



# I Street Townhome Budget 2025 | I Street Townhomes - Association level | FY2025

As of 4/15/2025

Prepared By: Passaro Leasing  
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| Account                                 | Jan             | Feb             | Mar             | Apr             | May             | Jun             | Jul             | Aug             | Sep             | Oct             | Nov             | Dec             | FY 2025            |
|-----------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------|
| <b>Income</b>                           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                    |
| Association Fee Income                  | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | 4,510.00        | \$54,120.00        |
| <b>Total for Income</b>                 | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>\$54,120.00</b> |
| <b>Expenses</b>                         |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                    |
| 01-General Maintenance                  | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | 501.67          | \$6,020.00         |
| 02-Landscaping                          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | 263.75          | \$3,165.00         |
| 03-Snow Removal                         | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | 393.92          | \$4,727.00         |
| 05-Insurance HOA                        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | 1,088.98        | \$13,067.75        |
| 06-Power Bill                           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | 42.35           | \$508.14           |
| 07-Dumpster Fees                        | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | 156.30          | \$1,875.57         |
| 17-Fastel Internet                      | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | 618.63          | \$7,423.58         |
| 18-Passaro Management Staff             | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | 695.20          | \$8,342.40         |
| 19-Legal & Accounting                   | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | 55.08           | \$661.00           |
| 26-HOA Reserve Account Expense          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | 694.13          | \$8,329.56         |
| <b>Total for Expenses</b>               | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>4,510.00</b> | <b>\$54,120.00</b> |
| <b>Net Operating Income</b>             | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>\$0.00</b>      |
| <b>Non-operating Income</b>             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                    |
| <b>Total for Non-operating Income</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>\$0.00</b>      |
| <b>Non-operating Expenses</b>           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                    |
| <b>Total for Non-operating Expenses</b> | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>\$0.00</b>      |
| <b>Net Non-operating Income</b>         | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>\$0.00</b>      |
| <b>Net Income</b>                       | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>\$0.00</b>      |