

SIENA OAKS HOA
JANUARY 1, 2025 TO DECEMBER 31, 2025
BASED ON 299 HOMES

| | | ADOPTED BUDGET | PROPOSED BUDGET |
|--------------------------------|-----------------------------------|---------------------------|----------------------------|
| | | 2024 | 2025 |
| 3010 | Maintenance Income | \$ 462,301.10 | \$ 480,478.21 |
| 3095 | Cable TV Assessments | \$ 338,658.00 | \$ 352,204.32 |
| 3030 | Interest Income | \$ - | \$ - |
| 3040 | Miscellaneous Income | \$ - | \$ - |
| 3025 | Late Fees & Delinquent Owner Int. | \$ - | \$ - |
| 3060 | Cable Dispensation | \$ - | \$ - |
| 3020 | Reserve Assessments | \$ 16,800.00 | \$ 20,040.00 |
| | Legal Settlement | \$ - | \$ - |
| | Total Income | 817,759.10 | 852,722.53 |
| OPERATING EXPENSES | | | |
| GENERAL ADMINISTRATIVE: | | | |
| 5145 | Legal | \$ 2,000.00 | \$ 4,500.00 |
| 5135 | Accounting | \$ 3,000.00 | \$ 2,000.00 |
| 5155 | Security | \$ 1,000.00 | \$ 500.00 |
| 5170 | Rental | \$ 100.00 | \$ 75.00 |
| 5240 | Telephone | \$ 1,500.00 | \$ 1,500.00 |
| 5185 | Holiday/Event Items | \$ 900.00 | \$ 750.00 |
| 5120 | Postage/Fed Ex/Office | \$ 1,500.00 | \$ 2,500.00 |
| 5125 | Printing/Copying | \$ 750.00 | \$ 500.00 |
| 5130 | Supplies/Water/BK Charge | \$ 500.00 | \$ 500.00 |
| 5150 | Website/Domain Hosting Fees | \$ 300.00 | \$ 300.00 |
| 5110 | Annual Corporate Report | \$ 70.00 | \$ 70.00 |
| 5115 | Permit/License | \$ 400.00 | \$ 400.00 |
| NEW | GRS Annual Transaction Fee | \$ - | \$ 2,900.00 |
| 5190 | Bad Debt Expense | \$ - | \$ - |
| | SUBTOTAL GENERAL ADMIN | 12,020.00 | \$ 16,495.00 |
| MANAGEMENT/LANDSCAPING: | | | |
| 5100 | Management Fees | \$ 74,086.00 | \$ 76,456.75 |
| 5405 | Grounds Contract/Landscaping | \$ 282,220.00 | \$ 289,332.00 |
| | SUBTOTAL MGMT/GROUNDS | 356,306.00 | \$ 365,788.75 |
| MAINTENANCE: | | | |
| 5415 | Plant Replacement | \$ - | \$ - |
| 5445 | Tree Trimming | \$ 12,000.00 | \$ 11,506.00 |
| 5430 | Irrigation/Sprinkler | \$ 5,000.00 | \$ 2,500.00 |
| 5425 | Turf Treatment | \$ - | \$ 5,400.00 |
| 5705 | Pool Cleaning | \$ 4,380.00 | \$ 6,900.00 |
| 5710 | Filters/Stabilizer | \$ 1,000.00 | \$ 500.00 |
| 5455 | Clean/Paper Supplies | \$ 100.00 | \$ - |
| 5456 | Light Bulbs | \$ 100.00 | \$ - |
| 5450 | Janitorial Service | \$ 6,552.00 | \$ 6,880.00 |
| 5605 | Lake Maintenance | \$ 1,907.00 | \$ 1,866.00 |
| 5460 | Building Repairs | \$ - | \$ - |
| 5465 | AC Repairs/Supply | \$ 450.00 | \$ - |
| 5475 | Electrical Repairs | \$ 500.00 | \$ 500.00 |
| 5480 | Fire Equipment | \$ 120.00 | \$ 120.00 |

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BASED ON 299 HOMES

| | | | | | |
|------|-----------------------------|-----------|-------------------|-----------|-------------------|
| 5485 | Gate Repair | \$ | - | \$ | - |
| 5490 | Plumbing Repairs | \$ | 500.00 | \$ | 500.00 |
| 5491 | Pool Furniture Repair | \$ | - | \$ | - |
| 5492 | Pressure Cleaning | \$ | 5,100.00 | \$ | 5,100.00 |
| 5493 | Sewer Clean/Repair | \$ | - | \$ | - |
| 5495 | Sign Repair/Replacement | \$ | - | \$ | - |
| 5494 | Tennis Court Repair | \$ | - | \$ | - |
| | SUBTOTAL MAINTENANCE | | 37,709.00 | \$ | 41,772.00 |
| | INSURANCE: | | | | |
| 5160 | General Liability | \$ | 16,275.00 | \$ | 16,275.00 |
| 5161 | Umbrella | \$ | 5,367.90 | \$ | 4,098.29 |
| 5162 | Flood | \$ | 1,924.00 | \$ | 2,216.00 |
| 5163 | Workman's Comp | \$ | 565.00 | \$ | 509.00 |
| 5164 | Wind | \$ | 12,534.20 | \$ | 13,724.17 |
| | SUBTOTAL INSURANCE | | 36,666.10 | \$ | 36,822.46 |
| | UTILITIES | | | | |
| 5205 | Electric | \$ | 9,700.00 | \$ | 10,100.00 |
| 5230 | Water/Sewer | \$ | 6,700.00 | \$ | 6,000.00 |
| 5235 | Gas/Fuel | \$ | 2,850.00 | \$ | 3,000.00 |
| 5270 | Exterminating | \$ | 350.00 | \$ | 500.00 |
| 5250 | Cable TV | \$ | 338,658.00 | \$ | 352,204.32 |
| | SUBTOTAL UTILITIES | | 358,258.00 | \$ | 371,804.32 |
| | | \$ | 800,959.10 | \$ | 832,682.53 |

| | | | | | |
|------|--------------------------------------|-----------|-------------------|-----------|-------------------|
| | RESERVES | | | | |
| 6010 | Reserve-Tennis Courts | \$ | 1,200.00 | \$ | 1,040.00 |
| 6020 | Reserve-Landscaping | \$ | 3,600.00 | \$ | 8,000.00 |
| 6030 | Reserve-Roadway | \$ | 10,000.00 | \$ | 10,000.00 |
| 6040 | Reserve-Clubhouse | \$ | 2,000.00 | \$ | 1,000.00 |
| | TOTAL RESERVES | | 16,800.00 | \$ | 20,040.00 |
| | | | | | |
| | GRAND TOTAL EXPENSES/RESERVES | \$ | 817,759.10 | \$ | 852,722.53 |

**MONTHLY ASSESSMENT:
THE ESTATES 31% (95 UNITS)
PATIO HOMES 69% (204 UNITS)**

**2025
243.74
234.82**