Operational Budget 2026

			9.97%	
			$1,058	
2026 CCHOA INCOME BUDGET				
Category	**Subcategory**			
Homeowner Income	Homeowner Dues		$5,800,000	
Homeowner Income	Resale Certificates		$49,950	
Homeowner Income	Transfer Fees Income		$39,900	
Homeowner Income	Late Fees Collected		$40,000	
Homeowner Income	Lien Admin Fees Income		$3,000	
Homeowner Income	Filing Fee Income		$2,500	
Homeowner Income	NSF Charges		$50	
Homeowner Income Total		$5,935,400		
Architectural Review Inc	Architectural Review Income		$7,500	
Architectural Review Income Total		$7,500		
Rental Income	Office Rent		$10,000	
Rental Income	Grill Rent			
Rental Income Total		$10,000		
	Group Swim Lessons			$20,000
	Private Swim Lessons			$35,000
	Classes/Clinics			$10,000
	Contracted Programs			
Aquatics Income	Pool Programs		$65,000	
	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)			$3,000

	Facility Rentals			$3,000
	Lane Rentals			$20,000
Aquatics Income	Facility Income		$42,000	
Aquatics Income Total		$243,500		
CCCC Income	CCCC Facility rentals		$85,000	
CCCC Income Total		$85,000		
Landscape Reimbursemei	Stratus Reimb		$114,450	
Landscape Reimbursemei	COA Reimb		$17,600	
Landscape Reimbursements Total		$132,050		
Miscellaneous	Interest Income		$75,000	
Miscellaneous Total		$75,000		
The Rowell HOA	The Rowell HOA		$114,264	
Cove @ Circle C			$21,160	
Access Agreement Totals		$135,424		
Grand Total		$6,616,374		
2026 CCHOA EXPENSE BUDGET				
Category	**Subcategory**			
Commons Area Services	Common Area Landscaping			$1,537,659
Commons Area Services	Swim Center Landscaping			$38,607
Commons Area Services	Community Center Landscaping			$38,607
Commons Area Services	Avana Swim Center Landscaping			$27,377
Commons Area Services	GreyRock Landscaping			$27,377
Commons Area Services	Common Area Holiday Lighting			$53,117
Commons Area Services	Landscape Maint Contract		$1,722,744	
Commons Area Services	Landscape Repairs		$200,000	
Commons Area Services	Landscape Water Utilities		$300,000	
Common Area Services	COA Water Utility Compliance		$12,000	
Commons Area Services	Landscape Electric Utilities		$40,000	

Common Area Services	Tree Care		$150,000	
Common Area Services	Plant Replacement		$75,000	
Commons Area Services	Fence Repairs & Maint		$16,000	
Commons Area Services	Electrical Repairs & Maint		$16,000	
Common Area Services	Neighborhood Maint & Repair		$36,000	
Common Area Services	Non Contract Maintenance		$30,000	
Common Area Services	Permits		$10,000	
Commons Area Services Total		$2,607,744		
	Office Supplies			$42,000
	Employee Education & Skills Enhancement			$10,000
	Staff Uniforms			$14,000
	Staff Recruitment & Hiring			$1,500
	Retail Merchandise			$4,000
	ARC Program Fees			$14,000
Aquatics Facilities	Administrative		$85,500	
	Safety Equip & Supplies			$16,500
	Program Equip & Supplies			$6,000
	Pool Supplies			$9,000
Aquatics Facilities	Supplies - Pool		$31,500	
	SC			$52,000
	CC			$24,000
	Avana			$21,000
	Greyrock			$9,500
Aquatics Facilities	Supplies - Chemicals		$106,500	
	USA Swimming Registration			$2,500
	Coach Training			$2,500
	Swim Team Supplies			$4,000
	Meet Expenses			
	Staff Meet Expenses			$7,500
	Home Swim Meet			$4,000
Aquatics Facilities	Supplies & Fees - Swim Team		$20,500	
	SC - Equipment			$61,000
	CC - Equipment			$32,000
	Avana - Equipment			$20,000
	GR - Equipment			$12,000
	SC - Pool & Deck Coatings			$5,000
	CC - Pool & Deck Coatings			$5,000

