

07/17/25  
Cash Basis

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

	<u>Jun 30, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,356.67
Alliance Assn Bank-Restricted	13,006.14
Alliance Assn Bank - CD	108,150.44
Armstrong Bank-Checking	48,663.58
Armstrong Bank-Savings	5,070.32
Total Checking/Savings	<u>193,247.15</u>
Accounts Receivable	
Accounts Receivable	-14,403.42
Total Accounts Receivable	<u>-14,403.42</u>
Other Current Assets	
Undeposited Funds	4,412.00
Total Other Current Assets	<u>4,412.00</u>
Total Current Assets	<u>183,255.73</u>
<b>TOTAL ASSETS</b>	<b><u>183,255.73</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	101,401.17
Total Long Term Liabilities	<u>101,401.17</u>
Total Liabilities	101,401.17
Equity	
Retained Earnings	73,748.57
Net Income	8,105.99
Total Equity	<u>81,854.56</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>183,255.73</u></b>

07/17/25  
Cash Basis

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

	Jun 25	Jan - Jun 25
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	21,200.00	123,075.00
Interest Income-Banks	234.05	1,205.42
Interest Income-Owners	0.00	26.25
Late Fees	100.00	300.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	156.00	372.00
<b>Total Other Charges</b>	<b>156.00</b>	<b>397.00</b>
<b>Total Income</b>	<b>21,690.05</b>	<b>125,003.67</b>
<b>Expense</b>		
<b>Activities</b>		
Annual Memberships	0.00	415.00
<b>Total Activities</b>	<b>0.00</b>	<b>415.00</b>
<b>Administrative</b>		
Management Fees-Financial	0.00	1,935.00
On-Site Management Fees	400.00	5,400.00
<b>Total Administrative</b>	<b>400.00</b>	<b>7,335.00</b>
<b>Grounds</b>		
Dog Park and Cabana	0.00	377.27
Landscaping	0.00	103.39
Mowing Contract	1,154.60	3,746.15
<b>Total Grounds</b>	<b>1,154.60</b>	<b>4,226.81</b>
<b>Maintenance</b>		
Building Repair and Maintenance	8,635.00	18,904.12
Pest Control Contract	200.00	1,200.00
Sidewalks	0.00	4,142.20
<b>Total Maintenance</b>	<b>8,835.00</b>	<b>24,246.32</b>
<b>Operations</b>		
Bank Service Charges	5.00	30.00
HOA Meetings	0.00	655.42
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	1,050.00	1,550.00
Merchant Pay Portal Fees	164.95	890.58
Office Cell Phone	72.44	432.80
Office Supplies	169.97	269.92
<b>Total Operations</b>	<b>1,462.36</b>	<b>4,078.72</b>
<b>Other Expense</b>		
Insurance	20,793.00	36,129.00
Loan Interest Expense	466.53	2,848.86
<b>Total Other Expense</b>	<b>21,259.53</b>	<b>38,977.86</b>
<b>Utilities</b>		
OG&E	615.35	3,649.16
Trash	838.86	4,908.22
Water	4,483.97	29,060.59
<b>Total Utilities</b>	<b>5,938.18</b>	<b>37,617.97</b>
<b>Total Expense</b>	<b>39,049.67</b>	<b>116,897.68</b>
<b>Net Ordinary Income</b>	<b>-17,359.62</b>	<b>8,105.99</b>

07/17/25  
Cash Basis

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

	Jun 25	Jan - Jun 25
Net Income	-17,359.62	8,105.99