Trade Winds West 2025 Operating Budget					
Income 2025 ($725/month/unit)		**2023 Actuals**	**2024 Actuals**	**2024 Budget**	**2025 Budget**
Assessments		$ 115,200.00	$ 130,850.00	$ 131,200.00	$ 138,400.00
Dockage		$ 2,450.00	$ 2,700.00	$ 2,900.00	$ 2,400.00
Laundry		$ 1,529.21	$ 716.50	$ 1,500.00	$ 1,500.00
Interest		$ 260.99	$ 351.00	$ 260.00	$ 260.00
Estoppel fees		$ 1,050.00			
Transfer fees		$ 400.00	$ 400.00		
Total Revenue		**$ 120,890.20**	**$ 135,017.50**	**$ 135,860.00**	**$ 142,560.00**
Expenses					
Bank fees		$ 118.00	$ 70.00		
Licensing		$ 64.00	$ 125.50		$ 126.00
Appraisal and wind report					$ 1,150.00
Insurance					
Flood		$ 28,149.70	$ 31,120.00	$ 33,118.00	$ 35,701.00
General liabililty		$ 4,132.21	$ 4,238.78	$ 5,000.00	$ 4,652.00
Wind		$ 44,507.68	$ 49,577.76	$ 50,799.00	$ 56,862.00
Property		$ 7,231.62	$ 7,690.61	$ 8,382.00	$ 8,511.00
Directors and Officers liability		$ 1,286.22	$ 1,464.50	$ 1,500.00	$ 1,670.00
Interest on financing insurance		$ 3,701.31	$ 4,444.25	$ 4,250.00	$ 4,500.00
Continency Reserve Fund under legal review		$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00
Office supplies		$ 124.07	$ 350.89		$ 300.00
Landscaping		$ 6,800.00	$ 6,922.64	$ 6,600.00	$ 6,600.00
Accounting		$ 4,016.25	$ 3,837.50	$ 3,500.00	$ 3,800.00
Water and Sewer		$ 2,371.09	$ 1,953.89	$ 2,100.00	$ 2,100.00
Electric		$ 2,255.35	$ 2,153.56	$ 2,500.00	$ 2,500.00
Legal fees		$ 846.00	$ 995.00	$ 1,000.00	$ 1,000.00
Pool		$ 3,154.75	$ 3,310.19	$ 3,000.00	$ 3,000.00
Pest control		$ 774.00	$ 1,381.00	$ 756.00	$ 816.00
Repair and maint		$ 10,072.00	$ 7,646.66	$ 6,000.00	$ 5,000.00
Trash		$ 588.00	$ 610.08	$ 610.00	$ 610.00
Total Operating Expenses		**$ 126,692.25**	**$ 134,392.81**	**$ 135,615.00**	**$ 145,398.00**
Net Operating Surplus/Deficit		**$ -5,802.05**	**$ 624.69**	**$ 245.00**	**$ -2,838.00**
Reserve Budget					
Income $100/Mo/unit	**2023**	**2024**	**2025**		
Starting reserve balance	$ -	$ 39,044.00	$ 31,404.00		
Annual reserve funding	$ 16,000.00	$ 19,200.00	$ 19,200.00		
Required funds, estimated	$ 57,600.00	$ 282,947.00			
Total income	**$ 73,600.00**	**$ 341,191.00**	**$ 50,604.00**		
Expenses Capital Projects					
Plumbing	$ 34,600.00	$ 307,287.00	$ 3,280.00		
Dock repair		$ 2,500.00	$ 13,880.00		
Total expenses	**$ 34,600.00**	**$ 309,787.00**	**$ 17,160.00**		
Ending Reserves	**$ 39,044.00**	**$ 31,404.00**	**$ 33,444.00**		