounts Receivable	-7,091.38
Total Accounts Receivable	-7,091.38
Other Current Assets	
Undeposited Funds	4,400.00
Total Other Current Assets	4,400.00
Total Current Assets	143,049.89
TOTAL ASSETS	<u>143,049.89</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	133,904.99
Total Long Term Liabilities	133,904.99
Total Liabilities	133,904.99
Equity	
Retained Earnings	18,607.03
Net Income	-9,462.13
Total Equity	9,144.90
TOTAL LIABILITIES & EQUITY	<u>143,049.89</u>

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

	Oct 23	Jan - Oct 23
Ordinary Income/Expense		
Income		
HOA Dues	20,000.00	207,836.89
Interest Income-Banks	313.82	2,569.35
Interest Income-Owners	0.00	879.92
Late Fees	0.00	573.36
Other Charges		
Attorney Fee	0.00	11,541.39
Check Charge	0.00	20.00
Credit Card Fee 3%	36.00	518.00
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	36.00	12,679.39
Total Income	20,349.82	224,538.91
Expense		
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	459.96
Grounds Maintenance and Trash	480.00	480.00
Landscaping	0.00	52.96
Mowing Contract	1,039.01	12,770.64
Total Grounds	1,519.01	13,763.56
Maintenance		
Building Repair and Maintenance	10,670.87	61,168.32
Pest Control Contract	100.00	3,316.75
Total Maintenance	10,770.87	64,485.07
Operations		
Bank Service Charges	0.00	20.00
Garage Sale	471.15	471.15
HOA Meetings	0.00	1,199.16
Legal Fees-Collections	2,272.50	49,405.99
Legal Fees-HOA matters	0.00	2,862.25
Merchant Pay Portal Fees	151.80	1,771.61
Office Cell Phone	70.18	868.75
Office Supplies	19.99	987.77
Postage and Copies	0.00	92.94
Total Operations	2,985.62	57,679.62
Other Expense		
Insurance	0.00	42,907.95
Loan Interest Expense	592.53	6,337.18
Total Other Expense	592.53	49,245.13

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Profit & Loss YTD Comparison
October 2023

	Oct 23	Jan - Oct 23
Utilities		
OG&E	289.51	2,908.08
Trash	620.80	5,995.15
Water	2,703.23	27,441.43
Total Utilities	3,613.54	36,344.66
Total Expense	19,481.57	234,001.04
Net Ordinary Income	868.25	-9,462.13
Net Income	868.25	-9,462.13