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Cash Basis

**Two-Forty Place Association Inc.**  
**Balance Sheet**  
**As of February 29, 2024**

	<u>Feb 29, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,320.04
Alliance Assn Bank-Restricted	12,980.18
Alliance Assn Bank - CD	103,751.70
Armstrong Bank-Checking	32,463.56
Armstrong Bank-Savings	5,047.66
Total Checking/Savings	<u>172,563.14</u>
Accounts Receivable	
Accounts Receivable	-14,526.85
Total Accounts Receivable	<u>-14,526.85</u>
Other Current Assets	
Undeposited Funds	3,200.00
Total Other Current Assets	<u>3,200.00</u>
Total Current Assets	<u>161,236.29</u>
<b>TOTAL ASSETS</b>	<b><u>161,236.29</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	127,632.62
Total Long Term Liabilities	<u>127,632.62</u>
Total Liabilities	127,632.62
Equity	
Retained Earnings	10,075.22
Net Income	23,528.45
Total Equity	<u>33,603.67</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>161,236.29</u></b>

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

	Feb 24	Jan - Feb 24
Ordinary Income/Expense		
Income		
HOA Dues	21,199.62	40,000.00
Interest Income-Banks	326.97	653.63
Interest Income-Owners	5.40	5.40
Late Fees	25.00	25.00
Other Charges		
Credit Card Fee 3%	12.00	60.00
Insurance Non-Compliance Fee	34.60	34.60
Total Other Charges	46.60	94.60
Total Income	21,603.59	40,778.63
Expense		
Administrative		
Management Fees-Financial	387.00	387.00
On-Site Management Fees	1,000.00	1,000.00
Total Administrative	1,387.00	1,387.00
Maintenance		
Building Repair and Maintenance	888.00	888.00
Pest Control Contract	250.00	350.00
Total Maintenance	1,138.00	1,238.00
Operations		
Legal Fees-Collections	3,095.00	3,770.00
Merchant Pay Portal Fees	176.01	343.87
Office Cell Phone	70.87	141.72
Office Supplies	341.48	361.47
Total Operations	3,683.36	4,617.06
Other Expense		
Loan Interest Expense	584.09	1,147.56
Total Other Expense	584.09	1,147.56
Utilities		
OG&E	79.08	536.93
Trash	620.80	1,241.60
Water	4,109.06	7,082.03
Total Utilities	4,808.94	8,860.56
Total Expense	11,601.39	17,250.18
Net Ordinary Income	10,002.20	23,528.45
Net Income	<b>10,002.20</b>	<b>23,528.45</b>