

**TWO FORTY ASSOCIATION INC.**  
**2026 BUDGET**

<b>HOA DUES</b>	\$425/month x 52 units x 12 months	<b>\$265,200</b>
<b>EXPENSES:</b>		
<b>ADMINISTRATIVE</b>		
Management Fees-		\$4,644
Accountant/Bookkeeper	\$387 x 12 months	12,000
On-Site Management Fees	\$1,000 x 12 months	<u>\$16,644</u>
<b>GROUNDS</b>		
Mowing/Landscaping		\$17,300
Dog Park and Cabana		500
		<u>\$17,800</u>
<b>MAINTENANCE</b>		
Building Repair/Maintenance/Fence Repair		\$10,000
Pest Control		3,700
		<u>\$13,700</u>
<b>OPERATIONS</b>		
HOA Meetings/ Annual Memberships & Subscriptions		\$1000
Legal Fees		7,000
SmartPay Portal Fees	SmartPay - \$85 x 12 months	2,060
Office Cell Phone	Tsys - \$91 x 12 months	
Office Supplies and Postage	\$70 x 12 months	840
		1,000
		<u>\$11,900</u>
<b>INSURANCE</b>		<b>\$71,000</b>
<b>UTILITIES</b>		
OG&E		\$3,200
Trash		4,600
Water		30,000
		<u>\$37,800</u>
<b>LOAN PAYMENTS</b>	\$2,151.14 x 12 months	<b>\$25,814</b>
<b>TOTAL EXPENSES:</b>		
		<b>\$194,658</b>
<b>HOA DUES MINUS TOTAL EXPENSES:</b>		
		<b>\$70,542</b>
<b>TO RESERVE</b> - \$40/month x 52 units x 12 months		<b>\$24,960</b>
<b>TOTAL REMAINING:</b>		
		<b>\$45,582</b>