Trade Winds West Condominium		
Proposed Budget 2021		
Receipts		
Monthly Maintenance fees	$ 102,336.00	**$533/MO/UNIT**
Laundry Income	$ 2,000.00	
Boat fees	$ 1,650.00	7 boats@$200/year plus $50x5 for selected spot
Total receipts	$ 105,986.00	
Expenses		
D&O Insurance	$ 1,398.00	based on current year
Insurance: Property/Wind/Crime	$ 57,689.00	based on current year
Flood Insurance	$ 23,692.00	based on current year**
Landscaping	$ 6,500.00	$500/mo plus hurricane cut $500
Pool	$ 2,400.00	$200/mo
Pest control	$ 660.00	$55/mo
Accounting	$ 3,000.00	$250/mo
Legal fees	$ 1,000.00	estimate only
Professional services	$ 500.00	(permits/engineer/etc)
office supplies	$ 150.00	stamps/mailings/envelopes
Repair and maintenance - estimate	$ 4,613.00	estimate only
Trash	$ 544.00	$45.33/mo
Water & Sewer	$ 840.00	$70/mo
Electric	$ 3,000.00	$250/mo
Total expenses	**$ 105,986.00**	

Reserve Schedule Trade Winds 2021	Estimated Life Years	Estimated Replacement Cost	Estimated Remaining Useful Life	Est. 2020 Reserve Amount	Remaining Amt To Be Funded	2021 Cost To Partially Fund*	2021 Ending Reserve if Partially Funded	2021 Cost To Fully Fund	2021 Ending Reserve Amount if Fully Funded
Painting (building)	10	$ 25,000.00	9	0	$ 25,000.00	$ 1,388.89	$ 1,388.89	$ 2,777.78	$ 2,777.78
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	10	0	$ 65,000.00	$ 3,250.00	$ 3,250.00	$ 6,500.00	$ 6,500.00
Seawall 1	40	$ 100,000.00	39	0	$ 100,000.00	$ 1,282.05	$ 1,282.05	$ 2,564.10	$ 2,564.10
Seawall 2	40	$ 200,000.00	4	0	$ 200,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00
Pool	15	$ 20,000.00	2	0	$ 20,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00
Pump House Renovation	20	$ 5,000.00	1	0	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
Total Reserves		$ 418,000.00			$ 418,000.00	$ 39,920.94	$ 39,920.94	$ 79,841.88	$ 79,841.88

Calculation per unit:

	*Partial Funding	Full Funding
Total Reserves	$ 39,920.94	$ 79,841.88
Divided by 16 Units	16	16
Cost per unit for 2021	$ 2,495.06	$ 4,990.12
Divided by 12 months	12	12
Additional Cost Per Unit Per Month IF you you vote to fund statutory reserves	**$ 207.92**	**$ 415.84**