

08/12/25
Cash Basis

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

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Alliance Assn Bank-MMA	18,359.01
Alliance Assn Bank-Restricted	13,007.80
Alliance Assn Bank - CD	108,370.00
Armstrong Bank-Checking	38,326.32
Armstrong Bank-Savings	5,070.32
Total Checking/Savings	<u>183,133.45</u>
Accounts Receivable	
Accounts Receivable	-13,090.42
Total Accounts Receivable	<u>-13,090.42</u>
Other Current Assets	
Undeposited Funds	4,449.47
Total Other Current Assets	<u>4,449.47</u>
Total Current Assets	<u>174,492.50</u>
TOTAL ASSETS	<u>174,492.50</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Loan - Alliance Assn Bank	99,693.66
Total Long Term Liabilities	<u>99,693.66</u>
Total Liabilities	99,693.66
Equity	
Retained Earnings	73,748.57
Net Income	1,050.27
Total Equity	<u>74,798.84</u>
TOTAL LIABILITIES & EQUITY	<u>174,492.50</u>

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

	Jul 25	Jan - Jul 25
Ordinary Income/Expense		
Income		
HOA Dues	19,929.76	143,004.76
Interest Income-Banks	223.56	1,428.98
Interest Income-Owners	59.71	85.96
Late Fees	175.00	475.00
Other Charges		
Check/Returned Payment Charge	0.00	25.00
Credit Card Fee 3%	60.00	432.00
Total Other Charges	60.00	457.00
Total Income	20,448.03	145,451.70
Expense		
Activities		
Annual Memberships	0.00	415.00
Total Activities	0.00	415.00
Administrative		
Management Fees-Financial	387.00	2,322.00
On-Site Management Fees	1,000.00	6,400.00
Total Administrative	1,387.00	8,722.00
Grounds		
Dog Park and Cabana	0.00	377.27
Landscaping	914.52	1,017.91
Mowing Contract	3,782.67	7,528.82
Total Grounds	4,697.19	8,924.00
Maintenance		
Building Repair and Maintenance	11,276.12	30,180.24
Pest Control Contract	2,636.75	3,836.75
Sidewalks	0.00	4,142.20
Total Maintenance	13,912.87	38,159.19
Operations		
Bank Service Charges	5.00	35.00
HOA Meetings	0.00	655.42
Legal Fees-Collections	0.00	250.00
Legal Fees-HOA matters	500.00	2,050.00
Merchant Pay Portal Fees	138.33	1,028.91
Office Cell Phone	72.44	505.24
Office Supplies	19.99	289.91
Total Operations	735.76	4,814.48
Other Expense		
Insurance	0.00	36,129.00
Loan Interest Expense	443.63	3,292.49
Total Other Expense	443.63	39,421.49
Utilities		
OG&E	622.87	4,272.03
Trash	838.86	5,747.08
Water	4,865.57	33,926.16
Total Utilities	6,327.30	43,945.27
Total Expense	27,503.75	144,401.43
Net Ordinary Income	-7,055.72	1,050.27

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Profit & Loss YTD Comparison
July 2025

	Jul 25	Jan - Jul 25
Net Income	-7,055.72	1,050.27