Phoenix Management Services, Inc.

*We **Manage** to Make Your Life Easier*

EDGEWATER VILLAGE OWNER'S ASSOCIATION

TO ALL MEMBERS

November 20, 2024

Dear Association Members:

Enclosed please find a copy of the approved 2025 Budget for the Edgewater Village Owner's Association, Inc.

Please note: Your monthly maintenance fee for 2025 is **$153.00 per unit.**

REMINDER: Payments are due on the First day of each month and made payable to **EDGEWATER VILLAGE OWNER'S ASSOCIATION, INC.** Please remember to include the following information and printed clearly on your check, Your Name and your unit number.

Coupons and payment envelopes are on order and will be mailed to all Unit Owners within the next few weeks.

Should you have any questions please do not hesitate to contact our office at 954-640-7070.

The members of your Board of Directors, as well as the owners and staff of Phoenix Management, wish you and your family a very Happy Holiday Season!

Sincerely,

Rosanna Batista, LCAM
PHOENIX MANAGEMENT SERVICES, INC.
FOR THE BOARD OF DIRECTORS

EDGEWATER VILLAGE OWNERS ASSOCIATION, INC.
Approved Budget 2025 -136 Homes
JANUARY 01, 2025 TO DECEMBER 31, 2025

INCOME	2025 BUDGET
06310 Assessment Income	$249,690.82
06345 NSF Fee	$0.00
06370 Fines	$0.00
06510 Club House Rental	$0.00
06920 Other Income	$0.00
TOTAL INCOME	**$249,690.82**
EXPENSE	**Yearly Budget**
07015 Accounting	$1,900.00
07020 Bad Debt Expense	$3,000.00
07025 Management	$16,500.00
07030 License Fees / Permits	$600.00
07035 Office Expense	$2,000.00
07040 Legal Expense	$2,000.00
07045 Insurance	$28,000.00
TOTAL EXPENSE	**$54,000.00**
GENERAL & ADMINISTRATIVE EXPENSE	
08410 Lawn Maintenance	$65,544.00
08412 Lawn Fertilization	$15,759.73
08414 Irrigation Maintenance	$18,828.00
08415 Repairs & Maintenance	$20,370.00
08425 Landscape Add./Tree Trimming	$8,000.00
08445 Janitorial / Common Area	$3,600.00
08450 Pool	$4,600.00
08455 Reserves Study	$0.00
GENERAL & ADM. EXP.	**$136,701.73**
UTILITIES EXPENSES	
08510 Electricity	$10,000.00
08515 Water / Sewer	$5,000.00
TOTAL UTILITIES EXPENSE	**$15,000.00**
RESERVES CONTRIBUTION	
09910 Reserve Transfer	$44,000.00
TOTAL RESERVE CONTRIBUTION	**$44,000.00**
Total	**$249,701.73**