

Account Description	2016 Budget
Sources of Income	
Assessments for Common Expenses	\$ 2,720,902
Assessments for Townhomes	1,027,866
Assessments for Multi-Family Properties (Apartments)	31,887
Assessments for Detached Homes	885,128
Assessments for Common Driveways (Alleys)	190,360
Assessments for Recreation Facilities	1,213,421
Assessments for Commercial Properties	50,321
Assessments for Amberlea Condominium Trash Collection	111,219
Assessments for South Riding Town Center Condominium Trash Collection	4,836
Total Assessment Income	\$ 6,235,939
Interest From Replacement & Operating Reserves (Allocated to 4 Expense Categories Below)	\$ 90,000
Total Investment Interest	90,000
Other Income	
Late Fees	\$ 50,000
Legal Fee Reimbursement	30,000
Owner Interest Income	-
Self Help Charges	-
Pool Guest Fees	2,500
Pool Rental	1,300
South Riding Center Rental	20,000
Magazine Advertising	190,000
Covenants Fees	10,000
Access Monitoring and Cards (user only)	3,000
Tennis League Fees	2,000
Market Square Landscape Contribution	12,000
Sponsor Income	45,000
Miscellaneous	5,000

Account Description	2016 Budget
Celebrate South Riding	-
Star Spangled South Riding	3,000
Summer Concerts	-
Triathlon	25,000
Fall Fest	18,000
Fall Yard Sale & Business Expo	7,000
Spring Yard Sale & Business Expo	7,000
Community Shred	2,000
Enrichment & Recreation Programs	15,000
Bad Debt Recovery	-
Prior Year Carry forwarded	200,000
Total Other Income	\$ 647,800
Capital Improvement Income	
Initial Capital Payment	\$ -
Disclosure Packages	50,000
Total Capital Improvement Income	50,000
GRAND TOTAL INCOME	\$ 6,933,739
COMMON EXPENSES (Note 2)	
Administrative	
Financial Management Contract	\$ 154,685
Payment Coupons	-
Management Reimbursements	-
Collection Costs	-
Postage (excluding Magazine)	20,000
Printing & Copying (excluding Magazine)	15,000
Miscellaneous Administrative	2,000
Audit & Tax Return Preparation	16,750
Professional Consultation	10,000

Account Description	2016 Budget
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)	511,205
Payroll Taxes & Benefits (not including REC, SFD & TH)	116,855
Workers Compensation Insurance	15,129
Payroll Processing Fees	5,000
Mileage Reimbursement	1,000
Dues and Education	20,000
Office Supplies & Equipment	16,000
Bank Charges & Merchant Fees	4,000
Magazine Production & Distribution	140,000
Marketing	3,000
Telephone Service	30,000
Web & IT Upgrades	10,000
IT Support Contract	45,000
Licenses, Permits, & Fees	11,000
Bad Debt	5,000
Total Administrative	\$ 1,337,526
Committee & Board	
Covenants Committee	\$ 2,000
Neighborhood Watch Committee	5,000
Elections Committee	11,000
General Committee Support	4,000
Board of Directors and Volunteer Support	25,000
Total Committee & Board	\$ 47,000
Recreation & Events	

Account Description	2016 Budget
Tennis League	\$ 2,000
Enrichment & Recreation Programs	100,000
Miscellaneous Supplies/Multiple Events	17,000
Winter Holiday Festivities	10,000
Celebrate South Riding	-
Fall Fest	24,000
Summer Concerts	24,000
Easter Bunny Event	3,500
Fall Yard Sale & Business Expo	4,000
Spring Yard Sale & Business Expo	4,000
End of School Year Parties	6,000
Halloween	7,000
Star Spangled South Riding	60,000
Triathlon	25,000
Community Shred	4,000
Total Recreation & Events	\$ 290,500
Grand Total Administrative	\$ 1,675,026
Operations - Community Common Areas	
Landscape Contract	\$ 873,000
Irrigation Repair	22,000
Irrigation Contract	30,000
Arborist Consulting	1,000
Landscape Enhancements/Tree Work	60,000
Supplies & Materials	15,000
Pond & Mosquito Management	32,000
Wildlife Management	2,500
Common Area Snow Plowing	10,000
Maintenance & Repair	15,000
Total Operations - Community Common Areas	\$ 1,060,500

