

04/17/26  
Cash Basis

Two-Forty Place Association Inc.

**Balance Sheet**

As of March 31, 2026

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	<u>Mar 31, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Alliance Assn Bank-MMA	18,377.35
Alliance Assn Bank-Restricted	13,020.79
Alliance Assn Bank - CD	109,812.22
Armstrong Bank-Checking	35,381.65
Armstrong Bank-Savings	5,081.78
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<b>Total Checking/Savings</b>	181,673.79
<b>Accounts Receivable</b>	
Accounts Receivable	-15,612.16
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<b>Total Accounts Receivable</b>	-15,612.16
<b>Other Current Assets</b>	
Undeposited Funds	400.00
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<b>Total Other Current Assets</b>	400.00
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<b>Total Current Assets</b>	166,461.63
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<b>TOTAL ASSETS</b>	<b><u>166,461.63</u></b>
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<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Loan - Alliance Assn Bank	85,807.54
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<b>Total Long Term Liabilities</b>	85,807.54
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<b>Total Liabilities</b>	85,807.54
<b>Equity</b>	
Retained Earnings	70,586.05
Net Income	10,068.04
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<b>Total Equity</b>	80,654.09
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>166,461.63</u></b>

04/17/26  
Cash Basis

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

March 2026

	Mar 26	Jan - Mar 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Dues	21,502.56	64,775.33
Interest Income-Banks	305.14	779.02
Interest Income-Owners	42.00	138.48
Late Fees	75.00	400.00
<b>Other Charges</b>		
Check/Returned Payment Charge	10.00	10.00
Credit Card Fee 3%	38.25	186.75
<b>Total Other Charges</b>	<u>48.25</u>	<u>196.75</u>
<b>Total Income</b>	<u>21,972.95</u>	<u>66,289.58</u>
<b>Gross Profit</b>	21,972.95	66,289.58
<b>Expense</b>		
<b>Administrative</b>		
Management Fees-Financial	387.00	1,161.00
On-Site Management Fees	1,000.00	2,000.00
<b>Total Administrative</b>	<u>1,387.00</u>	<u>3,161.00</u>
<b>Grounds</b>		
Grounds Maintenance and Trash	570.00	570.00
Landscaping	807.51	1,101.44
<b>Total Grounds</b>	<u>1,377.51</u>	<u>1,671.44</u>
<b>Maintenance</b>		
Building Repair and Maintenance	500.00	724.12
Fence Repairs	925.99	925.99
Pest Control Contract	200.00	200.00
<b>Total Maintenance</b>	<u>1,625.99</u>	<u>1,850.11</u>
<b>Operations</b>		
Legal Fees-Collections	1,696.00	4,196.00
Merchant Pay Portal Fees	148.68	422.91
Office Cell Phone	74.81	220.49
Office Supplies	313.16	582.34
Postage and Copies	10.48	207.24
<b>Total Operations</b>	<u>2,243.13</u>	<u>5,628.98</u>
<b>Other Expense</b>		
Insurance	20,793.00	20,793.00
Loan Interest Expense	357.70	1,173.93
<b>Total Other Expense</b>	<u>21,150.70</u>	<u>21,966.93</u>
<b>Utilities</b>		
OG&E	641.55	1,928.16
Trash	924.84	2,774.52
Water	5,960.64	17,240.40
<b>Total Utilities</b>	<u>7,527.03</u>	<u>21,943.08</u>
<b>Total Expense</b>	<u>35,311.36</u>	<u>56,221.54</u>
<b>Net Ordinary Income</b>	<u>-13,338.41</u>	<u>10,068.04</u>
<b>Net Income</b>	<u><u>-13,338.41</u></u>	<u><u>10,068.04</u></u>

**Two-Forty Place Association Inc.**  
**Check Detail**  
 March 2026

04/17/26

Type	Num	Date	Name	Memo	Account	Paid Amount
Check		03/25/2026	Loan Payment		Armstrong Bank-Checking	
				Interest portion of loan	Loan Interest Expense	-357.70
				Principal portion of loan	Loan - Alliance Assn Bank	-1,793.44
TOTAL						-2,151.14
Check	Debit	03/02/2026	SamsClub	Foldable Table for Prop Mgr Off...	Armstrong Bank-Checking	
				Error Talitha will reimburse	Office Supplies	-75.93
TOTAL						-75.93
Check	Debit	03/02/2026	Apple.com	icloud storage on HOA phone	Armstrong Bank-Checking	
				icloud storage on HOA phone	Office Cell Phone	-0.99
TOTAL						-0.99
Check	Debit	03/02/2026	Merchant Statement		Armstrong Bank-Checking	
				Merchant Statements	Merchant Pay Portal Fees	-63.68
TOTAL						-63.68
Check	Debit	03/02/2026	Pope and Edgar Law	843	Armstrong Bank-Checking	
				843	Legal Fees-Collections	-315.50
TOTAL						-315.50

