

	West Cove B			
	2018 - 2019 Budget			
	Fiscal Year Sept.1 2018 to Aug. 31, 2019			
	REVENUES	187680	190440	190440
		2017	2018	2018-2019
	OPERATING EXPENSES:	Final	Final	Final
7525	EXTERIOR LIGHTING/LIFT STATION	600	600	600
7540	MANAGEMENT FEE	14925	14925	14925
7550	OFFICE EXPENSE	850	850	850
7552	POSTAGE	900	900	900
7555	TELEPHONE	1000	900	900
7535	LEGAL FEES	200	200	200
7520	AUDIT FEES	2350	2350	2350
7530	INSURANCE	21000	24275	24275
7564	LIFT STATION EXPENSE	600	600	600
7560	TRASH REMOVAL	5800	5800	5800
	TOTAL OPERATING EXPENSES	48225	51400	51400
		2017	2018	2018-2019
	SUMMER MAINTENANCE:	Final	Final	Final
7606	ROADS/WALKWAYS	1500	1500	1500
7610	WATER REPAIRS	500	500	500
7650	RAIN GUTTER/CLEAN-REPAIR	1200	1000	1000
7652	STRUCTURE MAINTENANCE	755	1040	1040
7710	GROUND MAINTENANCE	17500	17500	17500
7730	CHIMNEY INSPECTIONS	800	800	800
7740	UNIT RESTAINING	700	500	500
7750	WALK & DECK RESTAINING	7000	7000	7000
7760	LAWN CARE	3500	3500	3500
7759	LANDSCAPE IMPROVEMENTS	7500	5000	5000
	TOTAL SUMMER MAINTENANCE	40955	38340	38340
		2017	2018	2018-2019
	WINTER MAINTENANCE:	Final	Final	Final
7904	SNOW REMOVAL-WALKS	8700	8700	8700
7911	SNOW SANDING-DRIVEWAYS	3000	3000	3000
7908	SNOW REMOVAL-DRIVEWAYS	4500	4500	4500
7907	SNOW REMOVAL-DECKS	1500	1500	1500
7909	SNOW REMOVAL-ROOFS	3500	3500	3500
	TOTAL WINTER MAINTENANCE	21200	21200	21200
	TOTAL OPERATING EXPENSES	110380	110940	110940
	Projected Excess over Expenses			
		2017	2018	2018-2019
	RESERVES:	Final	Proposed	Proposed
7951	COMMON AREA RESERVES	72500	72500	72500
*7952	OPERATING RESERVES	800	0	0
**	SEAMLESS GUTTER SYSTEMS		3000	3000
7955	OPERATING RESERVES-STAINING	4000	4000	4000
	TOTAL RESERVES	77300	79500	79500
	ANNUAL UNIT ASSESSMENT	4080	4140	4140
	QUARTERLY UNIT ASSESSMENT	1020	1035	1035
	MONTHLY UNIT ASSESSMENT	340	345	345
5100	GRAND TOTAL EXPENSES	187680	190440	190440

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