

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