

The Yard Home Owners Association, Inc.
2026 Budget HOA January 1 - December 31 2026
\$199 per month per unit

INCOME		2023 Operating Budget*	\$ Per Month	
HOA Dues		\$ 42,984.00	\$	515,808.00
Charge Point Income		\$ 720.00	\$	8,640.00
Water Sewer Trash Income paid by tenants		\$ 13,000.00	\$	156,000.00
TOTAL INCOME		\$ 56,704.00	\$	680,448.00
EXPENSES				
Maintenance		Per Unit Cost	Per Month	216
1 General Maintenance, Trash, Vacuum Corridors, Stair System, Dog	216 \$	13.82	\$	2,985.12 35821.4
2 Mowing, Trimming, Aeration, Fertilizer, Sprinkler Repair, Debris	216 \$	18.07	\$	3,903.12 46837.4
3 Snow Removal Road, Snow removal building walks, Ice Melt	216 \$	1.78	\$	384.48 4613.76
4 Pest Control	216 \$	0.18	\$	38.88 466.56
Total Maintenance	\$	33.85	\$	7,311.60 87739.2
Operating				
5 Insurance HOA, PM, common, parking, club/pool, park	216 \$	0.59	\$	127.44 1529.28
6 Power Bill Common Areas	216 \$	2.56	\$	552.96 6635.52
7 Trash (Community Dumpsters)	216 \$	6.00	\$	1,296.00 15552
8 Pool & Hot Tub Maint/ or Amenity	216 \$	3.24	\$	699.84 8398.08
9 Pool & Hot Tub Chemicals or Amenity Maintenance	216 \$	4.45	\$	961.20 11534.4
10 Natural Gas - Clubhouse, pool, hot tub	216 \$	2.56	\$	552.96 6635.52 \$ 41,342.40
11 Alarm & Security - Clubhouse, pool, hot tub	216 \$	2.76	\$	596.16 7153.92
12 Cleaning - Model Home	216 \$	2.14	\$	462.24 5546.88
13 Cleaning - Common area (parking, park, corridors)	216 \$	2.05	\$	442.80 5313.6
14 Clubhouse Staff Passaro Leasing (15 hours per week)	216 \$	4.68	\$	1,010.88 12130.6
15 Fitness Equipment Service repair / reserve or Amenity	216 \$	0.80	\$	172.80 2073.6
16 Water & Sewer Common Area	216 \$	26.53	\$	5,730.48 68765.8
17 1 Gb Internet / Phone	216 \$	89.00	\$	19,224.00 230688
Total Operating	\$	147.36	\$	31,829.76 381957
Administration				
18 Passaro Leasing Management Staff (includes 15 hours a week)	216 \$	4.40	\$	950.40 11404.8
19 Legal & Accounting	216 \$	0.45	\$	97.20 1166.4
20 Miscellaneous	216 \$	1.40	\$	302.40 3628.8
21 Taxes / Licenses	216 \$	0.36	\$	77.76 933.12
22 Newsletter / Community Socials (monthly)	216 \$	0.84	\$	181.44 2177.28
23 Marketing for Leasing	216 \$	2.67	\$	576.72 6920.64
26 HOA Reserve Account Expense	216 \$	5.00	\$	1,080.00 12960
25 Model Apartment Rent/Utilities/Cleaning	216 \$	2.67	\$	576.72 6920.64
Total Administration	\$	17.79	\$	3,842.64
TOTAL EXPENSES	\$	199.00	\$	42,984.00
TOTAL INCOME	\$	56,704.00	\$	680,448.00
TOTAL EXPENSE	\$	56,704.00	\$	680,448.00

Unit Utilities:

Water, Sewer, Garbage paid by HOA Fee
Phone, Cable, Internet paid by HOA Fee
Gas, Power

From HOA Dues
From HOA Dues
By Tenant

Set Up Fee For new Building Owner (One time charge for new owners) \$ 500.00