Reston Place Homeowners Association 2026 Budget

Item	2025 Budgeted	2025 Actual	Town homes 72 Per Unit	Town homes 72 Total	Patio homes 32 Per Unit	Patio homes 32 Total	South Duval 13 Per Unit	South Duval 13 Total	Garden homes 152 Per Unit	Garden homes 152 Total	Budget 270 2026
Accounting&Taxes	$ 2,076.30	$ 1,542.00	$ 37.17	$ 2,676.24	$ 37.17	$ 1,189.44	$ 37.17	$ 483.21	$ 37.17	$ 5,649.84	**$ 10,000.00**
Management Fee	$ 25,110.00	$ 25,110.00	$ 93.00	$ 6,696.00	$ 93.00	$ 2,976.00	$ 93.00	$ 1,209.00	$ 93.00	$ 14,136.00	**$ 25,110.00**
Onsite Management	$ 28,800.90	$ 24,000.00	$ 92.94	$ 6,641.28	$ 92.94	$ 2,951.68	$ 92.94	$ 1,199.12	$ 92.94	$ 14,020.48	**$ 25,000.00**
Admin. & Legal	$ 2,999.70	$ 5,693.72	$ 11.14	$ 802.08	$ 11.15	$ 356.80	$ 11.15	$ 144.95	$ 11.15	$ 1,694.80	**$ 3,000.00**
Pool & Tennis Court	$ 9,000.00	$ 9,886.44	$ 125.00	$ 9,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 9,000.00**
Grounds & Landscaping	$ 167,192.55	$ 166,377.06	$ 430.42	$ 30,989.91 17.90%	$ 437.69	$ 14,006.06 8.09%	$ 436.82	$ 5,678.60 3.28%	$ 805.63	$ 122,455.90 70.73%	**$ 173,131.50**
Power	$ 14,499.00	$ 15,116.94	$ 61.81	$ 4,450.32	$ 61.81	$ 1,977.92	$ 61.81	$ 803.53	$ 61.81	$ 9,395.12	**$ 16,627.00**
Flok	$ 6,490.80	$ 5,958.48	$ 24.13	$ 1,737.36	$ 24.13	$ 772.16	$ 24.13	$ 313.69	$ 24.13	$ 3,667.76	**$ 6,490.00**
Water	$ 29,999.70	$ 31,088.26	$ 118.95	$ 8,564.40	$ 118.95	$ 3,806.40	$ 118.95	$ 1,546.35	$ 118.95	$ 18,080.40	**$ 32,000.00**
Painting	$ 54,999.00	$ 70,159.35	$ 204.46	$ 14,721.12	$ 204.46	$ 6,542.72	$ 204.46	$ 2,657.98	$ 204.46	$ 31,077.92	**$ 55,000.00**
Gutter Cleaning	$ 20,800.80	$ 21,735.00	$ 81.04	$ 5,834.88	$ 81.04	$ 2,593.28	$ 81.04	$ 1,053.52	$ 81.04	$ 12,318.08	**$ 21,800.00**
General Maintenance	$ 80,001.00	$ 85,452.32	$ 319.70	$ 23,018.40	$ 319.70	$ 10,230.40	$ 319.70	$ 4,156.10	$ 319.70	$ 48,594.40	**$ 86,000.00**
Capital Reserves	$ 10,000.80	$ (8,226.13)	$ 37.17	$ 2,676.24	$ 37.17	$ 1,189.44	$ 37.17	$ 483.21	$ 37.17	$ 5,649.84	**$ 10,000.00**
Roof Reserves	$ 1,300.00	$ 1,300.20	$ -	$ -	$ -	$ -	$ 500.00	$ 6,500.00	$ -	$ -	**$ 6,500.00**
Total Before Insurance	**$ 453,270.55**	**$ 455,193.64**	$ 1,636.93	$ 117,808.23	$ 1,519.21	$ 48,592.30	$ 2,018.34	$ 26,229.26	$ 1,887.15	$ 286,740.54	**$ 479,658.50**
2025Insurance	**453,579.08**	**$ 300,648.78**								**2026 Insurance Premium**	**$ 169,149.06**
2025 Totals	**$ 906,849.63**	**$ 755,842.42**									**$ 648,807.56**

Insurance Allocations	Town homes		Patio homes		South Dauphine	South Duval	Garden Homes
Home Type Count	33	39	12	**9**	11	13	152
Common Expense Excluding Insurance	$ 1,636.94	$ 1,636.94	$ 1,519.22	$ 1,519.22	$ 1,519.22	$ 2,018.35	$ 1,887.16
Common Expense Total	$ 54,019.02	$ 63,840.66	$ 18,230.64	$ 13,672.98	$ 16,711.42	$ 26,238.55	$ 286,848.32
INSURANCE UNIT COST	$ 1,052.00	$ 1,210.00	$ 1,052.00	$ 1,210.00	$ 1,507.00	$ 1,426.00	$ 200.00
Total Insurance Income	$ 34,716.00	$ 47,190.00	**$ 12,624.00**	**$ 10,890.00**	$ 16,577.00	$ 18,538.00	$ 30,400.00

	Town homes		Patio homes		South Dauphine	South Duval	
	2 Bedroom	3 Bedroom	2 Bedroom	3 Bedroom			
Insurance Unit Cost	$ 1,052.00	$ 1,210.00	$ 1,052.00	$ 1,210.00	$ 1,507.00	$ 1,426.00	$ 200.00
Annual Common fees	**$ 1,636.94**	**$ 1,636.94**	**$ 1,519.22**	**$ 1,519.22**	**$ 1,519.22**	**$ 2,018.35**	**$ 1,887.16**
Total Annual Fee	$ 2,688.94	$ 2,846.94	$ 2,571.22	$ 2,729.22	$ 3,026.22	$ 3,444.35	$ 2,087.16
INCOME	$ 88,735.02	$ 111,030.66	$ 30,854.64	$ 24,562.98	$ 33,288.42	$ 44,776.55	$ 317,248.32
Monthly Fee Per Unit 2026 (12)	**$ 224.08**	**$ 237.25**	**$ 214.27**	**$ 227.44**	**$ 252.19**	**$ 287.03**	**$ 173.93**
Rounded Monthly Fees	**$ 224.00**	**$ 237.00**	**$ 214.00**	**$ 227.00**	**$ 252.00**	**$ 287.00**	**$ 174.00**
Total monthly fee * units	**$ 88,704.00**	**$ 110,916.00**	**$ 30,816.00**	**$ 24,516.00**	**$ 33,264.00**	**$ 44,772.00**	**$ 317,376.00**

2025 Income		2025 Expenses		2026 Projected Income		2026 Projected Expenses		Balance Sheet as of12/31/2025	
Association Fees	$ 780,210.72	Capital Impr.	$ 60,767.68	Capital Impr Asses	$ 67,250.00	Capital Impr	$ 63,000.00	Cash	$ 30,963.08
Maint Assessment	$ 54,000.00	Normal Operating	$ 455,193.64	Monthly Fees	$ 650,364.00	Normal Operating	$ 479,658.50	Reserves	$ 162,293.09
Pool Income	$ 1,500.00	Insurance	$ 300,648.78	Pool Income	$ 1,500.00	Insurance	$ 169,149.06		$ 193,256.17
Total Income	$ 835,710.72	Total Expenses	$ 816,610.10	Total Proj Inc	$ 719,114.00	Total Proj. Exp.	$ 711,807.56		