

	West Cove B				
	2020 - 2021 Budget				
	Fiscal Year Sept.1 2020 to Aug. 31, 2021				
	REVENUES	190440	195960	201480	
		2018-2019	Approved	Approved	
	OPERATING EXPENSES:	Final	2019-2020	2020-2021	
7525	EXTERIOR LIGHTING/LIFT STATION	600	650	650	
7540	MANAGEMENT FEE	14925	15225	15725	
7550	OFFICE EXPENSE	850	850	1000	
7552	POSTAGE	900	900	900	
7555	TELEPHONE	900	950	1200	
7535	LEGAL FEES	200	200	300	
7520	AUDIT FEES	2350	2685	2700	
7530	INSURANCE	24275	25000	27385	
7564	LIFT STATION EXPENSE	600	1400	1800	
7560	TRASH REMOVAL	5800	5900	8370	
	TOTAL OPERATING EXPENSES	51400	53760	60030	
		2018-2019		Approved	
	SUMMER MAINTENANCE:	Final	Approved	2020-2021	
7606	ROADS/WALKWAYS	1500	1500	1500	
7610	WATER REPAIRS	500	500	500	
7650	RAIN GUTTER/CLEAN-REPAIR	1000	800	800	
7652	STRUCTURE MAINTENANCE	1040	1000	1000	
7710	GROUND MAINTENANCE	17500	17500	17500	
7730	CHIMNEY INSPECTIONS	800	800	800	
7740	UNIT RESTAINING	500	500	500	
7750	WALK & DECK RESTAINING	7000	7000	6500	
7760	LAWN CARE	3500	3500	3250	
7759	LANDSCAPE IMPROVEMENTS	5000	5000	5000	
	TOTAL SUMMER MAINTENANCE	38340	38100	37350	
		2018-2019		Approved	
	WINTER MAINTENANCE:	Final	Approved	2020-2021	
7904	SNOW REMOVAL-WALKS	8700	9400	9400	
7911	SNOW SANDING-DRIVEWAYS	3000	4000	4000	
7908	SNOW REMOVAL-DRIVEWAYS	4500	5500	5500	
7907	SNOW REMOVAL-DECKS	1500	1200	1200	
7909	SNOW REMOVAL-ROOFS	3500	2000	2000	
	TOTAL WINTER MAINTENANCE	21200	22100	22100	
	TOTAL OPERATING EXPENSES	110940	113960	119480	
	Projected Excess over Expenses				
		2018-2019		Approved	
	RESERVES:	Proposed	Approved	2020-2021	
7951	COMMON AREA RESERVES	72500	75000	75000	
*7952	OPERATING RESERVES	0	0	0	
**	SEAMLESS GUTTER SYSTEMS	3000	3000	3000	
7955	OPERATING RESERVES-STAINING	4000	4000	4000	
	TOTAL RESERVES	79500	82000	82000	
	ANNUAL UNIT ASSESSMENT	4140	4260	4380	
	QUARTERLY UNIT ASSESSMENT	1035	1065	1095	
	MONTHLY UNIT ASSESSMENT	345	355	365	
5100	GRAND TOTAL EXPENSES	190440	195960	201480	