**Two-Forty Place Association Inc.**  
**Check Detail**  
 March 2026

04/17/26

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
Check	Debit	03/02/2026	Connery Solutions LLC		Armstrong Bank-Checking	
					Management Fees-Financial	-387.00
TOTAL						-387.00
Check	Debit	03/02/2026	Focal Pointe Landscape	Snow Removal	Armstrong Bank-Checking	
				Snow Removal	Grounds Maintenance and ...	-570.00
TOTAL						-570.00
Check	Debit	03/02/2026	Juan Pacheco	Fence Repair	Armstrong Bank-Checking	
				Fence Repair	Fence Repairs	-775.00
TOTAL						-775.00
Check	Debit	03/02/2026	Sophie Wong		Armstrong Bank-Checking	
					On-Site Management Fees	-1,000.00
TOTAL						-1,000.00
Check	Debit	03/02/2026	Pope and Edgar Law	813	Armstrong Bank-Checking	
				813	Legal Fees-Collections	-1,380.50
TOTAL						-1,380.50

**Two-Forty Place Association Inc.**  
**Check Detail**  
 March 2026

04/17/26

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
Check	Debit	03/04/2026	USPS	Certified Letter 819	Armstrong Bank-Checking	
				Certified Letter 819	Postage and Copies	-10.48
TOTAL						-10.48
Check	Debit	03/05/2026	Adobe Software	Adobe Software monthly fee	Armstrong Bank-Checking	
				Monthly Plan for Adobe Software	Office Supplies	-19.99
TOTAL						-19.99
Check	Debit	03/09/2026	Verizon		Armstrong Bank-Checking	
				Office Cell Phone	Office Cell Phone	-72.83
TOTAL						-72.83
Check	Debit	03/09/2026	Matthew Kensinger		Armstrong Bank-Checking	
					Pest Control Contract	-100.00
TOTAL						-100.00
Check	Debit	03/09/2026	Focal Pointe Landscape	Flower Beds	Armstrong Bank-Checking	
				Flower Beds	Landscaping	-807.51
TOTAL						-807.51

**Two-Forty Place Association Inc.**  
**Check Detail**  
 March 2026

04/17/26

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
Check	Debit	03/11/2026	City of OKC		Armstrong Bank-Checking	
				Water Bill	Water	-5,960.64
TOTAL						-5,960.64
Check	Debit	03/12/2026	Best Buy	Monitor	Armstrong Bank-Checking	
				Monitor	Office Supplies	-217.24
TOTAL						-217.24
Check	Debit	03/16/2026	Matthew Kensinger		Armstrong Bank-Checking	
					Pest Control Contract	-100.00
TOTAL						-100.00
Check	Debit	03/17/2026	Waste Connection		Armstrong Bank-Checking	
				Trash	Trash	-924.84
TOTAL						-924.84
Check	Debit	03/23/2026	Juan Pacheco	Paint Garage 802 839	Armstrong Bank-Checking	
				Paint Garage 802 839	Building Repair and Mainten...	-500.00
TOTAL						-500.00

**Two-Forty Place Association Inc.**  
**Check Detail**  
 March 2026

04/17/26

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	Debit	03/24/2026	OG&E		Armstrong Bank-Checking	
				OGE	OG&E	-58.76
TOTAL						-58.76
Check	Debit	03/24/2026	OG&E		Armstrong Bank-Checking	
				OGE	OG&E	-67.03
TOTAL						-67.03
Check	Debit	03/24/2026	OG&E		Armstrong Bank-Checking	
				OGE	OG&E	-515.76
TOTAL						-515.76
Check	Debit	03/30/2026	Amazon	Drill to Repair Fences	Armstrong Bank-Checking	
				Drill to Repair Fences	Fence Repairs	-150.99
TOTAL						-150.99
Check	Debit	03/30/2026	Apple.com	icloud storage on HOA phone	Armstrong Bank-Checking	
				icloud storage on HOA phone	Office Cell Phone	-0.99
TOTAL						-0.99

**Two-Forty Place Association Inc.**  
**Check Detail**  
 March 2026

04/17/26

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
Check	Debit	03/31/2026	SmartPay	Monthly Fee	Armstrong Bank-Checking	
				Monthly Fee	Merchant Pay Portal Fees	-85.00
TOTAL						-85.00
Check	1317	03/02/2026	State Farm Insurance	quarterly payment	Armstrong Bank-Checking	
				Quarterly Payment	Insurance	-20,793.00
TOTAL						-20,793.00