

## 2017 South Riding Proprietary Budget

| Account Description  | 2017 Draft Budget   |
|--|---------------------|
| <b>Sources of Income</b>   |                     |
| Assessments for Common Expenses  | \$ 2,841,570        |
| Assessments for Townhomes  | 1,019,141           |
| Assessments for Multi-Family Properties (Apartments)                                     | 33,203              |
| Assessments for Detached Homes   | 883,330             |
| Assessments for Common Driveways (Alleys)  | 190,568             |
| Assessments for Recreation Facilities  | 1,205,123           |
| Assessments for Commercial Properties  | 51,579              |
| Assessments for Amberlea Condominium Trash Collection                                    | 112,447             |
| Trash Collection   | 4,979               |
| <b>Total Assessment Income</b>   | <b>\$ 6,341,939</b> |
|  |                     |
| Interest From Replacement & Operating Reserves (Allocated to 4 Expense Categories Below) | \$ 104,544          |
| <b>Total Investment Interest</b>   | <b>104,544</b>      |
|  |                     |
| <b>Other Income</b>  |                     |
| Late Fees  | \$ 35,000           |
| Legal Fee Reimbursement  | 25,000              |
| Pool Guest Fees  | 2,000               |
| Pool Rental  | 600                 |
| South Riding Center Rental   | 15,000              |
| Magazine Advertising   | 175,000             |
| Covenants Fees   | 10,000              |
| Access Monitoring and Cards (user only)  | 4,500               |
| Tennis League Fees   | 2,000               |
| Market Square Landscape Contribution   | 12,000              |
| Sponsor Income   | 45,000              |
| Miscellaneous  | 5,000               |
| Celebrate South Riding   | 150,000             |
| Star Spangled South Riding   | 9,000               |
| Triathlon/Charity Race   | 5,000               |
| Fall Festival  | 18,000              |
| Spring Festival  | 11,000              |
| Community Shred  | 2,000               |
| Enrichment & Recreation Programs   | 20,000              |
| Prior Year Carry forward   | 150,000             |
| <b>Total Other Income</b>  | <b>\$ 696,100</b>   |
|  |                     |
| <b>Capital Improvement Income</b>  |                     |
| Initial Capital Payment  | \$ -                |
| Disclosure Packages  | 50,000              |
| <b>Total Capital Improvement Income</b>  | <b>50,000</b>       |
|  |                     |
| <b>GRAND TOTAL INCOME</b>  | <b>\$ 7,088,039</b> |
|  |                     |
| <b>COMMON EXPENSES (Note 2)</b>  |                     |
| <b>Administrative</b>  |                     |
| Financial Management Contract  | \$ 154,685          |
| Postage (excluding Magazine)   | 20,000              |
| Printing & Copying (excluding Magazine)  | 15,000              |
| Miscellaneous Administrative   | 3,000               |
| Audit & Tax Return Preparation   | 19,500              |
| Professional Consultation  | 10,000              |
| Legal Services - General   | 20,000              |
| Legal Services - Collection Activity   | 80,000              |
| Public Relations/Community Support   | 5,000               |
| Insurance Coverage   | 60,901              |
| Insurance Loss   | 20,000              |
| Salaries & Wages (not including REC, SFD & TH)   | 508,693             |
| Payroll Taxes & Benefits (not including REC, SFD & TH)                                   | 108,142             |
| Workers Compensation Insurance   | 15,129              |
| Payroll Processing Fees  | 14,000              |
| Mileage Reimbursement  | 1,500               |

