

10/29/24
Cash Basis

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

	<u>Sep 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,336.11
Alliance Assn Bank-Restricted	12,991.57
Alliance Assn Bank - CD	106,000.34
Armstrong Bank-Checking	26,888.09
Armstrong Bank-Savings	5,058.97
Total Checking/Savings	169,275.08
Accounts Receivable	
Accounts Receivable	-12,621.61
Total Accounts Receivable	-12,621.61
Other Current Assets	
Undeposited Funds	5,612.00
Total Other Current Assets	5,612.00
Total Current Assets	162,265.47
TOTAL ASSETS	<u>162,265.47</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	116,389.73
Total Long Term Liabilities	116,389.73
Total Liabilities	116,389.73
Equity	
Retained Earnings	10,075.22
Net Income	35,800.52
Total Equity	45,875.74
TOTAL LIABILITIES & EQUITY	<u>162,265.47</u>

10/29/24
Cash Basis

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

	Sep 24	Jan - Sep 24
Ordinary Income/Expense		
Income		
HOA Dues	18,280.86	173,645.86
Interest Income-Banks	337.88	2,941.04
Interest Income-Owners	0.00	141.09
Late Fees	0.00	350.62
Other Charges		
Credit Card Fee 3%	63.00	304.75
Insurance Non-Compliance Fee	0.00	400.00
Total Other Charges	63.00	704.75
Total Income	18,681.74	177,783.36
Expense		
Administrative		
Management Fees-Financial	0.00	3,096.00
On-Site Management Fees	400.00	8,800.00
Total Administrative	400.00	11,896.00
Grounds		
Grounds Maintenance and Trash	0.00	700.00
Landscaping	0.00	4,087.47
Mowing Contract	2,126.60	8,702.00
Total Grounds	2,126.60	13,489.47
Maintenance		
Building Repair and Maintenance	-194.00	1,788.95
Fence Repairs	0.00	920.33
Pest Control Contract	400.00	5,536.75
Total Maintenance	206.00	8,246.03
Operations		
Bank Service Charges	5.00	20.00
HOA Meetings	0.00	913.89
Legal Fees-Collections	1,440.00	7,185.85
Legal Fees-HOA matters	0.00	5,130.00
Merchant Pay Portal Fees	138.04	1,379.75
Office Cell Phone	70.49	637.23
Office Supplies	19.99	832.71
Total Operations	1,673.52	16,099.43
Other Expense		
Insurance	15,336.00	45,439.31
Loan Interest Expense	533.73	4,962.65
Total Other Expense	15,869.73	50,401.96
Utilities		
OG&E	79.70	1,125.94
Trash	713.92	6,239.04
Water	4,462.64	34,484.97
Total Utilities	5,256.26	41,849.95
Total Expense	25,532.11	141,982.84
Net Ordinary Income	-6,850.37	35,800.52
Net Income	-6,850.37	35,800.52