

Cliffs at Evergreen

2024 Condo Budget

Updated: 12/18/2023

Item	2024	2025	2026
Snow Removal	\$ 18,000	\$ 40,000	\$ 60,000
Landscape Maintenance	\$ 20,000	\$ 50,000	\$ 75,000
Irrigation	\$ 5,300	\$ 10,000	\$ 12,500
Electric- Irrigation	\$ 1,000	\$ 3,000	\$ 3,500
Electric- Street Lights	\$ 2,000	\$ 8,000	\$ 8,000
Electric- Septic and Water	\$ 3,000	\$ 3,300	\$ 4,400
Electric- Clubhouse	\$ 2,000	\$ 2,200	\$ 2,420
Trash/Recycling Pick Up	\$ 4,000	\$ 8,160	\$ 10,200
Water- Testing and Maintenance	\$ 5,000	\$ 5,000	\$ 5,000
Septic- Community Inspections and Pumping	\$ -	\$ 2,500	\$ 2,625
Septic- Clubhouse Inspections and Pumping	\$ 350	\$ 375	\$ 375
Fire Cistern- Maintenance			
Gravel Rd Maintenance	\$ -	\$ 1,000	\$ 1,000
Building Maintenance- Clubhouse	\$ -	\$ 500	\$ 500
Propane- Clubhouse	\$ 2,000	\$ 4,000	\$ 4,000
Cleaning- Clubhouse	\$ 2,500	\$ 2,625	\$ 2,756
Pickleball and Horseshoe Pit Maintenance	\$ -	\$ 1,000	\$ 1,000
SW Management Maintenance	\$ -	\$ 2,000	\$ 2,000
Property Management Company	\$ -	\$ 13,440	\$ 16,800
Admin/Legal/Accounting	\$ 500	\$ 1,000	\$ 1,000
Insurance	\$ 2,000	\$ 4,000	\$ 4,000
Total Operating Fees	\$ 67,650	\$ 162,100	\$ 217,076
Reserve			
Capital Reserve	\$ 7,000	\$ 30,000	\$ 33,000
Grand Total	\$ 74,650	\$ 192,100	\$ 250,076
Monthly per Unit	\$ 415	\$ 400	\$ 417

Note: Budgets for 2025-2026 are estimates only and will be revised prior to the start of each year

Assumptions:

Units in 2024 sold	15
Units in 2025 sold	40
Units in 2026 sold	50
Units in 2027 sold	79