

**Towers Of Quayside HOA Inc., Proposed Comparative Budget
January 1, 2026 Through December 31, 2026**

	A	B	C	D	E	F	G
1				Variance	2026	Variance \$	Variance %
2		2025	2025	2025 Proj	Budget	2025 vs	2025 vs
3	<u>Net Operating Expense</u>	<u>Projected</u>	<u>Budget</u>	<u>2026 Budget</u>	<u>(Fully Funded)</u>	<u>2026 Projected</u>	<u>2026 Projected</u>
4							
5	Administration	\$ 2,241,157	\$ 2,213,463	\$ (27,694)	\$ 2,524,692	\$ 283,535	12.7%
6							
7	Maintenance	\$ 895,878	\$ 898,316	\$ 2,438	\$ 938,698	\$ 42,820	4.8%
8							
9	Security	\$ 2,008,107	\$ 1,985,011	\$ (23,096)	\$ 2,050,894	\$ 42,788	2.1%
10							
11	Health Spa	\$ 898,677	\$ 1,039,989	\$ 141,312	\$ 1,047,807	\$ 149,130	16.6%
12							
13	Tennis	\$ 242,571	\$ 242,958	\$ 387	\$ 262,339	\$ 19,768	8.1%
14							
15	Great House	\$ 528,233	\$ 586,063	\$ 57,830	\$ 584,524	\$ 56,291	10.7%
16							
17	Marina	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
18	Total Operating Budget	\$ 6,814,624	\$ 6,965,801	\$ 151,177	\$ 7,408,955	\$ 594,331	6.4%
19							
20	<u>Reserve Fund</u>						
21							
22	Reserve Fund	\$ 550,000	\$ 550,000	\$ -	\$ 550,000	\$ 550,000	0.0%
23							
24							
25	Total Operating and Reserves	\$ 7,364,624	\$ 7,515,801		\$ 7,958,955	\$ 443,155	5.9%
26							
27	Per Unit Average Monthly Operating		\$ 732		\$ 779		6.4%
28	Per Unit Average Monthly Reserve		\$ 58		\$ 58		0.0%
29	Total Per Unit Average Monthly Assessment		\$ 790		\$ 836		5.90%
30	Reserve as a % of Budget		7.3%		6.9%		

**Towers Of Quayside HOA Inc., Proposed Administrative Budget
January 1, 2026 Through December 31, 2026**

	9 Month	3 Month	12 Month	2025	Variance	2026	Var 2025 Actual
	(unaudited)	Budgeted	Total	Budget	Budget to Proj	Budget	to 2026 Budget
Revenue:							
Marina Billback	3,750	1,250	5,000	5,000	-	5,000	-
Estoppel fees (35@\$299)	9,268	2,813	12,081	11,250	831	10,465	(1,616)
Owner Late Fees/Interest	46,442	12,500	58,942	50,000	8,942	45,000	(13,942)
Total Revenues:	59,460	16,563	76,023	66,250	9,773	60,465	(15,558)
Expenses:							
Accounting Fees	52,093	20,833	72,926	62,500	(10,426)	62,500	(10,426)
Bad Debts	38,287	-	38,287	50,000	11,713	50,000	11,713
Bank charges	(110)	188	78	750	672	750	672
Cable/Internet	704,057	232,193	936,249	928,771	(7,479)	966,568	30,319
Computer Hardware/Software	963	1,500	2,463	4,500	2,037	4,500	2,037
Computer Maintenance	-	833	833	2,500	1,667	1,250	417
Contingency	16,067	24,000	40,067	50,000	9,933	70,000	29,933
Copier - Contract	4,604	2,375	6,979	9,500	2,521	7,260	281
Group Ins	30,976	15,289	46,266	61,157	14,891	72,202	25,937
Holiday Gift	20,000	10,000	30,000	30,000	-	33,000	3,000
Insurance	351,040	118,750	469,790	475,000	5,210	475,000	5,210
Legal Fees-General	63,910	12,500	76,410	50,000	(26,410)	95,000	18,590
Litig Fees/Costs Assoc w/C6 Pool	-	-	-	-	-	150,000	150,000
License,Permits,Fees,Taxes	30,258	400	30,658	1,200	(29,458)	30,000	(658)
Office Supplies	12,170	2,500	14,670	10,000	(4,670)	10,000	(4,670)
Payroll	352,567	116,786	469,354	467,145	(2,209)	480,234	10,881
Payroll Service/401K/HR	19,117	4,625	23,742	22,500	(1,242)	23,500	(242)
Payroll Tax	27,783	12,806	40,589	38,419	(2,170)	38,286	(2,303)
Postage	2,390	667	3,057	2,000	(1,057)	2,750	(307)
Postage Meter - Contract	1,305	643	1,947	2,572	624	2,572	624
Telephone	4,174	1,800	5,974	7,200	1,226	5,785	(189)
WebSite	6,121	720	6,841	4,000	(2,841)	4,000	(2,841)
Total Expenses	1,737,772	949,880	2,317,180	2,279,713	(37,467)	2,585,157	267,977
Excess (Deficiency) of Revenue							
Over Expenses for the year	(1,678,312)	(933,318)	(2,241,157)	(2,213,463)	(27,694)	(2,524,692)	

**Towers Of Quayside HOA Inc., Maintenance Budget
January 1, 2026 Through December 31, 2026**

	8 Month	4 Month	12 Month	2025		2026	Var 2025 Actual
	(unaudited)	Budgeted	Total	Budget	Variance	Budget	to 2026 Budget
Revenue:							
Pool Serv. Billback	-	800	800	5,000	4,200	-	(800)
Total Revenues:	-	800	800	5,000	4,200	-	(800)
Expenses:							
Elec Fixtures/Bulbs	3,450	-	3,450	7,500	4,050	9,500	6,050
Electric	31,147	12,000	43,147	48,000	4,853	48,000	4,853
Fountains, Lakes & Waterways	6,702	2,500	9,202	10,000	798	10,000	798
General Supplies	3,389	300	3,689	1,200	(2,489)	1,200	(2,489)
Group Insurance	6,063	2,845	8,908	11,380	2,472	5,872	(3,037)
Landscaping Contracts	134,203	39,309	173,511	157,234	(16,277)	178,263	4,752
Landscaping Extras	153,142	42,000	195,142	168,000	(27,142)	175,000	(20,142)
Lift Station Maint. & Rep	19,315	4,000	23,315	16,000	(7,315)	22,000	(1,315)
Payroll	133,109	55,371	188,480	221,483	33,003	227,374	38,894
Payroll Tax	10,435	4,430	14,865	17,719	2,854	18,190	3,325
Pool Service	6,000	800	6,800	5,000	(1,800)	5,000	(1,800)
Repairs/Replacement	54,556	16,250	70,806	65,000	(5,806)	70,000	(806)
Signs	187	250	437	1,000	563	1,000	563
Station Bags	3,943	2,375	6,318	9,500	3,182	8,500	2,182
Trash Removal	-	125	125	500	375	-	(125)
Uniforms	235	625	860	2,500	1,640	2,500	1,640
Vehicle - Fuel	-	125	125	500	375	500	375
Vehicle - Maint	90	200	290	800	510	800	510
Water & Sewer	107,657	38,750	146,407	155,000	8,593	155,000	8,593
Total Expenses	673,624	222,254	895,878	898,316	2,438	938,698	42,820
Excess (Deficiency) of Revenue							
Over Expenses for the year	(673,624)	(221,454)	(895,078)	(893,316)	1,762	(938,698)	(43,620)

