

Operational Budget 2025

2025

3%

\$962

2025 CCHOA INCOME BUDGET

Category	Subcategory	2025	3%
Homeowner Income	Homeowner Dues		\$5,290,000
Homeowner Income	Resale Certificates		\$50,625
Homeowner Income	Transfer Fees Income		\$41,125
Homeowner Income	Late Fees Collected		\$35,000
Homeowner Income	Lien Admin Fees Income		\$900
Homeowner Income	Filing Fee Income		\$800
Homeowner Income	NSF Charges		\$50
Homeowner Income Total		\$5,418,500	
Architectural Review Income	Architectural Review Income		\$10,000
Architectural Review Income Total		\$10,000	
Rental Income	Office Rent		\$10,000
Rental Income	Grill Rent		\$6,300
Rental Income Total		\$16,300	
Aquatics Income	Pool Programs		\$65,000
	Group Swim Lessons		\$20,000
	Private Swim Lessons		\$35,000
	Classes/Clinics		\$10,000
	Contracted Programs		\$0
	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)		\$2,500

Common Area Services	Tree Care		\$100,000	
Common Area Services	Plant Replacement		\$75,000	
Commons Area Services	Fence Repairs & Maint		\$8,000	
Commons Area Services	Electrical Repairs & Maint		\$12,000	
Common Area Services	Neighborhood Maint & Repair		\$27,000	
Common Area Services	Non Contract Maintenance		\$30,000	
Common Area Services	Permits		\$10,000	
Commons Area Services Total		\$2,519,244		
		Office Supplies		\$36,000
		Employee Education & Skills Enhancement		\$9,500
		Staff Uniforms		\$12,500
		Staff Recruitment & Hiring		\$1,500
		Retail Merchandise		\$4,000
		ARC Program Fees		\$12,000
Aquatics Facilities	Administrative		\$75,500	
		Safety Equip & Supplies		\$15,000
		Program Equip & Supplies		\$5,000
		Pool Supplies		\$8,000
Aquatics Facilities	Supplies - Pool		\$28,000	
		SC		\$48,000
		CC		\$20,000
		Avana		\$17,000
		Greyrock		\$8,000
Aquatics Facilities	Supplies - Chemicals		\$93,000	
		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		\$52,000
		CC - Equipment		\$26,000
		Avana - Equipment		\$18,000
		GR - Equipment		\$11,000
		SC - Pool & Deck Coatings		\$5,000
		CC - Pool & Deck Coatings		\$5,000

	Avana - Pool & Decking Coatings		\$1,500
	GR - Pool. & Decking Coatings		\$1,200
	SC - Vacuum		\$3,000
	CC - Vacuum		\$1,000
	Avana - Vacuum		\$650
	GR - Vacuum		\$650
	SC - Permits & Inspections		\$1,900
	CC - Permits & Inspections		\$8,000
	Avana- Permits & Inspections		\$800
	GR- Permits & Inspections		\$500
Aquatics Facilities	Maintenance - Pool	\$136,200	
	SC - Janitorial		\$14,000
	CC - Janitorial		\$1,000
	Avana - Janitorial		\$500
	GR - Janitorial		\$500
	SC - Fence		\$5,000
	CC - Fence		\$2,000
	Avana - Fence		\$700
	GR - Fence		\$700
	SC - Equip & Maint		\$14,000
	CC - Equip & Maint		\$4,500
	Avana - Equip & Maint		\$1,200
	GR-Equip & Maint		\$700
	SC - Supplies		\$3,500
	CC - Supplies		\$800
	Avana - Supplies		\$500
	GR - Supplies		\$400
	Playground		\$6,000
	Café Building		\$3,000
	Post Office Building		\$1,800
	Swim Center Parking Lot & Dumpster		\$30,000
	Avana Parking Lot & Dumpster		\$600
	Greyrock - Parking Lot & Dumpster		\$600
Aquatics Facilities	Maintenance - Building	\$92,000	
	Aquatics Management		\$215,000
	Lifeguards		\$800,000
	Front Desk		\$123,000
	Payroll Taxes		\$92,000

Aquatics Facilities	Payroll - Staff	\$1,230,000	
	Private Lesson Instructor		\$18,000
	Group Lesson Instructor		\$14,000
	Program Instructor		\$12,500
	Lead Instructors		\$6,000
	Payroll Taxes		\$5,000
Aquatics Facilities	Payroll - Programming Staff	\$55,500	
	Coaching Staff		\$145,000
	Head Coach		\$0
	Asst. Coaches		\$0
	Dry Land Coach		\$0
	Payroll Taxes		\$10,000
Aquatics Facilities	Payroll - Swim Team	\$155,000	
Aquatics Facilities	SC - Utilities - Water	\$33,000	
	Avana - Utilities - Water	\$9,000	
	GR - Utilities - Water	\$4,500	
Aquatics Facilities	SC - Utilities - Electric	\$30,000	
	Avana - Utilities - Electric	\$12,000	
	GR - Utilities - Electric	\$7,000	
Aquatics Facilities	Utilities - Natural Gas	\$45,000	
Aquatics Facilities	SC - Utilities - Telephone/Internet/Cameras	\$15,000	
	Avana - Utilities- Telephone/Internet/Cameras	\$5,000	
	GR - Utililites - Telephone/Internet/Cameras	\$6,000	
Aquatic Facilities Total		\$2,050,700	
Circle C Community Ctr	Utilities - Water	\$22,000	
Circle C Community Ctr	Utilities - Electric	\$26,000	
Circle C Community Ctr	Utilities - Telephone/Internet	\$12,000	
Circle C Community Ctr	Events Payroll	\$10,000	
	Janitorial		\$20,000
	Supplies		\$5,000
	Parking Lot & Dumpster		\$10,000
	Equip & Maint		\$18,000
	Contract Services		\$5,000
	Permit & Inspections		\$2,000
Circle C Community Ctr	Maintenance - Building	\$60,000	
Circle C Community Ctr Total		\$130,000	

