



The Sienna Associations are comprised of two residential associations – the Sienna Residential Association (original Association) that represents owners in the north and central portions of Sienna and the Sienna Community Association – the newest Association that represents owners in the south portion of Sienna. Collectively, these Associations work together as if they are one organization and while the budget of each entity does impact the other, they have separate operating and reserve budgets. Each Association has its own Board of Directors that approves the annual budget and sets the Assessment.

## **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.