

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
	-----		-----	-----
Total Income	\$16,199.98		\$194,399.79	\$46,850.29
EXPENSES				

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
	-----	-----	-----	-----
Sub-Total	\$13,467.44	\$561.14	\$161,609.28	\$15,263.95
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
	-----	-----	-----	-----
Sub-Total	\$679.65	\$28.32	\$8,155.80	\$13,678.80
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
	-----	-----	-----	-----
Sub-Total	\$58.00	\$2.42	\$696.00	\$50,076.00
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
	-----	-----	-----	-----
Sub-Total	\$1,994.89	\$83.12	\$23,938.71	\$19,936.34
Monthly	Total Expenses	\$16,199.98	YEARLY	\$194,399.79

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

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

Total Income	\$71,284.01		\$855,408.14	\$0.00

EXPENSES				

Administrative Expenses:				
Management	\$2,160.00	\$15.00	\$25,920.00	\$30,562.17
Office Expense	\$300.00	\$2.08	\$3,600.00	\$3,100.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00	\$5,000.00
Website Portal	\$60.00	\$0.42	\$720.00	\$0.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00	\$0.00
Accounting	\$300.00	\$2.08	\$3,600.00	\$6,000.00

Sub-Total	\$6,220.00		\$74,640.00	\$44,662.17
Operating Expenses:				
Parking Patrol	\$60.00	\$0.42	\$720.00	\$0.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00	\$154,236.12
Telephone	\$0.00	\$0.00	\$0.00	\$800.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00	\$34,000.00
Electric	\$1,115.00	\$7.74	\$13,380.00	\$13,000.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00	\$8,000.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00	\$11,261.25
Pool Service	\$500.00	\$3.47	\$6,000.00	\$8,000.00
Fire Equip.Inspection	\$59.00	\$0.41	\$708.00	\$0.00
Lawn care Service	\$3,350.00	\$23.26	\$40,200.00	\$55,849.50
Irrigation Service	\$400.00	\$2.78	\$4,800.00	\$6,000.00
Pest/Fert.control	\$585.00	\$4.06	\$7,020.00	\$12,000.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00	\$47,840.04
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96	\$10,000.00

Sub-Total	\$28,569.08		\$342,828.96	\$360,986.91
Taxes & Insurance				
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00	\$1,300.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00	\$560,418.00

Sub-Total	\$32,242.00		\$386,904.00	\$561,718.00
Reserves				
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

Sub-Total	\$4,252.93		\$51,035.18	\$38,702.65
Monthly	Total Expenses	\$71,284.01	YEARLY	\$855,408.14
Monthly	Total Income	\$71,284.01	YEARLY	\$855,408.14

RESERVE CALCULATIONS

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.

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
Total Income	\$16,439.97		\$197,279.67	\$46,850.29
EXPENSES				
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
Sub-Total	\$14,385.44	\$599.39	\$172,625.28	\$15,263.95
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
Sub-Total	\$747.60	\$31.15	\$8,971.20	\$13,678.80
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
Sub-Total	\$58.00	\$2.42	\$696.00	\$50,076.00
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
Sub-Total	\$1,248.93	\$56.21	\$14,987.19	\$19,936.34
Monthly Total Expenses		\$16,439.97	YEARLY	\$197,279.67

RESERVE CALCULATIONS

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

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

Total Income	\$71,284.01		\$855,408.14	\$0.00

EXPENSES				

Administrative Expenses:				
Management	\$2,160.00	\$15.00	\$25,920.00	\$30,562.17
Office Expense	\$300.00	\$2.08	\$3,600.00	\$3,100.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00	\$5,000.00
Website Portal	\$60.00	\$0.42	\$720.00	\$0.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00	\$0.00
Accounting	\$300.00	\$2.08	\$3,600.00	\$6,000.00

