

**BUILDING A**  
**BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.**

**APPROVED BUDGET**  
**JAN.1 TO DEC.31, 2026**

INCOME	MONTHLY	Per Unit	PROPOSED YEARLY	PREVIOUS YEAR
Maintenance Fee	\$16,199.98		\$194,399.79	\$46,850.29
Other Inc.	\$0.00		\$0.00	\$0.00
<b>Total Income</b>	<b>\$16,199.98</b>		<b>\$194,399.79</b>	<b>\$46,850.29</b>
<b>EXPENSES</b>				
Operating Expenses:		Per Unit		
Elevator	\$160.77	\$6.70	\$1,929.24	\$2,413.95
Telephone	\$68.00	\$2.83	\$816.00	\$800.00
Common Expense	\$11,880.67	\$495.03	\$142,568.04	\$0.00
Water/Sewer	\$1,158.00	\$48.25	\$13,896.00	\$10,050.00
Electric	\$200.00	\$8.33	\$2,400.00	\$2,000.00
<b>Sub-Total</b>	<b>\$13,467.44</b>	<b>\$561.14</b>	<b>\$161,609.28</b>	<b>\$15,263.95</b>
Repairs/ Maintenance				
Elevator Repairs	\$250.00	\$10.42	\$3,000.00	\$4,000.00
General Repairs	\$429.65	\$17.90	\$5,155.80	\$7,000.00
<b>Sub-Total</b>	<b>\$679.65</b>	<b>\$28.32</b>	<b>\$8,155.80</b>	<b>\$13,678.80</b>
Taxes & Insurance				
Fed/State/City Fees	\$50.00	\$2.08	\$600.00	\$550.00
Bureau Of Condo.	\$8.00	\$0.33	\$96.00	\$100.00
<b>Sub-Total</b>	<b>\$58.00</b>	<b>\$2.42</b>	<b>\$696.00</b>	<b>\$50,076.00</b>
Reserves				
Roof	\$644.16	\$26.84	\$7,729.89	\$5,000.00
Painting	\$451.24	\$18.80	\$5,414.92	\$4,711.10
Elevator	\$716.16	\$29.84	\$8,593.90	\$8,025.24
Plumbing	\$83.33	\$3.47	\$1,000.00	\$1,000.00
Electrical	\$100.00	\$4.17	\$1,200.00	\$1,200.00
<b>Sub-Total</b>	<b>\$1,994.89</b>	<b>\$83.12</b>	<b>\$23,938.71</b>	<b>\$19,936.34</b>
<b>Monthly</b>	<b>Total Expenses</b>		<b>YEARLY</b>	<b>\$194,399.79</b>

**RESERVE CALCULATIONS**

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	20	\$155,000.00	\$15,861.99	18	\$7,729.89
Painting	8	\$39,600.00	\$1,695.54	7	\$5,414.92
Elevator	29	\$65,000.00	\$30,624.41	4	\$8,593.90
Plumbing	12	\$12,000.00	\$999.98	11	\$1,000.00
Electrical	12	\$14,400.00	\$1,200.00	11	\$1,200.00

QUARTERLY MAINTENANCE FEES WITH RESERVES =

\$2,025.00

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
COMMON AREA

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	PROPOSED YEARLY	PREVIOUS YEAR
BUILDING A	\$11,880.67	\$142,568.02	\$0.00
BUILDING B	\$11,880.67	\$142,568.02	\$0.00
BUILDING C	\$11,880.67	\$142,568.02	\$0.00
BUILDING D	\$11,880.67	\$142,568.02	\$0.00
Building E	\$11,880.67	\$142,568.02	\$0.00
BUILDING F	\$11,880.67	\$142,568.02	\$0.00
Application Fees	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$71,284.01</b>	<b>\$855,408.14</b>	<b>\$0.00</b>
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management	\$2,160.00	\$15.00	\$25,920.00
Office Expense	\$300.00	\$2.08	\$3,600.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00
Website Portal	\$60.00	\$0.42	\$720.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00
Accounting	\$300.00	\$2.08	\$3,600.00
<b>Sub-Total</b>	<b>\$6,220.00</b>	<b>\$74,640.00</b>	<b>\$44,662.17</b>
<b>Operating Expenses:</b>			
Parking Patrol	\$60.00	\$0.42	\$720.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00
Telephone	\$0.00	\$0.00	\$0.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00
Electric	\$1,115.00	\$7.74	\$13,380.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00
Pool Service	\$500.00	\$3.47	\$6,000.00
Fire Equip. Inspection	\$59.00	\$0.41	\$708.00
Lawncare Service	\$3,350.00	\$23.26	\$40,200.00
Irrigation Service	\$400.00	\$2.78	\$4,800.00
Pest/Fert. control	\$585.00	\$4.06	\$7,020.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96
<b>Sub-Total</b>	<b>\$28,569.08</b>	<b>\$342,828.96</b>	<b>\$360,986.91</b>
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00
<b>Sub-Total</b>	<b>\$32,242.00</b>	<b>\$386,904.00</b>	<b>\$561,718.00</b>
<b>Reserves</b>			
REROOFING	\$2.37	\$28.42	\$100.83
PAINTING	\$40.40	\$484.80	\$347.99
RESURFACING	\$306.15	\$3,673.85	\$3,584.24
SEALCOATING	-\$12.66	-\$151.89	\$2,395.66
MARCITING	\$1,500.00	\$18,000.00	\$2,273.93
STRUCTURAL	916.67	\$11,000.00	\$12,000.00
FIRE ALARM	\$1,500.00	\$18,000.00	\$18,000.00
<b>Sub-Total</b>	<b>\$4,252.93</b>	<b>\$51,035.18</b>	<b>\$38,702.65</b>
Monthly Total Expenses			
Monthly Total Income			

