

Rooftops Salem Home Owners Association for Haven Oaks Community

2026 Budget HOA & Individual Utilites

*\$104 per month per unit (Phase one 28 units, phase 2 will be another 75 units) + \$95 Utility Fee

INCOME		Annual		Monthly		Per Unit
HOA Dues	103	\$ 128,544.00		\$ 10,712.00		\$ 104.00
TOTAL INCOME		\$ 128,544.00		\$ 10,712.00		\$ 104.00
EXPENSES						
Maintenance						
General Maintenance	103	\$ 7,416.00		\$ 618.00		\$ 6.00
Mowing & Trimming	103	\$ 24,720.00		\$ 2,060.00		\$ 20.00
Snow Removal	103	\$ 18,540.00		\$ 1,545.00		\$ 15.00
Operating						
Insurance HOA, PM, common, parking, park	103	\$ 6,180.00		\$ 515.00		\$ 5.00
Cleaning - Common area (parking, park)	103	\$ 6,180.00		\$ 515.00		\$ 5.00
Passaro Leasing Staffing	103	\$ 6,180.00		\$ 515.00		\$ 5.00
Power Bill Exteriors	103	\$ 4,944.00		\$ 412.00		\$ 4.00
Water Common Area	103	\$ 13,596.00		\$ 1,133.00		\$ 11.00
Administration						
Passaro Management Fee	103	\$ 28,737.00		\$ 2,394.75		\$ 23.25
Legal & Accounting	103	\$ 1,236.00		\$ 103.00		\$ 1.00
Miscellaneous	103	\$ 1,236.00		\$ 103.00		\$ 1.00
Taxes / Licenses	103	\$ 1,236.00		\$ 103.00		\$ 1.00
Newsletter / Community Parties	103	\$ -		\$ -		\$ -
Reserve						
Long Term Reserve Account	103	\$ 8,343.00		\$ 695.25		\$ 6.75
Total HOA Assessments		\$ 128,544.00		\$ 10,712.00		\$ 104.00
Utilites (personal unit) Billed through Condo Association in Addition to the HOA Assessment						
Trash (Community Dumpsters)	103	\$ 27,192.00		\$ 2,266.00		\$ 22.00
1 GB Internet per unit	103	\$ 7,426.30		\$ 7,519.00		\$ 73.00
Total Individuiual Utility Fee		\$ 34,618.30		\$ 9,785.00		\$ 95.00
TOTAL INCOME		\$ 128,544.00		\$ 10,712.00		\$ 199.00
TOTAL EXPENSE		\$ 163,162.30		\$ 20,497.00		\$ 199.00

* \$875 reinvestment fee

* \$400 processing/set up fee upon title transfer