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01/02/24
Cash Basis

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

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,313.20
Alliance Assn Bank-Restricted	12,975.34
Alliance Assn Bank - CD	102,794.01
Armstrong Bank-Checking	12,429.59
Armstrong Bank-Savings	5,043.85
Total Checking/Savings	151,555.99
Accounts Receivable	
Accounts Receivable	-7,503.47
Total Accounts Receivable	-7,503.47
Other Current Assets	
Undeposited Funds	4,812.00
Total Other Current Assets	4,812.00
Total Current Assets	148,864.52
TOTAL ASSETS	<u>148,864.52</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	132,359.08
Total Long Term Liabilities	132,359.08
Total Liabilities	132,359.08
Equity	
Retained Earnings	18,607.03
Net Income	-2,101.59
Total Equity	16,505.44
TOTAL LIABILITIES & EQUITY	<u>148,864.52</u>

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

	Nov 23	Jan - Nov 23
Ordinary Income/Expense		
Income		
HOA Dues	20,000.00	227,836.89
Interest Income-Banks	325.01	2,894.36
Interest Income-Owners	19.23	899.06
Late Fees	50.00	623.36
Other Charges		
Attorney Fee	0.00	11,541.39
Check Charge	0.00	20.00
Credit Card Fee 3%	46.77	564.77
Insurance Non-Compliance Fee	0.00	600.00
Total Other Charges	46.77	12,726.16
Total Income	20,441.01	244,979.83
Expense		
Administrative		
Management Fees-Financial	387.00	3,870.00
On-Site Management Fees	1,000.00	10,000.00
Total Administrative	1,387.00	13,870.00
Grounds		
Dog Park and Cabana	0.00	459.96
Grounds Maintenance and Trash	0.00	480.00
Landscaping	0.00	52.96
Mowing Contract	1,073.37	13,844.01
Total Grounds	1,073.37	14,836.93
Maintenance		
Building Repair and Maintenance	532.83	61,701.15
Fence Repairs	409.35	409.35
Pest Control Contract	50.00	3,366.75
Total Maintenance	992.18	65,477.25
Operations		
Bank Service Charges	0.00	20.00
Garage Sale	0.00	471.15
HOA Meetings	0.00	1,199.16
Legal Fees-Collections	1,350.00	50,755.99
Legal Fees-HOA matters	2,925.00	5,787.25
Merchant Pay Portal Fees	168.62	1,940.23
Office Cell Phone	69.55	938.30
Office Supplies	367.94	1,355.71
Postage and Copies	0.00	92.94
Total Operations	4,881.11	62,560.73
Other Expense		
Insurance	0.00	42,907.95
Loan Interest Expense	605.23	6,942.41
Total Other Expense	605.23	49,850.36

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Profit & Loss YTD Comparison
November 2023

	Nov 23	Jan - Nov 23
Utilities		
OG&E	719.34	3,627.42
Trash	620.80	6,615.95
Water	2,801.35	30,242.78
Total Utilities	4,141.49	40,486.15
Total Expense	13,080.38	247,081.42
Net Ordinary Income	7,360.63	-2,101.59
Net Income	7,360.63	-2,101.59