

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

11/19/25  
 Cash Basis

<u>Oct 31, 25</u>	
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
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
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<b>Total Checking/Savings</b>	<b>172,654.00</b>
<b>Accounts Receivable</b>	
<b>Accounts Receivable</b>	<b>-11,471.65</b>
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<b>Total Accounts Receivable</b>	<b>-11,471.65</b>
<b>Other Current Assets</b>	
Undeposited Funds	6,080.00
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<b>Total Other Current Assets</b>	<b>6,080.00</b>
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<b>Total Current Assets</b>	<b>167,262.35</b>
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<b>TOTAL ASSETS</b>	<b><u>167,262.35</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Loan - Alliance Assn Bank	94,555.20
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<b>Total Long Term Liabilities</b>	<b>94,555.20</b>
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<b>Total Liabilities</b>	<b>94,555.20</b>
<b>Equity</b>	
<b>Retained Earnings</b>	73,748.57
Net Income	-1,041.42
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<b>Total Equity</b>	<b>72,707.15</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>167,262.35</u></b>

11/19/25  
Cash Basis

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

	Oct 25	Jan - Oct 25
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
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
<b>Expense</b>		
<b>Activities</b>		
Annual Memberships	0.00	534.00
Total Activities	0.00	534.00
<b>Administrative</b>		
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
<b>Grounds</b>		
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
<b>Maintenance</b>		
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
<b>Operations</b>		
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
<b>Other Expense</b>		
Insurance	0.00	56,922.00
Loan Interest Expense	421.25	4,607.45
Total Other Expense	421.25	61,529.45
<b>Utilities</b>		
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
<b>Total Expense</b>	19,078.00	208,369.53
<b>Net Ordinary Income</b>	763.06	-1,041.42
<b>Net Income</b>	<b>763.06</b>	<b>-1,041.42</b>