# Operational Budget 2022

## 2022 CCHOA INCOME BUDGET

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| | | | **$740** | |
| **Category** | **Subcategory** | **2022 Approved Budget** | | |
| Homeowner Income | Homeowner Dues | | $4,070,000 | |
| Homeowner Income | Resale Certificates | | $78,750 | |
| Homeowner Income | Transfer Fees Income | | $67,200 | |
| Homeowner Income | Late Fees Collected | | $25,000 | |
| Homeowner Income | Lien Admin Fees Income | | $420 | |
| Homeowner Income | Filing Fee Income | | $1,680 | |
| Homeowner Income | NSF Charges | | $100 | |
| Homeowner Income | Collection Fee Income | | $0 | |
| **Homeowner Income Total** | | $4,243,150 | | |
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| Architectural Review Inc | Architectural Review Income | | $10,000 | |
| **Architectural Review Income Total** | | $10,000 | | |
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| Rental Income | Office Rent | | $9,000 | |
| Rental Income | Grill Rent | | $6,600 | |
| **Rental Income Total** | | $15,600 | | |
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| | Group Swim Lessons | | | $25,000 |
| | Private Swim Lessons | | | $25,000 |
| | Classes/Clinics | | | $10,000 |
| | Contracted Programs | | | $0 |
| Aquatics Income | Pool Programs | | $60,000 | |
| | | | | |
| | Registration Fee's | | | $15,000 |
| | Away Meet Entry Fees | | | $2,500 |
| | Memberships Due/Reg Fees | | | $120,000 |
| | Home Meet | | | $8,000 |
| Aquatics Income | Pool Programs - Swim Team | | $145,500 | |
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| | Merchandise Sales | | | $2,500 |
| | Uniform Sales | | | $3,000 |
| | Guest Fees | | | $10,000 |

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| | ID Replacement Cards | | | $500 |
| | Area Reservations) | | | $2,000 |
| | Facility Rentals | | | $2,000 |
| | Lane Rentals | | | $15,000 |
| Aquatics Income | Facility Income | | $35,000 | |
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| **Aquatics Income Total** | | $240,500 | | |
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| CCCC Income | CCCC Facility rentals | | $50,000 | |
| **CCCC Income Total** | | $50,000 | | |
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| Landscape Reimburseme | Stratus Reimb | | $97,000 | |
| Landscape Reimburseme | COA Reimb | | $17,600 | |
| **Landscape Reimbursements Total** | | $114,600 | | |
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| Miscellaneous | Interest Income | | $15,000 | |
| **Miscellaneous Total** | | $15,000 | | |
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| **The Rowell HOA** | The Rowell HOA | $95,000 | | |
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| **Cove @ Circle C** | | $5,000 | | |
| **Grand Total** | | $4,788,850 | | |
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| **2022 CCHOA EXPENSE BUDGET** | | **2022 Approved Budget** | | |
| **Category** | **Subcategory** | | | |
| | | | | |
| | Common Area Landscaping | | | $1,350,112 |
| | Swim Center Landscaping | | | $35,097 |
| | Community Center Landscaping | | | $35,097 |
| | Avana Swim Center Landscaping | | | $24,888 |
| | GreyRock Landscaping | | | $24,888 |
| | Common Area Holiday Lighting | | | $48,288 |
| Commons Area Services | Landscape Maint Contract | | $1,518,370 | |
| Common Area Services | 2021 Land Additions | | $0 | |

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| Commons Area Services | Landscape Repairs | | $115,000 | |
| Commons Area Services | Landscape Water Utilities | | $255,000 | |
| Common Area Services | COA Water Utility Compliance | | $8,000 | |
| Commons Area Services | Landscape Electric Utilities | | $36,000 | |
| Common Area Services | Tree Care | | $75,000 | |
| Commons Area Services | Fence Repairs & Maint | | $7,000 | |
| Commons Area Services | Electrical Repairs & Maint | | $12,000 | |
| Common Area Services | Neighborhood Maint & Repair | | $20,000 | |
| Common Area Services | Non Contract Maintenance | | $20,000 | |
| **Commons Area Services Total** | | $2,066,370 | | |
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| | Office Supplies | | | $32,000 |
| | Employee Education & Skills Enhancement | | | $8,500 |
| | Staff Uniforms | | | $9,500 |
| | Staff Recruitment & Hiring | | | $1,500 |
| | Retail Merchandise | | | $3,500 |
| | ARC Program Fees | | | $10,000 |
| Aquatics Facilities | Administrative | | $65,000 | |
| | Safety Equip & Supplies | | | $15,000 |
| | Program Equip & Supplies | | | $5,000 |
| | Pool Supplies | | | $7,500 |
| Aquatics Facilities | Supplies - Pool | | $27,500 | |
| | SC | | | $39,000 |
| | CC | | | $15,000 |
| | Avana | | | $13,000 |
| | Greyrock | | | $7,000 |
| Aquatics Facilities | Supplies - Chemicals | | $74,000 | |
| | USA Swimming Registration | | | $5,000 |
| | Coach Training | | | $2,000 |
| | Swim Team Supplies | | | $3,000 |
| | Meet Expenses | | | |
| | Staff Meet Expenses | | | $7,000 |
| | Home Swim Meet | | | $5,000 |
| Aquatics Facilities | Supplies & Fees - Swim Team | | $22,000 | |
| | SC - Equipment | | | $39,000 |
| | CC - Equipment | | | $18,000 |
| | Avana - Equipment | | | $10,000 |

