

South Riding Proprietary 2021 Budget

Account Description	2021 Budget
Sources of Income	
Assessments for Common Expenses	3,158,909
Assessments for Townhomes	915,177
Assessments for Multi-Family Properties (Apartments)	36,750
Assessments for Detached Homes	774,044
Assessments for Common Driveways (Alleys)	168,991
Assessments for Recreation Facilities	1,215,467
Assessments for Commercial Properties	56,934
Assessments for Amberlea Condominium Trash Collection	111,929
Assessments for South Riding Town Center Condominium Trash Collection	4,866
Total Assessment Income	6,443,067
Interest From Replacement & Operating Reserve (Allocated to 4 Replacement Reserve Categories Below)	0
Total Investment Interest	0
Other Income	
Late Fees	35,000
Legal Fee Reimbursement	25,000
Owner Interest Income	0
Pool Guest Fees	700
Pool Rental	600
South Riding Center Rental	15,000
Magazine Advertising	100,000
Community Standards Fees	4,500

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Account Description	2021 Budget
Access Monitoring and Cards (user only)	1,000
Tennis League Fees	2,000
Market Square Landscape Contribution	12,000
Sponsor Income	30,000
Miscellaneous	3,000
Celebrate South Riding - Sponsor Income	0
Celebrate South Riding - Without Sponsor Income	0
Star Spangled South Riding	9,000
Fall Festival	15,000
Spring Festival	9,000
Community Shred	1,500
Enrichment & Recreation Programs	12,000
Prior Year Carry Forward	0
Total Other Income	275,300
Capital Improvement Income	
Disclosure Packages	50,000
Total Capital Improvement Income	50,000
GRAND TOTAL INCOME	6,768,367
COMMON EXPENSES (Note 2)	
Administrative	
Financial Management Contract	163,763

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Account Description	2021 Budget
Payment Coupons	0
Postage (excluding Magazine)	15,000
Printing & Copying (excluding Magazine)	20,000
Miscellaneous Administrative	2,000
Audit & Tax Return Preparation	22,000
Professional Consultation	10,000
Legal Services - General	35,000
Legal Services - Collection Activity	60,000
Public Relations/Community Support	3,000
Insurance Coverage	137,942
Insurance Loss	10,000
Salaries & Wages (not including REC, SFD & TH)	526,497
Payroll Taxes & Benefits (not including REC, SFD & TH)	103,334
Workers Compensation Insurance	7,587
Payroll Processing Fees	8,000
Mileage Reimbursement	1,800
Dues and Education	20,000
Office Supplies & Equipment	16,000
Bank Charges & Merchant Fees	5,000
Magazine Production & Distribution	145,290
Marketing	2,000
Telephone Service	29,000
Web & IT Upgrades	10,000
Software support	10,000

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Account Description	2021 Budget
IT Support Contract	62,000
Licenses, Permits, & Fees	7,000
Bad Debt	5,000
Total Administrative	1,437,213
Committee & Board	
Community Standards/ Committee	4,000
Neighborhood Watch Committee	5,000
Elections Committee	9,000
General Committee Support	4,000
Board of Directors and Volunteer Support	25,000
Total Committee & Board	47,000
Recreation & Events	
Tennis League	2,000
Enrichment & Recreation Programs	30,000
Miscellaneous Supplies/Multiple Events	17,000
Winter Holiday Festivities	13,000
Celebrate South Riding	0
Fall Festival	19,000
Summer Concerts	25,000
Spring Fling	1,000
Spring Festival	9,000
End of School Year Parties	6,000

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Account Description	2021 Budget
Halloween	7,000
Star Spangled South Riding	51,000
Community Shred	2,000
Total Recreation & Events	182,000
Grand Total Administrative	1,666,213
Operations - Community Common Areas	
Landscape Contract	915,552
Irrigation Repair	25,000
Irrigation Contract	30,600
Landscape Enhancements/Tree Work	60,000
Supplies & Materials	15,000
Pond Management	20,500
Wildlife Management	5,000
Common Area Snow Plowing	1,000
Maintenance & Repair	15,000
Total Operations - Community Common Areas	1,087,652
Operations - Roadside	
Supplies & Materials	2,500
Maintenance & Repairs	1,500
Holiday Lighting	500
Streetlight & Other Electricity (Not Rec Facilities)	165,000

