Trade Winds West Condominium	
2026 Operating Budget $750/month March 1, 2026	
Revenue	
Assessments	$ 143,200
Dockage	$ 2,400
Laundry	$ 1,000
Interest	$ 200
Estoppel/transfer fees	
Tenant deposits	
Total Revenue	**$ 146,800**
Expenses	
Bank fees	
Licensing	$ 126
Appraisal and wind report	
Insurance	
Flood	$ 38,246
General liabililty	$ 4,595
Wind	$ 56,219
Property	$ 7,700
Directors and Officers liability	$ 1,768
Interest on financing insurance	$ 4,000
Contingency Fund Under Legal Review	$ 6,500
Office supplies	$ 300
Landscaping	$ 8,000
Accounting	$ 3,500
Water and Sewer	$ 2,300
Electric	$ 2,400
Legal fees	$ 1,000
Bad Debt / Probate Unit	$ 8,950
Pool	$ 3,400
Pest control	$ 850
Repair and maint	$ 5,000
Trash	$ 240
Total Operating Expenses	$ 155,094
Net Operating Surplus/Deficit	**$ -8,294**
2026 Reserve Budget	
Income $100/Mo/unit	
Starting reserve balance	$ 11,665
Annual reserve funding	$ 19,200
Required funds, estimated	
Total income	$ 30,865
Expenses Capital Projects	
Plumbing	
Dock/concrete repair	
Insulation/fans	$ 7,500
Total expenses	$ 7,500
Ending Reserves	$ 23,365

Trade Winds West Condominium Association Inc

Reserve Schedule 2026

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Components	Estimated life years	Estimated replacement costs*	Estimated remaining useful life (years)	Amount to be funded	2026 cost to 25% partially fund	2026 Ending amount if 25% partially funded	2026 cost to 50% partially fund	2026 Ending amount if 50% partially funded	2026 cost to 100% fund	2026 Ending amount if 100% funded
Painting	10	$ 46,000	1	$46,000	$11,500	*$34,500*	$23,000	$23,000	$46,000	$0
Roofing	30	$ 126,500	20	$126,500	$1,581	*$124,919*	$3,163	$123,338	$6,325	$120,175
Seawall 1 East	40	$ 150,000	34	$150,000	$1,103	*$148,897*	$2,206	$147,794	$4,412	$145,588
Seawall 2 South	40	$ 285,000	9	$285,000	$7,917	*$277,083*	$15,833	$269,167	$31,667	$253,333
Pool (coping and deck)	30	$ 49,000	0	$49,000						
Paving	20	$ 41,000	1	$41,000	$10,250	*$30,750*	$20,500	$20,500	$41,000	$0
Plumbing system	70	$ 287,000	69	$287,000	$1,040	*$285,960*	$2,080	$284,920	$4,159	$282,841
Totals		**$ 984,500**		**$ 984,500**	**$33,391**	**$902,109**	**66,781**	**$868,719**	**$133,563**	**$801,937**
		*full replacement								

Calculation for cost per unit	**25% Partial Funding**	**50% Partial Funding**	**Full Funding**
Total Annual Reserves	$33,391	$66,781	$133,563
Annual Cost Per Unit (16 units)	$2,087	$4,174	$8,348
Monthly Cost Per Unit	**$174**	**$348**	**$696**