

**2019 SRP Budget**

<b>Account Description</b>	<b>2019 Budget</b>
<b>Sources of Income</b>	
Assessments for Common Expenses	\$ 2,815,698.17
Assessments for Townhomes	1,037,178.59
Assessments for Multi-Family Properties (Apartments)	32,912.13
Assessments for Detached Homes	928,411.38
Assessments for Common Driveways (Alleys)	180,471.02
Assessments for Recreation Facilities	1,243,633.76
Assessments for Commercial Properties	54,190.73
Assessments for Amberlea Condominium Trash Collection	110,279.91
Assessments for South Riding Town Center Condominium Trash Collection	4,794.78
<b>Total Assessment Income</b>	<b>\$ 6,407,570.46</b>
Interest From Replacement & Operating Reserves (Allocated to 4 Expense Categories Below)	\$ 135,000
<b>Total Investment Interest</b>	<b>135,000</b>
<b>Other Income</b>	
Late Fees	\$ 35,000.00
Legal Fee Reimbursement	25,000.00
Pool Guest Fees	700.00
Pool Rental	-
South Riding Center Rental	25,000.00
Magazine Advertising	122,000.00
Community Standards Fees	4,500.00
Access Monitoring and Cards (user only)	1,000.00
Tennis League Fees	2,000.00
Market Square Landscape Contribution	12,000.00
Sponsor Income	40,000.00
Miscellaneous	3,000.00
Celebrate South Riding - Sponsor Income	25,000.00
Celebrate South Riding - Without Sponsor Income	115,000.00
Star Spangled South Riding	9,000.00

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<b>Account Description</b>	<b>2019 Budget</b>
Fall Festival	15,000.00
Spring Festival	9,000.00
Community Shred	1,500.00
Enrichment & Recreation Programs	12,000.00
Prior Year Carry Forward	150,000.00
<b>Total Other Income</b>	<b>\$ 606,700.00</b>
<b>Capital Improvement Income</b>	
Disclosure Packages	\$ 50,000.00
<b>Total Capital Improvement Income</b>	<b>\$ 50,000.00</b>
<b>GRAND TOTAL INCOME</b>	<b>\$ 7,064,270.46</b>
<b>COMMON EXPENSES (Note 2)</b>	
<b>Administrative</b>	
Financial Management Contract	\$ 159,253.92
Postage (excluding Magazine)	15,000.00
Printing & Copying (excluding Magazine)	17,000.00
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	125,000.00
Public Relations/Community Support	3,000.00
Insurance Coverage	58,462.41
Insurance Loss	20,000.00
Salaries & Wages (not including REC, SFD & TH)	495,316.00
Payroll Taxes & Benefits (not including REC, SFD & TH)	93,695.00
Workers Compensation Insurance	12,302.33
Payroll Processing Fees	9,000.00
Mileage Reimbursement	1,800.00
Dues and Education	20,000.00
Office Supplies & Equipment	16,000.00

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Account Description	2019 Budget
Bank Charges & Merchant Fees	8,000.00
Magazine Production & Distribution	152,617.40
Marketing	2,500.00
Telephone Service	33,000.00
Web & IT Upgrades	10,000.00
Software support new vendor	10,000.00
IT Support Contract	50,000.00
Licenses, Permits, & Fees	8,000.00
Bad Debt	5,000.00
<b>Total Administrative</b>	<b>\$ 1,376,947.07</b>
<b>Committee &amp; Board</b>	
Community Standards Committee	\$ 8,000.00
Neighborhood Watch Committee	5,000.00
Elections Committee	18,000.00
General Committee Support	4,000.00
Board of Directors and Volunteer Support	25,000.00
<b>Total Committee &amp; Board</b>	<b>\$ 60,000.00</b>
<b>Recreation &amp; Events</b>	
Tennis League	\$ 2,000.00
Enrichment & Recreation Programs	45,000.00
Miscellaneous Supplies/Multiple Events	17,000.00
Winter Holiday Festivities	13,000.00
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
End of School Year Parties	6,000.00
Halloween	7,000.00
Star Spangled South Riding	51,000.00
Community Shred	2,000.00