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$9,346.40	23	\$28.42
PAINTING	10 YEARS	\$5,000.00	\$2,575.99	5	\$484.80
RESURFACING	25 YEARS	\$120,000.00	\$46,523.08	20	\$3,673.85
SEALCOATING	5 YEARS	\$18,000.00	\$18,303.78	2	-\$151.89
MARCITING	10 YEARS	\$18,000.00	\$4,303.33	4	\$3,424.17
STRUCTURAL	10 YEARS	\$144,000.00	\$12,000.00	12	\$11,000.00
FIRE ALARM	10 YEARS	\$216,000.00	\$18,000.00	11	\$18,000.00

BUILDING B  
BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	Per Unit	PROPOSED YEARLY	PREVIOUS YEAR
Maintenance Fee	\$16,439.97		\$197,279.67	\$46,850.29
Other Inc.	\$0.00		\$0.00	\$0.00
<b>Total Income</b>	<b>\$16,439.97</b>		<b>\$197,279.67</b>	<b>\$46,850.29</b>
<b>EXPENSES</b>				
Operating Expenses:		Per Unit		
Elevator	\$166.77	\$6.95	\$2,001.24	\$2,413.95
Telephone	\$68.00	\$2.83	\$816.00	\$800.00
Common Expense	\$11,880.67	\$495.03	\$142,568.04	\$0.00
Water/Sewer	\$2,070.00	\$86.25	\$24,840.00	\$10,050.00
Electric	\$200.00	\$8.33	\$2,400.00	\$2,000.00
<b>Sub-Total</b>	<b>\$14,385.44</b>	<b>\$599.39</b>	<b>\$172,625.28</b>	<b>\$15,263.95</b>
Repairs/ Maintenance				
Elevator Repairs	\$250.00	\$10.42	\$3,000.00	\$4,000.00
General Repairs	\$497.60	\$20.73	\$5,971.20	\$7,000.00
<b>Sub-Total</b>	<b>\$747.60</b>	<b>\$31.15</b>	<b>\$8,971.20</b>	<b>\$13,678.80</b>
Taxes & Insurance				
Fed/State/City Fees	\$50.00	\$2.08	\$600.00	\$550.00
Bureau Of Condo.	\$8.00	\$0.33	\$96.00	\$100.00
<b>Sub-Total</b>	<b>\$58.00</b>	<b>\$2.42</b>	<b>\$696.00</b>	<b>\$50,076.00</b>
Reserves				
Roof	\$545.90	\$22.75	\$6,550.84	\$5,000.00
Painting	\$419.60	\$17.48	\$5,035.23	\$4,711.10
Elevator	\$200.09	\$8.34	\$2,401.12	\$8,025.24
Plumbing	\$83.33	\$3.47	\$1,000.00	\$1,000.00
Electrical	\$100.00	\$4.17	\$1,200.00	\$1,200.00
<b>Sub-Total</b>	<b>\$1,248.93</b>	<b>\$56.21</b>	<b>\$14,987.19</b>	<b>\$19,936.34</b>
<b>Monthly Total Expenses</b>	<b>\$16,439.97</b>		<b>YEARLY</b>	<b>\$197,279.67</b>

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	20	\$155,000.00	\$37,084.91	18	\$6,550.84
Painting	8	\$39,600.00	\$4,353.40	7	\$5,035.23
Elevator	29	\$65,000.00	\$169.80	27	\$2,401.12
Plumbing	12	\$12,000.00	\$999.98	11	\$1,000.00
Electrical	12	\$14,400.00	\$1,200.00	11	\$1,200.00

