

11/19/25
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,365.89
Alliance Assn Bank-Restricted	13,012.72
Alliance Assn Bank - CD	108,640.20
Armstrong Bank-Checking	27,561.00
Armstrong Bank-Savings	5,074.19
Total Checking/Savings	172,654.00
Accounts Receivable	
Accounts Receivable	-11,471.65
Total Accounts Receivable	-11,471.65
Other Current Assets	
Undeposited Funds	6,080.00
Total Other Current Assets	6,080.00
Total Current Assets	167,262.35
TOTAL ASSETS	<u>167,262.35</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	94,555.20
Total Long Term Liabilities	94,555.20
Total Liabilities	94,555.20
Equity	
Retained Earnings	73,748.57
Net Income	-1,041.42
Total Equity	72,707.15
TOTAL LIABILITIES & EQUITY	<u>167,262.35</u>

11/19/25
Cash Basis

Two-Forty Place Association Inc.
Profit & Loss YTD Comparison
October 2025

	Oct 25	Jan - Oct 25
Ordinary Income/Expense		
Income		
HOA Dues	19,616.60	204,031.00
Interest Income-Banks	137.06	1,714.85
Interest Income-Owners	1.40	182.93
Late Fees	50.00	750.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	36.00	624.33
Total Other Charges	36.00	649.33
Total Income	19,841.06	207,328.11
Expense		
Activities		
Annual Memberships	0.00	534.00
Total Activities	0.00	534.00
Administrative		
Management Fees-Financial	774.00	3,870.00
On-Site Management Fees	1,600.00	10,000.00
Total Administrative	2,374.00	13,870.00
Grounds		
Dog Park and Cabana	0.00	377.27
Landscaping	0.00	1,923.55
Mowing Contract	3,140.14	12,576.89
Total Grounds	3,140.14	14,877.71
Maintenance		
Building Repair and Maintenance	0.00	34,037.24
Pest Control Contract	200.00	4,436.75
Sidewalks	0.00	4,142.20
Total Maintenance	200.00	42,616.19
Operations		
Bank Service Charges	5.00	45.00
HOA Meetings	0.00	655.42
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	2,322.00	4,877.00
Merchant Pay Portal Fees	176.19	1,506.61
Office Cell Phone	72.78	722.86
Office Supplies	606.70	936.59
Reserve Study	3,400.00	3,400.00
Total Operations	6,582.67	12,393.48
Other Expense		
Insurance	0.00	56,922.00
Loan Interest Expense	421.25	4,607.45
Total Other Expense	421.25	61,529.45
Utilities		
OG&E	650.02	6,169.70
Trash	838.86	8,263.66
Water	4,871.06	48,115.34
Total Utilities	6,359.94	62,548.70
Total Expense	19,078.00	208,369.53
Net Ordinary Income	763.06	-1,041.42
Net Income	763.06	-1,041.42