

Sawmill Condos

2026 Budget

*HOA Fee \$142 .00 a month + Home Utility Fee of \$33.50 a month = Total \$225.00 Dues

INCOME		Annual	Monthly	Per Unit
	HOA Dues	\$ 111,090.00	\$ 9,257.50	\$ 132.25
	HOA Utility	\$ 77,910.00	\$ 6,492.50	\$ 92.75
TOTAL INCOME		\$ 189,000.00	\$ 15,750.00	\$ 225.00
EXPENSES				
Maintenance				
	General Maintenance	70 \$ 6,720.00	\$ 560.00	\$ 8.00
	Mowing & Trimming	70 \$ 10,920.00	\$ 910.00	\$ 13.00
	Pest Control	70 \$ 4,200.00	\$ 350.00	\$ 5.00
	Snow Removal	70 \$ 9,240.00	\$ 770.00	\$ 11.00
Operating				
	Cleaning - common area (parking, cooridors)	70 \$ 840.00	\$ 70.00	\$ 1.00
	Cleaning, clubhouse pool	70 \$ 1,260.00	\$ 105.00	\$ 1.50
	Clubhouse staff Passaro Leasing (part-time)	70 \$ 28,560.00	\$ 2,380.00	\$ 34.00
	Fitness Edquipment Service	70 \$ 840.00	\$ 70.00	\$ 1.00
	Insurance HOA, PM, common, parking/club/pool	70 \$ 11,760.00	\$ 980.00	\$ 14.00
	Pool & Hot Tub Chemicals	70 \$ 2,940.00	\$ 245.00	\$ 3.50
	Poot & Hot Tub Maintenance - checmical/power wash	70 \$ 2,520.00	\$ 210.00	\$ 3.00
Administration				
	Legal & Accounting	70 \$ 2,520.00	\$ 210.00	\$ 3.00
	Marketing	70 \$ 4,410.00	\$ 367.50	\$ 5.25
	Miscellaneous	70 \$ 1,680.00	\$ 140.00	\$ 2.00
	Newsletter/Community Parties	70 \$ 630.00	\$ 52.50	\$ 0.75
	Passaro Management Fee	70 \$ 12,600.00	\$ 1,050.00	\$ 15.00
	Taxes/Licenses	70 \$ 840.00	\$ 70.00	\$ 1.00
Reserve				
	Long Term Reserve Account	70 \$ 8,610.00	\$ 717.50	\$ 10.25
Total HOA Assessments		\$ 111,090.00	\$ 9,257.50	\$ 132.25
Utilites - Required				
	Trash Community Dumpsters	70 \$ 5,250.00	\$ 437.50	\$ 6.25
	Alarm & Security Common Areas	70 \$ 2,310.00	\$ 192.50	\$ 2.75
	Internet	70 \$ 57,960.00	\$ 4,830.00	\$ 69.00
	Natural Gas	70 \$ 2,730.00	\$ 227.50	\$ 3.25
	Power Bill Common Areas	70 \$ 4,620.00	\$ 385.00	\$ 5.50
	Water & Sewer Common Area	70 \$ 5,040.00	\$ 420.00	\$ 6.00
Total Utility Fee		\$ 77,910.00	\$ 6,492.50	\$ 92.75
Total HOA Dues with Assessment & Utilties		\$ 189,000.00	\$ 15,750.00	\$ 225.00
	TOTAL INCOME	\$ 189,000.00	\$ 15,750.00	\$ 225.00
	TOTAL EXPENSE	\$ 189,000.00	\$ 15,750.00	\$ 225.00

*1,200 reinvestment fee/unit \$500 per 10 plex, 12,00 per 10 plex

*350 set up fee upon title transfer/unit \$500 per 10 plex