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$2,055.00

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
COMMON AREA

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	PROPOSED YEARLY	PREVIOUS YEAR
BUILDING A	\$11,880.67	\$142,568.02	\$0.00
BUILDING B	\$11,880.67	\$142,568.02	\$0.00
BUILDING C	\$11,880.67	\$142,568.02	\$0.00
BUILDING D	\$11,880.67	\$142,568.02	\$0.00
Building E	\$11,880.67	\$142,568.02	\$0.00
BUILDING F	\$11,880.67	\$142,568.02	\$0.00
Application Fees	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$71,284.01</b>	<b>\$855,408.14</b>	<b>\$0.00</b>
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management	\$2,160.00	\$15.00	\$25,920.00
Office Expense	\$300.00	\$2.08	\$3,600.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00
Website Portal	\$60.00	\$0.42	\$720.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00
Accounting	\$300.00	\$2.08	\$3,600.00
<b>Sub-Total</b>	<b>\$6,220.00</b>	<b>\$74,640.00</b>	<b>\$44,662.17</b>
<b>Operating Expenses:</b>			
Parking Patrol	\$60.00	\$0.42	\$720.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00
Telephone	\$0.00	\$0.00	\$0.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00
Electric	\$1,115.00	\$7.74	\$13,380.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00
Pool Service	\$500.00	\$3.47	\$6,000.00
Fire Equip. Inspection	\$59.00	\$0.41	\$708.00
Lawncare Service	\$3,350.00	\$23.26	\$40,200.00
Irrigation Service	\$400.00	\$2.78	\$4,800.00
Pest/Fert. control	\$585.00	\$4.06	\$7,020.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96
<b>Sub-Total</b>	<b>\$28,569.08</b>	<b>\$342,828.96</b>	<b>\$360,986.91</b>
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00
<b>Sub-Total</b>	<b>\$32,242.00</b>	<b>\$386,904.00</b>	<b>\$561,718.00</b>
<b>Reserves</b>			
REROOFING	\$2.37	\$28.42	\$100.83
PAINTING	\$40.40	\$484.80	\$347.99
RESURFACING	\$306.15	\$3,673.85	\$3,584.24
SEALCOATING	-\$12.66	-\$151.89	\$2,395.66
MARCITING	\$1,500.00	\$18,000.00	\$2,273.93
STRUCTURAL	916.67	\$11,000.00	\$12,000.00
FIRE ALARM	\$1,500.00	\$18,000.00	\$18,000.00
<b>Sub-Total</b>	<b>\$4,252.93</b>	<b>\$51,035.18</b>	<b>\$38,702.65</b>
Monthly Total Expenses			
Monthly Total Income			

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$9,346.40	23	\$28.42
PAINTING	10 YEARS	\$5,000.00	\$2,575.99	5	\$484.80
RESURFACING	25 YEARS	\$120,000.00	\$46,523.08	20	\$3,673.85
SEALCOATING	5 YEARS	\$18,000.00	\$18,303.78	2	-\$151.89
MARCITING	10 YEARS	\$18,000.00	\$4,303.33	4	\$3,424.17
STRUCTURAL	10 YEARS	\$144,000.00	\$12,000.00	12	\$11,000.00
FIRE ALARM	10 YEARS	\$216,000.00	\$18,000.00	11	\$18,000.00

BUILDING C  
BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.

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APPROVED BUDGET  
JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	Per Unit	PROPOSED YEARLY	PREVIOUS YEAR
Maintenance Fee	\$16,784.01		\$201,408.09	\$46,850.29
Other Inc.	\$0.00		\$0.00	\$0.00
<b>Total Income</b>	<b>\$16,784.01</b>		<b>\$201,408.09</b>	<b>\$46,850.29</b>
<b>EXPENSES</b>				
Operating Expenses:		Per Unit		
Elevator	\$160.77	\$6.70	\$1,929.24	\$2,413.95
Telephone	\$68.00	\$2.83	\$816.00	\$800.00
Common Expense	\$11,880.67	\$495.03	\$142,568.04	\$0.00
Water/Sewer	\$2,070.00	\$86.25	\$24,840.00	\$10,050.00
Electric	\$200.00	\$8.33	\$2,400.00	\$2,000.00
<b>Sub-Total</b>	<b>\$14,379.44</b>	<b>\$599.14</b>	<b>\$172,553.28</b>	<b>\$15,263.95</b>
Repairs/ Maintenance				
Elevator Repairs	\$250.00	\$10.42	\$3,000.00	\$4,000.00
General Repairs	\$497.80	\$20.74	\$5,973.60	\$7,000.00
<b>Sub-Total</b>	<b>\$747.80</b>	<b>\$31.16</b>	<b>\$8,973.60</b>	<b>\$13,678.80</b>
Taxes & Insurance				
Fed/State/City Fees	\$50.00	\$2.08	\$600.00	\$550.00
Bureau Of Condo.	\$8.00	\$0.33	\$96.00	\$100.00
<b>Sub-Total</b>	<b>\$58.00</b>	<b>\$2.42</b>	<b>\$696.00</b>	<b>\$50,076.00</b>
Reserves				
Roof	\$635.98	\$26.50	\$7,631.82	\$5,000.00
Painting	\$391.15	\$16.30	\$4,693.75	\$4,711.10
Elevator	\$488.30	\$20.35	\$5,859.65	\$8,025.24
Plumbing	\$83.33	\$3.47	\$1,000.00	\$1,000.00
Electrical	\$100.00	\$4.17	\$1,200.00	\$1,200.00
<b>Sub-Total</b>	<b>\$1,598.77</b>	<b>\$70.78</b>	<b>\$19,185.21</b>	<b>\$19,936.34</b>
<b>Monthly Total Expenses</b>	<b>\$16,784.01</b>		<b>YEARLY</b>	<b>\$201,408.09</b>

