	West Cove D 2018 Budget			
		2016	2017	**2018**
	REVENUES	218400	218400	**221520**
		2016	2017	**2018**
		Budget	Budget	**Approved**
	OPERATING EXPENSES:			
7520	AUDIT	2400	2400	**2400**
7530	INSURANCE	21000	22025	**24550**
7535	LEGAL	1200	1200	**2000**
7540	MANAGEMENT FEE	16868	16868	**16868**
7550	OFFICE EXPENSE	1000	1000	**1000**
7552	POSTAGE	1200	1200	**1200**
7555	COMMUNICATIONS	1200	1200	**1000**
7560	TRASH REMOVAL	6300	6300	**6300**
	TOTAL OPERATING EXPENSES	51168	52193	**55318**
		2016	2017	**2018**
	SUMMER MAINTENANCE:	Budget	Budget	**Proposed**
7606	Roads/Bluestone Walks/Drainage	2000	2000	**2000**
7610	Water/Sewer	500	500	**500**
7652	Routine Structure Maintenance	1000	1200	**1200**
7710	Grounds Maintenance/Mulching/Planting	18000	18000	**18000**
7720	TREE REMOVAL/Landscaping	7000	7000	**7000**
7750	RESTAINING - WALKS/DECKS	13500	16000	**16850**
7740	RESTAINING - UNITS	0	500	**500**
7760	LAWN CARE	3500	3500	**3400**
	TOTAL SUMMER MAINTENANCE	45500	48700	**49450**
		2016	2017	**2018**
	WINTER MAINTENANCE:	Budget	Budget	**Proposed**
7904	SNOW REMOVAL-WALKWAYS	11500	11500	**11500**
7911	SNOW REMOVAL-SANDING	3000	3000	**3600**
7908	SNOW REMOVAL-DRIVEWAYS	5400	5400	**5400**
7907	SNOW REMOVAL-DECKS	1800	1800	**1800**
7909	SNOW REMOVAL-ROOFS	4500	4500	**4500**
	TOTAL WINTER MAINTENANCE	26200	26200	**26800**
	TOTAL OPERATING EXPENSES:	122868	127093	**131568**
	Excess over Expenses			
		2016	2017	**2018**
	RESERVES:	Budget	Budget	**Proposed**
7951	COMMON AREA RESERVES	86090	86090	**86090**
7952	OPERATING RESERVES	3442	3442	**1000**
	OPERATING RESERVES-STAINING	6000	1775	**2862**
	TOTAL RESERVES	95532	91307	**89952**
5100	ANNUAL UNIT ASSESSMENT	4200	4200	**4260**
	QUARTERLY UNIT ASSESSMENT	1050	1050	**1065**
	MONTHLY UNIT ASSESSMENT	350	350	**355**
	GRAND TOTAL EXPENSES	218400	218400	**221520**
