

## 2018 South Riding Budget

Account Description	2018 Draft Budget
<b>Sources of Income</b>	
Assessments for Common Expenses	\$ 2,892,340.32
Assessments for Townhomes	1,005,505.83
Assessments for Multi-Family Properties (Apartments)	33,704.69
Assessments for Detached Homes	864,800.88
Assessments for Common Driveways (Alleys)	190,579.17
Assessments for Recreation Facilities	1,183,910.94
Assessments for Commercial Properties	52,869.09
Assessments for Amberlea Condominium Trash Collection	105,520.32
Assessments for South Riding Town Center Condominium Trash Collection	4,587.84
<b>Total Assessment Income</b>	<b>\$ 6,333,819.08</b>
Interest From Replacement & Operating Reserves (Allocated to 4 Expense Categories Below)	\$ 101,022
<b>Total Investment Interest</b>	<b>101,022</b>
<b>Other Income</b>	
Late Fees	\$ 35,000.00
Legal Fee Reimbursement	25,000.00
Owner Interest Income	-
Pool Guest Fees	1,000.00
Pool Rental	-
South Riding Center Rental	15,000.00
Magazine Advertising	165,000.00
Covenants Fees	4,500.00
Access Monitoring and Cards (user only)	3,500.00
Tennis League Fees	2,000.00
Market Square Landscape Contribution	12,000.00
Sponsor Income	30,000.00
Miscellaneous	5,000.00
Celebrate South Riding - Without Sponsor Income	135,000.00
Celebrate South Riding - Sponsor Income	30,000.00
Star Spangled South Riding	9,000.00

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Account Description	2018 Draft Budget
Triathlon/Charity Race	
Fall Festival	15,000.00
Spring Festival	9,000.00
Community Shred	1,360.00
Enrichment & Recreation Programs	20,000.00
Prior Year Carry forwarded	120,000.00
<b>Total Other Income</b>	<b>\$ 637,360.00</b>
<b>Capital Improvement Income</b>	
Initial Capital Payment	\$ -
Disclosure Packages	\$ 50,000.00
<b>Total Capital Improvement Income</b>	<b>\$ 50,000.00</b>
<b>GRAND TOTAL INCOME</b>	<b>\$ 7,021,179.08</b>
<b>COMMON EXPENSES (Note 2)</b>	
<b>Administrative</b>	
Financial Management Contract	\$ 159,253.92
Postage (excluding Magazine)	20,000.00
Printing & Copying (excluding Magazine)	15,000.00
Miscellaneous Administrative	2,000.00
Audit & Tax Return Preparation	20,000.00
Professional Consultation	10,000.00
Legal Services - General	20,000.00
Legal Services - Collection Activity	80,000.00
Public Relations/Community Support	3,000.00
Insurance Coverage	58,000.00
Insurance Loss	20,000.00
Salaries & Wages (not including REC, SFD & TH)	529,984.00
Payroll Taxes & Benefits (not including REC, SFD & TH)	108,070.00
Workers Compensation Insurance	11,301.00
Payroll Processing Fees	9,000.00

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Account Description	2018 Draft Budget
Mileage Reimbursement	1,800.00
Dues and Education	20,000.00
Office Supplies & Equipment	16,000.00
Bank Charges & Merchant Fees	6,000.00
Magazine Production & Distribution	150,000.00
Marketing	2,500.00
Telephone Service	33,000.00
Web & IT Upgrades	10,000.00
Software support new vendor	38,000.00
IT Support Contract	45,000.00
Licenses, Permits, & Fees	8,000.00
Bad Debt	5,000.00
<b>Total Administrative</b>	<b>\$ 1,400,908.92</b>
<b>Committee &amp; Board</b>	
Community Standards Committee	\$ 8,000.00
Neighborhood Watch Committee	5,000.00
Elections Committee	23,000.00
General Committee Support	4,000.00
Board of Directors and Volunteer Support	25,000.00
<b>Total Committee &amp; Board</b>	<b>\$ 65,000.00</b>
<b>Recreation &amp; Events</b>	
Tennis League	\$ 2,000.00
Enrichment & Recreation Programs	65,000.00
Miscellaneous Supplies/Multiple Events	17,000.00
Winter Holiday Festivities	10,000.00
Celebrate South Riding	165,000.00
Fall Festival	19,000.00
Summer Concerts	27,000.00
Spring Fling	1,000.00
Spring Festival	9,000.00

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Account Description	2018 Draft Budget
End of School Year Parties	6,000.00
Halloween	7,000.00
Star Spangled South Riding	56,000.00
Triathlon/Charity Race	
Community Shred	3,000.00
<b>Total Recreation &amp; Events</b>	<b>\$ 387,000.00</b>
<b>Grand Total Administrative</b>	<b>\$ 1,852,908.92</b>
<b>Operations - Community Common Areas</b>	
Landscape Contract	\$ 876,000.00
Irrigation Repair	30,000.00
Irrigation Contract	30,000.00
Arborist Consulting	1,000.00
Landscape Enhancements/Tree Work	60,000.00
Supplies & Materials	15,000.00
Pond Management	25,600.00
Wildlife Management	5,000.00
Common Area Snow Plowing	2,000.00
Maintenance & Repair	15,000.00
<b>Total Operations - Community Common Areas</b>	<b>\$ 1,059,600.00</b>
<b>Operations - Roadside</b>	
Supplies & Materials	\$ 2,000.00
Maintenance & Repairs	1,000.00
Holiday Lighting	2,000.00
Streetlight & Other Electricity (Not Recreation Facilities)	195,000.00
Electricity For Fountains & Irrigation Systems	30,000.00
Fountain Winterization & Repairs	18,000.00
<b>Total Operations - Roadside</b>	<b>\$ 248,000.00</b>
<b>Operations - General</b>	

