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Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,324.62
Alliance Assn Bank-Restricted	12,983.43
Alliance Assn Bank - CD	104,380.27
Armstrong Bank-Checking	32,671.69
Armstrong Bank-Savings	<u>5,051.43</u>
Total Checking/Savings	173,411.44
Accounts Receivable	
Accounts Receivable	<u>-14,110.59</u>
Total Accounts Receivable	-14,110.59
Other Current Assets	
Undeposited Funds	<u>5,869.17</u>
Total Other Current Assets	<u>5,869.17</u>
Total Current Assets	<u>165,170.02</u>
TOTAL ASSETS	<u>165,170.02</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>124,440.07</u>
Total Long Term Liabilities	<u>124,440.07</u>
Total Liabilities	124,440.07
Equity	
Retained Earnings	10,075.22
Net Income	<u>30,654.73</u>
Total Equity	<u>40,729.95</u>
TOTAL LIABILITIES & EQUITY	<u>165,170.02</u>

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

	Apr 24	Jan - Apr 24
Ordinary Income/Expense		
Income		
HOA Dues	20,800.00	80,000.00
Interest Income-Banks	329.08	1,293.80
Interest Income-Owners	105.96	111.36
Late Fees	250.00	275.00
Other Charges		
Credit Card Fee 3%	12.00	84.00
Insurance Non-Compliance Fee	200.00	1,000.00
Total Other Charges	212.00	1,084.00
Total Income	21,697.04	82,764.16
Expense		
Administrative		
Management Fees-Financial	387.00	1,161.00
On-Site Management Fees	1,000.00	3,000.00
Total Administrative	1,387.00	4,161.00
Grounds		
Grounds Maintenance and Trash	0.00	700.00
Mowing Contract	261.51	782.02
Total Grounds	261.51	1,482.02
Maintenance		
Building Repair and Maintenance	244.41	1,132.41
Fence Repairs	0.00	592.33
Pest Control Contract	1,700.00	2,100.00
Total Maintenance	1,944.41	3,824.74
Operations		
HOA Meetings	45.56	45.56
Legal Fees-Collections	562.50	4,647.50
Legal Fees-HOA matters	2,707.50	2,707.50
Merchant Pay Portal Fees	132.97	622.81
Office Cell Phone	70.87	283.46
Office Supplies	19.99	401.45
Total Operations	3,539.39	8,708.28
Other Expense		
Insurance	0.00	14,767.31
Loan Interest Expense	569.72	2,257.29
Total Other Expense	569.72	17,024.60
Utilities		
OG&E	76.52	734.80
Trash	713.92	2,669.44
Water	3,278.76	13,504.55
Total Utilities	4,069.20	16,908.79
Total Expense	11,771.23	52,109.43
Net Ordinary Income	9,925.81	30,654.73
Net Income	9,925.81	30,654.73