Maintenance Operations	Office Supplies		\$800	
Maintenance Operations	Employee Education		\$1,800	
Maintenance Operations	Uniforms		\$1,200	
Maintenance Operations	Staff Recruitment-Hiring		\$300	
Maintenance Operations	Safety Equip & Supplies		\$1,200	
Maintenance Operations	Maintenance Payroll		\$235,000	
Maintenance Operations	Pool Tech		\$76,000	
Maintenance Operations	Maintenance Payroll Taxes		\$32,000	
Maintenance Operations	Computers/Software		\$1,400	
Maintenance Operations	Tools/Supplies		\$6,000	
Maintenance Operations	Office Furniture		\$600	
Maintenance Operations Total		\$356,300		
HOA Operations	Office Supplies		\$11,000	
	Computers, Software & Service			\$12,000
	Cameras			\$6,000
	Furniture			\$3,000
HOA Operations	Equip/Maintenance		\$21,000	
	Maintenance/Registration			\$3,000
	Gas			\$5,000
HOA Operations	HOA Owned vehicles		\$8,000	
HOA Operations	Postage		\$28,000	
HOA Operations	Web Operations		\$5,000	
HOA Operations	Printing		\$7,000	
HOA Operations	HOA Meetings		\$7,000	
HOA Operations	Deed Restrictions		\$20,000	
HOA Operations	HOA Special Events		\$45,000	
HOA Operations	Professional Fees (Consulting)		\$2,000	
HOA Operations	Reserve Study Update		\$0	
HOA Operations Total		\$154,000		
Financial Management	Management Services		\$115,850	
Financial Management	Resale Certificate		\$11,250	
Financial Management	Lien Filing Administrative Fees		\$3,000	
Financial Management	Bank Fees/Credit Card Fees		\$70,000	
Financial Management	CPA/Audit		\$10,000	
Financial Management Total		\$210,100		

HOA Management	Management Payroll		\$235,000	
HOA Management	Management Payroll Taxes		\$25,000	
HOA Management	Mileage Reimbursement		\$6,000	
HOA Management	Health Insurance		\$60,000	
HOA Management	Cont Ed & Skills Enhancement		\$2,000	
HOA Management Total		\$328,000		
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		\$18,000	
Taxes Total		\$18,000		
Insurance	General, Property, Boiler & Auto, Umbrella		\$105,000	
Insurance	HOA Owned Vehicles		\$6,000	
Insurance	D & O Insurance		\$14,000	
Insurance	Worker's Comp		\$16,000	
Insurance Total		\$141,000		
Community Enhancement	Donations		\$1,000	
Community Enhancement	Association Memberships		\$2,000	
Community Enhancement Total		\$3,000		
Reserve Transfer			\$183,506	
Reserve Transfer Total		\$183,506		
Grand Total		\$6,121,850		
Difference		\$0		

Exhibit A

Expected Reserve Expenditures and Capital Improvement for 2025	2025
Billboard	\$5,000
GR - Replaster/Repairs to Code	\$100,000
AV - Funbrella Fabric Replacement	\$6,000
GR - Funbrella Repair/Replacement	\$6,000
Maintenance Offie HVAC Replacement	\$12,000
CC Pool Office HVAC Replacement	\$5,200
GR Pool Office HVAC Replacement	\$5,800
SC - Pool Covers (2-covers)	\$9,000
SC - Lounge Chairs	\$8,000
CC - Lounge Chairs	\$4,000
AV - Lounge Chairs	\$4,000
GR - Lounge Chairs	\$3,000
CC - Pool Slide Refurbish/Gelcoat	\$30,000
CC - Splash Pad Bollard Edge Repairs	\$30,000
CC - Outside Trim	\$47,000
CC - Soffit Sand/Stain	\$35,000
SC - Parking Lot Repairs/Seal & Stripe	\$15,000
CC - Parking Lot Repairs/Seal & Stripe	\$14,500
CC - Kitchen Countertop Replacement	\$12,000
CC - Carpet Replacement	\$40,000
SC - Slide Removal	\$30,000
GreyRock crushed granite trail	\$35,000
Swim Center landscaping	\$275,000
Node Clock Replacement	\$90,000
Rock Work	\$25,000
Irrigation Upgrades	\$35,000
Bed Upgrades	\$35,000

Escarpment Project	\$200,000
CCN Improvement	\$200,000
Construction Repairs	\$50,000
Total	\$1,366,500