

		West Cove D			
		2022-2023			
		Fiscal Year Sept 1, 2022 to Aug 31, 2023			
			2021-2022	2022-2023	
		REVENUES	237120	249600	
			2021-2022	2022-2023	
			Approved	Approved	
		OPERATING EXPENSES:			
	7520	AUDIT	2800	2600	
	7530	INSURANCE	30262	35274	
	7535	LEGAL	2000	1000	
	7540	MANAGEMENT FEE	17784	18314	
	7550	OFFICE EXPENSE	1000	750	
	7552	POSTAGE	1000	750	
	7555	COMMUNICATIONS	1300	1000	
	7560	TRASH REMOVAL	11360	11898	
		TOTAL OPERATING EXPENSES	67506	71586	
			2021-2022	2022-2023	
		SUMMER MAINTENANCE:	Approved	Approved	
	7606	Roads/Bluestone Walks/Drainage	3000	3000	
	7652	Routine Structure Maintenance	1000	900	
	7710	Grounds Maintenance/Mulching/Planting	24000	24000	
	7720	TREE REMOVAL/Landscaping	7000	7000	
	7750	RESTAINING - WALKS or DECKS	10000	12000	
	7740	RESTAINING - UNITS	500	500	
	7760	LAWN CARE/STRINGING	3400	3400	
		TOTAL SUMMER MAINTENANCE	48900	50800	
			2021-2022	2022-2023	
		WINTER MAINTENANCE:	Approved	Approved	
	7904	SNOW REMOVAL-ROADS/WALKS	23500	25000	
	7911	SNOW REMOVAL-SANDING	5000	5000	
	7907	SNOW REMOVAL-DECKS	2000	2000	
	7909	SNOW REMOVAL-ROOFS	3000	3000	
		TOTAL WINTER MAINTENANCE	33500	35000	
		TOTAL OPERATING EXPENSES:			
		Excess over Expenses			
			2021-2022	2022-2023	
		RESERVES:	Approved	Approved	
	7951	COMMON AREA RESERVES	81090	81090	
	7952	OPERATING RESERVES	1000	6000	
		OPERATING RESERVES-STAINING	5124	5124	
		TOTAL RESERVES	87214	92214	
	5100	ANNUAL UNIT ASSESSMENT	4560	4800	
		QUARTERLY UNIT ASSESSMENT	1140	1200	
		MONTHLY UNIT ASSESSMENT	380	400	
		GRAND TOTAL EXPENSES	237120	249600	