

		West Cove B		
		2022-2023		
		Fiscal Year Sept.1 2022 to Aug. 31, 2023		
		REVENUES	220800	
			Approved	Approved
		OPERATING EXPENSES:	2021-2022	2022-2023
	7525	EXTERIOR LIGHTING/LIFT STATION	650	650
	7540	MANAGEMENT FEE	15972	16284
	7550	OFFICE EXPENSE	600	625
	7552	POSTAGE	600	625
	7555	TELEPHONE/COMMUNICATIONS	1000	875
	7535	LEGAL FEES	300	300
	7520	AUDIT FEES	2700	2600
	7530	INSURANCE	28748	30350
	7564	LIFT STATION EXPENSE	1800	2450
	7560	TRASH REMOVAL	10130	10728
		TOTAL OPERATING EXPENSES	62500	65487
			FINAL	
		SUMMER MAINTENANCE:	2021-2022	Approved
	7606	ROADS/WALKWAYS	1800	1200
	7650	RAIN GUTTER/CLEAN-REPAIR	800	400
	7652	STRUCTURE MAINTENANCE	1000	500
	7710	GROUNDS MAINTENANCE	19500	22500
	7740	UNIT RESTAINING	500	549
	7750	WALK & DECK RESTAINING	6500	7800
	7760	LAWN CARE	3200	3200
	7759	LANDSCAPE IMPROVEMENTS	4000	4000
		TOTAL SUMMER MAINTENANCE	37300	40149
			FINAL	Approved
		WINTER MAINTENANCE:	2021-2022	2022-2023
	7904	SNOW REMOVAL ROADS -WALKS	18400	19500
	7911	SNOW REMOVAL-SANDING	3500	3500
	7907	SNOW REMOVAL-DECKS	1400	1400
	7909	SNOW REMOVAL-ROOFS	2200	2200
		TOTAL WINTER MAINTENANCE	25500	26600
		TOTAL OPERATING EXPENSES	125300	132236
		Projected Excess over Expenses		
			FINAL	Approved
		RESERVES:	2021-2022	2022-2023
	7951	COMMON AREA RESERVES	75000	75000
	7952	OPERATING RESERVES	5000	8000
	**	SEAMLESS GUTTER SYSTEMS	3000	3000
	7943	ROADS/DRAINAGE	8500	8500
	7955	OPERATING RESERVES-STAINING	4000	4000
		TOTAL RESERVES	95500	98500
		ANNUAL UNIT ASSESSMENT	4800	5016
		QUARTERLY UNIT ASSESSMENT	1200	1254
		MONTHLY UNIT ASSESSMENT	400	418
	5100	GRAND TOTAL EXPENSES	220800	230736