		West Cove B		
		2023-2024		
		Fiscal Year Sept.1 2023 to Aug. 31, 2024		
			Approved	**BUDGET**
		OPERATING EXPENSES:	2022-2023	**2023-2024**
	7525	EXTERIOR LIGHTING/LIFT STATION	650	**750**
	7540	MANAGEMENT FEE	16284	**16746**
	7550	OFFICE EXPENSE	625	**675**
	7552	POSTAGE	625	**625**
	7555	TELEPHONE/COMMUNICATIONS	875	**900**
	7535	LEGAL FEES	300	**200**
	7520	AUDIT FEES	2600	**2650**
	7530	INSURANCE	30350	**29662**
	7564	LIFT STATION EXPENSE	2450	**2500**
	7560	TRASH REMOVAL	10728	**10971**
		TOTAL OPERATING EXPENSES	65487	**65679**
				BUDGET
		SUMMER MAINTENANCE:	Approved	**2023-2024**
	7606	ROADS/WALKWAYS	1200	**1200**
	7650	RAIN GUTTER/CLEAN-REPAIR	400	**500**
	7652	STRUCTURE MAINTENANCE	500	**500**
	7710	GROUNDS MAINTENANCE	22500	**23000**
	7740	UNIT RESTAINING	549	**550**
	7750	WALK & DECK RESTAINING	7800	**8000**
	7760	LAWN CARE	3200	**3200**
	7759	LANDSCAPE IMPROVEMENTS	4000	**5000**
		TOTAL SUMMER MAINTENANCE	40149	**41950**
			Approved	**BUDGET**
		WINTER MAINTENANCE:	2022-2023	**2023-2024**
	7904	SNOW REMOVAL ROADS -WALKS	19500	**22000**
	7911	SNOW REMOVAL-SANDING-PLOW	3500	**11150**
	7907	SNOW REMOVAL-DECKS	1400	**0**
	7909	SNOW REMOVAL-ROOFS	2200	**2200**
		TOTAL WINTER MAINTENANCE	26600	**35350**
		TOTAL OPERATING EXPENSES	132236	**142979**
			Approved	**BUDGET**
		RESERVES:	2022-2023	**2023-2024**
	7951	COMMON AREA RESERVES	75000	**78000**
	7952	OPERATING RESERVES	8000	**6641**
	******	**SEAMLESS GUTTER SYSTEMS**	3000	**0**
	7943	**ROADS/DRAINAGE**	8500	**8500**
	7955	OPERATING RESERVES-STAINING	4000	**4000**
		TOTAL RESERVES	98500	**97141**
		ANNUAL UNIT ASSESSMENT	5016	**5220**
		QUARTERLY UNIT ASSESSMENT	1254	**1305**
		MONTHLY UNIT ASSESSMENT	418	**435**
	5100	**GRAND TOTAL EXPENSES**	230736	**240120**