Sienna Residential Association
2027 Budget

OPERATING BUDGET	2027 Budget	2026 Budget	Budget Cost Per Unit 2027 7,806 Units	2026 7,698 Units	Change Per Unit	2027 Budget Percent
Operating Income						
Assessment Income	$ 12,715,974	$ 12,333,480	$ 1,629	$ 1,602	$ 27	70.35%
Other Income	4,559,472	3,711,366.77	584	482	102	25.22%
Program & Recreation Income	471,008	522,925.00	60	68	(8)	2.61%
Communty Standards Fees	329,328	299,329.75	42	39	3	1.82%
TOTAL INCOME	18,075,783	16,867,102	2,316	2,191	125	100.00%
Operating Expenses						
COMMON AREAS						
General Property Maintenance	1,523,818	1,582,364	195	206	(10)	8.43%
Landscaping	3,237,401	3,262,465	415	424	(9)	17.91%
Lakes/Waterways	275,404	278,740	35	36	(1)	1.52%
Pools & Buildings	924,669	862,421	118	112	6	5.12%
Parks & Other	216,592	187,870	28	24	3	1.20%
General Facilities	410,526	189,845	53	25	28	2.27%
Utilities	798,510	801,494	102	104	(2)	4.42%
TOTAL COMMON AREAS	7,386,921	7,165,199	946	931	16	40.87%
RECREATION & LIFESTYLE						
Program Expense	361,388	373,332	46	48	(2)	2.00%
Community Events/Functions	-	(0)	-	(0)	0	0.00%
General Recreation	1,508,930	1,122,764	193	146	47	8.35%
TOTAL RECREATION & LIFESTYLE	1,870,318	1,496,096	240	194	45	10.35%
COMMUNITY STANDARDS	1,003,103	923,520	129	120	9	5.55%
PROFESSIONAL & ADMINISTRATIVE						
Administrative Expenses	1,853,083	1,714,322	237	223	15	10.25%
Professional Services	370,464	360,625	47	47	1	2.05%
Member Communications	162,736	110,967	21	14	6	0.90%
Insurance & Taxes	479,408	401,624	61	52	9	2.65%
Bad Debt	68,400	68,400	9	9	(0)	0.38%
TOTAL PROF & ADMIN	2,934,092	2,655,938	376	345	31	16.23%
POA	1,756,350	1,756,350	225	228	(3)	9.72%
TOTAL OPERATING EXPENSES	14,950,783	13,997,102	1,915	1,818	97	82.71%
Reserve Contribution	3,000,000	2,745,000	384	357	28	
Catastrophic Fund Contribution	125,000	125,000	16	16	(0)	
RESERVE & CAT. CONTRIBUTION	3,125,000	2,870,000	400	373	28	17.29%
TOTAL EXPENSES	18,075,783	16,867,102	2,316	2,191	125	100.00%
NET INCOME	$ (0)	$ (1)	$ (0)	$ (0)	$ 0	

RESERVE BUDGET	2027 Budget
Reserve Income	
Beginning Balance	$ 3,222,489
Reserve Contribution from assessment	3,000,000
Reserve Contributions from cap fees	140,049
Contribution from Foundation	56,250
Interest on balances	112,560
	6,531,348
Reserve Expenses	2,695,705
NET RESERVES	$ 3,835,643

ASSESSMENT CALCULATION	2027 Budget	2026 Budget
Operating Expenses	$ 1,915	$ 1,793
Less mid year assmt.	-	-
Less misc. income	(687)	(581)
Net Operating Assessment	1,229	1,212
Reserve contribution	384	352
Castastrophic Fund contribution	16	16.01
Cost per unit	$ 1,629	$ 1,580