

10/17/25
Cash Basis

Two-Forty Place Association Inc.
Balance Sheet
As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,363.55
Alliance Assn Bank-Restricted	13,011.06
Alliance Assn Bank - CD	108,507.14
Armstrong Bank-Checking	30,724.89
Armstrong Bank-Savings	5,074.19
Total Checking/Savings	175,680.83
Accounts Receivable	
Accounts Receivable	-12,271.65
Total Accounts Receivable	-12,271.65
Other Current Assets	
Undeposited Funds	4,820.00
Total Other Current Assets	4,820.00
Total Current Assets	168,229.18
TOTAL ASSETS	<u>168,229.18</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	96,285.09
Total Long Term Liabilities	96,285.09
Total Liabilities	96,285.09
Equity	
Retained Earnings	73,748.57
Net Income	-1,804.48
Total Equity	71,944.09
TOTAL LIABILITIES & EQUITY	<u>168,229.18</u>

10/17/25
Cash Basis

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

	Sep 25	Jan - Sep 25
Ordinary Income/Expense		
Income		
HOA Dues	21,183.40	184,414.40
Interest Income-Banks	7.67	1,577.79
Interest Income-Owners	64.46	181.53
Late Fees	150.00	700.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	73.08	588.33
Total Other Charges	73.08	613.33
Total Income	21,478.61	187,487.05
Expense		
Activities		
Annual Memberships	0.00	534.00
Total Activities	0.00	534.00
Administrative		
Management Fees-Financial	0.00	3,096.00
On-Site Management Fees	400.00	8,400.00
Total Administrative	400.00	11,496.00
Grounds		
Dog Park and Cabana	0.00	377.27
Landscaping	0.00	1,923.55
Mowing Contract	1,907.93	9,436.75
Total Grounds	1,907.93	11,737.57
Maintenance		
Building Repair and Maintenance	117.00	34,037.24
Pest Control Contract	200.00	4,236.75
Sidewalks	0.00	4,142.20
Total Maintenance	317.00	42,416.19
Operations		
Bank Service Charges	5.00	40.00
HOA Meetings	0.00	655.42
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	465.00	2,555.00
Merchant Pay Portal Fees	150.46	1,330.42
Office Cell Phone	72.42	650.08
Office Supplies	19.99	329.89
Total Operations	712.87	5,810.81
Other Expense		
Insurance	20,793.00	56,922.00
Loan Interest Expense	443.01	4,186.20
Total Other Expense	21,236.01	61,108.20
Utilities		
OG&E	622.90	5,519.68
Trash	838.86	7,424.80
Water	4,415.26	43,244.28
Total Utilities	5,877.02	56,188.76
Total Expense	30,450.83	189,291.53
Net Ordinary Income	-8,972.22	-1,804.48

10/17/25
Cash Basis

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

	Sep 25	Jan - Sep 25
Net Income	-8,972.22	-1,804.48