		West Cove A			
		2018-2019 Budget			
	Fiscal Year - September 1, 2018 to August 31, 2019				
	5100	REVENUE INCOME	252540	259860	259860
			2017	2018	2018-2019
			Budget	Final	Budget
		OPERATING EXPENSES:			
	7525	EXTERIOR LIGHTING	900	900	600
	7540	MANAGEMENT FEE	19790	19790	20130
	7550	OFFICE EXPENSE	1200	1200	1200
	7552	POSTAGE	1400	1400	1400
	7555	TELEPHONE	1500	1500	1500
	7520	AUDIT FEES	2350	2400	2400
	7535	LEGAL FEES	1000	1500	1500
	7530	INSURANCE	25800	25781	25781
	7560	TRASH REMOVAL	7600	7800	7800
		TOTAL OPERATING EXPENSES	61540	62271	62311
		SUMMER MAINTENANCE:	2017	2018	2018-2019
	7760	LAWN CARE	3500	3200	3200
	7710	GROUNDS MAINTENANCE	23000	23000	23000
	7606	ROADS/DRAINAGE/WALKS	3110	3000	3000
	7720	TREE CARE/IMPROVEMENTS	8000	5000	5000
	7652	STRUCTURE MAINTENANCE	1000	1250	1210
	7740	RESTAINING - UNITS	0	6700	6700
	7750	RESTAINING - DECKS/WALKS/RAILS	6300	15000	15000
	7730	CHIMNEY INSPECTIONS	800	800	800
		TOTAL SUMMER MAINTENANCE	45710	57950	57910
		WINTER MAINTENANCE:	2017	2018	2018-2019
	7908	SNOW REMOVAL-ROADS	6500	6000	6000
	7911	SNOW REMOVAL-SANDING	4000	3600	3600
	7904	SNOW REMOVAL-WALKS	13000	13000	13000
	7907	SNOW REMOVAL-DECKS	2000	2000	2000
	7909	SNOW REMOVAL-ROOFS	3500	2500	2500
		TOTAL WINTER MAINTENANCE	29000	27100	27100
		TOTAL OPERATING EXPENSES	136250	147321	147321
		RESERVES:	2017	2018	2018-2019
	7951	COMMON AREA RESERVES	104360	105039	105039
	7952	OPERATING RESERVES	4430	0	0
		Operating Deferred Maintenance	7500	7500	7500
		TOTAL RESERVES	116290	112539	112539
		ANNUAL UNIT ASSESSMENT	4140	4260	4260
		QUARTERLY UNIT ASSESSMENT	1035	1065	1065
		MONTHLY UNIT ASSESSMENT	345	355	355
		Grand Total Expenses	252540	259860	259860