

Sawmill Townhomes 5 , 2B phases
2026 Budget HOA January 1 - December 31 2026
\$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
				2B	5
EXPENSES				110	49
Maintenance	Per Unit Cost		Per Month		61
1 General Maintenance	110 \$ 15.00		\$ 1,650.00		
2 Labor for Mowing, Trimming, Aeration, Fertilizer, Sprinler 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 - Chemican, 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 \$ 8.35		\$ 918.50		
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, Trash		By Tenant			
1 Gig Internet		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%				