Towers Of Quayside HOA Inc., Security Budget
January 1, 2026 Through December 31, 2026

	9 Month	3 Month	12 Month	2025	Variance	2026	Var 2025 Actual
	(unaudited)	Budgeted	Total	Budget		Budget	to 2026 Budget
Revenue:							
Parking	-	-	-	1,500	(1,500)	1,500	1,500
Access Control Devices	7,484	300	7,784	1,000	6,784	3,500	(4,284)
Total Revenues:	7,484	300	7,784	2,500	6,784	5,000	(4,284)
Expenses:							
Access Control Device Replace	8,521	900	9,421	6,300	(3,121)	7,000	(2,421)
Computer Hardware/Software	-	1,900	1,900	4,200	2,300	4,200	2,300
Condo Security - Contract	10,850	2,713	13,563	18,000	4,438	18,000	4,438
Electric	16,408	4,102	20,510	22,000	1,490	23,076	2,566
Gate Maintenance	-	3,500	3,500	6,500	3,000.00	6,500	3,000
Golf Cart Expense	17,352	6,000	23,352	24,000	648.08	24,000	648
Group Insurance	53,984	15,755	69,739	63,019	(6,719.54)	70,965	1,226
Licenses, Permits Fees, Etc	1,729	-	1,729	5,000	3,270.88	3,500	1,771
Medical Support / Training	-	2,400	2,400	2,500	100.00	3,500	1,100
New Equipment	-	-	-	3,000	3,000.00	3,000	3,000
Office Supplies (Sec. Dept)	1,677	419	2,097	5,000	2,903.21	3,500	1,403
Payroll	1,349,404	337,351	1,686,755	1,631,937	(54,818.05)	1,694,586	7,831
Payroll Tax	104,767	26,192	130,959	130,555	(403.95)	135,567	4,608
Perimeter Control Lease	10,824	-	10,824	7,000	(3,824)	-	(10,824)
Repairs/Replacement	29,541	7,385	36,926	50,000	13,074	50,000	13,074
Uniforms	16	2,200	2,216	8,500	6,284	8,500	6,284
Total Security Expenses	1,605,074	410,817	2,015,891	1,987,511	(28,380)	2,055,894	40,003
Excess (Deficiency) of Revenue							
Over Expenses for the year	(1,597,590)	(410,517)	(2,008,107)	(1,985,011)	(23,096)	(2,050,894)	

**Towers Of Quayside HOA Inc., Proposed Spa Budget
January 1, 2026 Through December 31, 2026**

	9 Month	3 Month	12 Month	2025	Variance	2026	Var 2025 Actual
	(unaudited)	Budgeted	Total	Budget		Budget	to 2026 Budget
Revenue:							
Guest Fee Income	11,551	4,332	15,883	7,000	8,883	10,000	(5,883)
Café Rental Income	2,060	1,077	3,137	3,207	(70)	3,302	165
Treatment Income	-	0	-	-	-	-	-
Total Revenues:	13,611	5,409	19,020	10,207	8,813	13,302	(5,718)
Expenses:							
Air Conditioning (Maint/Rep)	-	2,200	2,200	9,000	6,800	7,500	5,300
Coffee, Creamer, Tea	11,758	2,940	14,698	9,500	(5,198)	13,000	(1,698)
Electric	66,485	16,621	83,107	89,000	5,893	87,500	4,393
Equipment Maintenance	3,840	960	4,800	5,071	271	5,071	271
Exterminating	9,034	2,259	11,293	6,500	(4,793)	9,500	(1,793)
Gas	14,553	3,638	18,192	18,000	(192)	20,000	1,808
Group Ins	(103)	1,836	1,733	5,508	3,775	22,429	20,696
Janitorial Supplies	471	118	589	12,500	11,911	12,500	11,911
Licenses, Permits, Fees, Taxes	5,165	0	5,165	1,800	(3,365)	2,800	(2,365)
Linen & Laundry	2,905	0	2,905	6,500	3,595	6,500	3,595
New Equipment	-	6,500	6,500	7,000	500	7,000	500
Office Supplies	306	450	756	1,000	244	1,000	244
Payroll	357,408	89,352	446,760	544,238	97,478	535,532	88,772
Payroll Tax	28,461	7,115	35,576	43,539	7,963	42,843	7,267
Plant Maintenance - Contract	14,988	3,747	18,735	19,105	370	21,000	2,265
Pool	10,900	2,725	13,625	24,000	10,375	24,000	10,375
Repairs/Replacements	40,854	10,214	51,068	75,000	23,932	70,000	18,932
Signs	-	0	-	1,000	1,000	1,000	1,000
Spa Supplies	48,546	12,137	60,683	35,000	(25,683)	35,000	(25,683)
Specialty Classes	86,185	21,546	107,731	101,400	(6,331)	101,400	(6,331)
Trash Removal - Contract	13,482	3,371	16,853	13,035	(3,818)	13,035	(3,818)
Uniforms	590	148	738	4,000	3,262	4,000	3,262
Water & Sewer	11,194	2,798	13,992	18,500	4,508	18,500	4,508
Total Expenses		190,674	917,697	1,050,196	132,499	1,061,109	143,412
Excess (Deficiency) of Revenue	727,024						
Over Expenses for the year	(713,413)	(185,265)	(898,677)	(1,039,989)	141,312	(1,047,807)	

**Towers Of Quayside HOA Inc., Proposed Tennis Budget
January 1, 2026 Through December 31, 2026**

	9 Month	3 Month	12 Month	2025	Variance	2026	Var 2025 Actual
	(unaudited)	Budgeted	Total	Budget		Budget	to 2026 Budget
Revenue:							
Pickle Ball Court 2024	-	-	-	125,000	125,000	-	
Guest Fee Income Tennis	4,617	1,154	5,772	6,500	728	6,500	728
Total Revenues:	4,617	1,154	5,772	131,500	125,728	6,500	728
Expenses:							
Clinics/Exhibitions	6,021	9,500	15,521	13,000	(2,521)	17,500	1,979
Court Repair (material)	5,032	5,200	10,232	8,000	(2,232)	10,500	268
Electric Fixtures/Bulbs	-		-	1,500	1,500	1,500	1,500
Electricity	13,916	3,479	17,395	16,500	(895)	18,500	1,105
Group Ins	7,779	1,945	9,724	10,862	1,138	11,872	2,148
Janitorial Supplies	3,051	763	3,814	1,500	(2,314)	3,000	(814)
Payroll	126,339	31,585	157,924	162,126	4,202	169,414	11,491
Payroll Tax	9,902	2,476	12,378	12,970	592	13,553	1,176
Pickleball Court addition	-	-	-	125,000	125,000	0	-
Repairs/Replacements	17,084	4,271	21,355	23,000	1,645	23,000	1,645
Total Expenses	189,125	59,218	248,343	374,458	126,115	268,839	20,496
Excess (Deficiency) of Revenue							
Over Expenses for the year	(184,507)	(58,064)	(242,571)	(242,958)	(387)	(262,339)	

