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04/12/23
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of March 31, 2023

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,294.85
Alliance Assn Bank-Restricted	12,962.34
Alliance Assn Bank - CD	100,283.07
Armstrong Bank-Checking	32,770.85
Armstrong Bank-Savings	4,223.53
Total Checking/Savings	<u>168,534.64</u>
Accounts Receivable	
Accounts Receivable	-9,344.38
Total Accounts Receivable	<u>-9,344.38</u>
Other Current Assets	
Undeposited Funds	6,012.00
Total Other Current Assets	<u>6,012.00</u>
Total Current Assets	<u>165,202.26</u>
TOTAL ASSETS	<u>165,202.26</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	144,564.56
Total Long Term Liabilities	<u>144,564.56</u>
Total Liabilities	144,564.56
Equity	
Retained Earnings	18,607.03
Net Income	2,030.67
Total Equity	<u>20,637.70</u>
TOTAL LIABILITIES & EQUITY	<u>165,202.26</u>

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

	Mar 23	Jan - Mar 23
Ordinary Income/Expense		
Income		
HOA Dues	20,800.00	62,800.00
Interest Income-Banks	323.44	331.75
Interest Income-Owners	6.38	130.97
Late Fees	25.00	248.36
Other Charges		
Check Charge	10.00	20.00
Credit Card Fee 3%	75.00	159.00
Total Other Charges	85.00	179.00
Total Income	21,239.82	63,690.08
Expense		
Administrative		
Management Fees-Financial	774.00	1,161.00
On-Site Management Fees	1,845.00	3,000.00
Total Administrative	2,619.00	4,161.00
Grounds		
Mowing Contract	238.14	566.83
Total Grounds	238.14	566.83
Maintenance		
Building Repair and Maintenance	1,347.89	13,642.03
Pest Control Contract	50.00	150.00
Total Maintenance	1,397.89	13,792.03
Operations		
Bank Service Charges	0.00	20.00
Legal Fees-Collections	5,444.00	16,324.31
Legal Fees-HOA matters	0.00	300.00
Merchant Pay Portal Fees	177.76	505.42
Office Cell Phone	70.04	208.51
Office Supplies	225.70	457.60
Postage and Copies	15.00	92.94
Total Operations	5,932.50	17,908.78
Other Expense		
Insurance	13,373.49	13,373.49
Loan Interest Expense	597.09	1,938.77
Total Other Expense	13,970.58	15,312.26
Utilities		
OG&E	293.42	885.58
Trash	549.85	1,649.55
Water	2,364.97	7,383.38
Total Utilities	3,208.24	9,918.51
Total Expense	27,366.35	61,659.41
Net Ordinary Income	-6,126.53	2,030.67
Net Income	-6,126.53	2,030.67