

Sawmill Townhomes 5 , 2B phases
2024 Budget HOA January 1 - December 31 2024
\$245 per month per unit

INCOME	2024 Operating Budget*	\$ Per Month			
HOA Dues	\$ 27,500.00	\$ 2,291.67			
TOTAL INCOME	\$ 27,500.00				
			Total Units	Phase	Phase
				2B	5
			110	49	61
EXPENSES	Per Unit Cost	Per Month			
Maintenance					
1 General Maintenance	110 \$ 15.00	\$ 1,650.00			
2 Labor for Mowing, Trimming, Aeration, Fertilizer, Sprinkler Repair, Debris	110 \$ 25.00	\$ 2,750.00			
3 Snow Removal Road, Snow removal building walks, Ice Melt	110 \$ 15.00	\$ 1,650.00			
4 Materials for Aeration, Fertilizer, Ice Melt	110 \$ 5.00	\$ 550.00			
Total Maintenance	\$ 60.00	\$ 6,600.00			
Operating					
5 Insurance HOA, PM, common, parking, club/pool, park	110 \$ 5.00	\$ 550.00			
6 Power Bill and Fire alarm Common Areas	110 \$ 8.00	\$ 880.00			
7 Cleaning exterior of buildings and stairs and walk ways	110 \$ 6.00	\$ 660.00			
8 Pool & Hot Tub Maintenance - Chemicals, Power wash	110 \$ 3.24	\$ 356.40			
9 Pool & Hot Tub Chemicals	110 \$ 4.45	\$ 489.50			
10 Natural Gas - Clubhouse, pool, hot tub	110 \$ 6.00	\$ 660.00			
11 Alarm & Security - Clubhouse, pool, hot tub	110 \$ 2.76	\$ 303.60			
12 Cleaning - Clubhouse, pool, hot tub	110 \$ 6.00	\$ 660.00			
13 Cleaning - Common area (parking, parking area)	110 \$ 2.00	\$ 220.00			
14 Clubhouse Staff Passaro Leasing (24 hours per week)	110 \$ 8.82	\$ 970.20			
15 Fitness Equipment Service repair / reserve	110 \$ 0.80	\$ 88.00			
16 Water & Sewer Clubhouse and common area	110 \$ 26.53	\$ 2,918.30			
17 Golf Cart					
18 1 Gb Internet / Phone	110 \$ 89.00	\$ 9,790.00			
Total Operating	\$ 168.60	\$ 18,546.00			
Administration					
19 Passaro Leasing Management Staff (includes 24 hours a week)	110 \$ 10.00	\$ 1,100.00			
20 Legal & Accounting	110 \$ 0.45	\$ 49.50			
21 Miscellaneous	110 \$ 1.40	\$ 154.00			
22 Taxes / Licenses	110 \$ 0.36	\$ 39.60			
23 Newsletter / Community Socials (monthly)	110 \$ 0.84	\$ 92.40			
24 HOA Resere Account Expense	110 \$ 7.35	\$ 808.50			
25	110 \$ 1.00	\$ 110.00			
Total Administration	\$ 21.40	\$ 2,354.00			
TOTAL EXPENSES	\$ 250.00	\$ 27,500.00			
TOTAL INCOME	\$ 27,500.00				
TOTAL EXPENSE	\$ 27,500.00				

Unit Utilities:

Power, Gas, Water, Sewer
 1 Gig Internet

By Tenant
 Paid by HOA

One time set up fee per unit	\$ 450.00
Renivestment Fee per unit	\$ 1,800.00
Passaro Leasing Fee to manage your long term Rentals 8% of collected rent	8%
Passaro Leasing Fee to Manage your AirBNB 25% of collected revenue	25%