**Towers Of Quayside HOA Inc., Proposed Great House Budget
January 1, 2026 Through December 31, 2026**

	9 Month	3 Month	12 Month	2025	Variance	2026	Var 2025 Actual
Revenue:	(unaudited)	Budgeted	Actual	Budget		Budget	to 2026 Budget
Great House Events	-	750	750	750	-	2,500	1,750
Total Revenues:	-	750	750	750	-	2,500	1,750
Expenses:							
A/C (Maint/Rep/Nal)	8,903	2,226	11,129	8,000	3,129	8,000	(3,129)
Cable Satellite Service	3,480	870	4,349	-	4,349	11,000	6,651
Contingency	7,486	1,871	9,357	30,000	(20,643)	25,000	15,643
Electric Fixture / Bulbs	-	-	-	1,500	(1,500)	1,500	1,500
Electricity	50,017	12,504	62,521	62,000	521	62,000	(521)
Elevator Contract	3,179	795	3,974	3,500	474	4,800	826
Equipment - Dishwasher	1,022	-	1,022	2,800	(1,778)	-	(1,022)
Exterminating	4,205	1,051	5,256	4,800	456	5,500	244
Fuel	1,476	369	1,845	2,000	(155)	2,000	155
Gas - Natural	10,076	2,519	12,595	10,000	2,595	13,000	405
Housekeeping Service	15,619	-	15,619	40,000	(24,381)	-	(15,619)
Insurance	40,500	10,125	50,625	54,000	(3,375)	54,000	3,375
Licenses, Permits, Fees, POS	10,862	2,715	13,577	12,500	1,077	15,000	1,423
Linens/Napkins	-	-	-	6,500	(6,500)	-	-
Miscellaneous	-	-	-	5,000	(5,000)	5,000	5,000
New Equipment/Serv	-	-	-	5,000	(5,000)	5,000	5,000
Payroll/ HlthIns-Shuttle	26,697	6,674	33,371	33,824	31,000	34,779	1,408
Payroll Tax/Shuttle	2,122	530	2,652	2,706	(54)	2,782	130
Plant Maintenance	-	-	-	-	-	12,000	12,000
Repair / Replacement	39,187	9,797	48,984	50,000	(1,016)	50,000	1,016
Subsidy	150,072	55,000	205,072	200,000	5,072	220,000	14,928
Telephone - Great House	-	-	-	-	-	-	-
Tower 4 Billback	9,783	2,446	12,229	13,043	(814)	13,043	814
Trash Removal	11,183	2,796	13,979	11,340	2,639	16,020	2,041
Vehicle Financing	7,051	1,763	8,813	10,800	(1,987)	11,600	2,787
Water and Sewer	9,611	2,403	12,014	17,500	(5,486)	15,000	2,986
Total Expenses	412,529	195,604	528,983	586,813	(26,377)	587,024	58,041
Excess (Deficiency) of Revenue		-					
Over Expenses for the year	(412,529)	(194,854)	(528,233)	(586,063)	26,377	(584,524)	

**Towers Of Quayside HOA Inc., Proposed Marina Budget
January 1, 2026 Through December 31, 2026**

	9 Month	3 Month	12 Month	2025	Variance	2026	Var 2025 Actual
	(unaudited)	Budgeted	Total	Budget		Budget	to 2026 Budget
Revenue:							
Maint Assessments - Marina	78,624	19,656	98,280	129,313	31,033	129,313	31,033
Marina Lease Income	-	-	-	-	-	-	-
Total Revenues:	78,624	19,656	98,280	129,313	31,033	129,313	31,033
Expenses:							
Admin Expense - HOA	3,750	1,250	5,000	5,000	-	5,000	-
Electric	1,632	408	2,040	2,109	69	2,250	210
Engineering Service	-	-	-	3,000	3,000	3,000	3,000
Marina Contingency	-	-	-	50,000	50,000	48,000	48,000
Payroll	26,065	6,516	32,582	29,393	(3,189)	32,277	(305)
Payroll Tax	2,188	547	2,735	2,511	(224)	2,582	(153)
Repairs/Replacement	17,237	4,309	21,546	22,000	454	20,604	(942)
Submergible Land Lease/Permits	28,367	7,092	35,459	13,100	(22,359)	13,100	(22,359)
Telephone	450	113	563	600	38	900	338
Water & Sewer	404	101	504	1,600	1,096	1,600	1,096
Total Expenses	80,093	20,336	100,429	129,313	28,884	129,313	28,884
Excess (Deficiency) of Revenue							
Over Expenses for the year	(1,469)	(680)	(2,149)	-	2,149	-	

