

		West Cove A					
		2022-2023 Budget					
		Fiscal Year - September 1, 2022 to August 31, 2023					
	5100	REVENUE INCOME	278160	292068			
			BUDGET	BUDGET			
			2021-2022	2022-2023			
			Approved				
		OPERATING EXPENSES:					
	7525	EXTERIOR LIGHTING	950	950			
	7540	MANAGEMENT FEE	20100	20496			
	7550	OFFICE EXPENSE	900	750			
	7552	POSTAGE	900	604			
	7555	TELEPHONE/Communcation	1600	1200			
	7520	AUDIT FEES	2800	2600			
	7535	LEGAL FEES	1200	5500			
	7530	INSURANCE	30,100	32000			
	7560	TRASH REMOVAL	13835	13957			
		TOTAL OPERATING EXPENSES	72385	78057			
		SUMMER MAINTENANCE:					
	7760	LAWN CARE	3200	3200			
	7710	GROUNDS MAINTENANCE	27500	28200			
	7606	ROADS/DRAINAGE/WALKS	4000	4000			
	7720	TREE CARE/IMPROVEMENTS	5000	6500			
	7652	STRUCTURE MAINTENANCE	1200	500			
	7740	RESTAINING - UNITS	400	400			
	7750	RESTAINING - DECKS or WALKS/RAILS	11600	12000			
	7730	CHIMNEY INSPECTIONS	0	0			
		TOTAL SUMMER MAINTENANCE	52900	54800			
		WINTER MAINTENANCE:					
	7904	SNOW REMOVAL-ROADS/WALKWAYS	24240	25000			
	7911	SNOW REMOVAL-SANDING	5000	5000			
	7907	SNOW REMOVAL-DECKS	2000	0			
	7909	SNOW REMOVAL-ROOFS	2500	2500			
		TOTAL WINTER MAINTENANCE	33740	32500			
		TOTAL OPERATING EXPENSES	159025	165357			
		RESERVES:					
	7951	COMMON AREA RESERVES	111635	113300			
	7952	OPERATING RESERVES	0	5911			
		Operating Deferred Maintenance	7500	7500			
		TOTAL RESERVES	119135	126711			
		ANNUAL UNIT ASSESSMENT	4560	4788			
		QUARTERLY UNIT ASSESSMENT	1140	1197			
		MONTHLY UNIT ASSESSMENT	380	399			
		Grand Total Expenses	278160	292068			