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09/02/22
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of July 31, 2022

	<u>Jul 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,277.43
Alliance Assn Bank-Restricted	12,950.52
Armstrong Bank-Checking	58,731.78
Armstrong Bank-Savings	<u>62,538.73</u>
Total Checking/Savings	152,498.46
Accounts Receivable	
Accounts Receivable	<u>-6,654.78</u>
Total Accounts Receivable	-6,654.78
Other Current Assets	
Undeposited Funds	<u>4,800.00</u>
Total Other Current Assets	<u>4,800.00</u>
Total Current Assets	<u>150,643.68</u>
TOTAL ASSETS	<u>150,643.68</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>156,409.32</u>
Total Long Term Liabilities	<u>156,409.32</u>
Total Liabilities	156,409.32
Equity	
Retained Earnings	-76,111.90
Net Income	<u>70,346.26</u>
Total Equity	<u>-5,765.64</u>
TOTAL LIABILITIES & EQUITY	<u>150,643.68</u>

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Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
July 2022

	Jul 22	Jan - Jul 22
Ordinary Income/Expense		
Income		
HOA Dues	21,518.85	145,193.74
Interest Income-Banks	2.65	41.69
Interest Income-Owners	84.51	2,099.24
Late Fees	157.96	1,249.49
Other Charges		
Attorney Fee	3,107.18	9,312.77
Check Charge	20.00	100.00
Credit Card Fee 3%	60.00	311.00
Other Charges - Other	0.00	4,750.24
Total Other Charges	3,187.18	14,474.01
Total Income	24,951.15	163,058.17
Expense		
Activities		
Social	0.00	0.00
Total Activities	0.00	0.00
Administrative		
Management Fees-Financial	387.00	2,322.00
On-Site Management Fees	1,000.00	6,000.00
Total Administrative	1,387.00	8,322.00
Grounds		
Dog Park and Cabana	0.00	6.83
Grounds Maintenance and Trash	0.00	280.00
Landscaping	503.55	1,212.67
Mowing Contract	1,222.16	3,921.72
Total Grounds	1,725.71	5,421.22
Maintenance		
Building Repair and Maintenance	0.00	5,524.66
Fence Repairs	0.00	100.00
Pest Control Contract	2,866.75	3,116.75
Total Maintenance	2,866.75	8,741.41
Operations		
HOA Meetings	0.00	559.90
Legal Fees-Collections	1,234.10	4,185.65
Legal Fees-HOA matters	2,287.50	12,302.24
Merchant Pay Portal Fees	237.14	1,175.32
Office Cell Phone	68.44	466.04
Office Supplies	14.99	1,073.56
Postage and Copies	0.00	216.92
Reserve Study	0.00	630.00
Total Operations	3,842.17	20,609.63
Other Expense		
Insurance	0.00	25,736.51
Loan Interest Expense	691.10	5,015.00
Total Other Expense	691.10	30,751.51

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Profit & Loss YTD Comparison
July 2022

	<u>Jul 22</u>	<u>Jan - Jul 22</u>
Utilities		
OG&E	257.67	1,792.23
Trash	549.85	3,511.09
Water	1,989.18	13,562.82
Total Utilities	<u>2,796.70</u>	<u>18,866.14</u>
Total Expense	<u>13,309.43</u>	<u>92,711.91</u>
Net Ordinary Income	<u>11,641.72</u>	<u>70,346.26</u>
Net Income	<u><u>11,641.72</u></u>	<u><u>70,346.26</u></u>