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Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,308.61
Alliance Assn Bank-Restricted	12,972.09
Alliance Assn Bank - CD	102,163.02
Armstrong Bank-Checking	7,144.06
Armstrong Bank-Savings	5,043.85
Total Checking/Savings	<u>145,631.63</u>
Accounts Receivable	
Accounts Receivable	<u>-6,860.61</u>
Total Accounts Receivable	<u>-6,860.61</u>
Other Current Assets	
Undeposited Funds	<u>5,200.00</u>
Total Other Current Assets	<u>5,200.00</u>
Total Current Assets	<u>143,971.02</u>
TOTAL ASSETS	<u>143,971.02</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>135,463.60</u>
Total Long Term Liabilities	<u>135,463.60</u>
Total Liabilities	135,463.60
Equity	
Retained Earnings	18,607.03
Net Income	<u>-10,099.61</u>
Total Equity	<u>8,507.42</u>
TOTAL LIABILITIES & EQUITY	<u>143,971.02</u>

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

	Sep 23	Jan - Sep 23
Ordinary Income/Expense		
Income		
HOA Dues	19,600.00	187,836.89
Interest Income-Banks	335.59	2,255.53
Interest Income-Owners	0.00	879.92
Late Fees	0.00	573.36
Other Charges		
Attorney Fee	0.00	11,772.16
Check Charge	0.00	20.00
Credit Card Fee 3%	24.00	482.00
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	24.00	12,874.16
Total Income	19,959.59	204,419.86
Expense		
Administrative		
Management Fees-Financial	774.00	3,483.00
On-Site Management Fees	2,000.00	9,000.00
Total Administrative	2,774.00	12,483.00
Grounds		
Dog Park and Cabana	0.00	459.96
Landscaping	0.00	52.96
Mowing Contract	3,151.57	11,731.63
Total Grounds	3,151.57	12,244.55
Maintenance		
Building Repair and Maintenance	400.00	44,162.84
Pest Control Contract	0.00	3,216.75
Maintenance - Other	6,334.61	6,334.61
Total Maintenance	6,734.61	53,714.20
Operations		
Bank Service Charges	0.00	20.00
HOA Meetings	0.00	1,199.16
Legal Fees-Collections	2,112.50	47,133.49
Legal Fees-HOA matters	0.00	2,862.25
Merchant Pay Portal Fees	161.94	1,619.81
Office Cell Phone	69.93	798.57
Office Supplies	19.99	967.78
Postage and Copies	0.00	92.94
Total Operations	2,364.36	54,694.00
Other Expense		
Insurance	14,767.23	42,907.95
Loan Interest Expense	619.21	5,744.65
Total Other Expense	15,386.44	48,652.60
Utilities		
OG&E	288.76	2,618.57
Trash	620.80	5,374.35
Water	2,937.93	24,738.20
Total Utilities	3,847.49	32,731.12
Total Expense	34,258.47	214,519.47
Net Ordinary Income	-14,298.88	-10,099.61
Net Income	-14,298.88	-10,099.61