

BAY VIEW LOFTS CONDOMINIUM ASSOCIATION
2026 Proposed Budget

	Approved 2025 MONTHLY With Reserves	Approved 2025 ANNUAL With Reserves	Proposed 2026 MONTHLY With Reserves	Proposed 2026 ANNUAL With Reserves
<u>INCOME:</u>				
Maintenance Fees	\$ 23,541.25	\$ 282,495.00	\$ 22,557.92	\$ 270,695.00
Other Income Charged Station			\$ 150.00	\$ 1,800.00
Reserves	\$ 3,166.67	\$ 38,000.00	\$ 2,035.83	\$ 24,430.00
TOTAL INCOME:	\$ 26,707.92	\$ 320,495.00	\$ 24,743.75	\$ 296,925.00
<u>EXPENSES:</u>				
General Maintenance				
Fire Safety	\$ 416.67	\$ 5,000.00	\$ 833.33	\$ 10,000.00
Janitorial/Cleaning	\$ 1,760.00	\$ 21,120.00	\$ 2,000.00	\$ 24,000.00
Trash Chute Cleaning				
Landscaping	\$ 1,075.00	\$ 12,900.00	\$ 900.00	\$ 10,800.00
Hurricane Preparation	\$ 250.00	\$ 3,000.00	\$ 250.00	\$ 3,000.00
Trash Removal	\$ 1,000.00	\$ 12,000.00	\$ 573.25	\$ 6,879.00
Exterminator / Pest Control	\$ 147.50	\$ 1,770.00	\$ 100.00	\$ 1,200.00
Cable TV	\$ 175.00	\$ 2,100.00	\$ -	\$ -
Elevator	\$ 333.33	\$ 4,000.00	\$ 500.00	\$ 6,000.00
Pool Service	\$ 640.50	\$ 7,686.00	\$ 640.50	\$ 7,686.00
Repair Pool / Pool Maintenance, Pool Heater, and Net	\$ 583.33	\$ 7,000.00	\$ 1,000.00	\$ 12,000.00
Repairs & maintenance included electrical	\$ 2,825.00	\$ 33,900.00	\$ 1,458.33	\$ 17,500.00
AC/HVAC Repair	\$ 100.00	\$ 1,200.00	\$ 100.00	\$ 1,200.00
Insurance				
Subtotal Insurance	\$ 6,934.17	83,210.00	\$ 6,934.17	83,210.00
Management & Administration				
Management Fees	\$ 1,525.00	\$ 18,300.00	\$ 1,725.00	\$ 20,700.00
Postage, Copies, Checks & Coupon Books	\$ 66.67	\$ 800.00	\$ 65.92	\$ 791.00
Bank Charges	\$ 77.50	\$ 930.00	\$ 42.50	\$ 510.00
Professional Fees - Accounting	\$ 187.50	\$ 2,250.00	\$ 187.50	\$ 2,250.00
Professional Fees - Legal	\$ 416.67	\$ 5,000.00	\$ 416.67	\$ 5,000.00
Taxes/Licenses/Permits	\$ 137.50	\$ 1,650.00	\$ 250.00	\$ 3,000.00
Division of Corporation	\$ 15.75	\$ 189.00	\$ 15.75	\$ 189.00
Division of Condominium	\$ 4.17	\$ 50.00	\$ 4.17	\$ 50.00
Collection Expense	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00
year 2024 was Survey 2025 is Milestone Inspections /sirs Update Milestone Inspection	\$ 333.33	\$ 4,000.00	\$ 83.33	\$ 1,000.00
Utilities				
Electricity	\$ 800.00	\$ 9,600.00	\$ 858.33	\$ 10,300.00
Gas	\$ 95.00	\$ 1,140.00	\$ 95.00	\$ 1,140.00
Telephone / Telecom Services	\$ 200.00	\$ 2,400.00	\$ 232.50	\$ 2,790.00
Water & Sewer	\$ 2,833.33	\$ 34,000.00	\$ 2,833.33	\$ 34,000.00
Other				
Contingency	\$ 583.33	\$ 7,000.00	\$ 583.33	\$ 7,000.00
TOTAL EXPENSES	\$ 23,541.25	\$ 282,495.00	\$ 22,707.92	\$ 272,495.00
Reserves-Structural Components	\$ 1,750.00	\$ 21,000.00	\$ 1,425.00	\$ 17,100.00
Reserves-Non Structural Components & Pool		\$ 13,000.00	\$ 610.83	\$ 7,330.00
Reserves-Pool		\$ 4,000.00	\$ -	\$ -
RESERVES	\$ 3,166.67	\$ 38,000.00	\$ 2,035.83	\$ 24,430.00
Reserves and Expenses	\$ 26,707.92	\$ 320,495.00	\$ 24,743.75	\$ 296,925.00
Total Maintenance Fees with Reserves	\$ 26,707.92	\$ 320,495.00	\$ 24,593.75	\$ 295,125.00

