



## Cost to Hire an HOA Management Company for a 140-Unit HOA in Spokane, WA

For a 140-unit homeowners association (HOA) in Spokane, WA, the typical cost to hire a professional HOA management company ranges from **\$10 to \$20 per unit per month**<sup>[1][2][3]</sup>. This means your monthly management fee would likely fall between **\$1,400 and \$2,800**. Annually, this equates to **\$16,800 to \$33,600**.

### Additional Fees to Consider

- **Initiation/Onboarding Fees:** These are one-time charges, often ranging from a few thousand dollars up to \$30,000, depending on the size and needs of your HOA<sup>[1][3][2]</sup>.
- **Extra Service Fees:** Services outside the standard contract (e.g., special projects, legal consultations, or large-scale maintenance) may incur additional charges<sup>[1][4]</sup>.
- **Exit Fees:** If you terminate the contract, there may be a fee for transitioning your HOA's records and responsibilities<sup>[4][3]</sup>.

### Regional Variations

While the \$10–\$20 per unit range is a national average, some markets—especially in higher-cost regions—may see rates up to \$50 per unit per month, but Spokane is generally closer to the national average<sup>[4]</sup>. Larger HOAs like yours may also be able to negotiate a lower per-unit rate due to economies of scale<sup>[1][3]</sup>.

## Is Hiring an HOA Management Company Worth It?

### Benefits

- **Expertise and Experience:** Management companies bring industry knowledge, legal compliance, and professional financial management—services that are difficult for volunteer boards to match<sup>[5][6][7]</sup>.
- **Time and Stress Savings:** Outsourcing day-to-day operations, maintenance, accounting, and resident communications frees up board members to focus on higher-level decisions and reduces burnout<sup>[5][8][9][10]</sup>.

- **Vendor and Maintenance Management:** Professional managers have established relationships with reliable vendors, ensuring quality service and competitive pricing for maintenance and repairs<sup>[6][10]</sup>.
- **Consistency and Neutrality:** A third-party manager enforces rules fairly and consistently, reducing internal conflicts and potential legal risks<sup>[6][7]</sup>.
- **Enhanced Community Appeal:** Proper management helps maintain property values and community standards, which benefits all residents<sup>[10]</sup>.

## Drawbacks

- **Cost:** The management fee is a significant line item and may require raising dues or cutting other expenses<sup>[1][9][4]</sup>.
- **Potential for Extra Fees:** Some companies charge for services not included in the base contract, so it's important to review agreements carefully and budget for possible add-ons<sup>[1][4]</sup>.
- **Transition Challenges:** Switching to or between management companies can result in temporary disruptions or missed tasks during the transition period<sup>[11]</sup>.

## When Is It Worth It?

For a 140-unit HOA, hiring a management company is generally considered worthwhile, especially if:

- The board lacks the time, expertise, or willingness to handle complex administrative, financial, and legal responsibilities<sup>[8][10]</sup>.
- The community has substantial amenities or common areas requiring regular oversight<sup>[1][2]</sup>.
- There have been issues with compliance, maintenance, or resident disputes that volunteer boards struggle to resolve<sup>[6][10]</sup>.

Self-management can work for very small HOAs, but for larger communities like yours, professional management usually leads to improved operations, resident satisfaction, and property values<sup>[8][10][7]</sup>.

## Summary Table: Cost Estimate

Units	Per-Unit Monthly Fee	Total Monthly Cost	Total Annual Cost
140	\$10	\$1,400	\$16,800
140	\$20	\$2,800	\$33,600

*Plus potential initiation and extra service fees.*

## **Conclusion**

For a 140-unit HOA in Spokane, expect to pay \$10–\$20 per unit per month, or \$16,800–\$33,600 per year, plus possible initiation and extra service fees. For most HOAs of this size, the benefits—professional expertise, reduced board workload, improved compliance, and better-maintained common areas—make hiring a management company a worthwhile investment, provided you choose a reputable firm and carefully review the contract for all potential fees<sup>[1][5][10][2]</sup>.

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