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| | GR - Equipment | | | $4,500 |
| | SC - Pool & Deck Coatings | | | $5,000 |
| | CC - Pool & Deck Coatings | | | $4,000 |
| | Avana - Pool & Decking Coatings | | | $1,400 |
| | GR - Pool. & Decking Coatings | | | $400 |
| | SC - Vaccuum | | | $4,000 |
| | CC - Vaccuum | | | $800 |
| | Avana - Vaccuum | | | $500 |
| | GR - Vaccuum | | | $500 |
| | SC - Permits & Inspections | | | $1,200 |
| | CC - Permits & Inspections | | | $4,500 |
| | Avana- Permits & Inspections | | | $400 |
| | GR- Permits & Inspections | | | $400 |
| Aquatics Facilities | Maintenance - Pool | | $94,600 | |
| | SC - Janitorial | | | $14,000 |
| | CC - Janitorial | | | $1,200 |
| | Avana - Janitorial | | | $600 |
| | GR - Janitorial | | | $600 |
| | SC - Fence | | | $4,000 |
| | CC - Fence | | | $1,800 |
| | Avana - Fence | | | $400 |
| | GR - Fence | | | $400 |
| | SC - Equip & Maint | | | $8,000 |
| | CC - Equip & Maint | | | $3,000 |
| | Avana - Equip & Maint | | | $1,200 |
| | GR-Equip & Maint | | | $700 |
| | SC - Supplies | | | $3,000 |
| | CC - Supplies | | | $1,200 |
| | Avana - Supplies | | | $500 |
| | GR - Supplies | | | $300 |
| | Playground | | | $3,000 |
| | Café Building | | | $3,000 |
| | Post Office Building | | | $2,200 |
| | Swim Center Parking Lot & Dumpster | | | $18,000 |
| | Avana Parking Lot & Dumpster | | | $400 |
| | Greyrock - Parking Lot & Dumpster | | | $400 |
| Aquatics Facilities | Maintenance - Building | | $67,900 | |

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| | Aquatics Director | | | $82,000 |
| | Lifeguards | | | $454,000 |
| | Front Desk | | | $80,000 |
| | Aquatics Administration | | | $87,500 |
| | Payroll Taxes | | | $48,150 |
| Aquatics Facilities | Payroll - Staff | | $751,650 | |
| | Contract Labor | | | $0 |
| | Private Lesson Instructor | | | $8,000 |
| | Group Lesson Instructor | | | $10,000 |
| | Program Instructor | | | $10,000 |
| | Lead Instructors | | | $5,000 |
| | Payroll Taxes | | | $4,000 |
| Aquatics Facilities | Payroll - Programming Staff | | $37,000 | |
| | Head Coach | | | $74,550 |
| | Asst. Coaches | | | $55,000 |
| | Dry Land Coach | | | $3,000 |
| | Payroll Taxes | | | $6,000 |
| Aquatics Facilities | Payroll - Swim Team | | $138,550 | |
| Aquatics Facilities | SC - Utilities - Water | | $30,000 | |
| | Avana - Utilities - Water | | $6,000 | |
| | GR - Utilities - Water | | $4,000 | |
| Aquatics Facilities | SC - Utilities - Electric | | $28,000 | |
| | Avana - Utilities - Electric | | $12,000 | |
| | GR - Utilities - Electric | | $6,000 | |
| Aquatics Facilities | Utilities - Natural Gas | | $32,000 | |
| Aquatics Facilities | SC - Utilities - Telephone/Internet/Cameras | | $15,000 | |
| | Avana - Utilities- Telephone/Internet/Cameras | | $5,000 | |
| | GR - Utililites - Telephone/Internet/Cameras | | $5,000 | |
| **Aquatic Facilities Total** | | $1,421,200 | | |
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| Circle C Community Cei | Utilities - Water | | $27,000 | |
| Circle C Community Cei | Utilities - Electric | | $24,000 | |
| Circle C Community Cei | Utilities - Telephone/Internet | | $9,000 | |
| Circle C Community Cei | Events Payroll | | $6,000 | |
| | Janitorial | | | $18,000 |
| | Supplies | | | $6,000 |
| | Parking Lot & Dumpster | | | $6,000 |