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	20	\$155,000.00	\$17,627.30	18	\$7,631.82
Painting	8	\$36,900.00	\$4,043.75	7	\$4,693.75
Elevator	29	\$65,000.00	\$41,561.42	4	\$5,859.65
Plumbing	12	\$12,000.00	\$999.98	11	\$1,000.00
Electrical	12	\$14,400.00	\$1,200.00	11	\$1,200.00

QUARTERLY MAINTENANCE FEES WITH RESERVES =

\$2,098.00

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
COMMON AREA

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	PROPOSED YEARLY	PREVIOUS YEAR
BUILDING A	\$11,880.67	\$142,568.02	\$0.00
BUILDING B	\$11,880.67	\$142,568.02	\$0.00
BUILDING C	\$11,880.67	\$142,568.02	\$0.00
BUILDING D	\$11,880.67	\$142,568.02	\$0.00
Building E	\$11,880.67	\$142,568.02	\$0.00
BUILDING F	\$11,880.67	\$142,568.02	\$0.00
Application Fees	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$71,284.01</b>	<b>\$855,408.14</b>	<b>\$0.00</b>
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management	\$2,160.00	\$15.00	\$25,920.00
Office Expense	\$300.00	\$2.08	\$3,600.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00
Website Portal	\$60.00	\$0.42	\$720.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00
Accounting	\$300.00	\$2.08	\$3,600.00
<b>Sub-Total</b>	<b>\$6,220.00</b>	<b>\$74,640.00</b>	<b>\$44,662.17</b>
<b>Operating Expenses:</b>			
Parking Patrol	\$60.00	\$0.42	\$720.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00
Telephone	\$0.00	\$0.00	\$0.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00
Electric	\$1,115.00	\$7.74	\$13,380.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00
Pool Service	\$500.00	\$3.47	\$6,000.00
Fire Equip. Inspection	\$59.00	\$0.41	\$708.00
Lawncare Service	\$3,350.00	\$23.26	\$40,200.00
Irrigation Service	\$400.00	\$2.78	\$4,800.00
Pest/Fert. control	\$585.00	\$4.06	\$7,020.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96
<b>Sub-Total</b>	<b>\$28,569.08</b>	<b>\$342,828.96</b>	<b>\$360,986.91</b>
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00
<b>Sub-Total</b>	<b>\$32,242.00</b>	<b>\$386,904.00</b>	<b>\$561,718.00</b>
<b>Reserves</b>			
REROOFING	\$2.37	\$28.42	\$100.83
PAINTING	\$40.40	\$484.80	\$347.99
RESURFACING	\$306.15	\$3,673.85	\$3,584.24
SEALCOATING	-\$12.66	-\$151.89	\$2,395.66
MARCITING	\$1,500.00	\$18,000.00	\$2,273.93
STRUCTURAL	916.67	\$11,000.00	\$12,000.00
FIRE ALARM	\$1,500.00	\$18,000.00	\$18,000.00
<b>Sub-Total</b>	<b>\$4,252.93</b>	<b>\$51,035.18</b>	<b>\$38,702.65</b>
Monthly Total Expenses			
Monthly Total Income			

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$9,346.40	23	\$28.42
PAINTING	10 YEARS	\$5,000.00	\$2,575.99	5	\$484.80
RESURFACING	25 YEARS	\$120,000.00	\$46,523.08	20	\$3,673.85
SEALCOATING	5 YEARS	\$18,000.00	\$18,303.78	2	-\$151.89
MARCITING	10 YEARS	\$18,000.00	\$4,303.33	4	\$3,424.17
STRUCTURAL	10 YEARS	\$144,000.00	\$12,000.00	12	\$11,000.00
FIRE ALARM	10 YEARS	\$216,000.00	\$18,000.00	11	\$18,000.00