| Account Description   | 2017 Draft Budget   |
|---|---------------------|
| Dues and Education  | 20,000              |
| Office Supplies & Equipment                                 | 16,000              |
| Bank Charges & Merchant Fees                                | 4,000               |
| Magazine Production & Distribution                          | 178,982             |
| Marketing   | 3,000               |
| Telephone Service   | 30,000              |
| Web & IT Upgrades   | 10,000              |
| IT Support Contract   | 45,000              |
| Licenses, Permits, & Fees                                   | 8,000               |
| Bad Debt  | 5,000               |
| <b>Total Administrative</b>                                 | <b>\$ 1,375,533</b> |
| <b>Committee &amp; Board</b>                                |                     |
| Community Standards Committee                               | \$ 16,600           |
| Neighborhood Watch Committee                                | 5,000               |
| Elections Committee   | 11,000              |
| General Committee Support                                   | 4,000               |
| Board of Directors and Volunteer Support                    | 25,000              |
| <b>Total Committee &amp; Board</b>                          | <b>\$ 61,600</b>    |
| <b>Recreation &amp; Events</b>                              |                     |
| Tennis League   | \$ 2,000            |
| Enrichment & Recreation Programs                            | 100,000             |
| Miscellaneous Supplies/Multiple Events                      | 17,000              |
| Winter Holiday Festivities                                  | 10,000              |
| Celebrate South Riding                                      | 150,000             |
| Fall Festival   | 24,000              |
| Summer Concerts   | 24,000              |
| Spring Fling  | 2,000               |
| Spring Festival (name change)                               | 19,000              |
| End of School Year Parties                                  | 6,000               |
| Halloween   | 7,000               |
| Star Spangled South Riding                                  | 60,000              |
| Triathlon/Charity Race                                      | 5,000               |
| Community Shred   | 3,000               |
| <b>Total Recreation &amp; Events</b>                        | <b>\$ 429,000</b>   |
| <b>Grand Total Administrative</b>                           | <b>\$ 1,866,133</b> |
| <b>Operations - Community Common Areas</b>                  |                     |
| Landscape Contract  | \$ 876,000          |
| Irrigation Repair   | 30,000              |
| Irrigation Contract   | 28,250              |
| Arborist Consulting   | 1,000               |
| Landscape Enhancements/Tree Work                            | 60,000              |
| Supplies & Materials  | 15,000              |
| Pond Management   | 25,000              |
| Wildlife Management   | 5,000               |
| Common Area Snow Plowing                                    | 2,000               |
| Maintenance & Repair  | 15,000              |
| <b>Total Operations - Community Common Areas</b>            | <b>\$ 1,057,250</b> |
| <b>Operations - Roadside</b>                                |                     |
| Supplies & Materials  | \$ 2,000            |
| Maintenance & Repairs                                       | 1,000               |
| Holiday Lighting  | 5,000               |
| Streetlight & Other Electricity (Not Recreation Facilities) | 195,000             |
| Electricity For Fountains & Irrigation Systems              | 32,000              |
| Fountain Winterization & Repairs                            | 7,000               |
| <b>Total Operations - Roadside</b>                          | <b>\$ 242,000</b>   |
| <b>Operations - General</b>                                 |                     |
| Supplies & Materials  | \$ 5,000            |
| Hand Tools & Equipment                                      | 4,000               |
| Safety & Uniforms   | 2,800               |

