

Welbourne Manor 2018 Budget		Account Description	2018
Revenue Account No.			
	4010	Homeowner Dues/Assessments	\$67,480.00
	4080	Miscellaneous Income	\$750.00
	9900	Dividend & Interest Income	\$250.00
		Total Revenue	\$68,480.00
Expense Account No.			
	7090	Property Taxes	\$364.00
	7060	Legal Fees	\$8,000.00
	7360	Common Utilities	\$2,678.00
	7700	Insurance	\$3,914.00
	7920	Accounting	\$6,000.00
	8062	Office Expense	\$412.00
	8505	Taxes-Income Taxes	\$361.00
	8750	Telephone	\$227.00
	8760	Trash	\$300.00
		Annual HOA Meeting Expense	\$515.00
		Total General Expenses	\$22,771.00
	7320	Tennis Court Maintenance	\$309.00
	8403	Water & Sewer	\$4,120.00
	8450	Pool Operations	\$8,160.00
	8453	Pool Repair/ Improvements	\$0.00
	8400	Pool Common Area Maintenance	\$500.00
		Total Pool Related Expenses	\$13,089.00
	8620	Landscaping Maintenance	\$8,500.00
	8630	Landscaping/Irrigation Materials and Supplies	\$1,854.00
		Total Landscaping Expenses	\$10,354.00
	7050	Neighborhood Events	\$1,500.00
	7057	Neighborhood Communications	\$362.56
	7055	Welcome Basket Expense	\$100.00
	7040	Postage & Print Supplies	\$515.00
	8010	Neighborhood Mailbox paint	\$150.00
	8040	Miscellaneous	\$772.50
		Total Neighborhood Expense	\$3,400.06
		Operating Amount Available to Reserves	\$18,865.94

2018 Capital Budget

Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost	Capital Budget Reserve	Estimated Capital Expense
0	\$500,000.00	Pool	\$38,000.00
10-12	\$30,000.00	Tennis Courts/Basketball Court	\$0.00
10-12	\$6,000.00	Street Signs	\$0.00
12-15	\$40,000.00	Welbourne Wall	\$0.00
12-15	\$10,000.00	Fence in front of Neighborhood	\$0.00
	\$586,000.00		

Total Capital Expense		Total Capital Expense	\$38,000.00
Total Expense		Total Revenue (140 Residents *280)	\$39,200.00
	7070	Capital Amount Available to Reserves	\$1,200.00
		Total Amount to Reserves (Operating + Capital)	\$20,065.94