

06/16/26
Cash Basis

Two-Forty Place Association Inc.

Balance Sheet

As of May 31, 2026

| | <u>May 31, 26</u> |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Alliance Assn Bank-MMA | 18,381.96 |
| Alliance Assn Bank-Restricted | 13,024.06 |
| Alliance Assn Bank - CD | 110,462.85 |
| Armstrong Bank-Checking | 43,511.77 |
| Armstrong Bank-Savings | 5,181.78 |
| | <hr/> |
| Total Checking/Savings | 190,562.42 |
| Accounts Receivable | |
| Accounts Receivable | -14,209.03 |
| | <hr/> |
| Total Accounts Receivable | -14,209.03 |
| Other Current Assets | |
| Undeposited Funds | 4,225.00 |
| | <hr/> |
| Total Other Current Assets | 4,225.00 |
| | <hr/> |
| Total Current Assets | 180,578.39 |
| | <hr/> |
| TOTAL ASSETS | 180,578.39 |
| | <hr/> <hr/> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Long Term Liabilities | |
| Loan - Alliance Assn Bank | 82,261.39 |
| | <hr/> |
| Total Long Term Liabilities | 82,261.39 |
| | <hr/> |
| Total Liabilities | 82,261.39 |
| Equity | |
| Retained Earnings | 70,586.05 |
| Net Income | 27,730.95 |
| | <hr/> |
| Total Equity | 98,317.00 |
| | <hr/> |
| TOTAL LIABILITIES & EQUITY | 180,578.39 |
| | <hr/> <hr/> |

06/16/26
Cash Basis

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

May 2026

| | May 26 | Jan - May 26 |
|---------------------------------|------------------------|-------------------------|
| Ordinary Income/Expense | | |
| Income | | |
| HOA Dues | 21,225.00 | 107,877.77 |
| Interest Income-Banks | 324.47 | 1,437.53 |
| Interest Income-Owners | 15.50 | 167.67 |
| Late Fees | 50.00 | 597.35 |
| Other Charges | | |
| Check/Returned Payment Charge | 0.00 | 10.00 |
| Credit Card Fee 3% | 25.50 | 335.25 |
| Repairs | 500.00 | 500.00 |
| Total Other Charges | <u>525.50</u> | <u>845.25</u> |
| Total Income | <u>22,140.47</u> | <u>110,925.57</u> |
| Gross Profit | 22,140.47 | 110,925.57 |
| Expense | | |
| Activities | | |
| Annual Memberships | 435.00 | 435.00 |
| Total Activities | <u>435.00</u> | <u>435.00</u> |
| Administrative | | |
| Management Fees-Financial | 387.00 | 1,935.00 |
| On-Site Management Fees | 1,000.00 | 4,000.00 |
| Total Administrative | <u>1,387.00</u> | <u>5,935.00</u> |
| Grounds | | |
| Grounds Maintenance and Trash | 0.00 | 570.00 |
| Landscaping | 1,979.74 | 3,081.18 |
| Total Grounds | <u>1,979.74</u> | <u>3,651.18</u> |
| Maintenance | | |
| Building Repair and Maintenance | 271.81 | 1,023.67 |
| Fence Repairs | 277.00 | 1,541.88 |
| Pest Control Contract | 100.00 | 400.00 |
| Total Maintenance | <u>648.81</u> | <u>2,965.55</u> |
| Operations | | |
| Bank Service Charges | 5.00 | 10.00 |
| HOA Meetings | 505.93 | 505.93 |
| Legal Fees-Collections | 2,196.13 | 6,392.13 |
| Legal Fees-HOA matters | 3,885.00 | 3,885.00 |
| Merchant Pay Portal Fees | 142.31 | 698.27 |
| Office Cell Phone | 72.74 | 367.05 |
| Office Supplies | 47.14 | 892.60 |
| Postage and Copies | 242.80 | 624.10 |
| Total Operations | <u>7,097.05</u> | <u>13,375.08</u> |
| Other Expense | | |
| Insurance | 0.00 | 20,793.00 |
| Loan Interest Expense | 368.21 | 1,930.06 |
| Total Other Expense | <u>368.21</u> | <u>22,723.06</u> |
| Utilities | | |
| OG&E | 640.31 | 3,210.71 |
| Trash | 924.84 | 4,624.20 |
| Water | 4,226.16 | 26,274.84 |
| Total Utilities | <u>5,791.31</u> | <u>34,109.75</u> |
| Total Expense | <u>17,707.12</u> | <u>83,194.62</u> |
| Net Ordinary Income | <u>4,433.35</u> | <u>27,730.95</u> |
| Net Income | <u><u>4,433.35</u></u> | <u><u>27,730.95</u></u> |