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Account Description	2018 Draft Budget
Supplies & Materials	\$ 5,000.00
Hand Tools & Equipment	4,000.00
Safety & Uniforms	2,800.00
Trash Disposal	300.00
Maintenance Facility Supplies & Materials	5,000.00
Maintenance Facility Repairs & Maintenance	2,000.00
Property Tax Vehicles & Equipment and Insurance	12,000.00
Vehicle Maintenance	24,000.00
Equipment Maintenance	10,000.00
Tot Lot / Park Inspections	3,000.00
Reserve Study	-
Consulting Services	15,000.00
Apply Reserve Account Interest Allocation	(77,334.81)
<b>Total Operations - General</b>	<b>\$ 5,765.19</b>
Capital Fund Contribution	\$ 120,000.00
Transfer Disclosure Income to Capital Fund	50,000.00
<b>Total Capital Improvements</b>	<b>\$ 170,000.00</b>
<b>GRAND TOTAL COMMON EXPENSES</b>	<b>\$ 3,336,274.11</b>
<b>Recreation Facilities Expense (Note 3)</b>	
Recreation Insurance	\$ 43,000.00
Recreation Personnel Salaries & Wages	313,938.00
Recreation Personnel Taxes & Benefits	70,285.00
Pool Management Contract	320,150.00
Swimming Pool Equipment & Supplies	19,000.00
Swimming Pool Maintenance & Repair	30,000.00
Swimming Pool Inspection, Permits, & Fees	1,100.00
Community Buildings Supplies & Materials	16,000.00
Community Buildings Repair & Maintenance	14,000.00
Community Buildings Security & Fire Protection	10,000.00

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Account Description	2018 Draft Budget
Tennis Court Supplies & Materials	5,000.00
Tennis Court Repair & Maintenance	3,000.00
Access Monitoring and Cards (user only)	1,250.00
Maintenance gym equipment	7,000.00
Facilities Electricity	48,000.00
Facilities Gas	10,000.00
Facilities Water	40,000.00
Detail Cleaning Pools Bathrooms	8,000.00
Facilities Janitorial & Pest Control	20,000.00
Capital Improvement Contribution (Recreation Facilities)	-
Apply Reserve Account Interest Allocation	(10,812.06)
<b>Total Recreation Facilities Expense</b>	<b>\$ 968,910.94</b>
<b>Detached Home Expense (Note 4)</b>	
Personnel Expense Allocation	\$ 179,387.00
Supplies & Materials	500.00
Maintenance & Repairs	500.00
Trash Removal	684,413.88
<b>Total Detached Home Expense</b>	<b>\$ 864,800.88</b>
<b>Townhome Expense (Note 5)</b>	
Personnel Expense Allocation	\$ 179,387.00
Supplies & Materials	3,000.00
Maintenance & Repairs	500.00
Trash Removal	418,173.12
Snow Removal	35,000.00
Apply Reserve Account Interest Allocation	(12,554.29)
<b>Total Townhome Expense</b>	<b>\$ 623,505.83</b>
<b>Common Driveway Expense</b>	
Supplies & Materials	\$ 900.00
Snow Removal	25,000.00

## 2018 South Riding Budget

Account Description	2018 Draft Budget
Apply Reserve Account Interest Allocation	(320.83)
<b>Total Common Driveway Expense</b>	<b>\$ 25,579.17</b>
<b>Special Expense</b>	
Amberlea Condominium Trash Removal (Note 7)	\$ 105,520.32
South Riding Town Center Condominium Trash Collection	4,587.84
<b>Total Special Expense</b>	<b>\$ 110,108.16</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>\$ 330,000.00</b>
Reserves - Swimming Pools	\$ -
Reserves - Town Hall	-
Reserves - Tennis Courts	-
Reserves - South Riding Center	-
<b>Total Recreation Facility Reserve Contributions</b>	<b>\$ 215,000.00</b>
Reserves - Townhouse Pavement, Concrete & Mailboxes	-
<b>Total Townhouse Replacement Reserve Contributions</b>	<b>\$ 382,000.00</b>
Reserves - Common Drives	\$ -
<b>Total Common Drive Replacement Reserve Contributions</b>	<b>\$ 165,000.00</b>

## 2018 South Riding Budget

Account Description	2018 Draft Budget
Reserves - Additional Contribution	\$ -
<b>Total Reserves - Additional Contribution</b>	<b>\$ -</b>
<b>Total Replacement Reserve Contributions</b>	<b>\$ 1,092,000.00</b>
Capital Improvement Contribution (Common)	\$ -
<b>GRAND TOTAL EXPENSE</b>	<b>\$ 7,021,179.08</b>
<b>GRAND TOTAL INCOME</b>	<b>\$ 7,021,179.08</b>
<b>SURPLUS or (LOSS)</b>	<b>\$ -</b>