

SOUTH RIDING PROPRIETARY

2022 Budget

Account Description	2022 Approved Budget
Sources of Income	
Assessments for Common Expenses	3,295,215
Assessments for Townhomes	1,047,749
Assessments for Multi-Family Properties (Apartments)	38,366
Assessments for Detached Homes	961,692
Assessments for Common Driveways (Alleys)	179,964
Assessments for Recreation Facilities	1,235,259
Assessments for Commercial Properties	58,357
Assessments for Amberlea Condominium Trash Collection	138,814
Assessments for South Riding Town Center Condominium Trash Collection	6,035
Total Assessment Income	6,961,453
Other Income	
Late Fees	25,000
Legal Fee Reimbursement	30,000
Pool Guest Fees	500
Pool Rental	600
South Riding Center Rental	20,000
Magazine Advertising	100,000
Community Standards Fees	4,500
Tennis League Fees	2,000
Market Square Landscape Contribution	12,000
Sponsor Income	30,000

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Miscellaneous	2,500
Celebrate South Riding - with Sponsor Income	100,000
Star Spangled South Riding	13,000
Fall Festival aka Mosaic	15,000
Spring Festival	9,000
Community Shred	1,500
Enrichment & Recreation Programs	12,000
Total Other Income	377,600
Capital Improvement Income	
Disclosure Packages	50,000
Total Capital Improvement Income	50,000
GRAND TOTAL INCOME	7,389,053
COMMON EXPENSES (Note 2)	
Administrative	
Financial Management Contract	158,823
Postage (excluding Magazine)	11,000
Printing & Copying (excluding Magazine)	13,000
Miscellaneous Administrative	2,000
Audit & Tax Return Preparation	22,000
Professional Consultation	26,000

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Account Description	2022 Approved Budget
Legal Services - General	40,000
Legal Services - Collection Activity	60,000
Insurance Coverage	105,525
Insurance Loss	10,000
Salaries & Wages (not including REC, SFD & TH)	591,454
Payroll Taxes & Benefits (not including REC, SFD & TH)	123,384
Payroll Processing Fees	9,000
Mileage Reimbursement	1,800
Dues and Education	20,000
Office Supplies & Equipment	16,000
Bank Charges & Merchant Fees	5,000
Magazine Production & Distribution	157,000
Marketing/Advertising and Outreach	5,000
Telephone Service	32,000
Web & IT Upgrades	10,000
Software support	10,000
IT Support Contract	68,000
Licenses, Permits, & Fees	5,000
Bad Debt	7,000
Total Administrative	1,508,986
Committee & Board	
Community Standards/ Committee	10,000

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Account Description	2022 Approved Budget
Neighborhood Watch Committee	6,000
Elections Committee	12,000
General Committee Support	4,000
Board of Directors and Volunteer Support	25,000
Total Committee & Board	57,000
Recreation & Events	
Tennis League	2,000
Enrichment & Recreation Programs	30,000
Miscellaneous Supplies/Multiple Events	19,000
Winter Holiday Festivities	10,000
Celebrate South Riding	150,000
Fall Festival aka Mosaic	19,000
Summer Concerts	22,000
Spring Fling	1,000
Spring Festival	9,000
End of School Year Parties	6,000
Halloween	7,000
Star Spangled South Riding	53,000
Community Shred/E-Recycle	3,000
Total Recreation & Events	331,000
Grand Total Administrative	1,896,986

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Account Description	2022 Approved Budget
Operations - Community Common Areas	
Landscape Contract	1,001,826
Irrigation Repair	25,000
Irrigation Contract	30,600
Landscape Enhancements/Tree Work	70,000
Supplies & Materials	15,000
Pond Management	22,000
Wildlife Management	5,000
Common Area Snow Plowing	1,000
Maintenance & Repair	15,000
Total Operations - Community Common Areas	1,185,426
Operations - Roadside	
Supplies & Materials	2,500
Maintenance & Repairs	1,500
Holiday Lighting	500
Streetlight & Other Electricity (Not Rec Facilities)	185,000
Electricity For Fountains & Irrigation Systems	20,000
Fountain Winterization & Repairs	5,000
Total Operations - Roadside	214,500
Operations - General	

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Account Description	2022 Approved Budget
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	8,000
Vehicle Maintenance	25,000
Equipment Maintenance	10,000
Tot Lot / Park Repairs	3,000
Consulting Services	10,000
Total Operations - General	78,800
Total Operations Expense	1,478,726
Apply Reserve Account Interest Allocation	(26,173)
GRAND TOTAL OPERATIONS	1,452,553
Transfer Disclosure Income to Capital Fund	50,000
Total Capital Improvements	50,000
GRAND TOTAL COMMON EXPENSES	3,399,539

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Account Description	2022 Approved Budget
Recreation Facilities Expense (Note 3)	
Recreation Insurance	35,175
Recreation Personnel Salaries & Wages	338,602
Recreation Personnel Taxes & Benefits	72,310
Pool Management Contract	450,000
Swimming Pool Equipment & Supplies	14,000
Swimming Pool Maintenance & Repair	50,000
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
Maintenance gym equipment	5,000
Facilities Electricity	41,000
Facilities Gas	6,500
Facilities Water	30,000
Detail Cleaning Pools Bathrooms	1,500
Facilities Janitorial & Pest Control	23,000
Prior Year Carry Forward	(81,800)
Apply Reserve Account Interest Allocation	(17,928)
Total Recreation Facilities Expense	1,011,259

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Account Description	2022 Approved Budget
Detached Home Expense (Note 4)	
Personnel Expense Allocation	229,078
Supplies & Materials	500
Prior Year Carry Forward	(169,000)
Trash Removal	901,114
Total Detached Home Expense	961,692
Townhome Expense (Note 5)	
Personnel Expense Allocation	229,078
Supplies & Materials	3,000
Maintenance & Repairs	500
Trash Removal	549,669
Snow Removal	20,000
Prior Year Carry Forward	(143,200)
Apply Reserve Account Interest Allocation	(37,298)
Total Townhome Expense	621,749
Common Driveway Expense	
Supplies & Materials	900
Snow Removal	15,000
Apply Reserve Account Interest Allocation	(15,686)
Total Common Driveway Expense	214

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Sub-Association Expense	
Amberlea Condominium Trash Removal (Note 7)	138,814
South Riding Town Center Condominium Trash Collection	6,035
Total Sub-Association Expense	144,850
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
Total Replacement Reserve Contributions	1,249,750
GRAND TOTAL EXPENSE	7,389,053
GRAND TOTAL INCOME	7,389,053
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