

THE SEASONS VILLAS AND TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

BUDGET JANUARY 1 THRU DECEMBER 31, 2026

	Last year	Budget	2025				2026 BUDGET
				YTD ACTUAL AS			
REVENUE	MONTHLY	ANNUAL	OF 10/30/2025	AVERAGE	MONTHLY	ANNUAL	
Owner Assessments	\$ 98,357.52	\$ 1,180,290.25	\$ 983,575.21	\$ 98,357.52	\$ 98,357.52	\$ 1,180,290.25	
Reserve Transfer	\$ 8,886.15	\$ 106,633.80	\$ 88,861.50	\$ 8,886.15	\$ 8,886.15	\$ 106,633.80	
Keys, Decals Income	\$ 166.67	\$ 2,000.00	\$ 1,666.00	\$ 166.60	\$ 166.67	\$ 2,000.00	
TOTAL REVENUES	\$ 107,410.34	\$ 1,288,924.05	\$ 1,074,102.71	\$ 107,410.27	\$ 107,410.34	\$ 1,288,924.05	
EXPENSES							
ADMINISTRATIVE & LICENSES							
Bank Services Charges	\$ 64.58	\$ 775.00	\$ 645.00	\$ 64.50	\$ 64.58	\$ 775.00	
Florida Corporate Report	\$ 5.10	\$ 61.25	\$ 61.25	\$ 6.13	\$ 5.10	\$ 61.25	
Condo Annual Fee (DBPR)	\$ 101.67	\$ 1,220.00	\$ 1,220.00	\$ 122.00	\$ 101.67	\$ 1,220.00	
Printing & Postage	\$ 104.17	\$ 1,250.00	\$ 1,721.60	\$ 172.16	\$ 104.17	\$ 1,250.00	
Lockbox Payment Coupons	\$ 91.67	\$ 1,100.00	\$ 1,715.00	\$ 171.50	\$ 91.67	\$ 1,100.00	
Taxes, Licenses & Permits	\$ 208.33	\$ 2,500.00	\$ 3,420.00	\$ 342.00	\$ 208.33	\$ 2,500.00	
Decals / Transponders	\$ 125.00	\$ 1,500.00	\$ -	\$ -	\$ 125.00	\$ 1,500.00	
TOTAL ADMINISTRATIVE	\$ 700.52	\$ 8,406.25			\$ 700.52	\$ 8,406.25	
INSURANCE							
Property & Liability	\$ 41,666.67	\$ 500,000.00	\$ 378,608.10	\$ 37,860.81	\$ 41,666.67	\$ 500,000.00	
Umbrella	\$ 250.00	\$ 3,000.00			\$ 250.00	\$ 3,000.00	
Directors & Officers	\$ 583.33	\$ 7,000.00	\$ 5,762.00	\$ 576.20	\$ 583.33	\$ 7,000.00	
Fidelity Bond	\$ 66.67	\$ 800.00	\$ 900.00	\$ 90.00	\$ 66.67	\$ 800.00	
Workers Comp.	\$ 166.67	\$ 2,000.00	\$ 1,977.00	\$ 197.70	\$ 166.67	\$ 2,000.00	
Finance Fees & Services	\$ 1,416.67	\$ 17,000.00	\$ 13,016.00	\$ 1,301.60	\$ 1,416.67	\$ 17,000.00	
TOTAL INSURANCE	\$ 44,150.00	\$ 529,800.00	\$ 400,263.10	\$ 40,026.31	\$ 44,150.00	\$ 529,800.00	
UTILITIES							
Electricity	\$ 1,472.00	\$ 17,664.00	\$ 14,551.00	\$ 1,455.10	\$ 1,416.67	\$ 17,000.00	
Water & Sewer	\$ 28,000.00	\$ 336,000.00	\$ 243,860.00	\$ 24,386.00	\$ 27,500.00	\$ 330,000.00	
Internet Service	\$ 175.00	\$ 2,100.00	\$ 1,854.00	\$ 185.40	\$ 175.00	\$ 2,100.00	
Trash Removal	\$ 4,000.00	\$ 48,000.00	\$ 49,466.00	\$ 4,946.60	\$ 4,833.33	\$ 58,000.00	
TOTAL UTILITIES	\$ 29,647.00	\$ 403,764.00	\$ 309,731.00	\$ 30,973.10	\$ 29,091.67	\$ 407,100.00	
CONTRACTS & SERVICES							
Pest Control	\$ 33.33	\$ 400.00	\$ 450.00	\$ 45.00	\$ 33.33	\$ 400.00	
