Tradewinds West Condominium Association Inc.

Proposed 2019budget pending review

Application/Transfer Fees	$	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
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 2019

Reserves C	Estimated Life Years	Estimated Replacement Cost	Estimated Remaining Useful Life	Est. 2018 Reserve Amount	Remaining Amt To Be Funded	2019 Cost To Partially Fund*	2019 Ending Reserve if Partially Funded	2019 Cost To Fully Fund	2019 Ending Reserve Amount If Fully Funded
Painting	10	$23,000.00	2	0	$23,000.00	$5,750.00	$5,750.00	$11,500.00	$11,500.00
Paving	5	$3,000.00	0	0	$3,000.00	$1,500.00	$1,500.00	$3,000.00	$3,000.00
Roofing	15	$63,000.00	13	0	$63,000.00	$2,423.08	$2,423.08	$4,846.15	$4,846.15
Seawall	15	$400,000.00	2	0	$400,000.00	$100,000.00	$100,000.00	$200,000.00	$200,000.00
Pool	15	$20,000.00	1	0	$20,000.00	$10,000.00	$10,000.00	$20,000.00	$20,000.00
Total Reserves		$509,000.00		0	$509,000.00	$119,673.08	$119,673.08	$239,346.15	$239,346.15

Calculation per unit:

	Partial Funding*	Full Funding
Total Reserves	$119,673.08	$239,346.15
16 Units	$16.00	$16.00
Cost per unit for 2019	$7,479.57	$14,959.13
12 months	12	12
Cost per unit per month	**$623.30**	**$1,246.59**

* funding at 50% level