



**Edgewater Condominium Apartments of Deltona, FL Inc  
175 Palmetto Woods Court – Deltona, Florida 32725**

2025 BUDGET APPROVAL MEETING

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Condominium Act, that the Board of Directors of the Association will consider the adoption of the 2025 Budget at the following date, time and place:

**DATE:** Monday November 18, 2024

**TIME:** 6:00 pm

**PLACE:** Deltona Community Center 980 Lakeshore Drive, Deltona, FL 32725

Meeting will be live via teams:

<https://teams.live.com/join/9365649309091?p=9ye1DdrCYQ5pWvZfAv>

Meeting ID: 936 564 930 909 1 Passcode: Azn8rc



AGENDA

1. Call to order by the President
2. Roll Call
3. Verify posting/ mailing of proposed 2025 Budget: *November 4, 2024*
4. Approval of September 23, 2024, Board Meeting minutes
5. Comment and discussion by unit owners  
*pre-registration to speak is required and limited to 3 minutes per speaker*
6. Consideration of the 2025 Budget. *If approved, dues will remain at \$217 per month for the 19<sup>th</sup> consecutive year.*
7. Request for volunteers to serve as observers of the vote counting at the 2025 Annual Meeting, should an election be required: *Volunteers will be asked to write their names on a piece of paper and three names will be picked randomly.*
8. Adjournment  
Open Forum

*Mailed, delivered, or electronically transmitted November 4, 2024*

*Posted to [www.edgewatercondominiums.org](http://www.edgewatercondominiums.org) and on Edgewater property November 4, 2024*