BUILDING D  
BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	Per Unit	PROPOSED YEARLY	PREVIOUS YEAR
Maintenance Fee	\$16,200.04		\$194,400.42	\$46,850.29
Other Inc.	\$0.00		\$0.00	\$0.00
<b>Total Income</b>	<b>\$16,200.04</b>		<b>\$194,400.42</b>	<b>\$46,850.29</b>
<b>EXPENSES</b>				
Operating Expenses:		Per Unit		
Elevator	\$160.77	\$6.70	\$1,929.24	\$2,413.95
Telephone	\$68.00	\$2.83	\$816.00	\$800.00
Common Expense	\$11,880.67	\$495.03	\$142,568.04	\$0.00
Water/Sewer	\$1,500.00	\$62.50	\$18,000.00	\$10,050.00
Electric	\$200.00	\$8.33	\$2,400.00	\$2,000.00
<b>Sub-Total</b>	<b>\$13,809.44</b>	<b>\$575.39</b>	<b>\$165,713.28</b>	<b>\$15,263.95</b>
Repairs/ Maintenance				
Elevator Repairs	\$250.00	\$10.42	\$3,000.00	\$4,000.00
General Repairs	\$498.69	\$20.78	\$5,984.28	\$7,000.00
<b>Sub-Total</b>	<b>\$748.69</b>	<b>\$31.20</b>	<b>\$8,984.28</b>	<b>\$13,678.80</b>
Taxes & Insurance				
Fed/State/City Fees	\$50.00	\$2.08	\$600.00	\$550.00
Bureau Of Condo.	\$8.00	\$0.33	\$96.00	\$100.00
<b>Sub-Total</b>	<b>\$58.00</b>	<b>\$2.42</b>	<b>\$696.00</b>	<b>\$50,076.00</b>
Reserves				
Roof	\$376.82	\$15.70	\$4,521.79	\$5,000.00
Painting	\$403.68	\$16.82	\$4,844.21	\$4,711.10
Elevator	\$754.16	\$31.42	\$9,049.95	\$8,025.24
Plumbing	\$49.24	\$2.05	\$590.91	\$1,000.00
Electrical	\$100.00	\$4.17	\$1,200.00	\$1,200.00
<b>Sub-Total</b>	<b>\$1,583.91</b>	<b>\$70.16</b>	<b>\$19,006.86</b>	<b>\$19,936.34</b>
<b>Monthly Total Expenses</b>	<b>\$16,200.04</b>		<b>YEARLY</b>	<b>\$194,400.42</b>

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	20	\$155,000.00	\$73,607.72	18	\$4,521.79
Painting	8	\$36,900.00	\$2,990.54	7	\$4,844.21
Elevator	29	\$65,000.00	\$28,800.21	4	\$9,049.95
Plumbing	12	\$12,000.00	\$5,499.98	11	\$590.91
Electrical	12	\$14,400.00	\$1,200.00	11	\$1,200.00

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$2,025.00

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
COMMON AREA

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	PROPOSED YEARLY	PREVIOUS YEAR
BUILDING A	\$11,880.67	\$142,568.02	\$0.00
BUILDING B	\$11,880.67	\$142,568.02	\$0.00
BUILDING C	\$11,880.67	\$142,568.02	\$0.00
BUILDING D	\$11,880.67	\$142,568.02	\$0.00
Building E	\$11,880.67	\$142,568.02	\$0.00
BUILDING F	\$11,880.67	\$142,568.02	\$0.00
Application Fees	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$71,284.01</b>	<b>\$855,408.14</b>	<b>\$0.00</b>
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management	\$2,160.00	\$15.00	\$25,920.00
Office Expense	\$300.00	\$2.08	\$3,600.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00
Website Portal	\$60.00	\$0.42	\$720.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00
Accounting	\$300.00	\$2.08	\$3,600.00
<b>Sub-Total</b>	<b>\$6,220.00</b>	<b>\$74,640.00</b>	<b>\$44,662.17</b>
<b>Operating Expenses:</b>			
Parking Patrol	\$60.00	\$0.42	\$720.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00
Telephone	\$0.00	\$0.00	\$0.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00
Electric	\$1,115.00	\$7.74	\$13,380.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00
Pool Service	\$500.00	\$3.47	\$6,000.00
Fire Equip. Inspection	\$59.00	\$0.41	\$708.00
Lawncare Service	\$3,350.00	\$23.26	\$40,200.00
Irrigation Service	\$400.00	\$2.78	\$4,800.00
Pest/Fert. control	\$585.00	\$4.06	\$7,020.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96
<b>Sub-Total</b>	<b>\$28,569.08</b>	<b>\$342,828.96</b>	<b>\$360,986.91</b>
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00
<b>Sub-Total</b>	<b>\$32,242.00</b>	<b>\$386,904.00</b>	<b>\$561,718.00</b>
<b>Reserves</b>			
REROOFING	\$2.37	\$28.42	\$100.83
PAINTING	\$40.40	\$484.80	\$347.99
RESURFACING	\$306.15	\$3,673.85	\$3,584.24
SEALCOATING	-\$12.66	-\$151.89	\$2,395.66
MARCITING	\$1,500.00	\$18,000.00	\$2,273.93
STRUCTURAL	916.67	\$11,000.00	\$12,000.00
FIRE ALARM	\$1,500.00	\$18,000.00	\$18,000.00
<b>Sub-Total</b>	<b>\$4,252.93</b>	<b>\$51,035.18</b>	<b>\$38,702.65</b>
Monthly Total Expenses			
Monthly Total Income			

