Approved Operational Budget 2023

2023 CCHOA INCOME BUDGET		$814		
Category	**Subcategory**			
Homeowner Income	Homeowner Dues		$4,470,000	
Homeowner Income	Resale Certificates		$30,075	
Homeowner Income	Transfer Fees Income		$55,125	
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		$50	
Homeowner Income Total		$4,582,350		
Architectural Review Inc	Architectural Review Income		$10,000	
Architectural Review Income Total		$10,000		
Rental Income	Office Rent		$9,000	
Rental Income	Grill Rent		$6,600	
Rental Income Total		$15,600		
	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			$6,000
	Away Meet Entry Fees			$2,500
	Memberships Due/Reg Fees			$120,000
	Home Meet			$8,000
Aquatics Income	Pool Programs - Swim Team		$136,500	
	Merchandise Sales			$2,500
	Uniform Sales			$3,000
	Guest Fees			$10,000
	ID Replacement Cards			$500

	Area Reservations)			$2,000
	Facility Rentals			$2,000
	Lane Rentals			$15,000
Aquatics Income	Facility Income		$35,000	
Aquatics Income Total		$231,500		
CCCC Income	CCCC Facility rentals		$50,000	
CCCC Income Total		$50,000		
Landscape Reimburseme	Stratus Reimb		$109,000	
Landscape Reimburseme	COA Reimb		$17,600	
Landscape Reimbursements Total		$126,600		
Miscellaneous	Interest Income		$15,000	
Miscellaneous Total		$15,000		
The Rowell HOA	The Rowell HOA	$110,000		
Cove @ Circle C		$15,000		
Grand Total		$5,156,050		
2023 CCHOA EXPENSE BUDGET				
Category	**Subcategory**			
	Common Area Landscaping			$1,510,634
	Swim Center Landscaping			$38,606
	Community Center Landscaping			$38,606
	Avana Swim Center Landscaping			$27,376
	GreyRock Landscaping			$27,376
	Common Area Holiday Lighting			$53,116
Commons Area Services	Landscape Maint Contract		$1,695,714	
Commons Area Services	Landscape Repairs		$140,000	

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		$8,000	
Commons Area Services	Electrical Repairs & Maint		$12,000	
Common Area Services	Neighborhood Maint & Repair		$24,000	
Common Area Services	Non Contract Maintenance		$20,000	
Commons Area Services Total		$2,273,714		
	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			$50,000
	CC			$20,000
	Avana			$17,000
	Greyrock			$8,000
Aquatics Facilities	Supplies - Chemicals		$95,000	
	USA Swimming Registration			$2,000
	Coach Training			$2,000
	Swim Team Supplies			$4,000
	Meet Expenses			
	Staff Meet Expenses			$7,000
	Home Swim Meet			$4,000
Aquatics Facilities	Supplies & Fees - Swim Team		$19,000	
	SC - Equipment			$49,000
	CC - Equipment			$23,000
	Avana - Equipment			$13,000
	GR - Equipment			$11,500

	SC - Pool & Deck Coatings			$5,000
	CC - Pool & Deck Coatings			$5,200
	Avana - Pool & Decking Coatings			$1,500
	GR - Pool. & Decking Coatings			$500
	SC - Vaccuum			$6,000
	CC - Vaccuum			$1,000
	Avana - Vaccuum			$650
	GR - Vaccuum			$650
	SC - Permits & Inspections			$1,400
	CC - Permits & Inspections			$6,000
	Avana- Permits & Inspections			$500
	GR- Permits & Inspections			$500
Aquatics Facilities	Maintenance - Pool		$125,400	
	SC - Janitorial			$16,000
	CC - Janitorial			$1,200
	Avana - Janitorial			$600
	GR - Janitorial			$600
	SC - Fence			$5,000
	CC - Fence			$2,000
	Avana - Fence			$500
	GR - Fence			$500
	SC - Equip & Maint			$10,000
	CC - Equip & Maint			$3,900
	Avana - Equip & Maint			$1,200
	GR-Equip & Maint			$700
	SC - Supplies			$3,000
	CC - Supplies			$1,200
	Avana - Supplies			$500
	GR - Supplies			$400
	Playground			$6,000
	Café Building			$3,500
	Post Office Building			$2,200
	Swim Center Parking Lot & Dumpster			$26,000
	Avana Parking Lot & Dumpster			$600
	Greyrock - Parking Lot & Dumpster			$600
Aquatics Facilities	Maintenance - Building		$86,200	
	Aquatics Director			$91,000

