

		West Cove D				
		2019-2020				
		Fiscal Year Sept 1, 2019 to Aug 31, 2020				
			2018	2018-2019	2019-2020	
		REVENUES	221520	221520	226512	
			2018	2018-2019	2019-2020	
			Budget	Budget	Approved	
		OPERATING EXPENSES:				
	7520	AUDIT	2400	2400	2700	
	7530	INSURANCE	24550	24550	25850	
	7535	LEGAL	2000	2000	2000	
	7540	MANAGEMENT FEE	16868	16868	16868	
	7550	OFFICE EXPENSE	1000	1000	1000	
	7552	POSTAGE	1200	1200	1200	
	7555	COMMUNICATIONS	1000	1000	1100	
	7560	TRASH REMOVAL	6300	6300	6500	
		TOTAL OPERATING EXPENSES	55318	55318	57218	
			2018	2018-2019		
		SUMMER MAINTENANCE:	Budget	Budget		
	7606	Roads/Bluestone Walks/Drainage	2000	2000	3000	
	7610	Water/Sewer	500	500	500	
	7652	Routine Structure Maintenance	1200	1200	1500	
	7710	Grounds Maintenance/Mulching/Planting	18000	18000	24000	
	7720	TREE REMOVAL/Landscaping	7000	7000	7000	
	7750	RESTAINING - WALKS/DECKS	16850	16850	17000	
	7740	RESTAINING - UNITS	500	500	500	
	7760	LAWN CARE	3400	3400	3400	
		TOTAL SUMMER MAINTENANCE	49450	49450	56900	
			2018	2018-2019		
		WINTER MAINTENANCE:	Budget	Budget		
	7904	SNOW REMOVAL-WALKWAYS	11500	11500	12000	
	7911	SNOW REMOVAL-SANDING	3600	3600	5000	
	7908	SNOW REMOVAL-DRIVEWAYS	5400	5400	6000	
	7907	SNOW REMOVAL-DECKS	1800	1800	1500	
	7909	SNOW REMOVAL-ROOFS	4500	4500	3000	
		TOTAL WINTER MAINTENANCE	26800	26800	27500	
		TOTAL OPERATING EXPENSES:	131568	131568	141618	
		Excess over Expenses				
			2018	2018-2019		
		RESERVES:	Budget	Budget		
	7951	COMMON AREA RESERVES	86090	86090	81090	
	7952	OPERATING RESERVES	1000	1000	1000	
		OPERATING RESERVES-STAINING	2862	2862	2804	
		TOTAL RESERVES	89952	89952	84894	
	5100	ANNUAL UNIT ASSESSMENT	4260	4260	4356	
		QUARTERLY UNIT ASSESSMENT	1065	1065	1089	
		MONTHLY UNIT ASSESSMENT	355	355	363	
		GRAND TOTAL EXPENSES	221520	221520	226512	