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$9,346.40	23	\$28.42
PAINTING	10 YEARS	\$5,000.00	\$2,575.99	5	\$484.80
RESURFACING	25 YEARS	\$120,000.00	\$46,523.08	20	\$3,673.85
SEALCOATING	5 YEARS	\$18,000.00	\$18,303.78	2	-\$151.89
MARCITING	10 YEARS	\$18,000.00	\$4,303.33	4	\$3,424.17
STRUCTURAL	10 YEARS	\$144,000.00	\$12,000.00	12	\$11,000.00
FIRE ALARM	10 YEARS	\$216,000.00	\$18,000.00	11	\$18,000.00

BUILDING E  
BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
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APPROVED BUDGET  
JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	Per Unit	PROPOSED YEARLY	PREVIOUS YEAR
Maintenance Fee	\$16,304.02		\$195,648.27	\$46,850.29
Other Inc.	\$0.00		\$0.00	\$0.00
<b>Total Income</b>	<b>\$16,304.02</b>		<b>\$195,648.27</b>	<b>\$46,850.29</b>
<b>EXPENSES</b>				
Operating Expenses:		Per Unit		
Elevator	\$160.77	\$6.70	\$1,929.24	\$2,413.95
Telephone	\$68.00	\$2.83	\$816.00	\$800.00
Common Expense	\$11,880.67	\$495.03	\$142,568.04	\$0.00
Water/Sewer	\$1,650.00	\$68.75	\$19,800.00	\$10,050.00
Electric	\$200.00	\$8.33	\$2,400.00	\$2,000.00
<b>Sub-Total</b>	<b>\$13,959.44</b>	<b>\$581.64</b>	<b>\$167,513.28</b>	<b>\$15,263.95</b>
Repairs/ Maintenance				
Elevator Repairs	\$250.00	\$10.42	\$3,000.00	\$4,000.00
General Repairs	\$508.75	\$21.20	\$6,105.00	\$7,000.00
<b>Sub-Total</b>	<b>\$758.75</b>	<b>\$31.61</b>	<b>\$9,105.00</b>	<b>\$13,678.80</b>
Taxes & Insurance				
Fed/State/City Fees	\$50.00	\$2.08	\$600.00	\$550.00
Bureau Of Condo.	\$8.00	\$0.33	\$96.00	\$100.00
<b>Sub-Total</b>	<b>\$58.00</b>	<b>\$2.42</b>	<b>\$696.00</b>	<b>\$50,076.00</b>
Reserves				
Roof	\$619.13	\$25.80	\$7,429.56	\$5,000.00
Painting	\$403.67	\$16.82	\$4,844.07	\$4,711.10
Elevator	\$421.70	\$17.57	\$5,060.36	\$8,025.24
Plumbing	\$83.33	\$3.47	\$1,000.00	\$1,000.00
Electrical	\$100.00	\$4.17	\$1,200.00	\$1,200.00
<b>Sub-Total</b>	<b>\$1,527.83</b>	<b>\$67.83</b>	<b>\$18,333.99</b>	<b>\$19,936.34</b>
<b>Monthly Total Expenses</b>	<b>\$16,304.02</b>	<b>YEARLY</b>		<b>\$195,648.27</b>

RESERVE CALCULATIONS  
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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	20	\$155,000.00	\$21,267.85	18	\$7,429.56
Painting	8	\$36,900.00	\$2,991.48	7	\$4,844.07
Elevator	29	\$65,000.00	\$44,758.58	4	\$5,060.36
Plumbing	12	\$12,000.00	\$999.98	11	\$1,000.00
Electrica:	12	\$14,400.00	\$1,200.00	11	\$1,200.00