Lowes Of Quayside HOA Inc., 2026 Reserve Schedule

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	2026 Replacement Fund															
2	2026	Est.	Est.	Est.	Estimated											
3		Life	Life	Life Bal	Replacement											
4	Component	Years	Bal.	Year	Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
5	Building Exteriors															
6																
7	Exterior Doors and windows, Great House	40	1	2027	\$250,000	-	250,000	-	-	-	-	-	-	-	-	-
8	Spa/Tennis Bldgs. Awnings/Covers	10	6	2032	\$28,706	-	-	-	-	-	-	28,706	-	-	-	-
9	Exterior Door and windows, Spa,Tennis	40	1	2027	\$250,000	-	250,000	-	-	-	-	-	-	-	-	-
10	Siding, Spa/Tennis Building	20	8	2034	\$300,000	-	-	-	-	-	-	-	-	300,000	-	-
11	Total Building Exteriors				\$828,706	-	500,000	-	-	-	-	28,706	-	300,000	-	-
12																
13	Furnishing, Finishes & Equipment															
14																
15																
16	Great House A/V Equipment	10	6	2032	\$45,000	-	-	-	-	-	-	45,000	-	-	-	-
17	Great House Dining/Deck Furniture	8	3	2029	\$70,400	-	-	-	70,400	-	-	-	-	-	-	-
18	Great House Furnishing/Finishes	15	1	2027	\$290,000	-	290,000	-	-	-	-	-	-	-	-	-
19	Great House Kitchen Equip. Allowance	5	0	2026	\$75,000	75,000	-	-	-	-	-	-	-	-	-	-
20	Great House Renovation Allowance	25	3	2029	\$870,000	-	-	-	870,000	-	-	-	-	-	-	-
21	Great House Restrooms	25	1	2027	\$123,795	-	123,795	-	-	-	-	-	-	-	-	-
22	Guard House Interiors	25	5	2031	\$18,500	-	-	-	-	-	18,500	-	-	-	-	-
23	Spa/Café Administrative Offices Interior	20	14	2040	\$67,500	-	-	-	-	-	-	-	-	-	-	-
24	Spa/Cafe Aerobics/Spin Room Interior	20	1	2027	\$51,000	-	51,000	-	-	-	-	-	-	-	-	-
25	Spa/Cafe Exercise Room Interiors	15	1	2027	\$110,000	-	110,000	-	-	-	-	-	-	-	-	-
26	Spa/Cafe Furnishing/Finishes	15	1	2027	\$195,000	-	195,000	-	-	-	-	-	-	-	-	-
27	Spa/Cafe Kitchen Equipment	5	3	2029	\$18,500	-	-	-	16,500	-	-	-	-	-	-	-
28	Spa Locker Rooms/Wet Areas	25	7	2027	\$750,000	-	750,000	-	-	-	-	-	-	-	-	-
29	Spa/Cafe Renovation Allowance	25	1	2027	\$1,485,000	-	1,485,000	-	-	-	-	-	-	-	-	-
30	Spa Café Restrooms	25	1	2027	\$23,940	-	23,940	-	-	-	-	-	-	-	-	-
31	Tennis Furnishing Finishes	15	3	2029	\$44,000	-	-	-	44,000	-	-	-	-	-	-	-
32	Tennis Pro Shop Renovation Allowance	25	3	2029	\$110,000	-	-	-	110,000	-	-	-	-	-	-	-
33	Tennis Bldg. Restrooms	20	3	2029	\$38,760	-	-	-	38,760	-	-	-	-	-	-	-
34	Total Furnishing, Finishes & Equipment				\$4,382,395	75,000	3,028,735	-	1,110,900	-	16,500	45,000	-	-	-	-
35																
36	Golf Carts															
37																
38	Golf Carts/Security/Maintenance	10	6	2032	\$88,000	-	-	-	-	-	-	88,000	-	-	-	-
39	Total Golf Carts				\$88,000	-	-	-	-	-	-	88,000	-	-	-	-
40																
41	Mechanical/Electrical															
42																
43	Boiler/Water Heater(250)	24	19	2045	\$15,775	-	-	-	-	-	-	-	-	-	-	-
44	Boiler/Water Heater(500)	24	19	2045	\$29,260	-	-	-	-	-	-	-	-	-	-	-
45	Fire Alarm System Upgrades	25	0	2026	\$75,000	75,000	-	-	-	-	-	-	-	-	-	-
46	Generator/Equipment	24	6	2032	\$74,640	-	-	-	-	-	-	74,640	-	-	-	-
47	HVAC,Great House Basement	25	13	2039	\$130,206	-	-	-	-	-	-	-	-	-	-	-
48	HVAC,Great House (100T) Chiller	30	18	2044	\$164,490	-	-	-	-	-	-	-	-	-	-	-
49	Elevator Modernization, Great House	40	0	2026	\$68,970	68,970	-	-	-	-	-	-	-	-	-	-
50	Exhaust Fan - Great House	23	19	2045	\$58,140	-	-	-	-	-	-	-	-	-	-	-
51	Lake Fountains (3)	26	22	2048	\$87,624	-	-	-	-	-	-	-	-	-	-	-
52	Lift Stations Pumps and Equipment	24	6	2032	\$80,140	-	-	-	-	-	-	80,140	-	-	-	-
53	Lighting Post, Fixtures, Bollards (GH)	30	16	2042	\$53,100	-	-	-	-	-	-	-	-	-	-	-
54	Lighting (Spa Posts/Fixtures)	30	16	2042	\$78,834	-	-	-	-	-	-	-	-	-	-	-
55	Lighting (Street Posts/Fixtures)	35	21	2038	\$234,688	-	-	-	-	-	-	-	-	-	-	-
56	Lighting (Walways Bollards)	17	3	2038	\$67,134	-	-	-	151,780	-	-	-	-	-	-	-
57	HVAC, Spa Market (7.5)	14	10	2036	\$12,762	-	-	-	-	-	-	-	-	-	-	12,762
58	HVAC, Spa Lobby areas (13.5T)	14	2	2028	\$69,534	-	-	69,534	-	-	-	-	-	-	-	-
59	HVAC, Spa Women's (20T)	25	5	2031	\$27,710	-	-	-	-	-	27,710	-	-	-	-	-
60	HVAC, Spa Men's (13.5T)	25	5	2031	\$20,577	-	-	-	-	-	20,577	-	-	-	-	-
61	HVAC, Spa Café/Aerobic	14	3	2029	\$22,587	-	-	-	22,587	-	-	-	-	-	-	-
62	Total Mechanical/Electrical				\$1,368,971	68,970	-	69,534	174,367	-	48,287	80,140	-	-	-	12,762
63																
64	Painting, Fumigation & Waterproofing															
65	Paint Great House Exterior	10	1	2027	\$21,465	-	21,465	-	-	-	-	-	-	-	-	-
66	Perimeter Walls/Common Areas	10	1	2027	\$68,000	-	68,000	-	-	-	-	-	-	-	-	-

Towers Of Quayside HOA Inc., 2026 Reserve Schedule

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
2	2026	Est.	Est.	Est.	Estimated											
3		Life	Life	Life Bal	Replacement											
4	Component	Years	Bal.	Year	Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
67	Painting,Fumigation Spa/Tennis Building Ext	10	6	2032	\$56,535	-	-	-	-	-	-	56,535	-	-	-	-
68	Total Painting & Waterproofing				\$146,000	-	89,465	-	-	-	-	56,535	-	-	-	-
69																
70	Pavement															
71																
72	Asphalt Paving, Replacement	24	1	2027	\$477,165	-	477,165	-	-	-	-	-	-	-	-	-
73	Asphalt Paving Sealcoat/Rejuvenation/Rep	4	4	2030	\$47,137	-	-	-	-	47,137	-	-	-	-	-	-
74	Brck Pavers Main Entry/Interiors	40	1	2027	\$170,800	-	170,800	-	-	-	-	-	-	-	-	-
75	Brick Pavers Marina Promenade	40	19	2045	\$178,500	-	-	-	-	-	-	-	-	-	-	-
76	Total Pavement				\$873,602	-	647,965	-	-	47,137	-	-	-	-	-	-