Sub-Total	\$6,220.00		\$74,640.00	\$44,662.17
Operating Expenses:				
Parking Patrol	\$60.00	\$0.42	\$720.00	\$0.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00	\$154,236.12
Telephone	\$0.00	\$0.00	\$0.00	\$800.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00	\$34,000.00
Electric	\$1,115.00	\$7.74	\$13,380.00	\$13,000.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00	\$8,000.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00	\$11,261.25
Pool Service	\$500.00	\$3.47	\$6,000.00	\$8,000.00
Fire Equip.Inspection	\$59.00	\$0.41	\$708.00	\$0.00
Lawn care Service	\$3,350.00	\$23.26	\$40,200.00	\$55,849.50
Irrigation Service	\$400.00	\$2.78	\$4,800.00	\$6,000.00
Pest/Fert.control	\$585.00	\$4.06	\$7,020.00	\$12,000.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00	\$47,840.04
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96	\$10,000.00

Sub-Total	\$28,569.08		\$342,828.96	\$360,986.91
Taxes & Insurance				
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00	\$1,300.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00	\$560,418.00

Sub-Total	\$32,242.00		\$386,904.00	\$561,718.00
Reserves				
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

Sub-Total	\$4,252.93		\$51,035.18	\$38,702.65
Monthly	Total Expenses	\$71,284.01	YEARLY	\$855,408.14
Monthly	Total Income	\$71,284.01	YEARLY	\$855,408.14

RESERVE CALCULATIONS

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.

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
Total Income	\$16,784.01		\$201,408.09	\$46,850.29
EXPENSES				
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
Sub-Total	\$14,379.44	\$599.14	\$172,553.28	\$15,263.95
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
Sub-Total	\$747.80	\$31.16	\$8,973.60	\$13,678.80
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
Sub-Total	\$58.00	\$2.42	\$696.00	\$50,076.00
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
Sub-Total	\$1,598.77	\$70.78	\$19,185.21	\$19,936.34
Monthly Total Expenses		\$16,784.01	YEARLY	\$201,408.09

RESERVE CALCULATIONS

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

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

Total Income	\$71,284.01		\$855,408.14	\$0.00

EXPENSES				

Administrative Expenses:				
Management	\$2,160.00	\$15.00	\$25,920.00	\$30,562.17
Office Expense	\$300.00	\$2.08	\$3,600.00	\$3,100.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00	\$5,000.00
Website Portal	\$60.00	\$0.42	\$720.00	\$0.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00	\$0.00
Accounting	\$300.00	\$2.08	\$3,600.00	\$6,000.00

Sub-Total	\$6,220.00		\$74,640.00	\$44,662.17
Operating Expenses:				
Parking Patrol	\$60.00	\$0.42	\$720.00	\$0.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00	\$154,236.12
Telephone	\$0.00	\$0.00	\$0.00	\$800.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00	\$34,000.00
Electric	\$1,115.00	\$7.74	\$13,380.00	\$13,000.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00	\$8,000.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00	\$11,261.25
Pool Service	\$500.00	\$3.47	\$6,000.00	\$8,000.00
Fire Equip.Inspection	\$59.00	\$0.41	\$708.00	\$0.00
Lawn care Service	\$3,350.00	\$23.26	\$40,200.00	\$55,849.50
Irrigation Service	\$400.00	\$2.78	\$4,800.00	\$6,000.00
Pest/Fert.control	\$585.00	\$4.06	\$7,020.00	\$12,000.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00	\$47,840.04
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96	\$10,000.00

Sub-Total	\$28,569.08		\$342,828.96	\$360,986.91
Taxes & Insurance				
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00	\$1,300.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00	\$560,418.00

Sub-Total	\$32,242.00		\$386,904.00	\$561,718.00
Reserves				
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

Sub-Total	\$4,252.93		\$51,035.18	\$38,702.65
Monthly	Total Expenses	\$71,284.01	YEARLY	\$855,408.14
Monthly	Total Income	\$71,284.01	YEARLY	\$855,408.14

RESERVE CALCULATIONS

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.

