

Reston Place 2017 Budget

Item	2016		2016		Town homes		Patio homes		Garden homes 70.73%		Budget																																																																																																											
	Budgeted	Actual	72		45		153		2017																																																																																																													
			Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total																																																																																																												
Accounting&Taxes	\$ 5,450.00	\$ 5,560.06	\$ 20.59	\$ 1,482.68	\$ 20.59	\$ 926.68	\$ 20.59	\$ 3,150.70	\$ 5,560.06																																																																																																													
Management Fee	\$ 25,127.00	\$ 25,110.00	\$ 93.00	\$ 6,696.00	\$ 93.00	\$ 4,185.00	\$ 93.00	\$ 14,229.00	\$ 25,110.00																																																																																																													
Onsite Manager	\$ 18,000.00	\$ 19,622.86	\$ 72.68	\$ 5,232.76	\$ 72.68	\$ 3,270.48	\$ 72.68	\$ 11,119.62	\$ 19,622.86																																																																																																													
Admin. & Legal	\$ 3,000.00	\$ 2,989.62	\$ 11.11	\$ 800.00	\$ 11.11	\$ 500.00	\$ 11.11	\$ 1,700.00	\$ 3,000.00																																																																																																													
Pool & Tennis Court	\$ 6,600.00	\$ 3,771.71	\$ 52.38	\$ 3,771.71	\$ -	\$ -	\$ -	\$ -	\$ 3,771.71																																																																																																													
Grounds & Landscaping	\$ 144,000.00	\$ 196,943.44	\$ 497.22	\$ 35,800.00	\$ 505.33	\$ 22,740.00	\$ 924.58	\$ 141,460.00	\$ 200,000.00																																																																																																													
Power	\$ 16,000.00	\$ 14,494.80	\$ 53.68	\$ 3,865.28	\$ 53.68	\$ 2,415.80	\$ 53.68	\$ 8,213.72	\$ 14,494.80																																																																																																													
Water	\$ 20,000.00	\$ 23,775.14	\$ 88.06	\$ 6,340.04	\$ 88.06	\$ 3,962.52	\$ 88.06	\$ 13,472.58	\$ 23,775.14																																																																																																													
Painting	\$ 58,000.00	\$ 47,814.40	\$ 214.81	\$ 15,466.67	\$ 214.81	\$ 9,666.67	\$ 214.81	\$ 32,866.67	\$ 58,000.00																																																																																																													
Gutter Cleaning	\$ 20,250.00	\$ 10,940.34	\$ 75.00	\$ 5,400.00	\$ 75.00	\$ 3,375.00	\$ 75.00	\$ 11,475.00	\$ 20,250.00																																																																																																													
General Maintenance	\$ 93,000.00	\$ 68,543.52	\$ 277.78	\$ 20,000.00	\$ 277.78	\$ 12,500.00	\$ 277.78	\$ 42,500.00	\$ 75,000.00																																																																																																													
Paint & Fence Reserve	\$ 30,751.20	\$ (26,562.77)	\$ 113.89	\$ 8,200.32	\$ 113.89	\$ 5,125.05	\$ 113.89	\$ 17,425.68	\$ 30,751.20																																																																																																													
Roof Reserve	\$ 2,520.00	\$ 2,520.00	\$ -	\$ -	\$ 16.15	\$ 2,520.00	\$ -	\$ -	\$ 2,520.00																																																																																																													
Capitol Improv. Reserve	\$ 10,000.00	\$ 1,085.17	\$ 37.04	\$ 2,666.67	\$ 37.04	\$ 1,666.67	\$ 37.04	\$ 5,666.67	\$ 10,000.00	\$ 43,271.20																																																																																																												
Total Excluding Insurance	\$ 452,698.20	\$ 396,608.29	\$ 1,607.25	\$ 115,722.13	\$ 1,562.97	\$ 72,853.86	\$ 1,982.22	\$ 303,279.63	\$ 491,855.77	\$ 491,855.62																																																																																																												
Insurance Premium Pmts 2016	\$ 187,605.00	\$ 146,143.44	\$ 624.84	\$ 44,988.80	\$ 624.84	\$ 28,118.00	\$ 624.84	\$ 95,601.20	\$ 168,708.00																																																																																																													
Insurance Co. Pmts 2016		\$ (236,176.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																																													
Insurance Vendor Pmts 2016		\$ 446,111.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																																													
Insurance Vendor Pmts 2016		\$ 1,263.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																																													
	\$ 640,303.20	\$ 753,949.75	\$ 2,232.10	\$ 160,710.93	\$ 3,750.79	\$ 100,971.86	\$ 4,589.28	\$ 398,880.83	\$ 660,563.77	\$ 660,563.62																																																																																																												
*Put into roof reserve for re-roofing. The same amount is deducted from painting reserve because the rear of the units are vinyl.																																																																																																																						
Infrastructure Assessment excluded from monthly fees																																																																																																																						
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