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| | Equip & Maint | | | $16,000 |
| | Contract Services | | | $2,000 |
| | Permit & Inspections | | | $2,000 |
| Circle C Community Ce | Maintenance - Building | | $50,000 | |
| **Circle C Community Ctr Total** | | $116,000 | | |
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| Maintenance Operations | Office Supplies | | $1,200 | |
| Maintenance Operations | Employee Education | | $1,200 | |
| Maintenance Operations | Uniforms | | $1,800 | |
| Maintenance Operations | Staff Recruitment-Hiring | | $300 | |
| Maintenance Operations | Safety Equip & Supplies | | $1,400 | |
| Maintenance Operations | Maintenance Payroll | | $180,000 | |
| Maintenance Operations | Pool Tech | | $69,000 | |
| Maintenance Operations | Maintenance Payroll Taxes | | $15,000 | |
| Maitenance Operations | Computers/Software | | $1,400 | |
| Maintenance Operations | Tools/Supplies | | $5,000 | |
| Maintenance Operations | Office Furniture | | $600 | |
| **Maintenance Operations Total** | | $276,900 | | |
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| HOA Operations | Office Supplies | | $9,000 | |
| | Computers, Software & Service | | | $9,000 |
| | Cameras | | | $4,000 |
| | Furniture | | | $2,000 |
| HOA Operations | Equip/Maintenance | | $15,000 | |
| | | | | |
| | Maintenance/Registration | | | $3,000 |
| | Gas | | | $5,000 |
| HOA Operations | HOA Owned vehicles | | $8,000 | |
| HOA Operations | Postage | | $18,000 | |
| HOA Operations | Web Operations | | $3,000 | |
| HOA Operations | Printing | | $3,000 | |
| HOA Operations | HOA Meetings | | $5,000 | |
| HOA Operations | Deed Restrictions | | $5,000 | |
| HOA Operations | HOA Special Events | | $30,000 | |
| HOA Operations | Professional Fees | | $2,000 | |
| **HOA Operations Total** | | $98,000 | | |

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| Financial Management | Management Services | | $115,000 |
| Financial Management | Resale Certificate | | $17,500 |
| Financial Management | Lien Filing Administrative Fees | | $2,500 |
| Financial Management | Bank Fees/Credit Card Fees | | $38,000 |
| Financial Management | CPA/Audit | | $8,000 |
| **Financial Management Total** | | $181,000 | |
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| HOA Management | Management Payroll | | $190,000 |
| HOA Management | Management Payroll Taxes | | $15,000 |
| HOA Management | Mileage Reimbursement | | $6,000 |
| HOA Management | Health Insurance | | $54,000 |
| HOA Management | Cont Ed & Skills Enhancement | | $2,000 |
| HOA Management | Consulting Contract | | |
| **HOA Management Total** | | $267,000 | |
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| Architectural Review Exp | Architectural Review Expenses | | $7,500 |
| **Architectural Review Expenses Total** | | $7,500 | |
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| Legal Services | Legal Services | | $20,000 |
| **Legal Services Total** | | $20,000 | |
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| Taxes | Property | | $5,500 |
| **Taxes Total** | | $5,500 | |
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| Insurance | General, Property, Boiler & Auto, Umbrella | | $78,000 |
| Insurance | HOA Owned Vehicles | | $5,000 |
| Insurance | D & O Insurance | | $12,000 |
| Insurance | Worker's Comp | | $16,000 |
| **Insurance Total** | | $111,000 | |
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| Community Enhancemen | Donations | | $1,000 |
| Community Enhancemen | Association Memberships | | $2,000 |
| **Community Enhancement Total** | | $3,000 | |
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| Reserve Transfer | | | $215,380 |
| **Reserve Transfer Total** | | $215,380 | |

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| **Grand Total** | $4,788,850 |
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| **Difference** | $0 |
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**Exhibit A**

**Expected Reserve Expenditures and Capital Improvement for 2022**

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|---|---|---|---|---|
| SC-Picnic Tables & Benches (N) | $5,400 | | | |
| GR - Shade structure (R) | $39,000 | | | |
| CC-Pool Splash Pad UV System (N) | $9,000 | | | |
| CC-Pool Replaster (N) | $84,000 | | | |
| CC-Pool Slide Repairs/Polishing (N) | $6,500 | | | |
| CC-Splash Pad Refinishing Features (R) | $4,500 | | | |
| AV- Parking Lot Seal/Stripe (R) | $7,200 | | | |
| GR - Parking Lot Seal/Strip (R) | $5,800 | | | |
| SC - Lounge Chairs ® | $8,200 | | | |
| SC - Wade Pool Bucket Repaint (N) | $5,500 | | | |
| Node Clock Replacement | $75,000 | | | |
| Rock Work | $50,000 | | | |
| Escarpment Project | $340,000 | | | |
| CCN Improvement | $200,000 | | | |
| Construction Repairs | $50,000 | | | |
| **Total** | $890,100 | | | |

N- Needed
R - Recommended