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
Total Income	\$16,200.04		\$194,400.42	\$46,850.29
EXPENSES				
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
Sub-Total	\$13,809.44	\$575.39	\$165,713.28	\$15,263.95
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
Sub-Total	\$748.69	\$31.20	\$8,984.28	\$13,678.80
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
Sub-Total	\$58.00	\$2.42	\$696.00	\$50,076.00
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
Sub-Total	\$1,583.91	\$70.16	\$19,006.86	\$19,936.34
Monthly Total Expenses		\$16,200.04	YEARLY	\$194,400.42

RESERVE CALCULATIONS

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

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

Total Income	\$71,284.01		\$855,408.14	\$0.00

EXPENSES				

Administrative Expenses:				
Management	\$2,160.00	\$15.00	\$25,920.00	\$30,562.17
Office Expense	\$300.00	\$2.08	\$3,600.00	\$3,100.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00	\$5,000.00
Website Portal	\$60.00	\$0.42	\$720.00	\$0.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00	\$0.00
Accounting	\$300.00	\$2.08	\$3,600.00	\$6,000.00

Sub-Total	\$6,220.00		\$74,640.00	\$44,662.17
Operating Expenses:				
Parking Patrol	\$60.00	\$0.42	\$720.00	\$0.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00	\$154,236.12
Telephone	\$0.00	\$0.00	\$0.00	\$800.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00	\$34,000.00
Electric	\$1,115.00	\$7.74	\$13,380.00	\$13,000.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00	\$8,000.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00	\$11,261.25
Pool Service	\$500.00	\$3.47	\$6,000.00	\$8,000.00
Fire Equip.Inspection	\$59.00	\$0.41	\$708.00	\$0.00
Lawn care Service	\$3,350.00	\$23.26	\$40,200.00	\$55,849.50
Irrigation Service	\$400.00	\$2.78	\$4,800.00	\$6,000.00
Pest/Fert.control	\$585.00	\$4.06	\$7,020.00	\$12,000.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00	\$47,840.04
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96	\$10,000.00

Sub-Total	\$28,569.08		\$342,828.96	\$360,986.91
Taxes & Insurance				
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00	\$1,300.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00	\$560,418.00

Sub-Total	\$32,242.00		\$386,904.00	\$561,718.00
Reserves				
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

Sub-Total	\$4,252.93		\$51,035.18	\$38,702.65
Monthly	Total Expenses	\$71,284.01	YEARLY	\$855,408.14
Monthly	Total Income	\$71,284.01	YEARLY	\$855,408.14

RESERVE CALCULATIONS

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.

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
Total Income	\$16,304.02		\$195,648.27	\$46,850.29
EXPENSES				
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
Sub-Total	\$13,959.44	\$581.64	\$167,513.28	\$15,263.95
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
Sub-Total	\$758.75	\$31.61	\$9,105.00	\$13,678.80
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
Sub-Total	\$58.00	\$2.42	\$696.00	\$50,076.00
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
Sub-Total	\$1,527.83	\$67.83	\$18,333.99	\$19,936.34
Monthly Total Expenses		\$16,304.02	YEARLY	\$195,648.27

RESERVE CALCULATIONS

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
Electrical	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

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

Total Income	\$71,284.01		\$855,408.14	\$0.00

EXPENSES				

Administrative Expenses:				
Management	\$2,160.00	\$15.00	\$25,920.00	\$30,562.17
Office Expense	\$300.00	\$2.08	\$3,600.00	\$3,100.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00	\$5,000.00
Website Portal	\$60.00	\$0.42	\$720.00	\$0.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00	\$0.00
Accounting	\$300.00	\$2.08	\$3,600.00	\$6,000.00

Sub-Total	\$6,220.00		\$74,640.00	\$44,662.17
Operating Expenses:				
Parking Patrol	\$60.00	\$0.42	\$720.00	\$0.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00	\$154,236.12
Telephone	\$0.00	\$0.00	\$0.00	\$800.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00	\$34,000.00
Electric	\$1,115.00	\$7.74	\$13,380.00	\$13,000.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00	\$8,000.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00	\$11,261.25
Pool Service	\$500.00	\$3.47	\$6,000.00	\$8,000.00
Fire Equip.Inspection	\$59.00	\$0.41	\$708.00	\$0.00
Lawn care Service	\$3,350.00	\$23.26	\$40,200.00	\$55,849.50
Irrigation Service	\$400.00	\$2.78	\$4,800.00	\$6,000.00
Pest/Fert.control	\$585.00	\$4.06	\$7,020.00	\$12,000.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00	\$47,840.04
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96	\$10,000.00

Sub-Total	\$28,569.08		\$342,828.96	\$360,986.91
Taxes & Insurance				
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00	\$1,300.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00	\$560,418.00

Sub-Total	\$32,242.00		\$386,904.00	\$561,718.00
Reserves				
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

Sub-Total	\$4,252.93		\$51,035.18	\$38,702.65
Monthly	Total Expenses	\$71,284.01	YEARLY	\$855,408.14
Monthly	Total Income	\$71,284.01	YEARLY	\$855,408.14

RESERVE CALCULATIONS

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.