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$2,038.00

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
COMMON AREA

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	PROPOSED YEARLY	PREVIOUS YEAR
BUILDING A	\$11,880.67	\$142,568.02	\$0.00
BUILDING B	\$11,880.67	\$142,568.02	\$0.00
BUILDING C	\$11,880.67	\$142,568.02	\$0.00
BUILDING D	\$11,880.67	\$142,568.02	\$0.00
Building E	\$11,880.67	\$142,568.02	\$0.00
BUILDING F	\$11,880.67	\$142,568.02	\$0.00
Application Fees	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$71,284.01</b>	<b>\$855,408.14</b>	<b>\$0.00</b>
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management	\$2,160.00	\$15.00	\$25,920.00
Office Expense	\$300.00	\$2.08	\$3,600.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00
Website Portal	\$60.00	\$0.42	\$720.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00
Accounting	\$300.00	\$2.08	\$3,600.00
<b>Sub-Total</b>	<b>\$6,220.00</b>	<b>\$74,640.00</b>	<b>\$44,662.17</b>
<b>Operating Expenses:</b>			
Parking Patrol	\$60.00	\$0.42	\$720.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00
Telephone	\$0.00	\$0.00	\$0.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00
Electric	\$1,115.00	\$7.74	\$13,380.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00
Pool Service	\$500.00	\$3.47	\$6,000.00
Fire Equip. Inspection	\$59.00	\$0.41	\$708.00
Lawncare Service	\$3,350.00	\$23.26	\$40,200.00
Irrigation Service	\$400.00	\$2.78	\$4,800.00
Pest/Fert. control	\$585.00	\$4.06	\$7,020.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96
<b>Sub-Total</b>	<b>\$28,569.08</b>	<b>\$342,828.96</b>	<b>\$360,986.91</b>
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00
<b>Sub-Total</b>	<b>\$32,242.00</b>	<b>\$386,904.00</b>	<b>\$561,718.00</b>
<b>Reserves</b>			
REROOFING	\$2.37	\$28.42	\$100.83
PAINTING	\$40.40	\$484.80	\$347.99
RESURFACING	\$306.15	\$3,673.85	\$3,584.24
SEALCOATING	-\$12.66	-\$151.89	\$2,395.66
MARCITING	\$1,500.00	\$18,000.00	\$2,273.93
STRUCTURAL	916.67	\$11,000.00	\$12,000.00
FIRE ALARM	\$1,500.00	\$18,000.00	\$18,000.00
<b>Sub-Total</b>	<b>\$4,252.93</b>	<b>\$51,035.18</b>	<b>\$38,702.65</b>
Monthly Total Expenses			
Monthly Total Income			

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$9,346.40	23	\$28.42
PAINTING	10 YEARS	\$5,000.00	\$2,575.99	5	\$484.80
RESURFACING	25 YEARS	\$120,000.00	\$46,523.08	20	\$3,673.85
SEALCOATING	5 YEARS	\$18,000.00	\$18,303.78	2	-\$151.89
MARCITING	10 YEARS	\$18,000.00	\$4,303.33	4	\$3,424.17
STRUCTURAL	10 YEARS	\$144,000.00	\$12,000.00	12	\$11,000.00
FIRE ALARM	10 YEARS	\$216,000.00	\$18,000.00	11	\$18,000.00

BUILDING F  
BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	Per Unit	PROPOSED YEARLY	PREVIOUS YEAR
Maintenance Fee	\$16,391.99		\$196,703.92	\$46,850.29
Other Inc.	\$0.00		\$0.00	\$0.00
<b>Total Income</b>	<b>\$16,391.99</b>		<b>\$196,703.92</b>	<b>\$46,850.29</b>
<b>EXPENSES</b>				
Operating Expenses:		Per Unit		
Elevator	\$160.77	\$6.70	\$1,929.24	\$2,413.95
Telephone	\$68.00	\$2.83	\$816.00	\$800.00
Common Expense	\$11,880.67	\$495.03	\$142,568.04	\$0.00
Water/Sewer	\$1,500.00	\$62.50	\$18,000.00	\$10,050.00
Electric	\$200.00	\$8.33	\$2,400.00	\$2,000.00
<b>Sub-Total</b>	<b>\$13,809.44</b>	<b>\$575.39</b>	<b>\$165,713.28</b>	<b>\$15,263.95</b>
Repairs/ Maintenance				
Elevator Repairs	\$250.00	\$10.42	\$3,000.00	\$4,000.00
General Repairs	\$484.90	\$20.20	\$5,818.80	\$7,000.00
<b>Sub-Total</b>	<b>\$734.90</b>	<b>\$30.62</b>	<b>\$8,818.80</b>	<b>\$13,678.80</b>
Taxes & Insurance				
Fed/State/City Fees	\$50.00	\$2.08	\$600.00	\$550.00
Bureau Of Condo.	\$8.00	\$0.33	\$96.00	\$100.00
<b>Sub-Total</b>	<b>\$58.00</b>	<b>\$2.42</b>	<b>\$696.00</b>	<b>\$50,076.00</b>
Reserves				
Roof	\$633.54	\$26.40	\$7,602.48	\$5,000.00
Painting	\$403.67	\$16.82	\$4,844.07	\$4,711.10
Elevator	\$669.11	\$27.88	\$8,029.29	\$8,025.24
Plumbing	\$83.33	\$3.47	\$1,000.00	\$1,000.00
Electrical	\$100.00	\$4.17	\$1,200.00	\$1,200.00
<b>Sub-Total</b>	<b>\$1,789.65</b>	<b>\$78.74</b>	<b>\$21,475.84</b>	<b>\$19,936.34</b>
<b>Monthly Total Expenses</b>		<b>\$16,391.99</b>	<b>YEARLY</b>	<b>\$196,703.92</b>

