

BAYVIEW CONDOMINIUMS CLEARWATER ASSOCIATION, INC.
28 UNITS
JANUARY 1, 2024- DECEMBER 31, 2024 APPROVED BUDGET

ACCT	REVENUE	2023 ANNUAL	2024 APPROVED ANNUAL	APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$435,522	\$428,322	\$35,694
	TOTAL REVENUE	\$435,522	\$428,322	\$35,694
	OPERATING EXPENSES			
5010	Condo Expenses / Website / Admin	\$1,000	\$1,000	\$83
5015	Bank Charge - Lock Box	\$238	\$238	\$20
5120	Fire Safety / Protection	\$10,000	\$7,000	\$583
5200	Pest Control (Building)	\$2,400	\$3,600	\$300
5300	Insurance - 4/2 Reg - 11/18 Flood	\$88,000	\$120,000	\$10,000
5400	Grounds Maintenance Contract	\$14,000	\$8,500	\$708
5410	Tree Trim / Mangroves / Irrigation	\$4,000	\$4,000	\$333
5600	Fees / permits / License	\$375	\$375	\$31
5610	State Corp Fees	\$80	\$80	\$7
5620	Bureau of Condo Fees	\$112	\$112	\$9
5800	Mgmt Fee Exp. 11/26 - 60 day notice	\$15,000	\$15,444	\$1,287
5900	Legal	\$2,000	\$2,000	\$167
5950	Tax Prep	\$425	\$475	\$40
6100	General Maintenance	\$8,000	\$8,000	\$667
6110	Contract Maintenance / Labor	\$51,360	\$30,750	\$2,563
6130	Air Conditioner / Heat	\$1,000	\$2,500	\$208
6135	Roofing Expense	\$500	\$1,000	\$83
6155	Lift Station Maintenance	\$1,800	\$1,800	\$150
6160	Security System	\$1,000	\$1,000	\$83
6170	Elevator	\$10,080	\$16,200	\$1,350
6175	Gym Maintenance	\$720	\$550	\$46
6180	Dock Repairs	\$250	\$500	\$42
6200	Pool Contract	\$7,280	\$5,760	\$480
6210	Fees / permits / License	\$0	\$0	\$0
6220	Pool Repairs	\$1,000	\$1,000	\$83
7000	Electric	\$24,000	\$26,820	\$2,235
7002	Water / Sewer / Trash	\$72,000	\$72,740	\$6,062
7004	Telephone Elevator	\$3,702	\$3,840	\$320
7007	Cable TV & Internet	\$23,100	\$24,036	\$2,003
	TOTAL OPERATING EXPENSES	\$343,422	\$359,320	\$29,943
4020	Boat/Jetski Dock Income (8)		\$7,200	\$600
	RESERVES			
9100	Reserves - Pooled	\$82,500	\$69,002	\$5,750
	Reserves - Boat/Jetski Dock	\$0	\$7,200	\$600
9200	Structural Reserve Study	\$8,000	\$0	\$0
	TOTAL RESERVES	\$90,500	\$76,202	\$6,350
	TOTAL EXPENSES	\$433,922	\$435,522	\$36,294
			\$7,200	

-1.65%

**RESERVE ANALYSIS
BAYVIEW CONDOMINIUMS CLEARWATER ASSOCIATION, INC.
JANUARY 1, 2024 - DECEMBER 31, 2024**

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
Reserves - Pooling		\$178,152				\$69,002	\$69,002
Reserves- Boat/Jetski Dock						\$7,200	\$7,200
Structural Reserve Study	\$8,000	\$0	2	1	\$8,000	\$0	\$0
TOTALS	\$0	\$178,152			\$0	\$76,202	\$76,202

MAINTENANCE FEES: 2024

PERCENTAGE	QUANTITY	2024 MTHLY AMOUNT WITHOUT CABLE	CABLE	2024 MTHLY FEE WITH CABLE		2023 MTHLY FEE	INCREASE AMOUNT
2.97%	4	\$1,018.43	\$71.54	\$1,089.49		\$1,089.49	
3.13%	4	\$1,073.29	\$71.54	\$1,144.48		\$1,144.48	
3.19%	4	\$1,093.87	\$71.54	\$1,165.11		\$1,165.11	
3.44%	4	\$1,179.59	\$71.54	\$1,251.03		\$1,251.03	
3.49%	4	\$1,196.74	\$71.54	\$1,268.21		\$1,268.21	
3.79%	4	\$1,299.61	\$71.54	\$1,371.32		\$1,371.32	
4.13%	1	\$1,416.20	\$71.54	\$1,488.17		\$1,488.17	
4.23%	1	\$1,450.49	\$71.54	\$1,522.54		\$1,522.54	
5.36%	1	\$1,837.97	\$71.54	\$1,910.90		\$1,910.90	
6.24%	1	\$2,139.73	\$71.54	\$2,213.34		\$2,213.34	

28



THESE ARE YOUR NEW 2024 MONTHLY FEES

BOAT/JETSKI DOCK FOR 2024 MONTHLY FEE \$75