Iowers Of Quayside HOA Inc., 2026 Reserve Schedule

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
2	2026	Est.	Est.	Est.	Estimated											
3		Life	Life	Life Bal	Replacement											
4	Component	Years	Bal.	Year	Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
77																
78	Pool & Spa															
79																
80	Pool Interior Resurfacing & Tile	13	9	2035	\$36,696	-	-	-	-	-	-	-	-	-	36,696	-
81	Spas/Cold Plunge/Pool	25	1	2027	\$174,000	-	174,000	-	-	-	-	-	-	-	-	-
82	Total Pool & Spa				\$210,696	-	174,000	-	-	-	-	-	-	-	36,696	-
83																
84	Roof Replacement															
85																
86	Control Center Roofing	20	0	2026	\$40,950	40,950	-	-	-	-	-	-	-	-	-	-
87	Gazebos Roofing	30	6	2032	\$19,125	-	-	-	-	-	-	19,125	-	-	-	-
88	Great House-Flat Roofing	20	0	2026	\$91,000	91,000	-	-	-	-	-	-	-	-	-	-
89	Great House Skylights	25	2	2028	\$30,360	-	-	30,360	-	-	-	-	-	-	-	-
90	Great House-Tile Roofing	30	0	2026	\$46,250	46,250	-	-	-	-	-	-	-	-	-	-
91	Guard House - Roofing	20	0	2026	\$14,259	14,259	-	-	-	-	-	-	-	-	-	-
92	Spa/Cafe Skylights	25	7	2033	\$47,664	-	-	-	-	-	-	47,664	-	-	-	-
93	Spa/Cafe-Flat	20	0	2026	\$700,000	700,000	-	-	-	-	-	-	-	-	-	-
94	Skylights, Natatorium	45	5	2031	\$496,275	-	-	-	-	496,275	-	-	-	-	-	-
95	Spa/Cafe -Tile Roofing & Gutter	30	0	2026	\$97,500	97,500	-	-	-	-	-	-	-	-	-	-
96	Tennis Building - Roofing	30	0	2026	\$60,250	60,250	-	-	-	-	-	-	-	-	-	-
97	Total Roof Replacement				\$1,643,633	1,050,209	-	30,360	-	-	496,275	19,125	47,664	-	-	-
98																
99	Security															
100	Security Systems Modernization	13	8	2032	\$450,000	-	-	-	-	-	-	450,000	-	-	-	-
101	Total Pool & Spa				\$450,000	-	-	-	-	-	-	450,000	-	-	-	-
102																
103	Site Improvements															
104	Fencing, North/South Boundaries	27	3	2029	\$94,944	-	-	-	94,944	-	-	-	-	-	-	-
105	Fencing, West/East Boundaries	27	6	2032	\$69,660	-	-	-	-	-	-	69,660	-	-	-	-
106	Fountains, Entry & Guardhouse	20	1	2027	\$130,000	-	130,000	-	-	-	-	-	-	-	-	-
107	Gazebo/Quay Bridge Restoration	16	4	2030	\$46,200	-	-	22,232	-	46,200	-	-	-	-	-	-
108	Lake Dock/Sundeck Restoration	13	11	2037	\$32,060	-	-	22,232	-	-	-	-	-	-	-	-
109	Lakes Retaining walls	46	10	2036	\$1,925,250	-	-	-	-	-	-	-	-	-	-	1,925,250
110	Playground/Basketball Courts/Dog Park	15	7	2033	\$297,000	-	-	-	-	-	-	297,000	-	-	-	-
111	Seawall	30	10	2036	\$1,311,720	-	-	-	-	-	-	-	-	-	-	1,311,720
112	Street/Directional Sign	25	4	2030	\$50,000	-	-	-	-	50,000	-	-	-	-	-	-
113	Tennis Bldg. Deck Restoration	16	5	2031	\$70,470	-	-	-	-	-	70,470	-	-	-	-	-
114	Front Gate Modifications/Renovations	25	8	2034	\$160,000	-	-	-	-	-	-	-	-	160,000	-	-
115	Canopy, Guard House	25	6	2024	\$153,500	-	-	-	-	127,000	-	-	-	-	-	-
116	Landscaping	20	10	2036	\$175,000	-	-	-	-	-	-	-	-	-	-	175,000
117	Total Site Improvement				\$4,515,804	-	-	-	-	177,000	70,470	-	297,000	160,000	-	3,411,970
118																
119	Tennis Courts															
120	Tennis Court Roller Replacement	13	4	2030	\$14,000	-	-	-	-	14,000	-	-	-	-	-	-
121	Tennis Courts Resurfacing	6	0	2026	\$69,040	69,040	-	-	-	-	-	-	-	-	-	-
122	Racquetball Court Replacement	20	3	2029	\$120,000	-	25,000	-	-	-	-	-	-	60,000	-	-
123	Tennis Fencing & Gates Replacement	20	2	2028	\$107,200	-	-	107,200	-	-	-	-	-	-	-	-
124	Tennis Lighting Replacement	20	10	2036	\$121,278	-	-	-	-	-	-	-	-	-	-	121,278
125	Tennis Windscreen Replacement	7	0	2026	\$16,608	16,608	-	-	-	-	-	-	-	-	-	-
126	Total Tennis Courts				\$448,126	69,040	25,000	107,200	-	14,000	-	-	-	60,000	-	121,278
127																
128	Grand Totals				\$14,505,933	\$1,263,219	\$4,465,165	\$207,094	\$1,285,267	\$238,137	\$631,532	\$317,506	\$344,664	\$520,000	\$36,696	\$3,546,010
129																
130	Projected Beginning Cash Balance					\$1,780,000	\$1,066,781	\$121,616	\$714,522	\$229,255	\$791,118	\$959,586	\$1,442,080	\$1,897,416	\$2,177,416	\$2,940,720
131	Annual Reserve Funding Contribution					\$550,000	\$3,520,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
132	Annual Reserve Projected Expenditure					\$1,263,219	\$4,465,165	\$207,094	\$1,285,267	\$238,137	\$631,532	\$317,506	\$344,664	\$520,000	\$36,696	\$3,546,010
133	Projected Ending Cash Balance					\$1,066,781	\$121,616	\$714,522	\$229,255	\$791,118	\$959,586	\$1,442,080	\$1,897,416	\$2,177,416	\$2,940,720	\$194,710
134	Annual Contribution 100% Funding			793 Units	Avg/Unit	\$58	\$370	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84
135	Average Increase / Decrease Amount				Inc/Dec Amt	0	312	(286)	0	0	0	0	0	0	0	0

