

**SOUTH RIDING PROPRIETARY**

**2023 Budget**

Account Description	2023 Approved Budget
<b>Sources of Income</b>	
Assessments for Common Expenses	\$ 3,469,081
Assessments for Townhomes	\$ 1,200,196
Assessments for Multi-Family Properties (Apartments)	\$ 40,365
Assessments for Detached Homes	\$ 1,103,362
Assessments for Common Driveways (Alleys)	\$ 141,511
Assessments for Recreation Facilities	\$ 1,305,910
Assessments for Commercial Properties	\$ 59,816
Assessments for Amberlea Condominium Trash Collection	\$ 151,291
Assessments for South Riding Town Center Condominium Trash Collection	\$ 6,578
<b>Total Assessment Income</b>	<b>\$ 7,478,110</b>
<b>Other Income</b>	
Late Fees	\$ 25,000
Legal Fee Reimbursement	\$ 30,000
Pool Guest Fees	\$ 500
Pool Rental	\$ 600
South Riding Center Rental	\$ 20,000
Magazine Advertising	\$ 75,000
Community Standards Fees	\$ 4,500
Tennis League Fees	\$ 2,000
Market Square Landscape Contribution	\$ 12,000

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Account Description	2023 Approved Budget
Sponsor Income	\$ 20,000
Miscellaneous	\$ 2,500
Celebrate South Riding - with Sponsor Income	\$ 175,000
Star Spangled South Riding	\$ 9,000
Fall Festival aka Mosaic	\$ 6,000
Spring Festival	\$ 5,000
Community Shred	\$ 1,500
Enrichment & Recreation Programs	\$ 12,000
<b>Total Other Income</b>	<b>\$ 400,600</b>
Disclosure Packages	\$ 50,000
<b>Total Capital Improvement Income</b>	<b>\$ 50,000</b>
<b>GRAND TOTAL INCOME</b>	<b>\$ 7,928,710</b>
<b>COMMON EXPENSES (Note 2)</b>	
<b>Administrative</b>	
Financial Management Contract	\$ 158,601
Postage (excluding Magazine)	\$ 12,000
Printing & Copying (excluding Magazine)	\$ 13,000
Miscellaneous Administrative	\$ 2,000
Audit & Tax Return Preparation	\$ 20,000

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Account Description	2023 Approved Budget
Professional Consultation	\$ 40,000
Legal Services - General	\$ 40,000
Legal Services - Collection Activity	\$ 60,000
Insurance Coverage	\$ 138,500
Insurance Loss	\$ 10,000
Salaries & Wages (not including REC, SFD & TH)	\$ 525,890
Payroll Taxes & Benefits (not including REC, SFD & TH)	\$ 105,219
Payroll Processing Fees	\$ 10,000
Mileage Reimbursement	\$ 1,000
Dues and Education	\$ 20,000
Office Supplies & Equipment	\$ 15,000
Bank Charges & Merchant Fees	\$ 7,500
Magazine Production & Distribution	\$ 165,000
Marketing/Advertising and Outreach	\$ 5,000
Telephone Service	\$ 28,000
Web & IT Upgrades	\$ 10,000
Software support	\$ 30,000
IT Support Contract	\$ 64,000
Licenses, Permits, & Fees	\$ 5,000
Bad Debt	\$ 7,000
<b>Total Administrative</b>	<b>\$ 1,492,710</b>

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Account Description	2023 Approved Budget
<b>Committee &amp; Board</b>	
Community Standards/ Committee	\$ 10,000
Neighborhood Watch Committee	\$ 5,000
Elections Committee	\$ 13,000
General Committee Support	\$ 3,000
Board of Directors and Volunteer Support	\$ 25,000
<b>Total Committee &amp; Board</b>	<b>\$ 56,000</b>
<b>Recreation &amp; Events</b>	
Tennis League	\$ 2,000
Enrichment & Recreation Programs	\$ 30,000
Miscellaneous Supplies/Multiple Events	\$ 17,000
Winter Holiday Festivities / SANTA	\$ 10,000
Celebrate South Riding	\$ 225,000
Mosaic and Oktoberfest	\$ 19,000
Concerts	\$ 22,000
Spring Fling	\$ 1,000
Spring Festival	\$ 12,000
End of School Year Parties	\$ 4,000
Halloween	\$ 7,000
Star Spangled South Riding	\$ 65,000
Community Shred/E-Recycle	\$ 2,000