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
	-----		-----	-----
Total Income	\$16,391.99		\$196,703.92	\$46,850.29
EXPENSES				

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
	-----	-----	-----	-----
Sub-Total	\$13,809.44	\$575.39	\$165,713.28	\$15,263.95
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
	-----	-----	-----	-----
Sub-Total	\$734.90	\$30.62	\$8,818.80	\$13,678.80
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
	-----	-----	-----	-----
Sub-Total	\$58.00	\$2.42	\$696.00	\$50,076.00
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
	-----	-----	-----	-----
Sub-Total	\$1,789.65	\$78.74	\$21,475.84	\$19,936.34
Monthly Total Expenses		\$16,391.99	YEARLY	\$196,703.92

RESERVE CALCULATIONS

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

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

Total Income	\$71,284.01		\$855,408.14	\$0.00

EXPENSES				

Administrative Expenses:				
Management	\$2,160.00	\$15.00	\$25,920.00	\$30,562.17
Office Expense	\$300.00	\$2.08	\$3,600.00	\$3,100.00
Legal Exp.	\$200.00	\$1.39	\$2,400.00	\$5,000.00
Website Portal	\$60.00	\$0.42	\$720.00	\$0.00
Reserve Deficit	\$3,200.00	\$22.22	\$38,400.00	\$0.00
Accounting	\$300.00	\$2.08	\$3,600.00	\$6,000.00

Sub-Total	\$6,220.00		\$74,640.00	\$44,662.17
Operating Expenses:				
Parking Patrol	\$60.00	\$0.42	\$720.00	\$0.00
Cable TV	\$13,060.00	\$90.69	\$156,720.00	\$154,236.12
Telephone	\$0.00	\$0.00	\$0.00	\$800.00
Trash Removal	\$2,700.00	\$18.75	\$32,400.00	\$34,000.00
Electric	\$1,115.00	\$7.74	\$13,380.00	\$13,000.00
Water & Sewer	\$325.00	\$2.26	\$3,900.00	\$8,000.00
Tree and Palm trim	\$1,000.00	\$6.94	\$12,000.00	\$11,261.25
Pool Service	\$500.00	\$3.47	\$6,000.00	\$8,000.00
Fire Equip.Inspection	\$59.00	\$0.41	\$708.00	\$0.00
Lawn care Service	\$3,350.00	\$23.26	\$40,200.00	\$55,849.50
Irrigation Service	\$400.00	\$2.78	\$4,800.00	\$6,000.00
Pest/Fert.control	\$585.00	\$4.06	\$7,020.00	\$12,000.00
Maintenance Personnel	\$4,160.00	\$28.89	\$49,920.00	\$47,840.04
Irrigation Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
Pool Repairs	\$200.00	\$1.39	\$2,400.00	\$0.00
General Repairs & Maint	\$855.08	\$5.94	\$10,260.96	\$10,000.00

Sub-Total	\$28,569.08		\$342,828.96	\$360,986.91
Taxes & Insurance				
Fed/State/City Fees	\$159.00	\$1.10	\$1,908.00	\$1,300.00
Property & Liab/Dir.	\$32,083.00	\$222.80	\$384,996.00	\$560,418.00

Sub-Total	\$32,242.00		\$386,904.00	\$561,718.00
Reserves				
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

Sub-Total	\$4,252.93		\$51,035.18	\$38,702.65
Monthly	Total Expenses	\$71,284.01	YEARLY	\$855,408.14
Monthly	Total Income	\$71,284.01	YEARLY	\$855,408.14

RESERVE CALCULATIONS

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