	West Cove B			
	2017 Budget			
	REVENUES	**184920**	**187680**	
	-	2016	**2017**	
	OPERATING EXPENSES:	Budget	**Budget**	
7525	EXTERIOR LIGHTING/LIFT STATION	600	**600**	
7540	MANAGEMENT FEE	14925	**14925**	
7550	OFFICE EXPENSE	850	**850**	
7552	POSTAGE	900	**900**	
7555	TELEPHONE	1000	**1000**	
7535	LEGAL FEES	200	**200**	
7520	AUDIT FEES	2350	**2350**	
7530	INSURANCE	20000	**21000**	
7564	LIFT STATION EXPENSE	600	**600**	
7560	TRASH REMOVAL	5800	**5800**	
	TOTAL OPERATING EXPENSES	47768	**48225**	
		2016	**2017**	
	SUMMER MAINTENANCE:	Budget	**Budget**	
7606	ROADS/WALKWAYS	1500	**1500**	
7610	WATER REPAIRS	300	**500**	
7650	RAIN GUTTER/CLEAN-REPAIR	1200	**1200**	
7652	STRUCTURE MAINTENANCE	500	**755**	
7710	GROUNDS MAINTENANCE	17500	**17500**	
7730	CHIMNEY INSPECTIONS	800	**800**	
7740	UNIT RESTAINING	700	**700**	
7750	WALK & DECK RESTAINING	7000	**7000**	
7760	LAWN CARE	3700	**3500**	
7759	LANDSCAPE IMPROVEMENTS	7500	**7500**	
	TOTAL SUMMER MAINTENANCE	40700	**40955**	
		2016	**2017**	
	WINTER MAINTENANCE:	Budget	**Budget**	
7904	SNOW REMOVAL-WALKS	8700	**8700**	
7911	SNOW SANDING-DRIVEWAYS	3000	**3000**	
7908	SNOW REMOVAL-DRIVEWAYS	4500	**4500**	
7907	SNOW REMOVAL-DECKS	1500	**1500**	
7909	SNOW REMOVAL-ROOFS	3500	**3500**	
	TOTAL WINTER MAINTENANCE	21200	**21200**	
	TOTAL OPERATING EXPENSES	109668	110380	
	Projected Excess over Expenses			
		2016	**2017**	
	RESERVES:	Budget	**Budget**	
7951	COMMON AREA RESERVES	70452	**72500**	
7952	OPERATING RESERVES	800	**800**	
7955	OPERATING RESERVES-STAINING	4000	**4000**	
	TOTAL RESERVES	75252	**77300**	
	ANNUAL UNIT ASSESSMENT	4020	**4080**	
	QUARTERLY UNIT ASSESSMENT	1005	**1020**	
	MONTHLY UNIT ASSESSMENT	335	**340**	
5100	**GRAND TOTAL EXPENSES**	184920	**187680**	