Janitorial Contract	\$ 2,833.33	\$ 34,000.00	\$ 28,000.00	\$ 2,800.00	\$ 2,916.67	\$ 35,000.00	
Lawn Maintenance Contract	\$ 2,666.67	\$ 32,000.00	\$ 25,000.00	\$ 2,500.00	\$ 2,666.67	\$ 32,000.00	
Parking Surveillance	\$ 25.00	\$ 300.00	\$ 400.00	\$ 40.00	\$ 25.00	\$ 300.00	
Pool Service	\$ 420.00	\$ 5,040.00	\$ 5,100.00	\$ 510.00	\$ 420.00	\$ 5,040.00	
Alarm Services	\$ 135.00	\$ 1,620.00	\$ 1,030.00	\$ 103.00	\$ 135.00	\$ 1,620.00	
TOTAL CONTRACTS & SERVICES	\$ 9,420.00	\$ 73,360.00	\$ 59,980.00	\$ 5,998.00	\$ 6,196.67	\$ 74,360.00	
PROFESSIONAL SERVICES							
Accounting Fees	\$ 250.00	\$ 3,000.00	\$ 2,950.00	\$ 295.00	\$ 250.00	\$ 3,000.00	
Management Services	\$ 3,555.00	\$ 42,660.00	\$ 35,560.00	\$ 3,556.00	\$ 3,555.00	\$ 42,660.00	
Legal / Professional Fees	\$ 125.00	\$ 1,500.00	\$ 852.00	\$ 85.20	\$ 125.00	\$ 1,500.00	
TOTAL PROFESSIONAL SERVICES	\$ 3,930.00	\$ 47,160.00	\$ 39,362.00		\$ 3,930.00	\$ 47,160.00	
REPAIRS/MAINTENANCE							
R&M - General Repairs / Maint	\$ 5,833.33	\$ 70,000.00	\$ 17,795.00	\$ 1,779.50	\$ 5,388.67	\$ 64,664.00	
R&M - Plumbing	\$ 500.00	\$ 6,000.00	\$ 1,421.00	\$ 142.10	\$ 500.00	\$ 6,000.00	
R&M - Supplies	\$ 833.33	\$ 10,000.00	\$ 8,301.28	\$ 830.13	\$ 833.33	\$ 10,000.00	
R&M - Electrical	\$ 416.67	\$ 5,000.00	\$ 1,850.00	\$ 185.00	\$ 416.67	\$ 5,000.00	
R&M - Fire Alarm	\$ 250.00	\$ 3,000.00	\$ -	\$ -	\$ 250.00	\$ 3,000.00	
R&M - Pool Repairs	\$ 41.67	\$ 500.00	\$ 120.00	\$ 12.00	\$ 41.67	\$ 500.00	
R&M - Fire Extinguishers	\$ 108.33	\$ 1,300.00	\$ 1,075.00	\$ 107.50	\$ 108.33	\$ 1,300.00	
R&M - Roof Repairs	\$ 333.33	\$ 4,000.00	\$ 3,450.00	\$ 345.00	\$ 333.33	\$ 4,000.00	
R&M - Fence Project	\$ 500.00	\$ 6,000.00	\$ 3,085.00	\$ 308.50	\$ 500.00	\$ 6,000.00	
R&M - Backflow Inspection / Re	\$ 166.67	\$ 2,000.00	\$ 2,014.00	\$ 201.40	\$ 166.67	\$ 2,000.00	
R&M - Drain Cleaning	\$ 208.33	\$ 2,500.00	\$ -	\$ -	\$ 208.33	\$ 2,500.00	

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R&M - Debris Removal	\$	166.67	\$	2,000.00	\$	150.00	\$	15.00	\$	166.67	\$	2,000.00
R&M - Landscape Extras	\$	125.00	\$	1,500.00		475	\$	47.50	\$	125.00	\$	1,500.00
R&M - Tree Trimming	\$	500.00	\$	6,000.00	\$	15,246.00	\$	1,524.60	\$	583.33	\$	7,000.00
TOTAL REPAIRS/MAINTENANCE	\$	9,983.33	\$	119,800.00	\$	54,982.28	\$	5,498.23	\$	9,622.00	\$	115,464.00
RESERVE TRANSFERS												
Reserve Transfers	\$	8,886.15	\$	106,633.80	\$	888,861.00	\$	88,886.10	\$	8,886.15	\$	106,633.80
TOTAL RESERVE TRANSFERS	\$	8,886.15	\$	106,633.80	\$	888,861.00	\$	88,886.10	\$	8,886.15	\$	106,633.80
TOTAL EXPENSES		\$96,901.17	\$	1,288,924.05					\$	98,647.00	\$	1,288,924.05