		West Cove A			
		2021-2022 Budget			
		Fiscal Year - September 1, 2021 to August 31, 2022			
	5100	REVENUE INCOME	267180	270840	278160
					BUDGET
			2019-2020	2020-2021	2021-2022
			Approved	Approved	FINAL
		OPERATING EXPENSES:			
	7525	EXTERIOR LIGHTING	900	1000	950
	7540	MANAGEMENT FEE	19800	19800	20100
	7550	OFFICE EXPENSE	1200	1200	900
	7552	POSTAGE	1400	1400	900
	7555	TELEPHONE/Communcation	1500	1600	1600
	7520	AUDIT FEES	2700	2800	2800
	7535	LEGAL FEES	1200	1200	1200
	7530	INSURANCE	27300	29145	30,100
	7560	TRASH REMOVAL	8200	10460	13835
		TOTAL OPERATING EXPENSES	64200	68605	72385
		SUMMER MAINTENANCE:			
	7760	LAWN CARE	3000	3000	3200
	7710	GROUNDS MAINTENANCE	23000	25000	27500
	7606	ROADS/DRAINAGE/WALKS	3000	4000	4000
	7720	TREE CARE/IMPROVEMENTS	5000	5000	5000
	7652	STRUCTURE MAINTENANCE	1000	1500	1200
	7740	RESTAINING - UNITS	7000	500	400
	7750	RESTAINING - DECKS or WALKS/RAILS	15000	15000	11600
	7730	CHIMNEY INSPECTIONS	800	1000	0
		TOTAL SUMMER MAINTENANCE	57800	55000	52900
		WINTER MAINTENANCE:			
	7908	SNOW REMOVAL-ROADS/WALKWAYS	19600	19600	24240
	7911	SNOW REMOVAL-SANDING	5000	5000	5000
	7907	SNOW REMOVAL-DECKS	2000	2000	2000
	7909	SNOW REMOVAL-ROOFS	2500	2500	2500
		TOTAL WINTER MAINTENANCE	29100	29100	33740
		TOTAL OPERATING EXPENSES	151100	152705	159025
		RESERVES:			
	7951	COMMON AREA RESERVES	108580	110635	111635
	7952	OPERATING RESERVES	0	0	0
		Operating Deferred Maintenance	7500	7500	7500
		TOTAL RESERVES	116080	118135	119135
		ANNUAL UNIT ASSESSMENT	4380	4440	4560
		QUARTERLY UNIT ASSESSMENT	1095	1110	1140
		MONTHLY UNIT ASSESSMENT	365	370	380
		Grand Total Expenses	267180	270840	278160
