

		West Cove D			
		2021-2022			
		Fiscal Year Sept 1, 2021 to Aug 31, 2022			
			2019-2020	2020-2021	2021-2022
		REVENUES	226512	232999	237120
			2019-2020	2020-2021	2021-2022
			Approved	Approved	Proposed
		OPERATING EXPENSES:			
	7520	AUDIT	2700	2800	2800
	7530	INSURANCE	25850	29433	30262
	7535	LEGAL	2000	2000	2000
	7540	MANAGEMENT FEE	16868	17472	17784
	7550	OFFICE EXPENSE	1000	1000	1000
	7552	POSTAGE	1200	1200	1000
	7555	COMMUNICATIONS	1100	1300	1300
	7560	TRASH REMOVAL	6500	8500	11360
		TOTAL OPERATING EXPENSES	57218	63705	67506
			2019-2020	2020-2021	2021-2022
		SUMMER MAINTENANCE:	Approved	Approved	Proposed
	7606	Roads/Bluestone Walks/Drainage	3000	3000	3000
	7610	Water/Sewer	500	500	0
	7652	Routine Structure Maintenance	1500	1500	1000
	7710	Grounds Maintenance/Mulching/Planting	24000	24000	24000
	7720	TREE REMOVAL/Landscaping	7000	7000	7000
	7750	RESTAINING - WALKS or DECKS	17000	17000	10000
	7740	RESTAINING - UNITS	500	500	500
	7760	LAWN CARE	3400	3400	3400
		TOTAL SUMMER MAINTENANCE	56900	56900	48900
			2019-2020	2020-2021	2021-2022
		WINTER MAINTENANCE:	Approved	Proposed	Proposed
	7904	SNOW REMOVAL-WALKWAYS	12000	12000	23500
	7908	SNOW REMOVAL-DRIVEWAYS	6000	6000	0
	7911	SNOW REMOVAL-SANDING	5000	5000	5000
	7907	SNOW REMOVAL-DECKS	1500	1500	2000
	7909	SNOW REMOVAL-ROOFS	3000	3000	3000
		TOTAL WINTER MAINTENANCE	27500	27500	33500
		TOTAL OPERATING EXPENSES:	141618	148105	
		Excess over Expenses			
			2019-2020	2020-2021	2021-2022
		RESERVES:	Approved	Approved	Proposed
	7951	COMMON AREA RESERVES	81090	81090	81090
	7952	OPERATING RESERVES	1000	1000	1000
		OPERATING RESERVES-STAINING	2804	2804	5124
		TOTAL RESERVES	84894	84894	87214
	5100	ANNUAL UNIT ASSESSMENT	4356	4481	4560
		QUARTERLY UNIT ASSESSMENT	1089	1120	1140
		MONTHLY UNIT ASSESSMENT	363	373	380
		GRAND TOTAL EXPENSES	226512	232999	237120