

**TWO FORTY ASSOCIATION INC.
2026 BUDGET**

HOA DUES	\$425/month x 52 units x 12 months	\$265,200
EXPENSES:		
ADMINISTRATIVE		
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>
GROUNDS		
Mowing/Landscaping		\$17,300
Dog Park and Cabana		<u>500</u>
		\$17,800
MAINTENANCE		
Building Repair/Maintenance/Fence Repair		\$10,000
Pest Control		<u>3,700</u>
		\$13,700
OPERATIONS		
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		<u>1,000</u>
		\$11,900
INSURANCE		\$71,000
UTILITIES		
OG&E		\$3,200
Trash		4,600
Water		<u>30,000</u>
		\$37,800
LOAN PAYMENTS	\$2,151.14 x 12 months	<u>\$25,814</u>
TOTAL EXPENSES:		\$194,658
HOA DUES MINUS TOTAL EXPENSES:		\$70,542
TO RESERVE - \$40/month x 52 units x 12 months		<u>\$24,960</u>
TOTAL REMAINING:		\$45,582