

**TWO FORTY ASSOCIATION INC.  
2025 BUDGET**

|   |                                    |                  |
|---|------------------------------------|------------------|
| <b>HOA DUES</b>                                       | \$400/month x 52 units x 12 months | <b>\$249,600</b> |
| <b>EXPENSES:</b>                                      |                                    |                  |
| <b>ADMINISTRATIVE</b>                                 |                                    |                  |
| Management Fees-Financial                             | \$387 x 12 months                  | \$4,644          |
| On-Site Management Fees                               | \$1,000 x 12 months                | 12,000           |
|   |                                    | <hr/>            |
|   |                                    | \$16,644         |
| <b>GROUNDS</b>  |                                    |                  |
| Mowing/Landscaping                                    |                                    | \$17,300         |
| Dog Park and Cabana                                   |                                    | 500              |
|   |                                    | <hr/>            |
|   |                                    | \$17,800         |
| <b>MAINTENANCE</b>                                    |                                    |                  |
| Building Repair/Maintenance/Fence Repair              |                                    | \$10,000         |
| Pest Control  |                                    | 3,700            |
|   |                                    | <hr/>            |
|   |                                    | \$13,700         |
| <b>OPERATIONS</b>                                     |                                    |                  |
| HOA Meetings/ Annual Memberships & Subscriptions      |                                    | \$1000           |
| Legal Fees  |                                    | 7,000            |
| SmartPay Portal Fees                                  | SmartPay - \$85 x 12 months        | 2,060            |
|   | Tsys - \$91 x 12 months            |                  |
| Office Cell Phone                                     | \$70 x 12 months                   | 840              |
| Office Supplies and Postage                           |                                    | 1,000            |
|   |                                    | <hr/>            |
|   |                                    | \$11,900         |
| <b>INSURANCE</b>                                      |                                    | \$71,000         |
| <b>UTILITIES</b>                                      |                                    |                  |
| OG&E  |                                    | \$3,200          |
| Trash   |                                    | 4,600            |
| Water   |                                    | 30,000           |
|   |                                    | <hr/>            |
|   |                                    | \$37,800         |
| <b>LOAN PAYMENTS</b>                                  | \$2,151.14 x 12 months             | <b>\$25,814</b>  |
|   |                                    | <hr/>            |
| <b>TOTAL EXPENSES:</b>                                |                                    | <b>\$194,658</b> |
|   |                                    | <hr/>            |
| <b>HOA DUES MINUS TOTAL EXPENSES:</b>                 |                                    | \$54,942         |
| <b>TO RESERVE - \$40/month x 52 units x 12 months</b> |                                    | <b>\$24,960</b>  |
|   |                                    | <hr/>            |
| <b>TOTAL REMAINING:</b>                               |                                    | <b>\$29,982</b>  |