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<b>Account Description</b>	<b>2019 Budget</b>
<b>Total Recreation &amp; Events</b>	<b>\$ 364,000.00</b>
<b>Grand Total Administrative</b>	<b>\$ 1,800,947.07</b>
<b>Operations - Community Common Areas</b>	
Landscape Contract	\$ 890,000.00
Irrigation Repair	25,000.00
Irrigation Contract	30,000.00
Landscape Enhancements/Tree Work	50,000.00
Supplies & Materials	15,000.00
Pond Management	22,000.00
Wildlife Management	5,000.00
Common Area Snow Plowing	1,000.00
Maintenance & Repair	15,000.00
<b>Total Operations - Community Common Areas</b>	<b>\$ 1,053,000.00</b>
<b>Operations - Roadside</b>	
Supplies & Materials	\$ 2,000.00
Maintenance & Repairs	1,000.00
Holiday Lighting	500.00
Streetlight & Other Electricity (Not Rec Facilities)	195,000.00
Electricity For Fountains & Irrigation Systems	25,000.00
Fountain Winterization & Repairs	5,000.00
<b>Total Operations - Roadside</b>	<b>\$ 228,500.00</b>
<b>Operations - General</b>	
Supplies & Materials	\$ 5,000.00
Hand Tools & Equipment	4,000.00
Safety & Uniforms	2,800.00
Trash Disposal	1,000.00
Maintenance Facility Supplies & Materials	5,000.00
Vehicles & Equipment Property Tax & Insurance	10,600.00
Vehicle Maintenance	24,000.00

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<b>Account Description</b>	<b>2019 Budget</b>
Equipment Maintenance	10,000.00
Tot Lot / Park Repairs	3,000.00
Consulting Services	15,000.00
<b>Total Operations - General</b>	<b>\$ 80,400.00</b>
<b>Total Operations Expense</b>	<b>\$ 1,361,900.00</b>
Apply Reserve Account Interest Allocation	(103,346.04)
<b>GRAND TOTAL OPERATIONS</b>	<b>\$ 1,258,553.96</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>\$ 3,229,501.03</b>
<b>Recreation Facilities Expense (Note 3)</b>	
Recreation Insurance	\$ 43,376.29
Recreation Personnel Salaries & Wages	347,692.00
Recreation Personnel Taxes & Benefits	75,864.00
Pool Management Contract	360,000.00
Swimming Pool Equipment & Supplies	14,000.00
Swimming Pool Maintenance & Repair	35,000.00
Swimming Pool Inspection, Permits, & Fees	900.00
Community Buildings Supplies & Materials	16,000.00
Community Buildings Repair & Maintenance	10,000.00
Community Buildings Security & Fire Protection	10,000.00
Tennis Court Supplies & Materials	4,000.00
Tennis Court Repair & Maintenance	3,000.00
Access Monitoring and Cards (user only)	750.00
Maintenance gym equipment	7,000.00
Facilities Electricity	41,000.00
Facilities Gas	6,500.00

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Account Description	2019 Budget
Facilities Water	40,000.00
Detail Cleaning Pools Bathrooms	8,000.00
Facilities Janitorial & Pest Control	20,000.00
Apply Reserve Account Interest Allocation	(14,448.53)
<b>Total Recreation Facilities Expense</b>	<b>\$ 1,028,633.76</b>
<b>Detached Home Expense (Note 4)</b>	
Personnel Expense Allocation	\$ 211,775.00
Supplies & Materials	500.00
Trash Removal	716,136.38
<b>Total Detached Home Expense</b>	<b>\$ 928,411.38</b>
	20.38
<b>Townhome Expense (Note 5)</b>	
Personnel Expense Allocation	\$ 211,775.00
Supplies & Materials	3,000.00
Maintenance & Repairs	500.00
Trash Removal	436,680.04
Snow Removal	20,000.00
Apply Reserve Account Interest Allocation	(16,776.45)
<b>Total Townhome Expense</b>	<b>\$ 655,178.59</b>
<b>Common Driveway Expense</b>	
Supplies & Materials	\$ 900.00
Snow Removal	15,000.00
Apply Reserve Account Interest Allocation	(428.98)
<b>Total Common Driveway Expense</b>	<b>\$ 15,471.02</b>
<b>Sub-Association Expense</b>	
Amberlea Condominium Trash Removal (Note 7)	\$ 110,279.91
South Riding Town Center Condo Trash Collection	4,794.78
<b>Total Sub-Association Expense</b>	<b>\$ 115,074.69</b>
Common Replacement Reserve Contributions	\$ 330,000.00

**2019 SRP Budget**

<b>Account Description</b>	<b>2019 Budget</b>
Recreation Facility Reserve Contributions	\$ 215,000.00
Townhouse Replacement Reserve Contributions	\$ 382,000.00
Common Drive Replacement Reserve Contributions	\$ 165,000.00
<b>Total Replacement Reserve Contributions</b>	<b>\$ 1,092,000.00</b>
<b>GRAND TOTAL EXPENSE</b>	<b>\$ 7,064,270.46</b>
<b>GRAND TOTAL INCOME</b>	<b>\$ 7,064,270.46</b>
<b>SURPLUS or (LOSS)</b>	<b>\$ -</b>