

Two-Forty Place Association Inc.

Balance Sheet

As of November 30, 2025

12/17/25
Cash Basis

Nov 30, 25

ASSETS

Current Assets

Checking/Savings

Alliance Assn Bank-MMA	18,368.16
Alliance Assn Bank-Restricted	13,014.32
Alliance Assn Bank - CD	108,777.85
Armstrong Bank-Checking	33,802.73
Armstrong Bank-Savings	5,074.19

Total Checking/Savings

179,037.25

Accounts Receivable

Accounts Receivable

-7,879.65

Total Accounts Receivable

-7,879.65

Other Current Assets

Undeposited Funds

4,400.00

Total Other Current Assets

4,400.00

Total Current Assets

175,557.60

TOTAL ASSETS

175,557.60

LIABILITIES & EQUITY

Liabilities

Long Term Liabilities

Loan - Alliance Assn Bank

92,832.03

Total Long Term Liabilities

92,832.03

Total Liabilities

92,832.03

Equity

Retained Earnings

73,748.57

Net Income

8,977.00

Total Equity

82,725.57

TOTAL LIABILITIES & EQUITY

175,557.60

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

12/17/25

Cash Basis

	Nov 25	Jan - Nov 25
Ordinary Income/Expense		
Income		
HOA Dues	20,000.00	224,031.00
Interest Income-Banks	141.52	1,856.37
Interest Income-Owners	0.00	182.93
Late Fees	0.00	750.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	24.00	648.33
Total Other Charges	24.00	673.33
Total Income	20,165.52	227,493.63
Gross Profit	20,165.52	227,493.63
Expense		
Activities		
Annual Memberships	0.00	534.00
Total Activities	0.00	534.00
Administrative		
Management Fees-Financial	0.00	3,870.00
On-Site Management Fees	400.00	10,400.00
Total Administrative	400.00	14,270.00
Grounds		
Dog Park and Cabana	667.91	1,045.18
Landscaping	0.00	1,923.55
Mowing Contract	702.91	13,279.80
Total Grounds	1,370.82	16,248.53
Maintenance		
Building Repair and Maintenance	103.00	34,140.24
Pest Control Contract	200.00	4,636.75
Sidewalks	0.00	4,142.20
Total Maintenance	303.00	42,919.19
Operations		
Bank Service Charges	5.00	50.00
HOA Meetings	0.00	655.42
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	0.00	4,877.00
Merchant Pay Portal Fees	128.89	1,635.50
Office Cell Phone	72.85	795.71
Office Supplies	591.50	1,528.09
Reserve Study	0.00	3,400.00
Total Operations	798.24	13,191.72
Other Expense		
Insurance	0.00	56,922.00
Loan Interest Expense	427.97	5,035.42
Total Other Expense	427.97	61,957.42
Utilities		
OG&E	649.55	6,819.25
Trash	838.86	9,102.52
Water	5,358.66	53,474.00
Total Utilities	6,847.07	69,395.77
Total Expense	10,147.10	218,516.63
Net Ordinary Income	10,018.42	8,977.00
Net Income	10,018.42	8,977.00