# EDGEWATER CONDOMINIUMS 2025 BUDGET: PROPOSED

100 - REVENUE: Category Description	ANNUAL 2024 BUDGET	ANNUAL 2025 PROPOSED	2024/2025 VARIANCE
100 - 2024 CASH FORWARD OPERATING	69,752.00	75,292.00	5,540.00
101 - MAINTENANCE FEES (312 x 217 x 12)	812,448.00	812,448.00	0.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	3,000.00	0.00
103 - DEPOSITS	0.00	0.00	0.00
104 - SCREENING FEES: COLLECTED MINUS SCREENING COST	4,000.00	4,000.00	0.00
105 - MISC INCOME: TRANSFER FEES, LATE FEES, INTEREST INS ACCT	4,000.00	4,000.00	0.00
<b>100 - TOTAL ANNUAL REVENUE:</b>	<b>893,200.00</b>	<b>898,740.00</b>	<b>5,540.00</b>
<b>EXPENSES:</b>			
<b>200 - PAYROLL:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADMIN, MAINTENANCE	250,000.00	266,000.00	16,000.00
202 - PAYROLL SERVICE, PAYROLL TAX AND WORKERS COMP	60,000.00	65,000.00	5,000.00
203 - HEALTH CARE INSURANCE	18,000.00	18,000.00	0.00
<b>200 - TOTAL PAYROLL, HEALTH INSURANCE &amp; WORKERS COMP</b>	<b>328,000.00</b>	<b>349,000.00</b>	<b>21,000.00</b>
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	4,000.00	0.00
302 - ROOFING REPAIRS	1,200.00	1,200.00	0.00
303 - PLUMBING REPAIRS	1,800.00	1,800.00	0.00
304 - FIRE SAFETY	7,500.00	2,500.00	-5,000.00
305 - EXTERIOR REPAIRS	18,500.00	17,000.00	-1,500.00
306 - TOOLS: FIXED EQUIPMENT	4,000.00	4,000.00	0.00
307 - GAS FOR CARTS AND EQUIPMENT	1,200.00	1,200.00	0.00
308 - GOLF CART REPAIRS/MAINTENANCE	1,200.00	1,200.00	0.00
309 - SIGNAGE	1,200.00	1,200.00	0.00
<b>300 - TOTAL BLDG-MAINTENANCE</b>	<b>40,600.00</b>	<b>34,100.00</b>	<b>-6,500.00</b>
<b>400 - CONTRACT SERVICES:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
401 - PEST CONTROL EXTERIOR: TRULY NOLAN: ANNUAL PAYMENT	6,292.00	6,292.00	0.00
402 - LANDSCAPING EXPENSE	60,000.00	60,000.00	0.00
403 - POOL CLEANING AND CHEMICALS	19,200.00	17,400.00	-1,800.00
404 - LAWN CARE PROGRAM: ANNUAL PAYMENT	7,580.00	6,000.00	-1,580.00
<b>400 - TOTAL CONTRACT SERVICE</b>	<b>93,052.00</b>	<b>89,692.00</b>	<b>-3,360.00</b>
<b>500 - INSURANCE:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
501 - TRANSFER TO INSURANCE - APPRAISAL DUE 2027 <i>*amount transferred to Insurance account, NOT ACTUAL AMOUNT PAID</i>	96,000.00	162,000.00	66,000.00
<b>500 - TOTAL INSURANCE</b>	<b>96,000.00</b>	<b>162,000.00</b>	<b>66,000.00</b>
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
601 - ADMIN COST: WATER, UNIFORMS, LICENSE, NOTARY	3,000.00	3,000.00	0.00
602 - OFFICE SUPPLIES/SECURITY EXPENSES	1,200.00	1,200.00	0.00
603 - POSTAGE & PRINTING: STAMPS, INK, PAPER	1,500.00	1,500.00	0.00
604 - PHONE, INTERNET, WEBSITE: SPECTRUM, GODADDY	7,000.00	7,000.00	0.00
605 - RECREATION/ZEN AREA	600.00	0.00	-600.00
605 - SOCIAL COMMITTEE	1,200.00	1,200.00	0.00
<b>600 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>14,500.00</b>	<b>13,900.00</b>	<b>-600.00</b>
<b>700 - POOL MAINTENANCE:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	6,000.00	0.00
702 - SUPPLIES: PAPER TOWELS, TP, CLEANING SUPPLIES, MISC	2,000.00	1,200.00	-800.00
703 - POOL FURNITURE (NEW HIGH LOUNGE AT MAG/NEW LOW SG)	2,000.00	4,000.00	2,000.00
<b>700 - TOTAL POOL EXPENSES</b>	<b>10,000.00</b>	<b>11,200.00</b>	<b>1,200.00</b>
<b>800 - LANDSCAPING:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
801 - PLANTS, ROCK, MULCH AND SEEDS	12,000.00	12,000.00	0.00
802 - TREE TRIMMING AND REMOVAL	12,000.00	13,500.00	1,500.00
803 - SPRINKLERS REPAIRS & REPLACEMENTS/WELLS	3,500.00	3,500.00	0.00
804 - STORM WATER MAINTENANCE	6,000.00	6,000.00	0.00
<b>800 - TOTAL LANDSCAPING EXPENSES</b>	<b>33,500.00</b>	<b>35,000.00</b>	<b>1,500.00</b>
<b>900 - PROFESSIONAL:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
901 - CPA - 1120 TAX PREP - ANNUAL AUDIT	1,000.00	6,500.00	5,500.00
902 - BOOKKEEPER: OFFICE SUPPORT	10,800.00	10,800.00	0.00
903 - LEGAL: ASSOCIATION WORK	5,000.00	5,000.00	0.00
<b>900 - TOTAL PROFESSIONAL</b>	<b>16,800.00</b>	<b>22,300.00</b>	<b>5,500.00</b>
<b>1000 - GOVERNMENT FEES</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
1001 - FEES: POOL PERMIT, BACKFLOW TESTS, FD INSPECTION	1,600.00	2,500.00	900.00
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT: DUE IN NOVEMBER	1,248.00	1,248.00	0.00
<b>1000 - TOTAL TAXES</b>	<b>2,848.00</b>	<b>3,748.00</b>	<b>900.00</b>
<b>1100 - UTILITIES:</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
1101 - ELECTRIC: DUKE ENERGY	28,000.00	30,000.00	2,000.00
1102 - WATER: DELTONA WATER	9,500.00	10,000.00	500.00
1103 - PROPANE GAS - FPU: POOLS	21,000.00	16,000.00	-5,000.00
1104 - PROPANE GAS - FPU: GENERATOR/GENERATOR PM	1,400.00	1,800.00	400.00
<b>1100 - TOTAL UTILITIES</b>	<b>59,900.00</b>	<b>57,800.00</b>	<b>-2,100.00</b>
<b>1200 - TRANSFERS TO CAPITAL RESERVE:</b>	<b>198,000.00</b>	<b>120,000.00</b>	<b>-78,000.00</b>
	<b>2024 ANNUAL</b>	<b>2025 PROPOSED</b>	<b>VARIANCE</b>
<b>EXPENSE BUDGET- 2024 COMPARED TO 2025</b> <i>Fiscal Year 01/01/2025 - 12/31/2025</i>	<b>893,200.00</b>	<b>898,740.00</b>	<b>5,540.00</b>