Towers Of Quayside HOA Inc., 2026 Reserve Schedule

	A	Q	R	S	T	U	V	W	X
1	2026 Replacement Fund								
2	2026								
3									
4	Component	2037	2038	2039	2040	2041	2042	2043	2044
5	Building Exteriors								
6									
7	Exterior Doors and windows, Great House	-	-	-	-	-	-	-	-
8	Spa/Tennis Bldgs. Awnings/Covers	-	-	-	-	-	-	-	-
9	Exterior Door and windows, Spa/Tennis	-	-	-	-	-	-	-	-
10	Siding, Spa/Tennis Building	-	-	-	-	-	-	-	-
11	Total Building Exteriors	-	-	-	-	-	-	-	-
12									
13	Furnishing, Finishes & Equipment								
14									
15									
16	Great House A/V Equipment	-	-	-	-	-	-	-	-
17	Great House Dining/Deck Furniture	-	-	-	-	-	-	-	-
18	Great House Furnishing/Finishes	-	-	-	-	-	-	-	-
19	Great House Kitchen Equip. Allowance	-	-	-	-	-	-	-	-
20	Great House Renovation Allowance	-	-	-	-	-	-	-	-
21	Great House Restrooms	-	-	-	-	-	-	-	-
22	Guard House Interiors	-	-	-	-	-	-	-	-
23	Spa/Cafe Administrative Offices Interior	-	-	-	67,500	-	-	-	-
24	Spa/Cafe Aerobics/Spin Room Interior	-	-	-	-	-	-	-	-
25	Spa/Cafe Exercise Room Interiors	-	-	-	-	-	-	-	-
26	Spa/Cafe Furnishing/Finishes	-	-	-	-	-	-	-	-
27	Spa/Cafe Kitchen Equipment	-	-	-	-	-	-	-	-
28	Spa Locker Rooms/Wet Areas	-	-	-	-	-	-	-	-
29	Spa/Cafe Renovation Allowance	-	-	-	-	-	-	-	-
30	Spa Cafe Restrooms	-	-	-	-	-	-	-	-
31	Tennis Furnishing Finishes	-	-	-	-	-	-	-	-
32	Tennis Pro Shop Renovation Allowance	-	-	-	-	-	-	-	-
33	Tennis Bldg. Restrooms	-	-	-	-	-	-	-	-
34	Total Furnishing, Finishes & Equipment	-	-	-	67,500	-	-	-	-
35									
36	Golf Carts								
37									
38	Golf Carts/Security/Maintenance	-	-	-	-	-	-	-	-
39	Total Golf Carts	-	-	-	-	-	-	-	-
40									
41	Mechanical/Electrical								
42									
43	Boiler/Water Heater(250)	-	-	-	-	-	-	-	-
44	Boiler/Water Heater(500)	-	-	-	-	-	-	-	-
45	Fire Alarm System Upgrades	-	-	-	-	-	-	-	-
46	Generator/Equipment	-	-	-	-	-	-	-	-
47	HVAC, Great House Basement	-	-	130,206	-	-	-	-	-
48	HVAC, Great House (100T) Chiller	-	-	-	-	-	-	-	164,490
49	Elevator Modernization, Great House	-	-	-	-	-	-	-	-
50	Exhaust Fan - Great House	-	-	-	-	-	-	-	-
51	Lake Fountains (3)	-	-	-	-	-	-	-	-
52	Lift Stations Pumps and Equipment	-	-	-	-	-	-	-	-
53	Lighting Post, Fixtures, Bollards (GH)	-	-	-	-	53,100	-	-	-
54	Lighting (Spa Posts/Fixtures)	-	-	-	-	78,634	-	-	-
55	Lighting (Street Posts/Fixtures)	-	24,020	-	-	-	-	-	-
56	Lighting (Walways Bollards)	-	-	-	-	-	-	-	-
57	HVAC, Spa Market (7.5)	-	-	-	-	-	-	-	-
58	HVAC, Spa Lobby areas (13.5T)	-	-	-	-	-	-	-	-
59	HVAC, Spa Women's (20T)	-	-	-	-	-	-	-	-
60	HVAC, Spa Men's (13.5T)	-	-	-	-	-	-	-	-
61	HVAC, Spa Cafe/Aerobic	-	-	-	-	-	-	-	-
62	Total Mechanical/Electrical	-	24,020	-	-	131,734	-	-	-
63									
64	Painting, Fumigation & Waterproofing								
65	Paint Great House Exterior	-	-	-	-	-	-	-	-
66	Perimeter Walls/Common Areas	-	-	-	-	-	-	-	-

Lower Of Quayside HOA Inc., 2026 Reserve Schedule

	A	Q	R	S	T	U	V	W	X
2	2026								
3									
4	Component	2037	2038	2039	2040	2041	2042	2043	2044
67	Painting, Fumigation Spa/Tennis Building Ext	-	-	-	-	-	-	-	-
68	Total Painting & Waterproofing	-	-	-	-	-	-	-	-
69									
70	Pavement								
71									
72	Asphalt Paving, Replacement	-	-	-	-	-	-	-	-
73	Asphalt Paving Sealcoat/Rejuvenation/Rep	-	-	-	-	-	-	-	-
74	Brick Pavers Main Entry/Interiors	-	-	-	-	-	-	-	-
75	Brick Pavers, Marina Promenade	-	-	-	-	-	-	-	-
76	Total Pavement	-	-	-	-	-	-	-	-

Lowers Of Quayside HOA Inc., 2026 Reserve Schedule

	A	Q	R	S	T	U	V	W	X
2	2026								
3									
4	Component	2037	2038	2039	2040	2041	2042	2043	2044
77									
78	Pool & Spa								
79									
80	Pool Interior Resurfacing & Tile	-	-	-	-	-	-	-	-
81	Spas/Cold Plunge/Pool	-	-	-	-	-	-	-	-
82	Total Pool & Spa	-	-	-	-	-	-	-	-
83									
84	Roof Replacement								
85									
86	Control Center Roofing	-	-	-	-	-	-	-	-
87	Gazebos Roofing	-	-	-	-	-	-	-	-
88	Great House-Flat Roofing	-	-	-	-	-	-	-	-
89	Great House Skylights	-	-	-	-	-	-	-	-
90	Great House-Tile Roofing	-	-	-	-	-	-	-	-
91	Guard House - Roofing	-	-	-	-	-	-	-	-
92	Spa/Cafe Skylights	-	-	-	-	-	-	-	-
93	Spa/Cafe-Flat	-	-	-	-	-	-	-	-
94	Skylights, Natatorium	-	-	-	-	-	-	-	-
95	Spa/Cafe -Tile Roofing & Gutter	-	-	-	-	-	-	-	-
96	Tennis Building - Roofing	-	-	-	-	-	-	-	-
97	Total Roof Replacement	-	-	-	-	-	-	-	-
98									
99	Security								
100	Security Systems Modernization	-	-	-	-	-	-	-	-
101	Total Pool & Spa	-	-	-	-	-	-	-	-
102									
103	Site Improvements								
104	Fencing, North/South Boundaries	-	-	-	-	-	-	-	-
105	Fencing, West/East Boundaries	-	-	-	-	-	-	-	-
106	Fountains, Entry & Guardhouse	-	-	-	-	-	-	-	-
107	Gazebo/Quay Bridge Restoration	-	-	-	-	-	-	-	-
108	Lake Dock/Sundeck Restoration	32,060	-	-	-	-	-	-	-
109	Lakes Retaining walls	-	-	-	-	-	-	-	-
110	Playground/Basketball Courts/Dog Park	-	-	-	-	-	-	-	-
111	Seawall	-	-	-	-	-	-	-	-
112	Street/Directional Sign	-	-	-	-	-	-	-	-
113	Tennis Bldg. Deck Restoration	-	-	-	-	-	-	-	-
114	Front Gate Modifications/Renovations	-	-	-	-	-	-	-	-
115	Canopy, Guard House	-	-	-	-	-	-	-	-
116	Landscaping	-	-	-	-	-	-	-	-
117	Total Site Improvement	-	-	-	-	-	-	-	-
118									
119	Tennis Courts								
120	Tennis Court Roller Replacement	-	-	-	-	-	-	-	-
121	Tennis Courts Resurfacing	-	-	-	-	-	-	-	-
122	Racquetball Court Replacement	-	-	-	-	-	-	-	-
123	Tennis Fencing & Gates Replacement	-	-	-	-	-	-	-	-
124	Tennis Lighting Replacement	-	-	-	-	-	-	-	-
125	Tennis Windscreen Replacement	-	-	-	-	-	-	-	-
126	Total Tennis Courts	-	-	-	-	-	-	-	-
127									
128	Grand Totals	\$0	\$24,020	\$0	\$67,500	\$0	\$131,734	\$0	\$0
129									
130	Projected Beginning Cash Balance	\$194,710	\$744,710	\$1,270,690	\$1,820,690	\$2,303,190	\$2,853,190	\$3,271,456	\$3,821,456
131	Annual Reserve Funding Contribution	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
132	Annual Reserve Projected Expenditure	\$0	\$24,020	\$0	\$67,500	\$0	\$131,734	\$0	\$0
133	Projected Ending Cash Balance	\$744,710	\$1,270,690	\$1,820,690	\$2,303,190	\$2,853,190	\$3,271,456	\$3,821,456	\$4,371,456
134	Annual Contribution 100% Funding	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58
135	Average Increase / Decrease Amount	(27)	0	0					

