

Eden Point Condo Association

2026 Budget

10/31/2025

Item	2026	2027
Operating		
Snow Removal	\$ 11,500	\$ 12,000
Landscape Maintenance	\$ 8,000	\$ 10,000
Irrigation	\$ 4,000	\$ 4,000
SW Management- Maint and Inspect	\$ -	\$ 1,200
Trash and Recycling Pick Up	\$ 2,000	\$ 4,000
Hydrant Fee	\$ 325	\$ 325
Admin/Legal/Accounting	\$ 500	\$ 500
Insurance	\$ 1,500	\$ 1,500
Total Operating Fees	\$ 27,825	\$ 33,525
Reserve		
Capital Reserve	\$ 3,100	\$ 3,550
Grand Total	\$ 30,925	\$ 37,075
Monthly Fee Per Unit	\$ 430	\$ 515

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

Irrigation includes start up, winterization, water fees, and system 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

2027 budget is an estimate and will be updated prior to the start of 2027