



2026 ASSOCIATION ASSESSMENTS & BUDGET

The Sienna Community Association (SCA) Board of Directors has approved the 2026 budget and has set the general assessment at \$1580, representing a 2.40% increase. The amount was decided upon after a three (3) month process that included Board workshops, price negotiations with community vendors and a careful review of the Associations' operating and reserve expenses. Gated neighborhoods and townhomes have additional assessments specific to those areas.

2026 SCA BUDGET (based on 4,906 units)

<u>INCOME</u>		<u>Amount/Unit</u>
Assessment Income (Full Year)	\$ 7,751,480	\$ 1,580
Assessment Income (Mid Year)	415,145	85
Other Income	383,737	78
Programming Income	<u>282,300</u>	<u>58</u>
TOTAL INCOME	\$ 8,832,662	\$ 1,800
 <u>EXPENSES</u>		
Common Areas	\$ 6,458,093	\$ 1,316
Recreation & Events	417,498	85
Community Standards	(300)	(0)
General & Administrative	1,887,371	385
Reserve Contributions	<u>70,000</u>	<u>14</u>
TOTAL EXPENSES	\$ 8,832,662	\$ 1,800
NET OPERATING INCOME	<u>\$ 0</u>	<u>0</u>
SCA 2026 Assessment	\$ 1,580	
 <u>RESERVE FUNDS</u>		
Reserve Beginning Balance	\$ 2,101,415	
Reserve Contributions - Assessments	70,000	
Reserve Contributions - Cap Fees	928,566	
Interest Income	<u>54,000</u>	
Reserve Expenses	<u>(776,462)</u>	
Reserve Ending Balance	\$ 2,377,519	
 Additional Neighborhood Assessments:		
Forest Landing	\$ 1,652	
Fox Bend	\$ 1,473	
Parkway Place	\$ 1,000	
Sienna Townhomes	\$ 1,060	

For additional budget information please go to the following:

<https://www.siennanet.com/sca-page/>



Sienna Community Association (SCA) Budget

What is included in each category?

OPERATING BUDGET

Income

Assessment Income – assessment income represents the annual revenue anticipated for the current year assessment charges for all residential properties within the association. Mid-year assessment income occurs when a builder purchases a lot from the developer, assessments begin.

Other Income – includes interest on investments, late fees from owners who do not pay their assessment on time, payment plan fees on owner accounts, and interested related to unpaid assessment balances. The Sienna Business Association contributes to SCA for landscaping adjacent to properties within SBA.

Program & Recreation Income – this income is primarily registration fees for participating in the various programs, leagues, leisure classes; and rental income when an owner rents an Association facility.

Note: The Other Income and the Program & Recreation Income all help reduce the overall expenses, thereby reducing the assessment.

Expenses

Common Areas – these expenses cover the costs for maintaining the Association’s common areas which includes general property maintenance, landscaping, maintenance of the pools and buildings, parks and lakes. Holiday decorations, utility costs, pest control, Sheriff’s supplemental patrol contract, and sport court expenses are also part of the common area expenses.

Recreation – all programming related expenses are in this category, and the Shared Amenity fee with Sienna Residential Association (SRA is the separate residential association for the central and northern parts Sienna). The Shared Amenity agreement allows all residents to enjoy all the facilities regardless of which association owns the facility.

Community Standards –self-help property expenses and related reimbursements of same.

General & Administrative – Included in this category are Professional Fees (legal, CPA, technology, reserve reports, etc.), management fee to SRA, insurance and taxes for all the association property, etc.

Reserve Contribution – This is the contribution from the operating assessment into the reserve fund.

RESERVE BUDGET

Reserve Income – in addition to the contribution from the assessment mentioned above, reserve income includes Reserve Cap Fees received upon the sale of a house and interest income on the reserve funds.

Reserve Expenses – these are the major repair and replacement expenses for the Association’s assets such as major fence repairs/replacement, pool projects (i.e. replastering, repair/replacement of other pool equipment), park equipment replacement, racquet court resurfacing, and building component items such as roofs, windows, etc.

COMMUNITY ENHANCEMENT FUND BUDGET

Community Enhancement Fund Income – upon each sale Community Enhancement Fee is charged which goes into this account. Additional income is bank interest on the balances.



Community Enhancement Fund Expenses – typically the primary expense is for the community events available for Sienna residents to enjoy and the cost is shared with Sienna Community Services Foundation on behalf of SRA. Other expenses include contributions to the Sienna schools, new community improvements such as pickleball courts, lockers at the swimming pools, outdoor adventure program equipment, etc. Funds are also available for families with children under 18 who have catastrophic illness.