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Account Description	2023 Approved Budget
<b>Total Recreation &amp; Events</b>	<b>\$ 416,000</b>
<b>Grand Total Administrative</b>	<b>\$ 1,964,710</b>
<b>Operations - Community Common Areas</b>	
Landscape Contract	\$ 1,035,233
Irrigation Repair	\$ 25,000
Irrigation Contract	\$ 30,600
Pet Waste Stations	\$ 19,000
Landscape Enhancements/Tree Work	\$ 70,000
Supplies & Materials	\$ 15,000
Pond Management	\$ 23,000
Wildlife Management	\$ 5,000
Common Area Snow Plowing	\$ 1,000
Maintenance & Repair	\$ 15,000
Storm Work/Future Tree Thinning & Crown Reduction	\$ 100,000
<b>Total Operations - Community Common Areas</b>	<b>\$ 1,338,833</b>
<b>Operations - Roadside</b>	
Supplies & Materials	\$ 2,500
Maintenance & Repairs	\$ 1,500
Holiday Lighting	\$ 7,000

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Account Description	2023 Approved Budget
Streetlight & Other Electricity (Not Rec Facilities)	\$ 185,000
Electricity For Fountains & Irrigation Systems	\$ 25,000
Fountain Winterization & Repairs	\$ 7,500
<b>Total Operations - Roadside</b>	<b>\$ 228,500</b>
<b>Operations - General</b>	
Supplies & Materials	\$ 5,000
Hand Tools & Equipment	\$ 4,000
Safety & Uniforms	\$ 3,000
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
<b>Total Operations - General</b>	<b>\$ 79,000</b>
<b>Total Operations Expense</b>	<b>\$ 1,646,333</b>
Apply Reserve Account Interest Allocation	\$ (28,181)

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Account Description	2023 Approved Budget
<b>GRAND TOTAL OPERATIONS</b>	<b>\$ 1,618,152</b>
<b>GRAND TOTAL COMMON EXPENSES</b>	<b>\$ 3,582,862</b>
<b>Recreation Facilities Expense</b>	
Recreation Insurance	\$ 40,000
Recreation Personnel Salaries & Wages	\$ 341,455
Recreation Personnel Taxes & Benefits	\$ 68,558
Pool Management Contract	\$ 458,000
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	\$ 5,000
Facilities Electricity	\$ 41,000
Facilities Gas	\$ 6,500
Facilities Water	\$ 30,000
Detail Cleaning Pools Bathrooms	\$ 1,800
Facilities Janitorial & Pest Control	\$ 26,000

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Account Description	2023 Approved Budget
Prior Year Carry Forward	\$ (31,100)
Apply Reserve Account Interest Allocation	\$ (19,303)
<b>Total Recreation Facilities Expense</b>	<b>\$ 1,072,810</b>
<b>Detached Home Expense</b>	
Personnel Expense Allocation	\$ 235,682
Supplies & Materials	\$ 500
Prior Year Carry Forward	\$ (64,400)
Trash Removal	\$ 931,580
<b>Total Detached Home Expense</b>	<b>\$ 1,103,362</b>
<b>Townhome Expense</b>	
Personnel Expense Allocation	\$ 235,682
Supplies & Materials	\$ 3,000
Maintenance & Repairs	\$ 500
Trash Removal	\$ 599,074
Snow Removal	\$ 2,000
Prior Year Carry Forward	\$ (54,500)
Apply Reserve Account Interest Allocation	\$ (40,159)
<b>Total Townhome Expense</b>	<b>\$ 745,596</b>
<b>Common Driveway Expense</b>	

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Account Description	2023 Approved Budget
Supplies & Materials	\$ 900
Snow Removal	\$ 15,000
Apply Reserve Account Interest Allocation	\$ (16,889)
<b>Total Common Driveway Expense</b>	<b>\$ (989)</b>
<b>Sub-Association Expense</b>	
Amberlea Condominium Trash Removal	\$ 151,291
South Riding Town Center Condominium Trash Collection	\$ 6,578
<b>Total Sub-Association Expense</b>	<b>\$ 157,869</b>
<b>Replacement Reserve Contributions</b>	
Common Replacement Reserves	\$ 437,000
Recreation Facility Replacement Reserves	\$ 233,100
Townhouse Replacement Reserves	\$ 454,600
Common Driveway Replacement Reserves	\$ 142,500
Replacement Reserves - Additional	
<b>Total Replacement Reserve Contributions</b>	<b>\$ 1,267,200</b>
<b>GRAND TOTAL EXPENSE</b>	<b>\$ 7,928,710</b>
<b>GRAND TOTAL INCOME</b>	<b>\$ 7,928,710</b>
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