

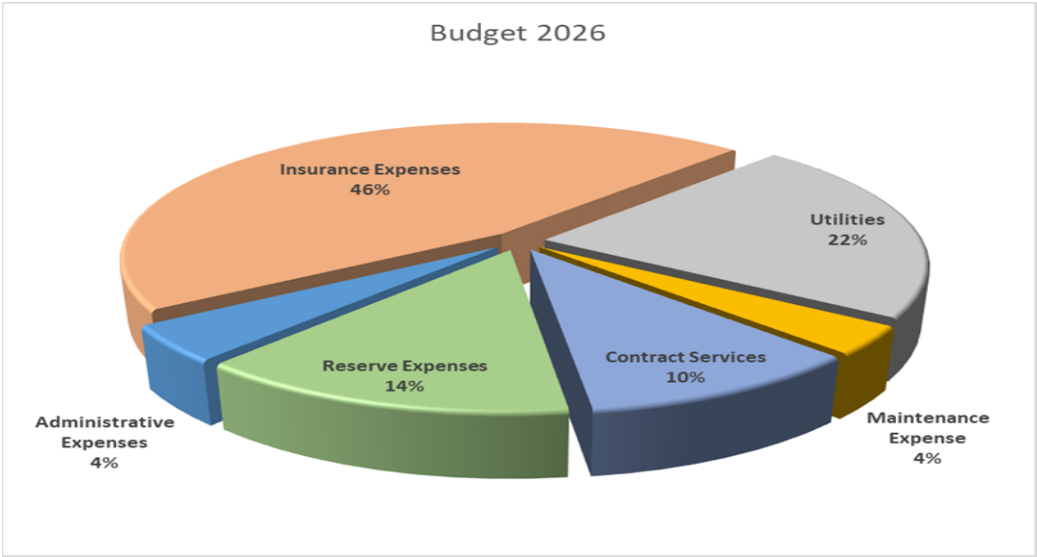
SIENNA VILLAS CONDOMINIUM ASSOCIATION, INC.
Budget for the period January 1st, 2026 through December 31st, 2026
 Budget Comparison Report 2025 to 2026

	2026	2025		Proyection
	Budget	Budget	% Change	December 2025
Income				
6310 Maintenance Income	\$735,817.46	\$618,231.62	19.02	\$618,232.08
6330 Special Assessment Income	\$0.00	\$62,255.76	-100.00	\$62,255.91
6375 Keys & FOB	\$2,000.00	\$1,000.00	100.00	\$1,440.00
6380 NSF Charges Income	\$0.00	\$0.00	0.00	\$24.00
6395 Work Order Income	\$0.00	\$0.00	0.00	\$240.00
6910 Interest Income	\$0.00	\$0.00	0.00	\$7.22
Income Total	\$737,817.46	\$681,487.38	8.27	\$682,199.21
Account				
7010 Management Fee	\$17,280.00	\$17,280.00	0.00	\$17,280.00
7020 Accounting Fee	\$4,900.00	\$2,700.00	81.48	\$4,900.00
7075 Annual Registration Fee MDC	\$227.50	\$237.50	-4.21	\$455.00
7160 Legal Fees	\$2,500.00	\$2,000.00	25.00	\$4,352.00
7250 Bank Charge	\$0.00	\$0.00	0.00	\$28.00
7270 Annual Condo Fees	\$480.00	\$480.00	0.00	\$960.00
7280 Corporate Annual Report	\$76.25	\$76.25	0.00	\$0.00
7290 Lockbox Services	\$600.00	\$600.00	0.00	\$0.00
7400 Printing and Postage	\$1,200.00	\$1,200.00	0.00	\$487.82
7430 License, Taxes, Permit	\$1,500.00	\$1,500.00	0.00	\$11,176.80
7510 Portal Web Community	\$2,880.00	\$2,880.00	0.00	\$0.00
7980 Records Storages	\$420.00	\$420.00	0.00	\$420.00
Administrative Expenses Total	\$32,063.75	\$29,373.75	9.16	\$40,059.62
8010 Insurance Multi-Peril/Property	\$261,881.00	\$259,022.00	1.10	\$259,722.60
8020 Insurance - Liability	\$29,982.06	\$28,693.00	4.49	\$28,733.94
8030 Insurance - Umbrella	\$2,524.68	\$1,380.00	82.95	\$1,834.40
8035 GAP	\$999.00	\$999.00	0.00	\$990.80
8040 Insurance - Directors & Officers	\$2,837.09	\$2,560.00	10.82	\$2,564.38
8050 Insurance - Fidelity Bond	\$537.74	\$0.00	100.00	\$533.32
8055 Insurance - Worker Competition	\$503.00	\$349.00	44.13	\$504.84
8060 Insurance - Flood	\$27,690.00	\$31,598.57	-12.37	\$28,416.12
8070 Insurance - Finance & Doc Stamps	\$12,783.26	\$15,464.44	-17.34	\$11,237.36
Insurance Expenses Total	\$339,737.83	\$340,066.01	-0.10	\$334,537.76
8910 Electricity	\$6,500.00	\$6,240.00	4.17	\$6,566.28
8930 Water & Sewer	\$156,000.00	\$152,400.00	2.36	\$155,790.82
Utilities Total	\$162,500.00	\$158,640.00	2.43	\$162,357.10
9010 R&M-Electrical/Lighting	\$3,000.00	\$10,000.00	-70.00	\$2,400.00
9020 R&M-Fire Equipment	\$800.00	\$800.00	0.00	\$984.40
9030 R&M-General & Improvements	\$3,000.00	\$6,741.18	-55.50	\$430.00
9040 R&M-Landscaping Improvements	\$0.00	\$1,000.00	-100.00	\$0.00
9050 R&M-Gas	\$200.00	\$200.00	0.00	\$0.00
9060 R&M-Plumbing	\$1,500.00	\$1,500.00	0.00	\$0.00
9070 R&M-Pool Repairs	\$2,000.00	\$1,500.00	33.33	\$0.00

