

	West Cove B				
	2021-2022				
	Fiscal Year Sept.1 2021 to Aug. 31, 2022				
	REVENUES	195960	201480	220800	
		Approved	Approved	FINAL	
	OPERATING EXPENSES:	2019-2020	2020-2021	2021-2022	
7525	EXTERIOR LIGHTING/LIFT STATION	650	650	650	
7540	MANAGEMENT FEE	15225	15725	15972	
7550	OFFICE EXPENSE	850	1000	600	
7552	POSTAGE	900	900	600	
7555	TELEPHONE/COMMUNICATIONS	950	1200	1000	
7535	LEGAL FEES	200	300	300	
7520	AUDIT FEES	2685	2700	2700	
7530	INSURANCE	25000	27385	28748	
7564	LIFT STATION EXPENSE	1400	1800	1800	
7560	TRASH REMOVAL	5900	8370	10130	
	TOTAL OPERATING EXPENSES	53760	60030	62500	
			Approved	FINAL	
	SUMMER MAINTENANCE:	Approved	2020-2021	2021-2022	
7606	ROADS/WALKWAYS	1500	1500	1800	
7610	WATER REPAIRS	500	500	0	
7650	RAIN GUTTER/CLEAN-REPAIR	800	800	800	
7652	STRUCTURE MAINTENANCE	1000	1000	1000	
7710	GROUND MAINTENANCE	17500	17500	19500	
7730	CHIMNEY INSPECTIONS	800	800	0	
7740	UNIT RESTAINING	500	500	500	
7750	WALK & DECK RESTAINING	7000	6500	6500	
7760	LAWN CARE	3500	3250	3200	
7759	LANDSCAPE IMPROVEMENTS	5000	5000	4000	
	TOTAL SUMMER MAINTENANCE	38100	37350	37300	
			Approved	FINAL	
	WINTER MAINTENANCE:	Approved	2020-2021	2021-2022	
7904	SNOW REMOVAL-WALKS	14900	14900	18400	
7911	SNOW REMOVAL-SANDING	4000	4000	3500	
7907	SNOW REMOVAL-DECKS	1200	1200	1400	
7909	SNOW REMOVAL-ROOFS	2000	2000	2200	
	TOTAL WINTER MAINTENANCE	22100	22100	25500	
	TOTAL OPERATING EXPENSES	113960	119480	125300	
	Projected Excess over Expenses				
			Approved	FINAL	
	RESERVES:	Approved	2020-2021	2021-2022	
7951	COMMON AREA RESERVES	75000	75000	75000	
7952	OPERATING RESERVES	0	0	5000	
**	SEAMLESS GUTTER SYSTEMS	3000	3000	3000	
7943	ROADS/DRAINAGE			8500	
7955	OPERATING RESERVES-STAINING	4000	4000	4000	
	TOTAL RESERVES	82000	82000	95500	
	ANNUAL UNIT ASSESSMENT	4260	4380	4800	
	QUARTERLY UNIT ASSESSMENT	1065	1095	1200	
	MONTHLY UNIT ASSESSMENT	355	365	400	
5100	GRAND TOTAL EXPENSES	195960	201480	220800	
