Trade Winds Condominium
Proposed Budget
2020

Receipts		
Monthly Maintenance Fees	$	83,520.00
Boat Dockage	$	800.00
Laundry income	$	2,000.00
Total Receipts	**$**	**86,320.00**
Expenses		
D&O Insurance	$	1,248.00
Liability and Wind Insurance	$	30,677.00
Flood Insurance	$	20,239.00
Landscaping	$	5,800.00
Pool	$	3,400.00
Pest control	$	1,000.00
Taxes/Liceses	$	200.00
Accounting	$	2,400.00
Legal fees	$	3,000.00
Professional services	$	500.00
office supplies	$	150.00
R&M	$	12,956.00
Trash	$	600.00
Water & Sewer	$	900.00
Electric	$	3,250.00
	$	**86,320.00**

Reserve Schedule Trade Winds 2020	Estimated Life Years	Estimated Replacement Cost	Estimated Remaining Useful Life	Est. 2019 Reserve Amount	Remaining Amt To Be Funded	2020 Cost To Partially Fund*	2020 Ending Reserve if Partially Funded	2020 Cost To Fully Fund	2020 Ending Reserve Amount If Fully Funded
Painting (building)	10	$ 25,000.00	10	0	$ 25,000.00	$ 1,250.00	$ 1,250.00	$ 2,500.00	$ 2,500.00
Paving	5	$ 3,000.00	1	0	$ 3,000.00	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 3,000.00
Roofing	15	$ 65,000.00	11	0	$ 65,000.00	$ 2,954.55	$ 2,954.55	$ 5,909.09	$ 5,909.09
Seawall 1	40	$ 100,000.00	40	0	$ 100,000.00	$ 1,250.00	$ 1,250.00	$ 2,500.00	$ 2,500.00
Seawall 2	40	$ 200,000.00	5	0	$ 200,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
Pool	15	$ 20,000.00	3	0	$ 20,000.00	$ 3,333.33	$ 3,333.33	$ 6,666.67	$ 6,666.67
Pump House Renovat	20	$ 10,000.00	1	0	$ 10,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00
Total Reserves		$ 423,000.00			$ 423,000.00	$ 35,287.88	$ 35,287.88	$ 70,575.76	$ 70,575.76

Calculation per unit:

	Partial Funding*	Full Funding
Total Reserves	$ 35,287.88	$ 70,575.76
16 units	16	16
Cost per unit for 2020	$ 2,205.49	$ 4,410.98
Divided by 12 months	12	12
Additional Cost Per Unit Per Month	**$ 183.79**	**$ 367.58**

Reserve

funding at 50% level