

Rooftops Salem Home Owners Association for Haven Oaks Community

2025 Budget HOA & Individual Utilites

*\$104 per month per unit (Phase one 28 units, phase 2 will be another 75 units)

INCOME				Annual	Monthly	Per Unit
	HOA Dues	28	\$ 34,944.00	\$ 2,912.00	\$ 104.00	
TOTAL INCOME			\$ 34,944.00	\$ 2,912.00	\$ 104.00	
EXPENSES						
Maintenance						
	General Maintenance	28	\$ 2,016.00	\$ 168.00	\$ 6.00	
	Mowing & Trimming	28	\$ 6,720.00	\$ 560.00	\$ 20.00	
	Snow Removal	28	\$ 5,040.00	\$ 420.00	\$ 15.00	
Operating						
	Insurance HOA, PM, common, parking, park	28	\$ 1,680.00	\$ 140.00	\$ 5.00	
	Power Bill	28	\$ 1,344.00	\$ 112.00	\$ 4.00	
	Cleaning - Common area (parking, park)	28	\$ 1,680.00	\$ 140.00	\$ 5.00	
	Passaro Leasing Staffing	28	\$ 1,680.00	\$ 140.00	\$ 5.00	
	Water Common Area	28	\$ 3,696.00	\$ 308.00	\$ 11.00	
Administration						
	Passaro Management Fee	28	\$ 7,812.00	\$ 651.00	\$ 23.25	
	Legal & Accounting	28	\$ 336.00	\$ 28.00	\$ 1.00	
	Miscellaneous	28	\$ 336.00	\$ 28.00	\$ 1.00	
	Taxes / Licenses	28	\$ 336.00	\$ 28.00	\$ 1.00	
	Newsletter / Community Parties	28	\$ -	\$ -	\$ -	
Reserve						
	Long Term Reserve Account	28	\$ 2,268.00	\$ 189.00	\$ 6.75	
Total HOA Assessments				\$ 2,912.00	\$ 104.00	
Utilites (personal unit) Billed through Condo Association in Addition to the HOA Assessment						
	Trash (Community Dumpsters)	28	\$ 2,016.00	\$ 168.00	\$ 6.00	
	1 GB Internet per unit	28	\$ 29,904.00	\$ 2,492.00	\$ 89.00	
Total Individuiual Utility Fee				\$ 2,660.00	\$ 95.00	
	TOTAL INCOME		\$ 34,944.00	\$ 2,912.00	\$ 199.00	
	TOTAL EXPENSE		\$ 34,944.00	\$ 5,572.00	\$ 199.00	

*875 reinvestment fee

*400 processing fee upon title transfer