

03/26/26  
Cash Basis

Two-Forty Place Association Inc.  
**Balance Sheet**  
As of February 28, 2026

	<u>Feb 28, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Alliance Assn Bank-MMA	18,375.01
Alliance Assn Bank-Restricted	13,019.14
Alliance Assn Bank - CD	109,514.82
Armstrong Bank-Checking	48,646.20
Armstrong Bank-Savings	5,078.03
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<b>Total Checking/Savings</b>	194,633.20
<b>Accounts Receivable</b>	
Accounts Receivable	-18,039.72
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<b>Total Accounts Receivable</b>	-18,039.72
<b>Other Current Assets</b>	
Undeposited Funds	5,000.00
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<b>Total Other Current Assets</b>	5,000.00
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<b>Total Current Assets</b>	181,593.48
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<b>TOTAL ASSETS</b>	<b>181,593.48</b>
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<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Loan - Alliance Assn Bank	87,600.98
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<b>Total Long Term Liabilities</b>	87,600.98
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<b>Total Liabilities</b>	87,600.98
<b>Equity</b>	
Retained Earnings	70,586.05
Net Income	23,406.45
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<b>Total Equity</b>	93,992.50
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>181,593.48</b>
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03/26/26  
Cash Basis

Two-Forty Place Association Inc.  
**Profit & Loss YTD Comparison**  
February 2026

	Feb 26	Jan - Feb 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	22,203.77	43,272.77
Interest Income-Banks	331.89	473.88
Interest Income-Owners	69.93	96.48
Late Fees	175.00	325.00
Other Charges		
Credit Card Fee 3%	110.25	148.50
<b>Total Other Charges</b>	110.25	148.50
<b>Total Income</b>	22,890.84	44,316.63
<b>Gross Profit</b>	22,890.84	44,316.63
<b>Expense</b>		
<b>Administrative</b>		
Management Fees-Financial	387.00	774.00
On-Site Management Fees	600.00	1,000.00
<b>Total Administrative</b>	987.00	1,774.00
<b>Grounds</b>		
Landscaping	0.00	293.93
<b>Total Grounds</b>	0.00	293.93
<b>Maintenance</b>		
Building Repair and Maintenance	224.12	224.12
<b>Total Maintenance</b>	224.12	224.12
<b>Operations</b>		
Legal Fees-Collections	2,500.00	2,500.00
Merchant Pay Portal Fees	133.10	274.23
Office Cell Phone	72.83	145.68
Office Supplies	19.99	269.18
Postage and Copies	98.96	196.76
<b>Total Operations</b>	2,824.88	3,385.85
<b>Other Expense</b>		
Loan Interest Expense	404.18	816.23
<b>Total Other Expense</b>	404.18	816.23
<b>Utilities</b>		
OG&E	642.23	1,286.61
Trash	924.84	1,849.68
Water	5,331.00	11,279.76
<b>Total Utilities</b>	6,898.07	14,416.05
<b>Total Expense</b>	11,338.25	20,910.18
<b>Net Ordinary Income</b>	11,552.59	23,406.45
<b>Net Income</b>	<b>11,552.59</b>	<b>23,406.45</b>