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

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