Tradewinds West Condominium Association Inc.

2018 budget

Application Fee	$	400.00
Monthly Assessment	$	83,520.00
Dockage	$	400.00
Interest Income	$	10.00
Laundry Income	$	4,000.00
Total Income	**$**	**88,330.00**

Expense

Directors & Officers Liability	$	1,021.00
Flood Insurance	$	20,771.00
Commercial Property and Gen Liability	$	3,521.00
Windstorm	$	32,954.00
Landscaping	$	7,200.00
Lease XXXXX Contingency Reserve Fund under legal review	$	6,500.00
License/Permits	$	130.00
Office Supplies	$	20.00
Pool Maintenance	$	2,850.00
Postage/Delivery	$	100.00
Accounting Fees	$	1,800.00
Legal Fees	$	1,000.00
Professional Other	$	500.00
Repairs and Maintenance	$	5,588.00
Trash Pick Up	$	275.00
Electric	$	3,000.00
Water	$	1,100.00
Total Expense	**$**	**88,330.00**

Tradewinds West Condominium Association Inc.
Reserve Schedule 2018

Reserves Class	Estimated Life Years	Estimated Replacement Cost	Estimated Remaining Useful Life	Est. 2017 Reserve Amount	Remaining Amt To Be Funded	2018 Cost To Partially Fund*	2018 Ending Reserve if Partially Funded	2018 Cost To Fully Fund	2018 Ending Reserve Amount If Fully Funded
Painting	10	$23,000.00	3	0	$ 23,000.00	$ 3,833.33	$ 3,833.33	$7,666.67	$7,666.67
Paving	5	$3,000.00	1	0	$ 3,000.00	$ 1,500.00	$ 1,500.00	$3,000.00	$3,000.00
Roofing	15	$63,000.00	14	0	$ 63,000.00	$ 2,250.00	$ 2,250.00	$4,500.00	$4,500.00
Seawall	15	$400,000.00	3	0	$ 400,000.00	$ 66,666.67	$ 66,666.67	$133,333.33	$133,333.33
Pool	15	$20,000.00	2	0	$ 20,000.00	$ 5,000.00	$ 5,000.00	$10,000.00	$10,000.00
Total Reserves		$509,000.00		0	$ 509,000.00	$ 79,250.00	$ 79,250.00	$158,500.00	$158,500.00

Calculation per unit:

	Partial Funding*	Full Funding
Total Reserves	$79,250.00	$158,500.00
16 Units	$16.00	$16.00
Cost per unit for 2018	$4,953.13	$9,906.25
12 months	12	12
Cost per unit per month	**$412.76**	**$825.52**

* funding at 50% level