		Association	Association	100 % Reserve						
	<u>Association</u>	<u>Units</u>	<u>Ratio</u>	<u>Funding</u>						
	(1000) Tower 1	216	0.27	\$2,167,887						
	(2000) Tower 2	216	0.27	\$2,167,887						
	(3000) Lakefront	39	0.05	\$391,424						
	(4000) Tower 4	264	0.33	\$2,649,639						
	(5000) Bayfront	18	0.02	\$180,657						
	(6000) Courtyard Villas	40	0.05	\$401,461						
	HOA Total Units	793	100%	\$7,958,955						
<u>Quantity</u>	<u>Tower 1</u>	<u>%</u>		<u>Funding</u>		<u>Quantity</u>	<u>Tower 2</u>	<u>%</u>		<u>Funding</u>
16	01 Line	0.6080%	9.728%	\$1,098		16	01 Line	0.4896%	7.834%	\$884
16	02 Line	0.4899%	7.838%	\$885		16	02 Line	0.6075%	9.720%	\$1,097
16	03 Line	0.4153%	6.645%	\$750		16	03 Line	0.4151%	6.642%	\$750
16	04 Line	0.4153%	6.645%	\$750		16	04 Line	0.4151%	6.642%	\$750
1	305	0.4169%	0.417%	\$753		16	05 Line	0.4799%	7.678%	\$867
15	05 Line	0.4803%	7.205%	\$868		16	06 Line	0.4799%	7.678%	\$867
16	06 Line	0.4803%	7.685%	\$868		16	07 Line	0.4862%	7.779%	\$878
16	07 Line	0.4865%	7.784%	\$879		1	308	0.3664%	0.366%	\$662
1	308	0.3666%	0.367%	\$662		15	08 Line	0.3832%	5.748%	\$692
15	08 Line	0.3834%	5.751%	\$693		16	09 line	0.4151%	6.642%	\$750
16	09 line	0.4153%	6.645%	\$750		16	10 Line	0.4151%	6.642%	\$750
16	10 Line	0.4153%	6.645%	\$750		16	11 Line	0.4837%	7.739%	\$874
16	11 Line	0.4840%	7.744%	\$874		16	12 Line	0.4837%	7.739%	\$874
16	12 Line	0.4840%	7.744%	\$874		2	PH01,TS01	0.4934%	0.987%	\$891
2	PH01,TS01	0.6117%	1.223%	\$1,105		2	PH02, TS02	0.6114%	1.223%	\$1,105
2	PH02, TS02	0.4937%	0.987%	\$892		2	PH03, TS03	0.4151%	0.830%	\$750
2	PH03, TS03	0.4154%	0.831%	\$750		2	PH04, TS04	0.4151%	0.830%	\$750
2	PH04, TS04	0.4154%	0.831%	\$750		2	PH05, TS05	0.4830%	0.966%	\$873
2	PH05, TS05	0.4834%	0.967%	\$873		2	PH06, TS06	0.4830%	0.966%	\$873
2	PH06, TS06	0.4834%	0.967%	\$873		2	PH07, TS07	0.4862%	0.972%	\$878
2	PH07, TS07	0.4865%	0.973%	\$879		2	PH08, TS08	0.3832%	0.766%	\$692
2	PH08, TS08	0.3834%	0.767%	\$693		2	PH09, TS09	0.4151%	0.830%	\$750
2	PH09, TS09	0.4154%	0.831%	\$750		2	PH10, TS10	0.4151%	0.830%	\$750
2	PH10, TS10	0.4154%	0.831%	\$750		2	PH11, TS11	0.4875%	0.975%	\$881
2	PH11, TS11	0.4878%	0.976%	\$881		2	PH12, TS12	0.4875%	0.975%	\$881
2	PH12, TS12	0.4878%	0.976%	\$881		216			100%	
216			100%							
<u>Quantity</u>	<u>3000 Lakefront</u>	<u>%</u>		<u>Funding</u>						
39	3000-3047	2.5641%	100%	\$836						

<u>Quantity</u>	<u>Tower 4</u>	<u>%</u>		<u>Funding</u>		<u>Quantity</u>	<u>6000 Coutyard Villas</u>	<u>%</u>		<u>Funding</u>
20	01 Line	0.3957%	7.914%	\$874		1	A-1	2.504%	2.504%	\$838
20	02 Line	0.4910%	9.820%	\$1,084		1	A-2	2.517%	2.517%	\$842
20	03 Line	0.3354%	6.708%	\$741		1	A-3	2.514%	2.514%	\$841
20	04 Line	0.3354%	6.708%	\$741		1	A-4	2.453%	2.453%	\$821
1	305	0.3365%	0.337%	\$743		1	A-5	2.475%	2.475%	\$828
19	05 Line	0.3879%	7.370%	\$856		1	A-6	1.814%	1.814%	\$607
20	06 Line	0.3879%	7.758%	\$856		1	B-1	2.502%	2.502%	\$837
20	07 Line	0.3675%	7.350%	\$811		1	B-2	2.626%	2.626%	\$879
20	08 Line	0.3929%	7.858%	\$868		1	B-3	1.808%	1.808%	\$605
20	09 line	0.3354%	6.708%	\$741		1	C-1	3.164%	3.164%	\$1,059
20	10 Line	0.3354%	6.708%	\$741		1	C-2	2.468%	2.468%	\$826
20	11 Line	0.3909%	7.818%	\$863		1	C-3	2.595%	2.595%	\$868
20	12 Line	0.3909%	7.818%	\$863		1	C-4	2.098%	2.098%	\$702
2	PH01,TS01	0.3986%	0.797%	\$880		1	C-5	2.588%	2.588%	\$866
2	PH02, TS02	0.4939%	0.988%	\$1,091		1	C-6	2.636%	2.636%	\$882
2	PH03, TS03	0.3354%	0.671%	\$741		1	C-7	2.635%	2.635%	\$882
2	PH04, TS04	0.3354%	0.671%	\$741		1	C-8	2.609%	2.609%	\$873
2	PH05, TS05	0.3903%	0.781%	\$862		1	C-9	2.647%	2.647%	\$886
2	PH06, TS06	0.3903%	0.781%	\$862		1	C-10	3.394%	3.394%	\$1,135
2	PH07, TS07	0.3675%	0.735%	\$811		1	C-11	3.388%	3.388%	\$1,133
2	PH08, TS08	0.3929%	0.786%	\$868		1	C-12	2.629%	2.629%	\$880
2	PH09, TS09	0.3354%	0.671%	\$741		1	C-13	2.447%	2.447%	\$819
2	PH10, TS10	0.3354%	0.671%	\$741		1	D-1	2.666%	2.666%	\$892
2	PH11, TS11	0.3938%	0.788%	\$870		1	D-2	2.627%	2.627%	\$879
2	PH12, TS12	0.3938%	0.788%	\$870		1	D-3	2.470%	2.470%	\$826
264			100%			1	D-4	2.474%	2.474%	\$828
						1	D-5	2.461%	2.461%	\$823
<u>Quantity</u>	<u>5000 Bayfront</u>	<u>%</u>		<u>Funding</u>		1	D-6	2.627%	2.627%	\$879
18	5000-5021	5.5560%	100%	\$836		1	D-7	1.777%	1.777%	\$594
						1	D-8	1.812%	1.812%	\$606
						1	D-9	1.738%	1.738%	\$581
						1	D-10	2.569%	2.569%	\$859
						1	D-11	2.460%	2.460%	\$823
						1	D-12	2.462%	2.462%	\$824
						1	D-13	2.460%	2.460%	\$823
						1	D-14	2.598%	2.598%	\$869
						1	D-15	2.634%	2.634%	\$881
						1	D-16	2.440%	2.440%	\$816
					<u>Quantity</u>	1	D-17	1.811%	1.811%	\$606
	HOA Total Units	793		100%	40	1	D-18	3.403%	3.403%	\$1,138

