

You may wonder why some members' monthly payment is higher than others and we hope the information provided below helps to answer some of those questions.

Street maintenance

For those residences that are located on an SRP owned and maintained street (all townhome streets, alleys, lanes) your assessment includes additional funds placed annually into the replacement reserve fund for road repairs and maintenance. Each year in compliance with the current professionally prepared Reserve Study, the Proprietary contracts with a paving company to mill and pave several of our private roadways within the community. In October 2026 the following streets are scheduled: Quilting Lane, Dunvegan Square, Katling Square, Maisie Alley, Jubilee Street, Jones Alley, Murrey Park lot, Interval Street and Jeweller Alley.

Snow clearing and ice treatment is budgeted for in the operating budget for private roadways.

As road repair and snow services are provided by the state of Virginia for those residences located on VDOT maintained roadways there is no financial obligation owed to the Proprietary for those roadways.

Trash Collection

The local industry standard is that it is less expensive to collect trash from townhomes as the hauler can complete more homes in a quicker time. As a result, our townhome and condo residences pay a slightly lower monthly per unit rate for their trash, recycling, and yard waste collection.

Budget Notice

At their October 7th meeting; the South Riding Proprietary Board of Directors adopted the 2027 Operating Budget and Schedule of Assessments. This is a multi-month process that includes an evaluation of all contracts, past and anticipated expenditures.

As operating costs continue to rise throughout the nation, additional revenue is needed to preserve the services, facilities and programs residents currently receive. Costs for labor, fuel, utilities, landscaping materials, trash collection, insurance, professional services and other operating expenses continue to increase.

The additional assessment revenue is not funding an expansion of services. Rather, it allows the Proprietary to maintain the current level of service while continuing to fund the reserves* and ongoing maintenance needed to maintain and protect South Riding's amenities and infrastructure.

Members' equity from past years surpluses (\$400,000) and interest income on reserve and capital fund investments (\$425,000) were applied to the operating budget to keep assessment increases as low as possible.

South Riding will continue to have one of the lower monthly fees in the greater Northern Virginia region, but the monthly assessment will increase for 2027.

***Replacement Reserve Statement**

In accordance with the Virginia Property Owners Association Act, South Riding Proprietary is funding its reserve account at the levels recommended in the January 31, 2024 Replacement Reserve Study completed by Reserve Advisors. As of September 30, 2026 the association has \$9,604,492.51 in reserve accounts for common areas and private roads. South Riding has budgeted 2027 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$1,853,900 for the fiscal year (up from 2026 total of \$1,666,800). The Reserve Study identified 254 items that will require periodic replacement over 30 years that are to be funded from Replacement Reserves using the cash flow method. Reserve contributions are made monthly and are overseen by the Budget and Finance Committee and administered by an independent financial advisor who distributes funds into laddered Certificate of Deposits in accordance with FDIC laws. There is sufficient cash in the accounts to cover the current funding requirements outlined by the study. The Reserve Study summary can be found at southriding.net.