

**TWO FORTY ASSOCIATION INC.  
2022 BUDGET**

HOA DUES	\$400/month x 52 units x 12 months	\$249,600
 EXPENSES:		
ADMINISTRATIVE		
Management Fees-Financial	\$387 x 12 months	\$4,644
On-Site Management Fees	\$1,000 x 12 months	12,000
		\$16,644
 GROUNDS		
Mowing/Landscaping		\$15,000
Grounds Maintenance and Trash		3,500
Dog Park and Cabana		200
		\$18,700
 MAINTENANCE		
Building Repair and Maintenance		\$7,000
Fence Repairs		2,000
Pest Control		3,416
		\$12,416
 OPERATIONS		
HOA Meetings		\$300
Annual Memberships & Subscriptions		675
Legal Fees		5,000
SmartPay Portal Fees	SmartPay - \$85 x 12 months	1,020
	Tsys - \$80 x 12 months	960
Office Cell Phone	\$66 x 12 months	792
Office Supplies		2,000
Postage and Copies		800
		\$11,547
 INSURANCE		
		\$50,000
 UTILITIES		
OG&E		\$3,200
Trash		4,600
Water		27,000
		\$34,800
 LOAN PAYMENTS		
	\$2,151.14 x 12 months	\$25,814
 TOTAL EXPENSES		
		\$169,921
		\$79,679
 TO RESERVE - \$100/month x 52 units x 12 months		
		\$62,400