

01/18/26
Cash Basis

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

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,370.56
Alliance Assn Bank-Restricted	13,015.98
Alliance Assn Bank - CD	109,048.55
Armstrong Bank-Checking	22,388.21
Armstrong Bank-Savings	5,078.03
Total Checking/Savings	167,901.33
Accounts Receivable	
Accounts Receivable	-11,579.42
Total Accounts Receivable	-11,579.42
Other Current Assets	
Undeposited Funds	5,251.17
Total Other Current Assets	5,251.17
Total Current Assets	161,573.08
TOTAL ASSETS	161,573.08
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	91,087.03
Total Long Term Liabilities	91,087.03
Total Liabilities	91,087.03
Equity	
Retained Earnings	73,748.57
Net Income	-3,262.52
Total Equity	70,486.05
TOTAL LIABILITIES & EQUITY	161,573.08

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Cash Basis

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

	Dec 25	Jan - Dec 25
Ordinary Income/Expense		
Income		
HOA Dues	19,927.23	244,358.23
Interest Income-Banks	141.23	2,134.97
Interest Income-Owners	34.00	483.73
Late Fees	75.00	1,225.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	48.00	696.33
Total Other Charges	48.00	721.33
Total Income	20,225.46	248,923.26
Gross Profit	20,225.46	248,923.26
Expense		
Activities		
Annual Memberships	0.00	534.00
Total Activities	0.00	534.00
Administrative		
Management Fees-Financial	387.00	4,257.00
On-Site Management Fees	1,600.00	12,000.00
Total Administrative	1,987.00	16,257.00
Grounds		
Dog Park and Cabana	0.00	1,045.18
Grounds Maintenance and Trash	30.13	30.13
Landscaping	0.00	1,923.55
Mowing Contract	527.07	13,806.87
Total Grounds	557.20	16,805.73
Maintenance		
Building Repair and Maintenance	0.00	34,140.24
Fence Repairs	369.29	369.29
Pest Control Contract	0.00	4,636.75
Sidewalks	0.00	4,142.20
Total Maintenance	369.29	43,288.48
Operations		
Bank Service Charges	5.00	55.00
HOA Meetings	104.43	759.85
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	1,050.00	5,927.00
Merchant Pay Portal Fees	121.03	1,756.53
Office Cell Phone	72.85	868.56
Office Supplies	525.06	2,053.15
Reserve Study	0.00	3,400.00
Total Operations	1,878.37	15,070.09
Other Expense		
Insurance	20,793.00	77,715.00
Loan Interest Expense	406.14	5,441.56
Total Other Expense	21,199.14	83,156.56
Utilities		
OG&E	641.05	7,460.30
Trash	838.86	9,941.38
Water	6,198.24	59,672.24
Total Utilities	7,678.15	77,073.92
Total Expense	33,669.15	252,185.78
Net Ordinary Income	-13,443.69	-3,262.52
Net Income	-13,443.69	-3,262.52