**THE TOWERS OF QUAYSIDE HOMEOWNERS ASSOCIATION, INC.
(THE "ASSOCIATION")**

CONSENT TO ELECTRONIC VOTING AND/OR ELECTRONIC ASSOCIATION NOTICES

The undersigned, constituting the unit owner voting member of Unit No. _____ of _____ (name of condominium), with a street address of _____, does hereby consent as follows. **PLEASE CHECK EACH BOX THAT APPLIES TO YOU (BOTH MAY APPLY):**

- ☐ **I WANT TO PARTICIPATE IN ELECTRONIC VOTING** - BY CHECKING THIS BOX, THE UNDERSIGNED CONSENTS TO ELECTRONICALLY CAST ALL VOTES THAT SUCH UNIT OWNER VOTING MEMBER MAY BE ENTITLED TO CAST OR EXPRESS RESPECTING ALL MEETINGS AND ELECTIONS OF THE MEMBERSHIP OF THE ASSOCIATION.
- ☐ **I WANT TO RECEIVE ASSOCIATION NOTICES ELECTRONICALLY** - BY CHECKING THIS BOX, THE UNDERSIGNED AGREES TO RECEIVE ALL OFFICIAL ASSOCIATION NOTICES AND OTHER CORRESPONDENCE BY ELECTRONIC TRANSMISSION (E.G., E-MAIL). THE UNDERSIGNED ACKNOWLEDGES THAT BY CHECKING THIS BOX THAT THE ELECTRONIC MAIL ADDRESS DESIGNATED SHALL BECOME PART OF THE ASSOCIATION'S OFFICIAL RECORDS WHICH ARE OPEN TO ALL ASSOCIATION MEMBERS.

By signing this Consent to Electronic Voting, I hereby acknowledge and agree I shall be solely responsible for determining and providing the equipment necessary to comply with these Procedures, cast vote(s), or otherwise utilize the software facilitating the Electronic Voting including, without limitation, computer(s), mobile device(s), cable(s), speaker(s), camera(s), e-mail account(s), and/or internet connectivity. I further acknowledge and agree that technology is susceptible to potential errors, internet interference, and other factors outside of the Association's control including, without limitation, issues with my own equipment and internet reliability. I hereby agree to release, indemnify, and hold harmless the Association, and its officers, directors, shareholders, employees, attorneys, agents (including, without limitation, the company providing Electronic Voting software to the Association and its members), affiliates, affiliates' officers, directors, shareholders, employees, attorneys, agents, members, partners, representatives, and all other related parties who may be jointly liable with them from any and all claims arising in connection with Electronic Voting including, without limitation, viruses, malware, spam, and/or challenges to a vote conducted where a unit owner's electronic vote was not received or counted by the Association.

DATED the _____ day of _____, 20 ____

Designated Electronic Mail Address: _____

Signature of unit owner voting member: _____

Print Name of unit owner voting member: _____

THIS CONSENT TO ELECTRONIC VOTING SHALL REVOKE ALL PRIOR CONSENTS TO ELECTRONIC VOTING AND BE VALID UNTIL AN OPT-OUT DELIVERED IN ACCORDANCE WITH THE ELECTRONIC VOTING PROCEDURES OR REVOKED BY A SUBSEQUENT CONSENT TO ELECTRONIC VOTING.

DIRECT PAYMENT VIA ACH AUTHORIZATION FORM (ACH VARIABLE DEBITS)

Please complete and return to: Towers of Quayside Homeowners Association, Inc., One NE Quay Blvd., Miami, FL 33138. Or email to: accounting@quaysidemiami.com

Name (s)	
Address	
City, State & Zip	Account No:

Request Type					
☐ New Authorization					
☐ Change Financial Institution Account					
☐ Discontinue					
Payment Plan					
I (we) hereby authorize COMPANY, hereinafter called COMPANY, to initiate electronic debit entries to my (our) accounts at the Financial Institution indicated below, and if necessary, credit my (our) account to correct erroneous debits. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law.					
Variable Direct Payment Program					
Each month the full amount of your invoice will be deducted on the _____ th of each month. Payment may be taken on the first or second business day following the _____ th . Per NACHA Operating Rules, ACH payments may not be taken prior to your due date. The COMPANY has agreed to send an invoice indicating the net amount of each Direct Debit and the date such debit will be taken from my (our) account. The invoice will include the following message: "Do Not Pay. The current charges will be deducted from your account on _____."					
Banking Information					
Financial Institution Name	Branch	Account Number			
Account Type Checking ☐ Savings ☐	Bank's Routing Transit Number				
 Attach Voided Check Here					
I (we) hereby authorize COMPANY to initiate debit entries to my (our) account at the financial institution listed above this authorization will remain in full force and effect until I (we) notify COMPANY (insert which manner of revocation, i.e., in writing, by phone and method of delivery address, phone number) within _____ business days of our intent to either discontinue service or change depository financial institutions and or account numbers. I (we) acknowledge that we are the account holders of record at the financial institution provided in this authorization.					
Authorized Signatures					
Print Name		Print Name			
Signature		Signature			
Title		Title			
Office Use Only					
Date Received:	Prenote Date:	Copy of Notice Mailed:	Debit Start Date:	Debit End Date:	Revocation Date