

Sawmill Townhomes 5 , 2B phases
2026 Budget HOA January 1 - December 31 2026
\$245 per month per unit

	2024 Operating Budget*		\$ Per Month	
	Total Units	Phase 2B	Phase 5	
	110	49	61	
INCOME				
HOA Dues	\$ 27,500.00	\$	2,291.67	
TOTAL INCOME	\$ 27,500.00			
EXPENSES				
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 walkways	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 Reserve 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
Renovation 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%