



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

**2026 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 2026 Budget at the following date, time and place:

**DATE:** Monday November 24, 2025

**TIME:** 6:00 pm

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

**AGENDA**

1. Call to order by the President
2. Roll Call
3. Verify posting/ mailing of proposed 2026 Budget: *November 10, 2025*
4. Approval of September 15, 2025, Board Meeting minutes
5. 2026 Pool heating procedure
6. Comment and discussion by unit owners  
*pre-registration to speak is required and limited to 3 minutes per speaker*
7. Consideration of the 2026 Budget. *If approved, dues will remain at \$217 per month for the 20<sup>th</sup> consecutive year.*
8. Request for volunteers to serve as observers of the vote counting at the 2026 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.*
9. Adjournment  
Open Forum

*Mailed, delivered, or electronically transmitted November 10, 2025*

*Posted to [www.edgewatercondominiums.org](http://www.edgewatercondominiums.org) and on Edgewater property November 10, 2025*

# EDGEWATER CONDOMINIUMS 2026 BUDGET: PROPOSED

100 - REVENUE: Category Description	ANNUAL 2025 BUDGET	ANNUAL 2026 PROPOSED	2025/2026 VARIANCE
100 - 2025 CASH FORWARD OPERATING	75,292.00	57,092.00	-18,200.00
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>898,740.00</b>	<b>880,540.00</b>	<b>-18,200.00</b>
<b>EXPENSES:</b>			
<b>200 - PAYROLL:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADMIN, MAINTENANCE	268,000.00	266,000.00	0.00
202 - PAYROLL SERVICE, PAYROLL TAX AND WORKERS COMP	65,000.00	65,000.00	0.00
203 - HEALTH CARE INSURANCE	18,000.00	18,000.00	0.00
<b>200 - TOTAL PAYROLL, HEALTH INSURANCE &amp; WORKERS COMP</b>	<b>349,000.00</b>	<b>349,000.00</b>	<b>0.00</b>
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	4,000.00	0.00
302 - SOFFIT REPAIRS	1,200.00	1,200.00	0.00
303 - PLUMBING REPAIRS	1,800.00	1,800.00	0.00
304 - FIRE SAFETY	2,500.00	2,500.00	0.00
305 - EXTERIOR REPAIRS	17,000.00	17,000.00	0.00
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>34,100.00</b>	<b>34,100.00</b>	<b>0.00</b>
<b>400 - CONTRACT SERVICES:</b>	<b>2025 BUDGET</b>	<b>2026 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	63,000.00	3,000.00
403 - POOL CLEANING AND CHEMICALS	17,400.00	17,400.00	0.00
404 - LAWN CARE PROGRAM- ANNUAL PAYMENT	<del>6,000.00</del>	0.00	<del>-6,000.00</del>
<b>400 - TOTAL CONTRACT SERVICE</b>	<b>89,692.00</b>	<b>86,692.00</b>	<b>-3,000.00</b>
<b>500 - INSURANCE:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
501 - TRANSFER TO INSURANCE - APPRAISAL DUE 2027 (last 12/2023) *amount transferred to insurance account, NOT ACTUAL AMOUNT PAID	162,000.00	150,000.00	-12,000.00
<b>500 - TOTAL INSURANCE</b>	<b>162,000.00</b>	<b>150,000.00</b>	<b>-12,000.00</b>
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 BUDGET</b>	<b>2026 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	4,500.00	-2,500.00
605 - SOCIAL COMMITTEE	1,200.00	1,200.00	0.00
<b>600 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>13,900.00</b>	<b>11,400.00</b>	<b>-2,500.00</b>
<b>700 - POOL MAINTENANCE:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	6,000.00	0.00
702 - SUPPLIES: PAPER TOWELS, TP, CLEANING SUPPLIES, MISC	1,200.00	1,200.00	0.00
703 - POOL FURNITURE	4,000.00	1,200.00	-2,800.00
<b>700 - TOTAL POOL EXPENSES</b>	<b>11,200.00</b>	<b>8,400.00</b>	<b>-2,800.00</b>
<b>800 - LANDSCAPING:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
801 - PLANTS, ROCK, MULCH AND SEEDS	12,000.00	9,600.00	-2,400.00
802 - TREE TRIMMING AND REMOVAL	13,500.00	16,500.00	3,000.00
803 - SPRINKLERS REPAIRS & REPLACEMENTS/WELLS	3,500.00	3,500.00	0.00
804 - STORM WATER MAINTENANCE	6,000.00	7,500.00	1,500.00
<b>800 - TOTAL LANDSCAPING EXPENSES</b>	<b>35,000.00</b>	<b>37,100.00</b>	<b>2,100.00</b>
<b>900 - PROFESSIONAL:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
901 - CPA - 1120 TAX PREP - ANNUAL AUDIT	6,500.00	6,500.00	0.00
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>22,300.00</b>	<b>22,300.00</b>	<b>0.00</b>
<b>1000 - GOVERNMENT FEES</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
1001 - FEES: POOL PERMIT, BACKFLOW TESTS, FD INSPECTION	2,500.00	2,500.00	0.00
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>3,748.00</b>	<b>3,748.00</b>	<b>0.00</b>
<b>1100 - UTILITIES:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
1101 - ELECTRIC: DUKE ENERGY	30,000.00	30,000.00	0.00
1102 - WATER: DELTONA WATER	10,000.00	10,000.00	0.00
1103 - PROPANE GAS - FPU: POOLS	16,000.00	16,000.00	0.00
1104 - PROPANE GAS - FPU: GENERATOR/GENERATOR PM	1,800.00	1,800.00	0.00
<b>1100 - TOTAL UTILITIES</b>	<b>57,800.00</b>	<b>57,800.00</b>	<b>0.00</b>
<b>1200 - TRANSFERS TO CAPITAL RESERVE:</b>	<b>2025 BUDGET</b>	<b>2026 PROPOSED</b>	<b>VARIANCE</b>
	120,000.00	120,000.00	0.00
<b>EXPENSE BUDGET- 2025 COMPARED TO 2026</b>	<b>898,740.00</b>	<b>880,540.00</b>	<b>-18,200.00</b>

Fiscal Year 01/01/2026 - 12/31/2026