Siena Oaks Homeowners Association Proposed 2027 Budget

Enclosed is the proposed 2027 Association budget for review. It will be discussed and voted upon at the Tuesday, November 17th Budget Meeting and reflects three goals set by the Board of Directors stemming from the savings generated by changing our bulk television and internet service contract:

(1) Deliver a reduction in annual maintenance assessments (dues)
(2) Improve the long-term health of the Association's finances by properly funding the reserves
(3) Plan ahead for the 2028 budget

(1) In 2027, the Association will pay for 9 months of the new Fibernow bulk television and internet service due to a "3-months free" promotion in the contract. This results in a reduction of cost for these services of $189,000 from the 2026 Comcast contract. The Board proposes to pass along savings to homeowners while accomplishing goals (2) and (3) as described below.

(2) For many years, the reserves have been significantly under-funded and the savings realized by the Fibernow contract allows the reserves to be properly funded without raising the dues. A new reserve study is in-progress and the Board has been working with the reserve study provider in developing the 2027 budget. Funding the reserves will facilitate work on several near-term requirements such as repairs to the clubhouse as well as planning ahead for large, capital-intensive projects like resurfacing the community roads without needing to levy a Special Assessment. **NOTE:** The Association reserves are "pooled" as allowed by Fla Statutes Section 720 and not hard-locked into any specific category.

(3) Because the Association is only paying for 9 months of the Fibernow contract in 2027, careful advance planning was necessary for 2028 to ensure there is not a large year-to-year jump in the dues when the Association pays for all 12 months of service in 2028. While the annual increase of the Fibernow contract is only 3.5% (a few dollars per home, per month), 3 additional months of payments is very large and would result in a significant increase in the monthly dues between 2027 and 2028. To prevent this large year-to-year to jump, the Association will front-load contributions to the reserves in 2027 that can be reduced in 2028 to help absorb the impact of paying for all 12 months of the Fibernow service.

The Board of Directors is also increasing the number of on-site property management hours from 20 hours per week to 30 hours per week to help improve oversight of the landscaping, follow-up with notifications to homeowners, and accomplish the maintenance and repair goals set by the Board.

A note about the deferred Fibernow door fee income line.

The Association received a substantial "door fee" from Fibernow in the amount of $134,550. In accordance with sound accounting practices, this amount will be realized in the Association budget across the 10 year life of the contract. Should something adverse happen with the Fibernow contract, the Association would be required to repay a pro-rated amount of the door fee back to Fibernow. Therefore, the Association is going to set this money aside in a Certificate of Deposit (CD) and "pay ourselves" from that CD on an annual basis. In addition to being a good and protective accounting practice, it also helps modestly to absorb normal inflation-related increases to the dues each year.

Siena Oaks Homeowners Association, Inc.
Proposed Operating Budget — FY2027
01-01-2027 to 12-31-2027

GL Code	Description	FY2026 Budget	FY2027 Proposed Budget
Operating Income			
4000	Assessment Income	$ 536,583.76	**$ 579,233.94**
4005	Reserve Assessment Income	$ 24,000.00	**$ 137,000.00**
4040	Bulk TV/Internet Assessment Income	$ 366,292.49	**$ 177,309.99**
4041	Deferred Fibernow Door Fee Income	$ -	**$ 10,091.25**
4100	Late Fees	$ -	**$ -**
4150	Interest on Assessments	$ -	**$ -**
4250	Legal Admin Fees	$ -	**$ -**
4300	Returned Check Fees	$ -	**$ -**
4500	Application / Screening Fees	$ -	**$ -**
4750	Clubhouse Rental	$ -	**$ -**
4910	Miscellaneous Income	$ -	**$ -**
4950	Interest Income	$ 5,100.00	**$ -**
	Total Operating Income	**$ 931,976.25**	**$ 903,635.18**
	Total Income	**$ 931,976.25**	**$ 903,635.18**
Operating Expense			
Administrative Expenses			
5010	Office Supplies & Expenses	200.00	**500.00**
5011	Website Expense	300.00	**330.00**
5020	Postage/Fed Ex /Office	1,000.00	**100.00**
5021	Printing/Copying	300.00	**100.00**
5120	Bank Charges	0.00	**0.00**
5140	Licenses, Fees & Permits	400.00	**400.00**
5144	Federal Taxes	5,100.00	**0.00**
5150	Annual Corporate Reports	70.00	**70.00**
5155	Security	500.00	**500.00**
5200	Accounting Fees-Year-End Report/Tax	6,400.00	**6,400.00**
5300	Legal Fees	5,000.00	**10,000.00**
5375	Collection fees NOLA	0.00	**0.00**
5502	Annual Meeting Rental	75.00	**300.00**
5801	Holiday/Event Items	500.00	**500.00**
	Total Administrative Expenses	**19,845.00**	**19,200.00**
Maintenance			
5700	Management Service	87,875.00	**108,384.00**
7000	Landscape Service	298,012.00	**305,462.30**
7030	Pest Control / Exterminating	500.00	**500.00**
7130	Tree Trimming	62,000.00	**80,000.00**
7200	Irrigation/ Sprinkler	2,500.00	**2,500.00**

7300	Lake Maintenance Service	2,000.00	**2,000.00**
7415	Pressure Cleaning	5,100.00	**5,100.00**
7555	AC Repairs/Supply	300.00	**300.00**
7960	Janitorial Service	7,000.00	**7,200.00**
7965	Janitorial Supplies	250.00	**600.00**
8140	Gate Repair	0.00	**0.00**
8220	Plumbing Repairs	500.00	**500.00**
8250	Fire Equipment	125.00	**160.00**
8340	Electrical Repairs	500.00	**500.00**
8400	Building Repairs & Maintenance	500.00	**500.00**
8490	Sign Repair/Replacement	0.00	**0.00**
8610	Pool Cleaning/ Service	6,900.00	**7,104.00**
8620	Filters/Stabilizer	900.00	**600.00**
8630	Pool Repairs	0.00	**0.00**
	Total Maintenance	**474,962.00**	**521,410.30**

Insurance

5910	Insurance - General Liability	13,198.50	**15,742.35**
5920	Insurance - Umbrella	6,050.97	**7,595.00**
5930	Insurance - Prop-Cr-D&O-LDL	11,024.29	**8,835.54**
5990	Insurance - Workers Comp	503.00	**492.00**
	Total Insurance	**30,776.76**	**32,664.89**

Utilities

6000	Electricity 9 accts	9,500.00	**8,500.00**
6200	Water & Sewer 4 accts	3,500.00	**4,200.00**
6300	Clubhouse Office Telephone	100.00	**100.00**
6400	Bulk TV/Internet	366,292.49	**177,309.99**
6600	Trash Removal		**250.00**
6800	Pool Heater Natural Gas	3,000.00	**3,000.00**
	Total Utilities	**382,392.49**	**193,359.99**

Reserve Contributions

	Reserves – Pooled	24,000.00	**137,000.00**
	Total Reserve Contributions	**24,000.00**	**137,000.00**

Total Operating Contribution	**$ 907,976.25**	**$ 766,635.18**
Total Reserve Contribution	**$ 24,000.00**	**$ 137,000.00**
Total Assessment Contribution	**$ 931,976.25**	**$ 903,635.18**

	2027	2027
	Annual Assessment	Monthly Assessment
Patio Homes	**$ 2,939.75**	**$ 244.98**
Estate Homes	**$ 3,092.81**	**$ 257.73**