BAY VIEW LOFTS CONDOMINIUM ASSOCIATION						
2026 PROPOSED Budget Allocation Per Unit						
Unit	Unit	2026 PROPOSED				
#	%	Monthly Maintenance Fees	Monthly Terrace	Monthly Reserve	Monthly Maintenance Fees with Terrace & Reserve	Annual Maintenance Fee with Reserves (without Terrace)
201	4.664%	\$ 1,052.10		\$ 94.95	\$ 1,147.05	\$ 13,765
202	4.254%	\$ 959.61		\$ 86.60	\$ 1,046.22	\$ 12,555
203	4.335%	\$ 977.89		\$ 88.25	\$ 1,066.14	\$ 12,794
204	4.475%	\$ 1,009.47	\$ 79.00	\$ 91.10	\$ 1,179.57	\$ 13,207
205	4.598%	\$ 1,037.21		\$ 93.61	\$ 1,130.82	\$ 13,570
206	4.598%	\$ 1,037.21		\$ 93.61	\$ 1,130.82	\$ 13,570
207	4.598%	\$ 1,037.21		\$ 93.61	\$ 1,130.82	\$ 13,570
208	4.598%	\$ 1,037.21		\$ 93.61	\$ 1,130.82	\$ 13,570
209	4.475%	\$ 1,009.47	\$ 79.00	\$ 91.10	\$ 1,179.57	\$ 13,207
210	4.475%	\$ 1,009.47	\$ 79.00	\$ 91.10	\$ 1,179.57	\$ 13,207
211	4.931%	\$ 1,112.33	\$ 79.00	\$ 100.39	\$ 1,291.72	\$ 14,553
401	4.664%	\$ 1,052.10		\$ 94.95	\$ 1,147.05	\$ 13,765
402	4.254%	\$ 959.61	\$ 79.00	\$ 86.60	\$ 1,125.22	\$ 12,555
403	4.335%	\$ 977.89	\$ 79.00	\$ 88.25	\$ 1,145.14	\$ 12,794
404	4.475%	\$ 1,009.47	\$ 79.00	\$ 91.10	\$ 1,179.57	\$ 13,207
405	4.598%	\$ 1,037.21	\$ 79.00	\$ 93.61	\$ 1,209.82	\$ 13,570
406	4.598%	\$ 1,037.21	\$ 79.00	\$ 93.61	\$ 1,209.82	\$ 13,570
407	4.598%	\$ 1,037.21		\$ 93.61	\$ 1,130.82	\$ 13,570
408	4.598%	\$ 1,037.21	\$ 79.00	\$ 93.61	\$ 1,209.82	\$ 13,570
409	4.475%	\$ 1,009.47		\$ 91.10	\$ 1,100.57	\$ 13,207
410	4.475%	\$ 1,009.47	\$ 79.00	\$ 91.10	\$ 1,179.57	\$ 13,207
411	4.931%	\$ 1,112.33		\$ 100.39	\$ 1,212.72	\$ 14,553
TOTAL	100%	\$ 22,557.92	\$ 869.00	\$ 2,035.83	\$ 25,462.75	\$ 295,125.00