

		West Cove A				
		2023-2024 BUDGET				
		Fiscal Year - September 1, 2023 to August 31, 2024				
	5100	REVENUE INCOME	292068	344040		
			BUDGET	BUDGET		
			2022-2023	2023-2024		
		OPERATING EXPENSES:				
	7525	EXTERIOR LIGHTING	950	1000		
	7540	MANAGEMENT FEE	20496	20496		
	7550	OFFICE EXPENSE	750	800		
	7552	POSTAGE	604	700		
	7555	TELEPHONE/Communcation	1200	1200		
	7520	AUDIT FEES	2600	2650		
	7535	LEGAL FEES	5500	1000		
	7530	INSURANCE	32000	31400		
	7560	TRASH REMOVAL	13957	14548		
		TOTAL OPERATING EXPENSES	78057	73794		
		SUMMER MAINTENANCE:		2073		
	7760	LAWN CARE	3200	3000		
	7710	GROUNDS MAINTENANCE	28200	31000		
	7606	ROADS/DRAINAGE/WALKS	4000	3000		
	7720	TREE CARE/IMPROVEMENTS	6500	7000		
	7652	STRUCTURE MAINTENANCE	500	500		
	7740	RESTAINING - UNITS	400	400		
	7750	RESTAINING - DECKS or WALKS/RAILS	12000	14906		
		TOTAL SUMMER MAINTENANCE	54800	59806		
		WINTER MAINTENANCE:				
	7904	SNOW REMOVAL-WALKWAYS	25000	28900		
	7908	SNOW REMOVAL-PLOWING/SANDING		14000		
	7911	SNOW REMOVAL-SANDING	5000	0		
	7909	SNOW REMOVAL-ROOFS	2500	2500		
		TOTAL WINTER MAINTENANCE	32500	45400		
		TOTAL OPERATING EXPENSES	165357	179000		
		YEARLY CONTRIBUTION TO RESERVES:				
		COMMON AREA RESERVES	113300	115000		
		OPERATING RESERVES	5911	5940		
		Operating Deferred Maintenance	7500	7500		
		Special Assessment		36600		
		TOTAL RESERVES	126711	165040		
		ANNUAL UNIT ASSESSMENT	4788	5640		
		QUARTERLY UNIT ASSESSMENT	1197	1410		
		MONTHLY UNIT ASSESSMENT	399	420		
		Monthly Special Assessment Per Unit		50		
		Total Monthly Fee Per Unit		470		
		Grand Total Expenses	292068	344040		