Account Description	2016 Budget
Operations - Roadside	
Supplies & Materials	\$ 2,000
Maintenance & Repairs	1,000
Holiday Lighting	1,000
Streetlight & Other Electricity (Not Recreation Facilities)	195,000
Electricity For Fountains & Irrigation Systems	32,000
Fountain Winterization & Repairs	7,000
Total Operations - Roadside	\$ 238,000
Operations - General	
Supplies & Materials	\$ 5,000
Hand Tools & Equipment	4,000
Safety & Uniforms	2,800
Trash Disposal	300
Maintenance Building (Proposed)	10,000
Maintenance Facility Supplies & Materials	1,500
Maintenance Facility Repairs & Maintenance	2,000
General Maintenance Facility Rent	-
Property Tax Vehicles & Equipment and Insurance	9,694
Vehicle Maintenance	20,000
Equipment Maintenance	6,000
Tot Lot / Park Inspections	1,000
Reserve Study	-
Consulting Services	15,000
Apply Reserve Account Interest Allocation	(61,242)
Total Operations - General	\$ 16,052
Capital Fund Contribution	\$ -
Transfer Disclosure Income to Capital Fund	50,000
Total Capital Improvements	\$ 50,000

Account Description	2016 Budget
GRAND TOTAL COMMON EXPENSES	\$ 3,039,577
Recreation Facilities Expense (Note 3)	
Recreation Insurance	\$ 47,055
Recreation Personnel Salaries & Wages	296,605
Recreation Personnel Taxes & Benefits	65,223
Pool Management Contract	370,000
Swimming Pool Equipment & Supplies	18,000
Swimming Pool Maintenance, Repair & Irrigation	30,000
Swimming Pool Inspection, Permits, & Fees	1,100
Community Buildings Supplies & Materials	12,000
Community Buildings Repair & Maintenance	14,000
Community Buildings Security & Fire Protection	6,000
Tennis Court Supplies & Materials	5,000
Tennis Court Repair & Maintenance	3,000
Access Monitoring and Cards (user only)	4,000
Maintenance gym equipment	4,000
Facilities Electricity	50,000
Facilities Gas	13,000
Facilities Water	35,000
Detail Cleaning Pools Bathrooms	13,000
Facilities Janitorial & Pest Control	20,000
Capital Improvement Contribution (Recreation Facilities)	-
Apply Reserve Account Interest Allocation	(8,562)
Total Recreation Facilities Expense	\$ 998,421
Detached Home Expense (Note 4)	
Personnel Expense Allocation	\$ 175,645
Supplies & Materials	500
Maintenance & Repairs	-

Account Description	2016 Budget
Trash Removal	708,983
Total Detached Home Expense	\$ 885,128
Townhome Expense (Note 5)	
Personnel Expense Allocation	\$ 175,645
Supplies & Materials	3,000
Maintenance & Repairs	500
Trash Removal	440,756
Snow Removal	35,906
Apply Reserve Account Interest Allocation	(9,942)
Total Townhome Expense	\$ 645,866
Common Driveway Expense	
Supplies & Materials	\$ 900
Snow Removal	24,714
Apply Reserve Account Interest Allocation	(254)
Total Common Driveway Expense	\$ 25,360
Special Expense	
Amberlea Condominium Trash Removal (Note 7)	\$ 111,219
South Riding Town Center Condominium Trash Collection	4,836
Total Special Expense	\$ 116,054
Replacement Reserve Contributions	
Reserves - Office Equipment & Furnishings	\$ -
Reserves - General	
Reserves - Pond Dredging	
Reserves - Asphalt & Concrete	
Reserves - Street Signs	
Reserves - Street Trees	
Reserves - Bandstand, Fences, Walls, Sidewalks, Etc.	

Account Description	2016 Budget
Reserves - Roadside Asphalt Trails	
Reserves - Tot Lot/Rec Equipment	
Reserves - Maintenance Equipment	
Total Common Replacement Reserve Contributions	\$ 330,000
Reserves - Swimming Pools	\$ -
Reserves - Town Hall	-
Reserves - Tennis Courts	-
Reserves - South Riding Center	-
Total Recreation Facility Reserve Contributions	\$ 215,000
Reserves - Townhouse Pavement, Concrete & Mailboxes	-
Total Townhouse Replacement Reserve Contributions	\$ 382,000
Reserves - Common Drives	\$ -
Total Common Drive Replacement Reserve Contributions	\$ 165,000
Reserves - Additional Contribution	\$ -
Total Reserves - Additional Contribution	\$ -
Total Replacement Reserve Contributions	\$ 1,092,000
Capital Improvement Contribution (Common)	\$ 131,333
GRAND TOTAL EXPENSE	\$ 6,933,739
GRAND TOTAL INCOME	\$ 6,933,739
SURPLUS or (LOSS)	\$ -