| Account Description                             | 2017 Draft Budget   |
|---|---------------------|
| Trash Disposal                                  | 300                 |
| Maintenance Facility Supplies & Materials       | 5,000               |
| Maintenance Facility Repairs & Maintenance      | 2,000               |
| General Maintenance Facility Rent               | -                   |
| Property Tax Vehicles & Equipment and Insurance | 12,000              |
| Vehicle Maintenance                             | 24,000              |
| Equipment Maintenance                           | 10,000              |
| Tot Lot / Park Inspections                      | 7,000               |
| Consulting Services                             | 15,000              |
| Apply Reserve Account Interest Allocation       | (80,031)            |
| <b>Total Operations - General</b>               | <b>\$ 7,069</b>     |
| Capital Fund Contribution                       | \$ 120,000          |
| Transfer Disclosure Income to Capital Fund      | 50,000              |
| <b>Total Capital Improvements</b>               | <b>\$ 170,000</b>   |
| <b>GRAND TOTAL COMMON EXPENSES</b>              | <b>\$ 3,342,452</b> |
| <b>Recreation Facilities Expense (Note 3)</b>   |                     |
| Recreation Insurance                            | \$ 47,055           |
| Recreation Personnel Salaries & Wages           | 321,686             |
| Recreation Personnel Taxes & Benefits           | 69,321              |
| Pool Management Contract                        | 320,150             |
| Swimming Pool Equipment & Supplies              | 19,000              |
| Swimming Pool Maintenance & Repair              | 30,000              |
| Swimming Pool Inspection, Permits, & Fees       | 1,100               |
| Community Buildings Supplies & Materials        | 14,000              |
| Community Buildings Repair & Maintenance        | 14,000              |
| Community Buildings Security & Fire Protection  | 10,000              |
| Tennis Court Supplies & Materials               | 5,000               |
| Tennis Court Repair & Maintenance               | 3,000               |
| Access Monitoring and Cards (user only)         | 3,000               |
| Maintenance gym equipment                       | 7,000               |
| Facilities Electricity                          | 48,000              |
| Facilities Gas                                  | 10,000              |
| Facilities Water                                | 45,000              |
| Detail Cleaning Pools Bathrooms                 | 13,000              |
| Facilities Janitorial & Pest Control            | 21,000              |
| Apply Reserve Account Interest Allocation       | (11,189)            |
| <b>Total Recreation Facilities Expense</b>      | <b>\$ 990,123</b>   |
| <b>Detached Home Expense (Note 4)</b>           |                     |
| Personnel Expense Allocation                    | \$ 165,995          |
| Supplies & Materials                            | 500                 |
| Maintenance & Repairs                           |                     |
| Trash Removal                                   | 716,835             |
| <b>Total Detached Home Expense</b>              | <b>\$ 883,330</b>   |
| <b>Townhome Expense (Note 5)</b>                |                     |
| Personnel Expense Allocation                    | \$ 165,995          |
| Supplies & Materials                            | 3,000               |
| Maintenance & Repairs                           | 500                 |
| Trash Removal                                   | 445,638             |
| Snow Removal                                    | 35,000              |
| Apply Reserve Account Interest Allocation       | (12,992)            |
| <b>Total Townhome Expense</b>                   | <b>\$ 637,141</b>   |
| <b>Common Driveway Expense</b>                  |                     |
| Supplies & Materials                            | \$ 900              |
| Snow Removal                                    | 25,000              |
| Apply Reserve Account Interest Allocation       | (332)               |
| <b>Total Common Driveway Expense</b>            | <b>\$ 25,568</b>    |
| <b>Special Expense</b>                          |                     |
| Amberlea Condominium Trash Removal              | \$ 112,447          |

| Account Description   | 2017 Draft Budget   |
|---|---------------------|
| South Riding Town Center Condominium Trash Collection       | 4,979               |
| <b>Total Special Expense</b>                                | <b>\$ 117,426</b>   |
| <b>Replacement Reserve Contributions</b>                    |                     |
| Reserves - Office Equipment & Furnishings                   | \$ -                |
| Reserves - General  |                     |
| Reserves - Pond Dredging                                    |                     |
| Reserves - Asphalt & Concrete                               |                     |
| Reserves - Street Signs                                     |                     |
| Reserves - Street Trees                                     |                     |
| Reserves - Bandstand, Fences, Walls, Sidewalks, Etc.        |                     |
| Reserves - Roadside Asphalt Trails                          |                     |
| Reserves - Tot Lot/Rec Equipment                            |                     |
| Reserves - Maintenance Equipment                            |                     |
| <b>Total Common Replacement Reserve Contributions</b>       | <b>\$ 330,000</b>   |
| Reserves - Swimming Pools                                   | \$ -                |
| Reserves - Town Hall  | -                   |
| Reserves - Tennis Courts                                    | -                   |
| Reserves - South Riding Center                              | -                   |
| <b>Total Recreation Facility Reserve Contributions</b>      | <b>\$ 215,000</b>   |
| Reserves - Townhouse Pavement, Concrete & Mailboxes         | -                   |
| <b>Total Townhouse Replacement Reserve Contributions</b>    | <b>\$ 382,000</b>   |
| Reserves - Common Drives                                    | \$ -                |
| <b>Total Common Drive Replacement Reserve Contributions</b> | <b>\$ 165,000</b>   |
| Reserves - Additional Contribution                          | \$ -                |
| <b>Total Reserves - Additional Contribution</b>             | <b>\$ -</b>         |
| <b>Total Replacement Reserve Contributions</b>              | <b>\$ 1,092,000</b> |
| <b>Capital Improvement Contribution (Common)</b>            |                     |
| <b>GRAND TOTAL EXPENSE</b>                                  | <b>\$ 7,088,039</b> |
| <b>GRAND TOTAL INCOME</b>                                   | <b>\$ 7,088,039</b> |
| <b>SURPLUS or (LOSS)</b>                                    | <b>\$ -</b>         |