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03/17/23  
Cash Basis

**Two-Forty Place Association Inc.**  
**Balance Sheet**  
**As of February 28, 2023**

	<u>Feb 28, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,292.52
Alliance Assn Bank-Restricted	12,960.68
Alliance Assn Bank - CD	100,000.00
Armstrong Bank-Checking	38,981.14
Armstrong Bank-Savings	<u>4,187.15</u>
Total Checking/Savings	174,421.49
Accounts Receivable	
Accounts Receivable	<u>-8,109.38</u>
Total Accounts Receivable	-8,109.38
Other Current Assets	
Undeposited Funds	<u>6,570.73</u>
Total Other Current Assets	6,570.73
Total Current Assets	<u>172,882.84</u>
<b>TOTAL ASSETS</b>	<b><u>172,882.84</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>146,118.61</u>
Total Long Term Liabilities	146,118.61
Total Liabilities	146,118.61
Equity	
Retained Earnings	18,607.03
Net Income	<u>8,157.20</u>
Total Equity	26,764.23
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>172,882.84</u></b>

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

	Feb 23	Jan - Feb 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	21,200.00	42,000.00
Interest Income-Banks	4.33	8.31
Interest Income-Owners	59.18	124.59
Late Fees	75.00	223.36
<b>Other Charges</b>		
Check Charge	10.00	10.00
Credit Card Fee 3%	36.00	84.00
<b>Total Other Charges</b>	46.00	94.00
<b>Total Income</b>	21,384.51	42,450.26
<b>Expense</b>		
<b>Administrative</b>		
Management Fees-Financial	387.00	387.00
On-Site Management Fees	1,000.00	1,155.00
<b>Total Administrative</b>	1,387.00	1,542.00
<b>Grounds</b>		
Mowing Contract	328.69	328.69
<b>Total Grounds</b>	328.69	328.69
<b>Maintenance</b>		
Building Repair and Maintenance	11,344.14	12,294.14
Pest Control Contract	50.00	100.00
<b>Total Maintenance</b>	11,394.14	12,394.14
<b>Operations</b>		
Bank Service Charges	20.00	20.00
Legal Fees-Collections	7,010.06	10,880.31
Legal Fees-HOA matters	0.00	300.00
Merchant Pay Portal Fees	165.73	327.66
Office Cell Phone	70.04	138.47
Office Supplies	114.84	231.90
Postage and Copies	0.00	77.94
<b>Total Operations</b>	7,380.67	11,976.28
<b>Other Expense</b>		
Loan Interest Expense	667.28	1,341.68
<b>Total Other Expense</b>	667.28	1,341.68
<b>Utilities</b>		
OG&E	298.45	592.16
Trash	549.85	1,099.70
Water	2,820.49	5,018.41
<b>Total Utilities</b>	3,668.79	6,710.27
<b>Total Expense</b>	24,826.57	34,293.06
<b>Net Ordinary Income</b>	-3,442.06	8,157.20
<b>Net Income</b>	<b>-3,442.06</b>	<b>8,157.20</b>