	West Cove B				
	2019 - 2020 Budget				
	Fiscal Year Sept.1 2019 to Aug. 31, 2020				
	REVENUES	190440	190440	**195960**	
		2018	2018-2019	**Approved**	
	OPERATING EXPENSES:	Final	Final	**2019-2020**	
7525	EXTERIOR LIGHTING/LIFT STATION	600	600	**650**	
7540	MANAGEMENT FEE	14925	14925	**15225**	
7550	OFFICE EXPENSE	850	850	**850**	
7552	POSTAGE	900	900	**900**	
7555	TELEPHONE	900	900	**950**	
7535	LEGAL FEES	200	200	**200**	
7520	AUDIT FEES	2350	2350	**2685**	
7530	INSURANCE	24275	24275	**25000**	
7564	LIFT STATION EXPENSE	600	600	**1400**	
7560	TRASH REMOVAL	5800	5800	**5900**	
	TOTAL OPERATING EXPENSES	51400	51400	**53760**	
		2018	2018-2019		
	SUMMER MAINTENANCE:	Final	Final		
7606	ROADS/WALKWAYS	1500	1500	**1500**	
7610	WATER REPAIRS	500	500	**500**	
7650	RAIN GUTTER/CLEAN-REPAIR	1000	1000	**800**	
7652	STRUCTURE MAINTENANCE	1040	1040	**1000**	
7710	GROUNDS MAINTENANCE	17500	17500	**17500**	
7730	CHIMNEY INSPECTIONS	800	800	**800**	
7740	UNIT RESTAINING	500	500	**500**	
7750	WALK & DECK RESTAINING	7000	7000	**7000**	
7760	LAWN CARE	3500	3500	**3500**	
7759	LANDSCAPE IMPROVEMENTS	5000	5000	**5000**	
	TOTAL SUMMER MAINTENANCE	38340	38340	**38100**	
		2018	2018-2019		
	WINTER MAINTENANCE:	Final	Final		
7904	SNOW REMOVAL-WALKS	8700	8700	**9400**	
7911	SNOW SANDING-DRIVEWAYS	3000	3000	**4000**	
7908	SNOW REMOVAL-DRIVEWAYS	4500	4500	**5500**	
7907	SNOW REMOVAL-DECKS	1500	1500	**1200**	
7909	SNOW REMOVAL-ROOFS	3500	3500	**2000**	
	TOTAL WINTER MAINTENANCE	21200	21200	**22100**	
	TOTAL OPERATING EXPENSES	110940	110940	**113960**	
	Projected Excess over Expenses				
		2018	2018-2019		
	RESERVES:	Proposed	Proposed		
7951	COMMON AREA RESERVES	72500	72500	**75000**	
***7952**	OPERATING RESERVES	0	0	**0**	
**	**SEAMLESS GUTTER SYSTEMS**	3000	3000	**3000**	
7955	OPERATING RESERVES-STAINING	4000	4000	**4000**	
	TOTAL RESERVES	79500	79500	**82000**	
	ANNUAL UNIT ASSESSMENT	4140	4140	**4260**	
	QUARTERLY UNIT ASSESSMENT	1035	1035	**1065**	
	MONTHLY UNIT ASSESSMENT	345	345	**355**	
5100	**GRAND TOTAL EXPENSES**	190440	190440	**195960**	