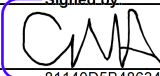
	2026	2025		Proyection December 2025
	Budget	Budget	% Change	
9080 Roof	\$0.00	\$20,000.00	-100.00	\$0.00
9090 R&M-Sprinkler	\$2,000.00	\$2,000.00	0.00	\$500.00
9110 R&M-Supplies	\$1,500.00	\$1,500.00	0.00	\$1,491.92
9120 R&M-Fence	\$2,500.00	\$2,500.00	0.00	\$0.00
9130 R&M-Trash/Bulk Removal	\$2,500.00	\$2,500.00	0.00	\$3,840.00
Maintenance Expense Total	\$19,000.00	\$50,241.18	-62.18	\$9,646.32
9610 Lawn Maintenance	\$16,800.00	\$18,600.00	-9.68	\$16,800.00
9620 Parking Enforcement Service	\$4,200.00	\$3,300.00	27.27	\$3,300.00
9630 Fertilization	\$4,500.00	\$1,000.00	350.00	\$0.00
9640 Pool Service	\$4,800.00	\$4,800.00	0.00	\$4,800.00
9660 Tree Trimming / Landscaping Extra	\$2,000.00	\$3,000.00	-33.33	\$0.00
9670 Waste Service	\$30,273.60	\$30,273.60	0.00	\$30,273.60
9850 Janitorial Service	\$20,400.00	\$20,400.00	0.00	\$20,400.00
Contract Services Total	\$82,973.60	\$81,373.60	1.97	\$75,573.60
9910 Reserves-Painting Exterior	\$27,600.00	\$0.00	100.00	\$0.00
9920 Reserves-Roof Replacement	\$60,000.00	\$16,672.92	259.86	\$16,672.92
9930 Reserves-Pool &Deck Resurfacing	\$944.83	\$1,259.77	-25.00	\$1,259.76
9940 Parking Lot Resurface	\$176.94	\$1,061.44	-83.33	\$1,061.40
9970 Reserves-Sealcoating	\$1,924.09	\$2,798.71	-31.25	\$2,798.76
9990 Due To Reserves	\$10,896.42	\$0.00	100.00	
Reserve Expenses Total	\$101,542.28	\$21,792.84	365.94	\$21,792.84
Total	\$737,817.46	\$681,487.38	8.27	\$643,967.24
Net Income	\$0.00	\$0.00	0.00	\$38,231.97

	Total Estimated Life	Remaining Life at 12/31/25[years]	Estimated Replacement Cost	Funds Collected as 12/2025	To be Full Funded 2026 Annual Amount Reserves
Painting Exterior	10	10	\$276,000.00	\$0.00	\$27,600.00
Roof Replacement	25	25	\$1,500,000.00	\$0.00	\$60,000.00
Pool & Deck Resurfacing	15	10	\$20,000.00	\$10,551.75	\$944.83
Parking Lot Resurfacing	10	3	\$18,000.00	\$17,469.18	\$176.94
Capital Improvement	1	1	\$17,400.00	\$0.00	\$0.00
Emergency Fund	3	1	\$19,000.00	\$0.00	\$0.00
Seal-coating	10	8	\$30,000.00	\$14,607.25	\$1,924.09
Due To Reserves				-\$10,896.42	\$10,896.42
Total			\$1,880,400.00	\$31,731.76	\$101,542.28

Number of Units	owner Ship	2025 Total per Unit Monthly	Assessment per Unit Monthly 2026	Full Reserves per Unit 2026	2026 Total per Unit Monthly Full Reserves	variance
5	0.006837	\$352.24	\$361.38	\$57.85	\$419.23	\$66.99
1	0.006842	\$352.50	\$361.64	\$57.90	\$419.54	\$67.04
7	0.006843	\$352.55	\$361.70	\$57.90	\$419.60	\$67.05
13	0.00727	\$374.55	\$384.27	\$61.52	\$445.78	\$71.23
6	0.008104	\$417.51	\$428.35	\$68.57	\$496.92	\$79.41
36	0.008183	\$421.58	\$432.52	\$69.24	\$501.77	\$80.19
6	0.008498	\$437.81	\$449.17	\$71.91	\$521.08	\$83.27
24	0.009122	\$469.96	\$482.15	\$77.19	\$559.34	\$89.38
22	0.009247	\$476.40	\$488.76	\$78.25	\$567.01	\$90.61
120		\$618,231.62	\$634,275.18	\$101,542.28	\$735,817.46	



The foregoing was adopted as the By-Law of SIENNA VILLAS CONDOMINIUM ASSOCIATION, INC a corporation not-for-profit, organized and existing, under the laws of the State of Florida on the _____ day of

Signed by: _____ 20_____
By:  _____
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Name: Carolina Moreno-Araujo as President

Title: CAROLINA MORENO AS President