

		South Cove Heights		
		2023 Budget	2022	2023
		OPERATING REVENUE	68880	76104
		SPECIAL RESERVE REVENUE	11760	13440
		TOTAL REVENUES	80640	89544
		OPERATING EXPENSES:	2022	2023
	7520	AUDIT FEES	2600	2600
	7530	INSURANCE EXPENSE	10267	10700
	7535	LEGAL FEES	300	200
	7540	MANAGEMENT	5400	5561
	7550	OFFICE EXPENSE	250	275
	7552	POSTAGE	250	225
	7555	TELEPHONE EXPENSE	525	375
	7560	TRASH REMOVAL	3175	3250
		TOTAL OPERATING EXPENSES	22767	23186
		SUMMER MAINTENANCE:	2022	2023
	7606	ROADS/WALKWAYS	550	525
	7652	STRUCTURE MAINTENANCE	500	1000
	7690	FORESTRY MANAGEMENT	2400	2500
	7710	GROUNDS MAINTENANCE	8500	10500
	7740	RESTAINING CONDOS	0	175
	7750	RESTAINING WALKS/DECKS	7184	8000
	7760	LAWN CARE-TREAT-MOW	1600	2400
		TOTAL SUMMER MAINTENANCE	21234	25100
		WINTER MAINTENANCE:	2022	2023
	7904	SNOW REMOVAL-Walks	6500	6650
	7908	SNOW REMOVAL-Plow/Sand	0	4000
	7907	SNOW REMOVAL-DECKS	500	500
	7909	SNOW REMOVAL-ROOFS	1200	500
	7911	SNOW REMOVAL-SAND	1000	489
		TOTAL WINTER MAINTENANCE	9200	12139
		TOTAL OPERATING EXPENSES	53201	60425
		RESERVES:	2022	2023
	7951	COMMON AREA RESERVES	13279	13279
	7952	OPERATING RESERVES	1000	1000
	7953	Operating Stain Funds	1400	1400
		TOTAL RESERVES	15679	15679
		FINAL TOTAL	68880	76104
			2022	2023
		ANNUAL UNIT ASSESSMENT	4920	5436
		QUARTERLY UNIT ASSESSMENT	1230	1359
		MONTHLY UNIT ASSESSMENT	410	453
		ANNUAL SPECIAL ASSESSMENT	840	960
		ANNUAL SPECIAL INCOME [14 UNITS]	11760	13440
		**MONTHLY SPECIAL UNIT ASSESSMENT	70	80
*****		COMBINED TOTAL MONTHLY UNIT ASSESSMENT	480	533