		West Cove A			
		2019-2020 Budget			
	Fiscal Year - September 1, 2019 to August 31, 2020				
5100		REVENUE INCOME	259860	259860	
			2018 Final	2018-2019 Budget	2019-2020 Approved
		OPERATING EXPENSES:			
7525		EXTERIOR LIGHTING	900	600	**900**
7540		MANAGEMENT FEE	19790	20130	**19800**
7550		OFFICE EXPENSE	1200	1200	**1200**
7552		POSTAGE	1400	1400	**1400**
7555		TELEPHONE	1500	1500	**1500**
7520		AUDIT FEES	2400	2400	**2700**
7535		LEGAL FEES	1500	1500	**1200**
7530		INSURANCE	25781	25781	**27300**
7560		TRASH REMOVAL	7800	7800	**8200**
		TOTAL OPERATING EXPENSES	62271	62311	**64200**
					2019-2020
		SUMMER MAINTENANCE:	2018	2018-2019	
7760		LAWN CARE	3200	3200	**3000**
7710		GROUNDS MAINTENANCE	23000	23000	**23000**
7606		ROADS/DRAINAGE/WALKS	3000	3000	**3000**
7720		TREE CARE/IMPROVEMENTS	5000	5000	**5000**
7652		STRUCTURE MAINTENANCE	1250	1210	**1000**
7740		RESTAINING - UNITS	6700	6700	**7000**
7750		RESTAINING - DECKS/WALKS/RAILS	15000	15000	**15000**
7730		CHIMNEY INSPECTIONS	800	800	**800**
		TOTAL SUMMER MAINTENANCE	57950	57910	**57800**
					2019-2020
		WINTER MAINTENANCE:	2018	2018-2019	
7908		SNOW REMOVAL-ROADS	6000	6000	**6000**
7911		SNOW REMOVAL-SANDING	3600	3600	**5000**
7904		SNOW REMOVAL-WALKS	13000	13000	**13600**
7907		SNOW REMOVAL-DECKS	2000	2000	**2000**
7909		SNOW REMOVAL-ROOFS	2500	2500	**2500**
		TOTAL WINTER MAINTENANCE	27100	27100	**29100**
		TOTAL OPERATING EXPENSES	147321	147321	**151100**
		RESERVES:	2018	2018-2019	
7951		COMMON AREA RESERVES	105039	105039	**108580**
7952		OPERATING RESERVES	0	0	**0**
		Operating Deferred Maintenance	7500	7500	**7500**
		TOTAL RESERVES	112539	112539	**116080**
		ANNUAL UNIT ASSESSMENT	4260	4260	**4380**
		QUARTERLY UNIT ASSESSMENT	1065	1065	**1095**
		MONTHLY UNIT ASSESSMENT	355	355	**365**
		Grand Total Expenses	259860	259860	**267180**