SIENNA COMMUNITY ASSOCIATION · BUDGET GUIDE

Your SCA Budget, Explained

Three separate funds. Where the money comes from, and what it pays for.

1 Operating Budget

The day-to-day cost of running the community, funded mainly by your annual assessment.

⊕ MONEY IN

Assessment Income

This year's assessments on every residential property, plus mid-year assessments that begin when a builder buys a lot from the developer.

Other Income

- Investment interest
- Late fees
- Payment plan fees
- Interest on unpaid balances
- SBA share of adjacent landscaping

Program & Recreation Income

- Program registrations
- Leagues
- Leisure classes
- Facility rentals

Good to know: Other Income and Program & Recreation Income help cover expenses, which keeps the assessment lower for everyone.

⊖ MONEY OUT

Common Areas

- Property maintenance
- Landscaping
- Pools & buildings
- Parks & lakes
- Holiday decorations
- Utilities
- Pest control
- Sheriff's supplemental patrol
- Sport courts

Recreation

All programming costs, plus the Shared Amenity fee to SRA, which lets every resident use every facility no matter which association owns it.

Community Standards

Self-help work on properties, and the related reimbursements of those costs.

General & Administrative

- Legal
- CPA
- Technology
- Reserve reports
- Management fee to SRA
- Insurance
- Property taxes

Reserve Contribution

The part of your assessment set aside in the Reserve Fund for future major repairs. See page 2.

2 Reserve Fund

Saved for major repair and replacement of the Association's assets.

MONEY IN

- Contribution from the assessment
- Reserve Cap Fees at each home sale
- Interest on reserve funds

MONEY OUT · MAJOR REPAIRS & REPLACEMENTS

- Fence repair & replacement
- Pool replastering
- Pool equipment
- Park equipment
- Racquet court resurfacing
- Roofs, windows & other building components

3 Community Enhancement Fund

Events, improvements and support that make Sienna a better place to live.

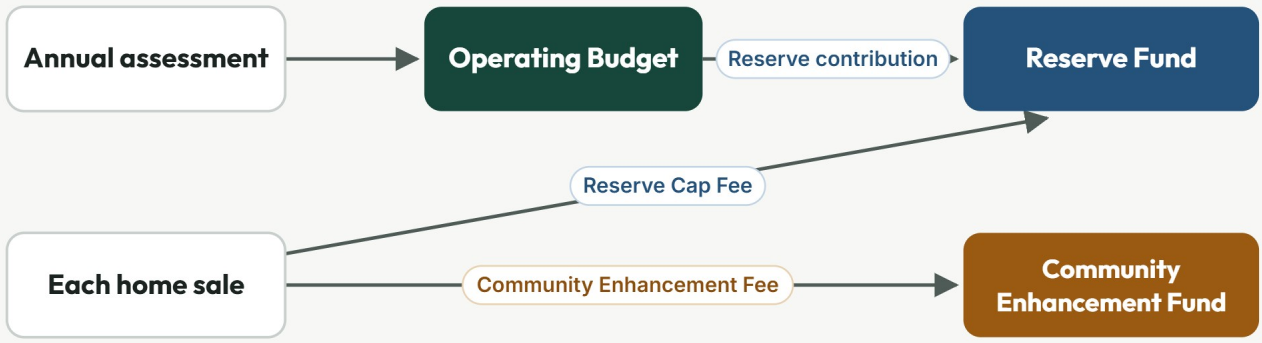
MONEY IN

- Community Enhancement Fee at each home sale
- Bank interest

MONEY OUT

- **Community events** for all Sienna residents (usually the largest expense), with the cost shared with Sienna Community Services Foundation on behalf of SRA
- **Contributions** to Sienna schools
- **New improvements** such as pickleball courts, pool lockers and outdoor adventure program equipment
- **Family assistance** for families with children under 18 facing a catastrophic illness

How money moves into each fund



All three funds also earn interest on their balances.