

09/19/25
Cash Basis

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

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,361.35
Alliance Assn Bank-Restricted	13,009.46
Alliance Assn Bank - CD	108,507.14
Armstrong Bank-Checking	40,985.08
Armstrong Bank-Savings	5,070.32
Total Checking/Savings	185,933.35
Accounts Receivable	
Accounts Receivable	-13,473.82
Total Accounts Receivable	-13,473.82
Other Current Assets	
Undeposited Funds	6,450.00
Total Other Current Assets	6,450.00
Total Current Assets	178,909.53
TOTAL ASSETS	<u>178,909.53</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	97,993.22
Total Long Term Liabilities	97,993.22
Total Liabilities	97,993.22
Equity	
Retained Earnings	73,748.57
Net Income	7,167.74
Total Equity	80,916.31
TOTAL LIABILITIES & EQUITY	<u>178,909.53</u>

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

	Aug 25	Jan - Aug 25
Ordinary Income/Expense		
Income		
HOA Dues	20,226.24	163,231.00
Interest Income-Banks	141.14	1,570.12
Interest Income-Owners	31.11	117.07
Late Fees	75.00	550.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	83.25	515.25
Total Other Charges	83.25	540.25
Total Income	20,556.74	166,008.44
Expense		
Activities		
Annual Memberships	119.00	534.00
Total Activities	119.00	534.00
Administrative		
Management Fees-Financial	774.00	3,096.00
On-Site Management Fees	1,600.00	8,000.00
Total Administrative	2,374.00	11,096.00
Grounds		
Dog Park and Cabana	0.00	377.27
Landscaping	905.64	1,923.55
Mowing Contract	0.00	7,528.82
Total Grounds	905.64	9,829.64
Maintenance		
Building Repair and Maintenance	3,740.00	33,920.24
Pest Control Contract	200.00	4,036.75
Sidewalks	0.00	4,142.20
Total Maintenance	3,940.00	42,099.19
Operations		
Bank Service Charges	0.00	35.00
HOA Meetings	0.00	655.42
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	40.00	2,090.00
Merchant Pay Portal Fees	151.05	1,179.96
Office Cell Phone	72.42	577.66
Office Supplies	19.99	309.90
Total Operations	283.46	5,097.94
Other Expense		
Insurance	0.00	36,129.00
Loan Interest Expense	450.70	3,743.19
Total Other Expense	450.70	39,872.19
Utilities		
OG&E	624.75	4,896.78
Trash	838.86	6,585.94
Water	4,902.86	38,829.02
Total Utilities	6,366.47	50,311.74
Total Expense	14,439.27	158,840.70
Net Ordinary Income	6,117.47	7,167.74

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Profit & Loss YTD Comparison
August 2025

	Aug 25	Jan - Aug 25
Net Income	6,117.47	7,167.74