

**Sienna Residential Association
2025 Budget**

OPERATING BUDGET	2025 Budget	2024 Budget	Budget Cost Per Unit			2025 Budget Percent
			2025 7,897 Units	2024 7,698 Units	Change Per Unit	
Operating Income						
Assessment Income	\$ 12,185,071	\$ 11,533,376	\$ 1,543	\$ 1,498	\$ 45	74.55%
Other Income	3,349,086	2,920,276.79	424	379	45	20.49%
Program & Recreation Income	505,630	465,700.00	64	60	4	3.09%
Communtiy Standards Fees	304,334	254,178.17	39	33	6	1.86%
TOTAL INCOME	16,344,121	15,173,531	2,070	1,971	99	100.00%
Operating Expenses						
COMMON AREAS						
General Property Maintenance	1,575,613	1,497,208	200	194	5	9.64%
Landscaping	3,045,670	2,960,775	386	385	1	18.63%
Lakes/Waterways	288,340	294,640	37	38	(2)	1.76%
Pools & Buildings	848,569	812,116	107	105	2	5.19%
Parks & Other	31,514	37,251	4	5	(1)	0.19%
General Facilities	201,165	166,835	25	22	4	1.23%
Utilities	887,962	882,526	112	115	(2)	5.43%
TOTAL COMMON AREAS	6,878,832	6,651,351	871	864	7	42.09%
RECREATION & LIFESTYLE						
Program Expense	351,672	398,872	45	52	(7)	2.15%
Community Events/Functions	(0)	0	(0)	0	(0)	0.00%
General Recreation	810,141	814,081	103	106	(3)	4.96%
TOTAL RECREATION & LIFESTYLE	1,161,813	1,212,954	147	158	(10)	7.11%
COMMUNITY STANDARDS	881,388	803,811	112	104	7	5.39%
PROFESSIONAL & ADMINISTRATIVE						
Administrative Expenses	1,648,840	1,424,963	209	185	24	10.09%
Professional Services	349,704	247,501	44	32	12	2.14%
Member Communications	136,311	123,477	17	16	1	0.83%
Insurance & Taxes	374,390	337,539	47	44	4	2.29%
Bad Debt	68,400	68,400	9	9	(0)	0.42%
TOTAL PROF & ADMIN	2,577,645	2,201,880	326	286	40	15.77%
POA	1,729,443	1,700,882	219	221	(2)	10.58%
TOTAL OPERATING EXPENSES	13,229,121	12,570,878	1,675	1,633	42	80.94%
Reserve Contribution	2,745,000	2,600,000	348	338	10	
Catastrophic Fund Contribution	370,000	0	47	-	47	
RESERVE & CAT. CONTRIBUTION	3,115,000	2,600,000	394	338	57	19.06%
TOTAL EXPENSES	16,344,121	15,170,878	2,070	1,971	99	100.00%
NET INCOME	\$ (0)	\$ 2,653	\$ (0)	\$ 0	\$ (0)	

RESERVE BUDGET	2025 Budget
Reserve Income	
Beginning Balance	\$ 3,715,109
Reserve Contribution from assessment	2,745,000
Reserve Contributions from cap fees	252,796
Contribution from Foundation	112,500
Interest on balances	100,001
	6,925,406
Reserve Expenses	2,823,170
NET RESERVES	\$ 4,102,236

ASSESSMENT CALCULATION	2025 Budget	2024 Budget
Operating Expenses	\$ 1,675	\$ 1,633
Less mid year assmt.	-	(13)
Less misc. income	(527)	(473)
Net Operating Assessment	1,149	1,147
Reserve contribution	348	338
Castastrophic Fund contribution	47	
Cost per unit	\$ 1,543	\$ 1,485