

05/18/26
Cash Basis

Two-Forty Place Association Inc.

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,379.62
Alliance Assn Bank-Restricted	13,022.40
Alliance Assn Bank - CD	110,142.38
Armstrong Bank-Checking	42,115.91
Armstrong Bank-Savings	5,081.78
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Total Checking/Savings	188,742.09
Accounts Receivable	
Accounts Receivable	-15,476.87
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Total Accounts Receivable	-15,476.87
Other Current Assets	
Undeposited Funds	4,662.75
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Total Other Current Assets	4,662.75
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Total Current Assets	177,927.97
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TOTAL ASSETS	177,927.97
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LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	84,044.32
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Total Long Term Liabilities	84,044.32
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Total Liabilities	84,044.32
Equity	
Retained Earnings	70,586.05
Net Income	23,297.60
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Total Equity	93,883.65
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TOTAL LIABILITIES & EQUITY	177,927.97
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05/18/26
Cash Basis

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

April 2026

	Apr 26	Jan - Apr 26
Ordinary Income/Expense		
Income		
HOA Dues	21,350.19	86,652.77
Interest Income-Banks	334.04	1,113.06
Interest Income-Owners	5.00	149.52
Late Fees	50.00	475.00
Other Charges		
Check/Returned Payment Charge	0.00	10.00
Credit Card Fee 3%	110.25	309.75
Insurance Non-Compliance Fee	75.00	75.00
Total Other Charges	185.25	394.75
Total Income	21,924.48	88,785.10
Gross Profit	21,924.48	88,785.10
Expense		
Administrative		
Management Fees-Financial	387.00	1,548.00
On-Site Management Fees	1,000.00	3,000.00
Total Administrative	1,387.00	4,548.00
Grounds		
Grounds Maintenance and Trash	0.00	570.00
Landscaping	0.00	1,101.44
Total Grounds	0.00	1,671.44
Maintenance		
Building Repair and Maintenance	27.74	751.86
Fence Repairs	338.89	1,264.88
Pest Control Contract	100.00	300.00
Total Maintenance	466.63	2,316.74
Operations		
Bank Service Charges	5.00	5.00
Legal Fees-Collections	0.00	4,196.00
Merchant Pay Portal Fees	133.05	555.96
Office Cell Phone	73.82	294.31
Office Supplies	263.12	845.46
Postage and Copies	174.06	381.30
Total Operations	649.05	6,278.03
Other Expense		
Insurance	0.00	20,793.00
Loan Interest Expense	387.92	1,561.85
Total Other Expense	387.92	22,354.85
Utilities		
OG&E	642.24	2,570.40
Trash	924.84	3,699.36
Water	4,808.28	22,048.68
Total Utilities	6,375.36	28,318.44
Total Expense	9,265.96	65,487.50
Net Ordinary Income	12,658.52	23,297.60
Net Income	<u>12,658.52</u>	<u>23,297.60</u>