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Account Description	2021 Budget
Electricity For Fountains & Irrigation Systems	20,000
Fountain Winterization & Repairs	5,000
Total Operations - Roadside	194,500
Operations - General	
Supplies & Materials	5,000
Hand Tools & Equipment	4,000
Safety & Uniforms	2,800
Trash Disposal	1,000
Maintenance Facility Supplies & Materials	5,000
Maintenance Facility Repairs & Maintenance	5,000
Vehicles & Equipment Property Tax & Insurance	13,210
Vehicle Maintenance	25,000
Equipment Maintenance	10,000
Tot Lot / Park Repairs	3,000
Consulting Services	10,000
Total Operations - General	84,010
Total Operations Expense	1,366,162
Apply Reserve Account Interest Allocation	(44,482)
GRAND TOTAL OPERATIONS	1,321,680
Capital Fund Contribution	120,000

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Account Description	2021 Budget
Transfer Disclosure Income to Capital Fund	50,000
Total Capital Improvements	170,000
GRAND TOTAL COMMON EXPENSES	3,157,892
Recreation Facilities Expense (Note 3)	
Recreation Insurance	55,974
Recreation Personnel Salaries & Wages	279,063
Recreation Personnel Taxes & Benefits	83,250
Pool Management Contract	388,000
Swimming Pool Equipment & Supplies	14,000
Swimming Pool Maintenance & Repair	35,000
Swimming Pool Inspection, Permits, & Fees	900
Community Buildings Supplies & Materials	16,000
Community Buildings Repair & Maintenance	10,000
Community Buildings Security & Fire Protection	10,000
Tennis Court Supplies & Materials	4,000
Tennis Court Repair & Maintenance	3,000
Access Monitoring and Cards (user only)	750
Maintenance gym equipment	5,000
Facilities Electricity	41,000
Facilities Gas	6,500
Facilities Water	30,000
Detail Cleaning Pools Bathrooms	16,500

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Account Description	2021 Budget
Facilities Janitorial & Pest Control	23,000
Prior Year Carry Forward	0
Apply Reserve Account Interest Allocation	(30,470)
Total Recreation Facilities Expense	991,467
Detached Home Expense (Note 4)	
Personnel Expense Allocation	215,956
Supplies & Materials	500
Prior Year Carry Forward	(169,000)
Trash Removal	726,588
Total Detached Home Expense	774,044
Townhome Expense (Note 5)	
Personnel Expense Allocation	215,956
Supplies & Materials	3,000
Maintenance & Repairs	500
Trash Removal	443,210
Snow Removal	20,000
Prior Year Carry Forward	(130,100)
Apply Reserve Account Interest Allocation	(63,389)
Total Townhome Expense	489,177
Common Driveway Expense	
Supplies & Materials	900

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Account Description	2021 Budget
Snow Removal	15,000
Prior Year Carry Forward	0
Apply Reserve Account Interest Allocation	(26,659)
Total Common Driveway Expense	(10,759)
Sub-Association Expense	
Amberlea Condominium Trash Removal (Note 7)	111,929
South Riding Town Center Condominium Trash Collection	4,866
Total Sub-Association Expense	116,795
Replacement Reserve Contributions	
Common Replacement Reserves	420,000
Recreation Facility Replacement Reserves	224,000
Townhouse Replacement Reserves	426,000
Common Driveway Replacement Reserves	179,750
Replacement Reserves - Additional	0
Total Replacement Reserve Contributions	1,249,750
GRAND TOTAL EXPENSE	6,768,367
GRAND TOTAL INCOME	6,768,367
NET SURPLUS (LOSS)	0