

Assessment Summary*

January 1 – December 31, 2016

Approved October 1, 2015

<u>Home Type</u>	<u>Monthly Assessments to be collected</u>	<u>Maximum Allowable Monthly Assessments</u>
Detached Homes (Common Expense \$37.95, Recreation Expense \$14.35 & Detached Home \$24.59)	\$76.90	\$457.16
Detached Homes w/ Common Drive (Common Expense \$37.95, Recreation Expense \$14.35 & Detached Home \$24.59 Common Drive \$16.17)	\$93.05	\$537.11
Townhomes (Common Expense \$37.95, Recreation Expense \$14.35 & Townhouse \$34.52)	\$86.85	\$549.28
Lakeside Condominium Units	\$52.30*	\$269.04
Amberlea Condominium Units	\$67.00*	\$269.04
Town Center Condominiums Units	\$67.00*	\$269.04

*This amount represents the amount paid to SRP. Please contact your management company for your monthly assessments.

*Assessments are rounded to the nearest \$.05

*The column above entitled "Monthly Assessments to be Collected" are the amounts set by the Board of Directors that the Owners will pay in 2015, and which are necessary to meet the expenses of the annual budget. The governing documents of South Riding provide for annual, automatic assessment increases by certain percentages; the cumulative allowable increases since the inception of Proprietary operations are reflected above in the column, "Maximum Allowable Monthly Assessments." Please note that the assessments to be collected in any given year may not be raised to an amount in excess of the Maximum allowable Monthly Assessments without a vote of the Owners.

Budget Summary

INCOME

Assessments & Fees	\$ 6,235,939
Other Sources	\$ 447,800
Total Income	\$ 6,933,739

EXPENSES

Common	\$ 3,039,577	Capital Contribution	\$ 131,333
Recreation Facilities	\$ 998,421	Common Driveways (Alley)	\$ 25,360
Detached Homes	\$ 885,128	Amberlea Condo trash removal	\$ 111,219
Reserve Funding	\$ 1,092,000	Town Center Condos	\$ 4,836

Total Expenses **\$ 6,933,739**