

Eden Point Condo Association

2025 Final Budget

8/14/2025

Item	2025	2026
Operating		
Snow Removal	\$ 5,000	\$ 8,000
Landscape Maintenance	\$ 5,000	\$ 12,750
Irrigation	\$ -	\$ 2,500
SW Management- Maint and Inspect	\$ -	\$ 1,200
Trash and Recycling Pick Up	\$ 1,300	\$ 2,600
Hydrant Fee	\$ 325	\$ 325
Admin/Legal/Accounting	\$ 500	\$ 500
Insurance	\$ 500	\$ 1,500
Total Operating Fees	\$ 12,625	\$ 29,375
Reserve		
Capitla Reserve	\$ 1,400	\$ 3,000
Grand Total	\$ 14,025	\$ 32,375
Monthly Fee Per Unit	\$ 195	\$ 450

Notes:

Road is private

Snow Removal scope to include the road, driveways, front walk, front landing

Landscaping scope to include mowing all grass areas, planting beds and tree maintenance

Condo fee to be billed monthly

Hydrant flow test every 5 years- coordinate with DPW

Hydrant maintenance and flushing - Association responsibility, coordinate with the DPW

Hydrant fee to City- \$325/year

See SW Management O&M Manual for required inspections and maintenance

2026 budget is an estimate and will be updated prior to the start of 2026