



SRA 2025 PAYMENT INFORMATION

Your 2025 Assessment is due January 1 and becomes delinquent after January 31. The 2025 Assessment amount is \$1,543. The Associations have established three ways to assist you in safely and securely paying your assessment account:

1. On-line ePayments (Quick Payment/eCheck, Credit Card)
2. Personal Bill Pay
3. Personal Check sent to the Association lockbox via US Mail

Payments are posted by DATE RECEIVED, not date submitted or postmark date.

Residents are encouraged to utilize one of the payment methods detailed below. Bringing your check to the Association Office may delay processing your payment.

2025 PAYMENT METHODS

The Associations' bank is First Citizens Bank (FCB). FCB's Property Pay allows residents to make online payments (accessible via Siennanet or at <https://propertypay.firstcitizens.com>). The Property Pay website accepts e-Check payments with a valid checking account number and bank routing number or credit card.

1. Online ePayments via Siennanet

There are two online payment options available via Siennanet.com/FCB: One time/Quick Payment eCheck and online Credit Card. Assessment payment information is located under the 'Assessments' menu option on the Siennanet welcome page via the Pay Assessments/First Citizens Bank selection. E-check payments require a valid checking account number and bank routing number. You must have your statement in front of you when making these online payments as your account number, management ID: 3137, and association number 00100 are required when making a payment.

a. Online One Time/Pay Assessments

Residents utilizing this option can make a payment without registering or creating an account. Select 'Pay Assessments' option. Again, you will need your account statement in order to complete the online/transaction form. This is the quickest and easiest way to make a payment to your account. The eCheck service is FREE, quick, and easy to use.

b. Online Credit Card

If you opt to pay via online credit card, you will incur a convenience fee (all convenience fees go to the bank/FCB, not the Association). VISA, MasterCard, Discover, and AMEX are accepted. For any electronic payment, please be aware that it can take up to 5 business days for payments to process.

2. Personal Bill Pay

If you opt to use your Bank's bill payment feature through your Online Banking channel, please be aware that this will be sent via a check and may take up to 7 business days to reach our lockbox, even though your bank may withdraw the funds immediately. When setting up SRA as a vendor merchant within your Bank's Payment system, please make sure you include the following information:

Merchant/Vendor Name:
Sienna Residential Association (SRA)
Sienna Associations
P.O. Box 52333; Phoenix, AZ 85072-2333

You must include your account number in your payment submittal. This number is located on the top of your payment coupon.

Personal check payments should be mailed to the Association lockbox at: Sienna Associations (SRA), P.O. Box 52333, Phoenix, AZ 85072-2333

This address is reflected on the assessment statement. **It is very important to include your payment coupon along with your personal check so that your payment is properly applied to your account.** Please be sure to make your check payable to the appropriate Association: SRA (information is on your statement and payment coupon).

PAYMENT PLANS

(Payments are posted by DATE RECEIVED, not date submitted or postmark date.) The following payment plans have been established for owners who cannot pay their assessments in full by January 31. If you have previously defaulted on a payment plan or have a past due balance on your existing account, you may not be eligible for a payment plan. Please contact the Associations' Finance Department at assessments@clubsienna.com, if you have any questions about your account.

a. Pre-Established Payment Plan

Property owners who cannot pay their entire assessment balance by January 31, may pay in 3 monthly installments that must begin in January and be complete by March 31. These installment amounts include interest and administrative costs. Monthly fees and due dates are: \$528.77 by January 31, \$528.77 by February 28, and \$528.27 by March 31. Interest is charged on assessment balance only. These amounts include interest on the unpaid assessment balance at the end of each month and applicable fees and are reflective of a total balance of \$1,543.00 on January 1. If your assessment and related fees are received by March 31, no further charges will apply. You may send your payments to the lockbox (address on your coupon) or you can pay by eCheck using the recurring payment feature.

b. Payment Plan (Past-Due Notice)

Assessment accounts that become delinquent on the 1st day of February (meaning the entire assessment balance has not been paid by February 1), including the entire Assessment balance plus interest and administrative fees will automatically roll into a 3-month payment plan. Payments will then be due and payable in three (3) installments. Monthly fees and due dates are: \$557.20 by February 28, and \$557.20 by March 31 and \$557.20 by April 30. These payment amounts include interest on the unpaid assessment balance at the end of each month and applicable payment plan fees and are only applicable if your January 1 starting balance was \$1,543.00. The payment amounts and due dates are not changeable. If you cannot make these payments as detailed, or your account balance is more than \$1,543.00, contact the Association office at assessments@clubsienna.com. If your assessment and related fees are received by April 30, no further charges will apply. You may send your payments to the lockbox (address on your coupon) or you can pay by eCheck using the recurring payment feature.

c. Extended Payment Plan

If you need more time to pay, you should contact us before February 26 to sign an extended payment plan agreement. You will be charged interest on any unpaid assessment balance and \$25 per month payment plan fee. Do not let your assessment fee go unpaid. If you do not sign and return the agreement, you are not considered on a payment plan.

If you have questions concerning the assessments, please contact us at assessments@clubsienna.com.



2025 ASSOCIATION ASSESSMENTS & BUDGET

The Sienna Residential Association (SRA) Board of Directors has approved the 2025 budget and has set the general assessment at \$1543, representing a 3.95% 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 Association's operating and reserve expenses. Gated neighborhoods and townhomes have additional assessments specific to those areas.

2024 SRA BUDGET (based on 7,897 units)

<u>INCOME</u>		<u>Amount/Unit</u>
Assessment Income	\$12,185,071	\$ 1,543
Other Income	3,349,086	424
Program & Recreation Income	505,630	64
Community Standards Fees	<u>304,334</u>	<u>39</u>
TOTAL INCOME	\$16,344,121	\$ 2,070
 <u>EXPENSES</u>		
Common Areas	\$6,878,832	\$ 871
Recreation	1,161,813	147
Community Standards	881,388	112
General & Administrative	2,577,645	326
SPOA Assessment	1,729,443	219
Reserve Contrib. & Catastrophic Fund	<u>3,115,000</u>	<u>394</u>
TOTAL EXPENSES	\$16,344,121	\$ 2,070
NET OPERATING INCOME	\$ <u>0</u>	<u>0</u>
SRA 2025 Assessment	\$ 1,543	
 <u>RESERVE FUNDS</u>		
Reserve Beginning Balance	\$ 3,715,109	
Reserve Contributions - Assessments	2,745,000	
Reserve Contributions - Other	112,500	
Reserve Contributions - Cap Fees	252,796	
Interest Income	<u>100,001</u>	
Reserve Expenses	<u>(2,823,170)</u>	
Reserve Ending Balance	\$4,102,236	
 Additional Neighborhood Assessments:		
Avalon	\$ 495	
Commander's Point	\$ 2,526	
Forest Isle	\$ 7,280	
Pecan Estates	\$ 1,070	
Sanctuary	\$ 6,278	
Sorrento	\$ 1,370	
Vieux Carre	\$ 2,183	