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	20	\$155,000.00	\$18,155.30	18	\$7,602.48
Painting	8	\$36,900.00	\$2,991.48	7	\$4,844.07
Elevator	29	\$65,000.00	\$32,882.86	4	\$8,029.29
Plumbing	12	\$12,000.00	\$999.98	11	\$1,000.00
Electrical	12	\$14,400.00	\$1,200.00	11	\$1,200.00

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$2,049.00

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
COMMON AREA

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APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	PROPOSED YEARLY	PREVIOUS YEAR
BUILDING A	\$11,880.67	\$142,568.02	\$0.00
BUILDING B	\$11,880.67	\$142,568.02	\$0.00
BUILDING C	\$11,880.67	\$142,568.02	\$0.00
BUILDING D	\$11,880.67	\$142,568.02	\$0.00
Building E	\$11,880.67	\$142,568.02	\$0.00
BUILDING F	\$11,880.67	\$142,568.02	\$0.00
Application Fees	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$71,284.01</b>	<b>\$855,408.14</b>	<b>\$0.00</b>
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management	\$2,160.00	\$15.00	\$25,920.00
Office Expense	\$300.00	\$2.08	\$3,600.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00
Website Portal	\$60.00	\$0.42	\$720.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00
Accounting	\$300.00	\$2.08	\$3,600.00
<b>Sub-Total</b>	<b>\$6,220.00</b>	<b>\$74,640.00</b>	<b>\$44,662.17</b>
<b>Operating Expenses:</b>			
Parking Patrol	\$60.00	\$0.42	\$720.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00
Telephone	\$0.00	\$0.00	\$0.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00
Electric	\$1,115.00	\$7.74	\$13,380.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00
Pool Service	\$500.00	\$3.47	\$6,000.00
Fire Equip. Inspection	\$59.00	\$0.41	\$708.00
Lawncare Service	\$3,350.00	\$23.26	\$40,200.00
Irrigation Service	\$400.00	\$2.78	\$4,800.00
Pest/Fert. control	\$585.00	\$4.06	\$7,020.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96
<b>Sub-Total</b>	<b>\$28,569.08</b>	<b>\$342,828.96</b>	<b>\$360,986.91</b>
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00
<b>Sub-Total</b>	<b>\$32,242.00</b>	<b>\$386,904.00</b>	<b>\$561,718.00</b>
<b>Reserves</b>			
REROOFING	\$2.37	\$28.42	\$100.83
PAINTING	\$40.40	\$484.80	\$347.99
RESURFACING	\$306.15	\$3,673.85	\$3,584.24
SEALCOATING	-\$12.66	-\$151.89	\$2,395.66
MARCITING	\$1,500.00	\$18,000.00	\$2,273.93
STRUCTURAL	916.67	\$11,000.00	\$12,000.00
FIRE ALARM	\$1,500.00	\$18,000.00	\$18,000.00
<b>Sub-Total</b>	<b>\$4,252.93</b>	<b>\$51,035.18</b>	<b>\$38,702.65</b>
Monthly Total Expenses			
Monthly Total Income			

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$9,346.40	23	\$28.42
PAINTING	10 YEARS	\$5,000.00	\$2,575.99	5	\$484.80
RESURFACING	25 YEARS	\$120,000.00	\$46,523.08	20	\$3,673.85
SEALCOATING	5 YEARS	\$18,000.00	\$18,303.78	2	-\$151.89
MARCITING	10 YEARS	\$18,000.00	\$4,303.33	4	\$3,424.17
STRUCTURAL	10 YEARS	\$144,000.00	\$12,000.00	12	\$11,000.00
FIRE ALARM	10 YEARS	\$216,000.00	\$18,000.00	11	\$18,000.00