

01/22/25
Cash Basis

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

| | <u>Dec 31, 24</u> |
|---------------------------------------|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Alliance Assn Bank-MMA | 18,343.03 |
| Alliance Assn Bank-Restricted | 12,996.47 |
| Alliance Assn Bank - CD | 106,975.83 |
| Armstrong Bank-Checking | 47,329.99 |
| Armstrong Bank-Savings | 5,062.82 |
| Total Checking/Savings | <u>190,708.14</u> |
| Accounts Receivable | |
| Accounts Receivable | -12,387.42 |
| Total Accounts Receivable | <u>-12,387.42</u> |
| Other Current Assets | |
| Undeposited Funds | 5,612.00 |
| Total Other Current Assets | <u>5,612.00</u> |
| Total Current Assets | <u>183,932.72</u> |
| TOTAL ASSETS | <u>183,932.72</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Long Term Liabilities | |
| Loan - Alliance Assn Bank | 111,459.15 |
| Total Long Term Liabilities | <u>111,459.15</u> |
| Total Liabilities | 111,459.15 |
| Equity | |
| Retained Earnings | 10,075.22 |
| Net Income | 62,398.35 |
| Total Equity | <u>72,473.57</u> |
| TOTAL LIABILITIES & EQUITY | <u>183,932.72</u> |

01/22/25
Cash Basis

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

| | Dec 24 | Jan - Dec 24 |
|---------------------------------|-----------|--------------|
| Ordinary Income/Expense | | |
| Income | | |
| HOA Dues | 21,010.00 | 245,225.00 |
| Interest Income-Banks | 330.38 | 3,932.20 |
| Interest Income-Owners | 156.90 | 1,484.07 |
| Late Fees | 150.00 | 541.31 |
| Other Charges | | |
| Attorney Fee | 0.00 | 333.35 |
| Check Charge | 0.00 | 95.00 |
| Credit Card Fee 3% | 24.00 | 376.75 |
| Insurance Non-Compliance Fee | 0.00 | 400.00 |
| Other Charges - Other | 0.00 | 40.00 |
| Total Other Charges | 24.00 | 1,245.10 |
| Total Income | 21,671.28 | 252,427.68 |
| Expense | | |
| Administrative | | |
| Management Fees-Financial | 387.00 | 4,644.00 |
| On-Site Management Fees | 1,000.00 | 12,400.00 |
| Total Administrative | 1,387.00 | 17,044.00 |
| Grounds | | |
| Grounds Maintenance and Trash | 0.00 | 700.00 |
| Landscaping | 0.00 | 4,087.47 |
| Mowing Contract | 0.00 | 11,967.92 |
| Total Grounds | 0.00 | 16,755.39 |
| Maintenance | | |
| Building Repair and Maintenance | 459.96 | 3,048.91 |
| Fence Repairs | 0.00 | 920.33 |
| Pest Control Contract | 200.00 | 6,136.75 |
| Total Maintenance | 659.96 | 10,105.99 |
| Operations | | |
| Bank Service Charges | 5.00 | 35.00 |
| HOA Meetings | 175.00 | 1,376.50 |
| Legal Fees-Collections | 110.00 | 8,105.85 |
| Legal Fees-HOA matters | 0.00 | 5,130.00 |
| Merchant Pay Portal Fees | 165.98 | 1,876.63 |
| Office Cell Phone | 70.57 | 848.89 |
| Office Supplies | 1,399.39 | 2,640.03 |
| Total Operations | 1,925.94 | 20,012.90 |
| Other Expense | | |
| Insurance | 15,336.00 | 60,775.31 |
| Loan Interest Expense | 494.88 | 6,485.49 |
| Total Other Expense | 15,830.88 | 67,260.80 |
| Utilities | | |
| OG&E | 79.47 | 2,236.56 |
| Trash | 713.92 | 8,380.80 |
| Water | 4,390.64 | 48,232.89 |
| Total Utilities | 5,184.03 | 58,850.25 |
| Total Expense | 24,987.81 | 190,029.33 |
| Net Ordinary Income | -3,316.53 | 62,398.35 |
| Net Income | -3,316.53 | 62,398.35 |