SEVILLE CONDOMINIUM #4, INC

NOTICE OF 2027 BUDGET MEETING

November 5, 2026

To All SEVILLE CONDOMINIUM #4 Members,

The BUDGET MEETING of **SEVILLE CONDOMINIUM #4, INC.,** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: THURSDAY, NOVEMBER 19, 2026, at 2:00PM**

- **LOCATION: ON THE SECOND FLOOR LOBBY**
  1012 PEARCE DR.
  Clearwater, FL 33764

This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 Proposed Budget for your review.

Agenda items are as follows:

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Certify Quorum of Board and Membership
4. Proof of Notice of the Meeting
5. Vote to Roll Over Excess Funds
6. Waiver of Year-End Financial Reporting Requirement
7. Board Approval of 2027Annual Budget
8. Adjournment

BY ORDER OF THE BOARD OF DIRECTOR

BEVERLY NEUBECKER, LCAM
COMMUNITY ASSOCIATION MANAGER

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

SEVILLE CONDOMINIUM #4, INC.

The undersigned owner(s) or designated vote of Address _____,
hereby appoints the **Secretary** of the Association or _____ as my proxy-holder to **ATTEND** the Budget Meeting of **SEVILLE CONDOMINIUM #4, INC.,** to be held on **THURSDAY, NOVEMBER 19, 2026 AT 2:00 PM at SEVILLE CONDOMINIUM #4, 2ND FLOOR LOBBY 1012 PEARCE DR. CLEARWATER, FL 33764**

The proxy-holder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

_____ I authorize and instruct my proxy holder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

Roll Over Excess Funds:
Do you want to **roll over** any excess funds in the 2026 calendar year into the 2027 budget, as a constructive return of capital to the membership consistent with IRS revenue ruling 70-604?

_____**YES** _____**NO**

Waiver of Year-End Financial Reporting Requirement:
I cast my vote to waive the requirement for a Compiled Financial Statement for 2026 as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.

_____ **Yes** _____ **No**

Signature of Owner or Designated Voter: Signature of Co-Owner: Date:

_____ _____ _____

Print Name: Print Name: Date:

_____ _____ _____

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____
To substitute for me in voting the proxy set forth above. (Print Name)
Dated: _____ _____
(Signature of Proxy-holder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.

2. The proxy must be signed by all owners or voting representative of the unit.

3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.

4. By selecting "Limited Powers," your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.

5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to (727) 723-1101 by e-mailing to bneubecker@ameritech.com, hand deliver or mailing to Ameri-Tech Community Management Partners, LLC at 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope".** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.

6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.

7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.

SEVILLE CONDOMINIUM #4, INC.

UNITS: 33

JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2027 PROPOSED ANNUAL	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$239,090	$244,000	$20,333
	TOTAL REVENUE	**$239,090**	**$244,000**	**$20,333**
	OPERATING EXPENSES			
5010	Office Expense	$5,000	$5,000	$417
5200	Pest Control	$648	$650	$54
5300	Insurance	$49,000	$39,000	$3,250
5400	Landscaping contract 04/01/27	$21,808	$22,000	$1,833
5500	RO Maintenance	$19,513	$20,000	$1,667
5600	Fees & Permits	$250	$200	$17
5610	Division of Condominium Fees	$132	$150	$13
5620	State Corporation Fee	$90	$100	$8
5800	Management Fee Exp. 12/26 - 60 day noti	$10,419	$11,000	$917
5900	Legal & Professional Fees	$2,500	$2,000	$167
5950	Tax Preparation	$425	$1,900	$158
6100	Building Maint	$11,000	$11,000	$917
6120	Repair/Maintenance-Grounds	$6,000	$5,000	$417
6160	Fire Inspection/Repairs	$0	$4,500	$375
6170	Elevator/Mainteance/Phone	$3,500	$3,500	$292
6400	Janitorial	$6,200	$10,000	$833
7000	Electric	$4,300	$5,000	$417
7002	Water/Sewer	$38,000	$43,000	$3,583
7007	Cable	$21,305	$24,000	$2,000
	TOTAL OPERATING EXPENSES	**$200,090**	**$208,000**	**$17,333**
	MANDATORY STRUCTURAL RESERVES			
9010	Reserves - Painting/Waterproofing	$0	$0	$0
9045	Reserves- Electrical	$0	$0	$0
9030	Reserves - Flat Roof Replacement	$0	$0	$0
9090	Reserves - Milestone SIRS Annual	$0	$0	$0
9050	Reserves- Plumbing		$0	$0
9055	Reserves-Fire Suppression	$0	$0	$0
9065	Reserves-Common Doors	$0	$0	$0
	NON MANDATORY RESERVES			
9020	Reserves - Paving	$0	$0	$0
9040	Reserves- Carports	$0	$0	$0
9060	Elevator Replacement	$0	$0	$0
9100	Reserves - Deferred Maintenance	$0	$0	$0
9150	Reserves - Pooled (Both)	$39,000	$36,000	$0
				$0
	TOTAL RESERVES	**$39,000**	**$36,000**	$3,000
	TOTAL EXPENSES	**$239,090**	**$244,000**	**$20,333**

RESERVE ANALYSIS
SEVILLE CONDOMINIUM #4, INC.
JANUARY 1, 2027 - DECEMBER 31, 2027

MANDATORY STRUCTURAL RESERVES	Current Replacement cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Reserves - Painting and Waterproofing	$76,572	$9,099	10	9	$67,473	$6,000	
Reserves - Flat Roof	$121,508	$5,417	15	13	$116,091	$10,000	
Reserves - Milestone SIRS Annual	$1,500	$450	10	8	$1,050	$1,000	
Reserves-Electrical	$1,391	$0	1	1	$1,391	$1,000	
Reserves-Plumbing	$1,546	$0	1	1	$1,546	$1,000	
Reserves-Fire Suppression	$670	$0	1	1	$670	$1,000	
Reserves-Common Doors	$7,788	$0	30	9	$7,788	$2,000	
NON-MANDATORY RESERVES							
Reserves - Paving	$35,000	$33,568	25	1	$1,432	$4,000	
Reserves-Deferred Maintenance	$0	$0			$5,000	$5,000	
Elevator Replacement	$350,000	$565	40	10	$349,435	$5,000	
Brick Walls/fence						$1,000	
Irrigation/Landscape						$1,000	
Pooled Reserves (Both)					$0	$0	**$36,000**
				SIRS Recommends $21,017			
TOTALS	**$595,975**	**$49,099**					**$36,000**

		MAINTENANCE FEES CALCULATION					
	PERCENTAGE	UNITS	BASE MONTHLY	CABLE	MONTHLY FEES 2027 FUNDED	2026 MONTHLY FEES	Increase amount
	4.0630%	101, 201, 301	$744.88	$60.61	**$805.49**	$791.18	$14.31
	3.3540%	104, 106, 107, 111, 204, 206, 207, 211, 304, 306, 307, 311	$614.90	$60.61	**$675.51**	$662.51	$13.00
	3.2330%	103, 110, 203, 210, 303, 310	$592.72	$60.61	**$653.32**	$640.55	$12.77
	2.9230%	102, 202, 302	$535.88	$60.61	**$596.49**	$584.29	$12.20
	2.2380%	108, 109, 208, 209, 308, 309	$410.30	$60.61	**$470.91**	$459.97	$10.94
	1.9890%	105, 205, 305	$364.65	$60.61	**$425.26**	$414.78	$10.48

2027 NEW MONTHLY FEES: