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11/08/22
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of September 30, 2022

	<u>Sep 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,280.48
Alliance Assn Bank-Restricted	12,952.68
Armstrong Bank-Checking	49,508.53
Armstrong Bank-Savings	<u>72,956.79</u>
Total Checking/Savings	153,698.48
Accounts Receivable	
Accounts Receivable	<u>-11,484.06</u>
Total Accounts Receivable	-11,484.06
Other Current Assets	
Undeposited Funds	<u>6,012.00</u>
Total Other Current Assets	<u>6,012.00</u>
Total Current Assets	<u>148,226.42</u>
TOTAL ASSETS	<u>148,226.42</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	<u>153,514.71</u>
Total Long Term Liabilities	<u>153,514.71</u>
Total Liabilities	153,514.71
Equity	
Retained Earnings	-76,111.90
Net Income	<u>70,823.61</u>
Total Equity	<u>-5,288.29</u>
TOTAL LIABILITIES & EQUITY	<u>148,226.42</u>

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

	Sep 22	Jan - Sep 22
Ordinary Income/Expense		
Income		
HOA Dues	18,000.85	183,242.40
Interest Income-Banks	20.62	64.96
Interest Income-Owners	12.95	2,276.07
Late Fees	41.00	1,482.53
Other Charges		
Attorney Fee	0.00	9,147.33
Check Charge	10.00	110.00
Credit Card Fee 3%	48.00	407.00
Other Charges - Other	0.00	4,750.24
Total Other Charges	58.00	14,414.57
Total Income	18,133.42	201,480.53
Expense		
Activities		
Social	0.00	0.00
Total Activities	0.00	0.00
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	6.83
Grounds Maintenance and Trash	0.00	280.00
Landscaping	1,254.96	2,719.77
Mowing Contract	776.80	5,763.07
Total Grounds	2,031.76	8,769.67
Maintenance		
Building Repair and Maintenance	993.55	6,518.21
Fence Repairs	418.81	518.81
Pest Control Contract	50.00	3,266.75
Total Maintenance	1,462.36	10,303.77
Operations		
HOA Meetings	375.00	934.90
Legal Fees-Collections	2,803.55	6,989.20
Legal Fees-HOA matters	1,277.50	17,041.68
Merchant Pay Portal Fees	137.71	1,490.38
Office Cell Phone	68.77	603.58
Office Supplies	67.10	1,274.65
Postage and Copies	0.00	216.92
Reserve Study	0.00	630.00
Total Operations	4,729.63	29,181.31
Other Expense		
Insurance	13,373.49	39,110.00
Loan Interest Expense	700.57	6,422.67
Total Other Expense	14,074.06	45,532.67

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Profit & Loss YTD Comparison
September 2022

	Sep 22	Jan - Sep 22
Utilities		
OG&E	268.90	2,328.25
Trash	549.85	4,610.79
Water	1,886.94	17,447.46
Total Utilities	2,705.69	24,386.50
Total Expense	27,777.50	130,656.92
Net Ordinary Income	-9,644.08	70,823.61
Net Income	-9,644.08	70,823.61