

Sawmill
2024
\$225 per month per unit

INCOME		Per Unit		\$ Per Month	\$ per Year
Total Dues	\$/ MO / Unit	\$ 225.00		\$ 15,750.00	\$ 189,000.00
	Total Units	70			
TOTAL INCOME		\$ 225.00		\$ 15,750.00	\$ 189,000.00
EXPENSES					
Maintenance					
General Maintenance	70	\$ 8.00		\$ 560.00	\$ 6,720.00
Mowing & Trimming	70	\$ 13.00		\$ 910.00	\$ 10,920.00
Snow Removal	70	\$ 11.00		\$ 770.00	\$ 9,240.00
Pest Control	70	\$ 5.00		\$ 350.00	\$ 4,200.00
Operating					
Insurance HOA, PM, common, parking, club/pool, park	70	\$ 14.00		\$ 980.00	\$ 11,760.00
Power Bill Clubhouse/Parking/Common	70	\$ 5.50		\$ 385.00	\$ 4,620.00
Trash (Community Dumpsters)	70	\$ 6.25		\$ 437.50	\$ 5,250.00
Pool & Hot Tub Maintenance - Chemican, Power wash	70	\$ 3.00		\$ 210.00	\$ 2,520.00
Pool & Hot Tub Chemicals	70	\$ 3.50		\$ 245.00	\$ 2,940.00
Natural Gas - Clubhouse, pool, hot tub	70	\$ 3.25		\$ 227.50	\$ 2,730.00
Alarm & Security - Clubhouse, pool, hot tub	70	\$ 2.75		\$ 192.50	\$ 2,310.00
Cleaning - Clubhouse, pool, hot tub	70	\$ 1.50		\$ 105.00	\$ 1,260.00
Cleaning - Common area (parking, park, corridors)	70	\$ 1.00		\$ 70.00	\$ 840.00
Clubhouse Staff Passaro Leasing (20 hours per week)	70	\$ 34.00		\$ 2,380.00	\$ 28,560.00
Fitness Equipment Service	70	\$ 1.00		\$ 70.00	\$ 840.00
Water & Sewer Common Area	70	\$ 6.00		\$ 420.00	\$ 5,040.00
1 Gb Internet	70	\$ 69.00		\$ 4,830.00	\$ 57,960.00
Administration					
Passaro Management Staff (includes 20 hours a week)	70	\$ 15.00		\$ 1,050.00	\$ 12,600.00
Legal & Accounting	70	\$ 3.00		\$ 210.00	\$ 2,520.00
Miscellaneous	70	\$ 2.00		\$ 140.00	\$ 1,680.00
Taxes / Licenses	70	\$ 1.00		\$ 70.00	\$ 840.00
Newsletter / Community Parties	70	\$ 0.75		\$ 52.50	\$ 630.00
Marketing / Contingency	70	\$ 5.25		\$ 367.50	\$ 4,410.00
Long Term Reserve Account	70	\$ 10.25		\$ 717.50	\$ 8,610.00
TOTAL INCOME		\$ 225.00		\$ 15,750.00	\$ 189,000.00
TOTAL EXPENSE		\$ 225.00		\$ 15,750.00	\$ 189,000.00

*One Time Set up Fee Per Unit \$ 350.00
*One Time Set up Fee Per Building \$ 500.00
* Reinvestment Fee Per Unit (held in the reserve account) \$ 1,200.00
* Reinvestment Fee Per Building (held in the reserve account) \$ 12,000.00
* Passaro Leasing Fee to Manage your unit 8% of Collected Rents

Sawmill
2022-2023 Budget HOA
\$225 per month per unit
Revised and approved 8/15/2023 by Declarant - Passaro Leasing

INCOME		Per Unit		\$ Per Month	\$ per Year
Total Dues	\$/ MO / Unit	\$ 225.00		\$ 15,750.00	\$ 189,000.00
	Total Units	70			
TOTAL INCOME		\$ 225.00		\$ 15,750.00	\$ 189,000.00
EXPENSES					
Maintenance					
General Maintenance	70	\$ 7.00		\$ 490.00	\$ 5,880.00
Mowing & Trimming	70	\$ 13.00		\$ 910.00	\$ 10,920.00
Snow Removal	70	\$ 11.00		\$ 770.00	\$ 9,240.00
Pest Control	70	\$ 4.00		\$ 280.00	\$ 3,360.00
Operating					
Insurance HOA, PM, common, parking, club/pool, park	70	\$ 12.00		\$ 840.00	\$ 10,080.00
Power Bill Clubhouse/Parking/Common	70	\$ 5.50		\$ 385.00	\$ 4,620.00
Trash (Community Dumpsters)	70	\$ 5.25		\$ 367.50	\$ 4,410.00
Pool & Hot Tub Maintenance - Chemican, Power wash	70	\$ 2.00		\$ 140.00	\$ 1,680.00
Pool & Hot Tub Chemicals	70	\$ 3.50		\$ 245.00	\$ 2,940.00
Natural Gas - Clubhouse, pool, hot tub	70	\$ 3.25		\$ 227.50	\$ 2,730.00
Alarm & Security - Clubhouse, pool, hot tub	70	\$ 1.75		\$ 122.50	\$ 1,470.00
Cleaning - Clubhouse, pool, hot tub	70	\$ 1.50		\$ 105.00	\$ 1,260.00
Cleaning - Common area (parking, park, corridors)	70	\$ 1.00		\$ 70.00	\$ 840.00
Clubhouse Staff Passaro Leasing (20 hours per week)	70	\$ 34.00		\$ 2,380.00	\$ 28,560.00
Fitness Equipment Service	70	\$ 1.00		\$ 70.00	\$ 840.00
Water & Sewer Common Area	70	\$ 6.00		\$ 420.00	\$ 5,040.00
1 Gb Internet	70	\$ 69.00		\$ 4,830.00	\$ 57,960.00
Administration					
Passaro Management Staff (includes 20 hours a week)	70	\$ 15.00		\$ 1,050.00	\$ 12,600.00
Legal & Accounting	70	\$ 2.00		\$ 140.00	\$ 1,680.00
Miscellaneous	70	\$ 1.00		\$ 70.00	\$ 840.00
Taxes / Licenses	70	\$ 1.00		\$ 70.00	\$ 840.00
Newsletter / Community Parties	70	\$ 0.75		\$ 52.50	\$ 630.00
Marketing / Contingency	70	\$ 2.25		\$ 157.50	\$ 1,890.00
Long Term Reserve Account	70	\$ 22.25		\$ 1,557.50	\$ 18,690.00
TOTAL INCOME		\$ 225.00		\$ 15,750.00	\$ 189,000.00
TOTAL EXPENSE		\$ 225.00		\$ 15,750.00	\$ 189,000.00

*One Time Set up Fee Per Unit \$ 350.00
*One Time Set up Fee Per Building \$ 500.00
* Reinvestment Fee Per Unit \$ 1,200.00
* Reinvestment Fee Per Building \$ 12,000.00
* Passaro Leasing Fee to Manage your unit 8% of Collected Rents