	West Cove D				
	2017 Budget				
		2015	2016	**2017**	
	REVENUES	215280	218400	**218400**	
		2015	2016	**2017**	
		Budget	Budget	**Budget**	
	OPERATING EXPENSES:				
7520	AUDIT	2350	2400	**2400**	
7530	INSURANCE	21300	21000	**22025**	
7535	LEGAL	1500	1200	**1200**	
7540	MANAGEMENT FEE	16868	16868	**16868**	
7550	OFFICE EXPENSE	1100	1000	**1000**	
7552	POSTAGE	1200	1200	**1200**	
7555	COMMUNICATIONS	1200	1200	**1200**	
7560	TRASH REMOVAL	5600	6300	**6300**	
	TOTAL OPERATING EXPENSES	51118	51168	**52193**	
		2015	2016	**2017**	
	SUMMER MAINTENANCE:	Budget	Budget	**Budget**	
7606	Roads/Bluestone Walks/Drainage	2000	2000	**2000**	
7610	Water/Sewer	500	500	**500**	
7652	Routine Structure Maintenance	1000	1000	**1200**	
7710	Grounds Maintenance/Mulching/Planting	18620	18000	**18000**	
7720	TREE REMOVAL/Landscaping	7000	7000	**7000**	
7750	RESTAINING - WALKS/DECKS	16000	13500	**16000**	
7740	RESTAINING - UNITS	0	0	**500**	
7760	LAWN CARE	3500	3500	**3500**	
	TOTAL SUMMER MAINTENANCE	48620	45500	**48700**	
		2015	2016	**2017**	
	WINTER MAINTENANCE:	Budget	Budget	**Budget**	
7904	SNOW REMOVAL-WALKWAYS	11000	11500	**11500**	
7911	SNOW REMOVAL-SANDING	2800	3000	**3000**	
7908	SNOW REMOVAL-DRIVEWAYS	5000	5400	**5400**	
7907	SNOW REMOVAL-DECKS	1800	1800	**1800**	
7909	SNOW REMOVAL-ROOFS	4500	4500	**4500**	
	TOTAL WINTER MAINTENANCE	25100	26200	**26200**	
	TOTAL OPERATING EXPENSES:		122868	**127093**	
	Excess over Expenses				
		2015	2016	**2017**	
	RESERVES:	Budget	Budget	**Budget**	
7951	COMMON AREA RESERVES	81000	86090	**86090**	
7952	OPERATING RESERVES	3442	3442	**3442**	
	OPERATING RESERVES-STAINING	6000	6000	**1775**	
	TOTAL RESERVES	90442	95532	**91307**	
5100	ANNUAL UNIT ASSESSMENT	4140	4200	**4200**	
	QUARTERLY UNIT ASSESSMENT	1035	1050	**1050**	
	MONTHLY UNIT ASSESSMENT	345	350	**350**	
	GRAND TOTAL EXPENSES	215280	218400	**218400**	