	Lifeguards			$574,650
	Front Desk			$114,000
	Aquatics Administration			$110,000
	Payroll Taxes			$65,000
Aquatics Facilities	Payroll - Staff		$954,650	
	Contract Labor			
	Private Lesson Instructor			$10,800
	Group Lesson Instructor			$13,500
	Program Instructor			$13,500
	Lead Instructors			$6,750
	Payroll Taxes			$5,400
Aquatics Facilities	Payroll - Programming Staff		$49,950	
	Head Coach			$66,000
	Asst. Coaches			$67,000
	Dry Land Coach			$4,100
	Payroll Taxes			$7,500
Aquatics Facilities	Payroll - Swim Team		$144,600	
Aquatics Facilities	SC - Utilities - Water		$30,000	
	Avana - Utilities - Water		$9,000	
	GR - Utilities - Water		$4,500	
Aquatics Facilities	SC - Utilities - Electric		$33,000	
	Avana - Utilities - Electric		$16,000	
	GR - Utilities - Electric		$9,000	
Aquatics Facilities	Utilities - Natural Gas		$52,000	
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		$1,745,800		
Circle C Community Cen	Utilities - Water		$27,000	
Circle C Community Cen	Utilities - Electric		$26,000	
Circle C Community Cen	Utilities - Telephone/Internet		$9,000	
Circle C Community Cen	Events Payroll		$8,500	
	Janitorial			$24,000
	Supplies			$6,000
	Parking Lot & Dumpster			$8,500
	Equip & Maint			$18,000

	Contract Services			$3,000
	Permit & Inspections			$2,000
Circle C Community Ce	Maintenance - Building		$61,500	
Circle C Community Ctr Total		$132,000		
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		$225,000	
Maintenance Operations	Pool Tech		$95,000	
Maintenance Operations	Maintenance Payroll Taxes		$20,000	
Maitenance Operations	Computers/Software		$1,400	
Maintenance Operations	Tools/Supplies		$5,000	
Maintenance Operations	Office Furniture		$600	
Maintenance Operations Total		$352,900		
HOA Operations	Office Supplies		$9,000	
	Computers, Software & Service			$9,000
	Cameras			$6,000
	Furniture			$3,000
HOA Operations	Equip/Maintenance		$18,000	
	Maintenance/Registration			$3,000
	Gas			$5,000
HOA Operations	HOA Owned vehicles		$8,000	
HOA Operations	Postage		$20,000	
HOA Operations	Web Operations		$3,000	
HOA Operations	Printing		$5,000	
HOA Operations	HOA Meetings		$5,000	
HOA Operations	Deed Restrictions		$5,000	
HOA Operations	HOA Special Events		$45,000	
HOA Operations	Professional Fees (Consulting)		$2,000	
	Reserve Study Update		$5,500	
HOA Operations Total		$125,500		

Financial Management	Management Services		$115,000	
Financial Management	Resale Certificate		$13,350	
Financial Management	Lien Filing Administrative Fees		$4,500	
Financial Management	Bank Fees/Credit Card Fees		$40,000	
Financial Management	CPA/Audit		$10,000	
Financial Management Total		$182,850		
HOA Management	Management Payroll		$225,000	
HOA Management	Management Payroll Taxes		$20,000	
HOA Management	Mileage Reimbursement		$6,000	
HOA Management	Health Insurance		$60,000	
HOA Management	Cont Ed & Skills Enhancement		$2,000	
HOA Management Total		$313,000		
Architectural Review Exp	Architectural Review Expenses		$8,000	
Architectural Review Expenses Total		$8,000		
Legal Services	Legal Services		$20,000	
Legal Services Total		$20,000		
Taxes	Property		$5,500	
Taxes Total		$5,500		
Insurance	General, Property, Boiler & Auto, Umbrella		$85,500	
Insurance	HOA Owned Vehicles		$6,000	
Insurance	D & O Insurance		$12,000	
Insurance	Worker's Comp		$16,000	
Insurance Total		$119,500		
Community Enhancemen	Donations		$1,000	
Community Enhancemen	Association Memberships		$2,000	
Community Enhancement Total		$3,000		
Reserve Transfer				
Reserve Transfer Total		$0		

Grand Total	$5,281,764		
Difference	-$125,714		

Exhibit A

Expected Reserve Expenditures and Capital Improvement for 2023	**2023**	
SC-Pool Covers	$8,000	
SC - Lane Lines	$10,000	
SC - Lounge Chairs	$2,000	
SC - Particial Replacement of Benches/Tables	$12,000	
CC- Lounge Chairs	$2,500	
CC - Rfinish Splash Pad Features $4,500 from 2022 Budget	$4,500	
Splash Pad Surface/Bollard Repair	$6,000	
CC- 2 Sewage Grinder Pumps	$12,000	
CC - Replace Rails/Repair Decking	$4,000	
SC -AC Replacement	$12,000	
Node Clock Replacement	$75,000	
Rock Work	$25,000	
Plant Replacement		
Escarpment Project	$500,000	
CCN Improvement	$200,000	
Construction Repairs	$50,000	
Total	$923,000	

N- Needed
R - Recommended