	Avana - Pool & Decking Coatings				$1,500
	GR - Pool. & Decking Coatings				$12,000
	SC - Vaccuum				$4,000
	CC - Vaccuum				$1,200
	Avana - Vaccuum				$650
	GR - Vaccuum				$650
	SC - Permits & Inspections				$2,000
	CC - Permits & Inspections				$8,000
	Avana- Permits & Inspections				$800
	GR- Permits & Inspections				$500
Aquatics Facilities	Maintenance - Pool			$166,300	
	SC - Janitorial				$16,000
	CC - Janitorial				$1,500
	Avana - Janitorial				$750
	GR - Janitorial				$750
	SC - Fence				$5,000
	CC - Fence				$4,000
	Avana - Fence				$1,200
	GR - Fence				$1,200
	SC - Equip & Maint				$20,000
	CC - Equip & Maint				$4,500
	Avana - Equip & Maint				$1,500
	GR-Equip & Maint				$1,000
	SC - Supplies				$4,500
	CC - Supplies				$800
	Avana - Supplies				$500
	GR - Supplies				$400
	Playground				$7,000
	Café Building				$0
	Post Office Building				$1,800
	Swim Center Parking Lot & Dumpster				$35,000
	Avana Parking Lot & Dumpster				$600
	Greyrock - Parking Lot & Dumpster				$600
Aquatics Facilities	Maintenance - Building			$108,600	
	Aquatics Management				$225,000
	Lifeguards				$800,000
	Front Desk				$130,000
	Payroll Taxes				$100,000

Aquatics Facilities	Payroll - Staff		$1,255,000	
	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			$152,250
	Head Coach			
	Asst. Coaches			
	Dry Land Coach			
	Payroll Taxes			$12,000
Aquatics Facilities	Payroll - Swim Team		$164,250	
Aquatics Facilities	SC - Utilities - Water		$36,000	
	Avana - Utilities - Water		$11,000	
	GR - Utilities - Water		$6,500	
Aquatics Facilities	SC - Utilities - Electric		$42,000	
	Avana - Utilities - Electric		$14,000	
	GR - Utilities - Electric		$7,200	
Aquatics Facilities	Utilities - Natural Gas		$42,000	
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		$2,177,350		
Circle C Community Cer	Utilities - Water		$22,000	
Circle C Community Cer	Utilities - Electric		$32,000	
Circle C Community Cer	Utilities - Telephone/Internet		$12,000	
Circle C Community Cer	Events Payroll		$10,000	
	Janitorial			$22,000
	Supplies			$6,000
	Parking Lot & Dumpster			$12,000
	Equip & Maint			$21,000
	Contract Services			$5,000
	Permit & Inspections			$2,000
Circle C Community Cer	Maintenance - Building		$68,000	
Circle C Community Ctr Total		$144,000		

Maintenance Operations	Office Supplies		$1,200	
Maintenance Operations	Employee Education		$1,500	
Maintenance Operations	Uniforms		$1,200	
Maintenance Operations	Staff Recruitment-Hiring		$250	
Maintenance Operations	Safety Equip & Supplies		$1,200	
Maintenance Operations	Maintenance Payroll		$245,000	
Maintenance Operations	Pool Tech		$80,000	
Maintenance Operations	Maintenance Payroll Taxes		$32,000	
Maitenance Operations	Computers/Software		$2,000	
Maintenance Operations	Tools/Supplies		$7,500	
Maintenance Operations	Office Furniture		$750	
Maintenance Operations Total		$372,600		
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		$6,000	
HOA Operations	Printing		$6,000	
HOA Operations	HOA Meetings		$8,000	
HOA Operations	Deed Restrictions		$20,000	
HOA Operations	HOA Special Events		$45,000	
HOA Operations	Professional Fees (Consulting)		$2,000	
	Reserve Study Update			
HOA Operations Total		$155,000		
Financial Management	Management Services		$118,062	
Financial Management	Resale Certificate		$11,100	
Financial Management	Lien Filing Administrative Fees		$3,250	
Financial Management	Bank Fees/Credit Card Fees		$80,000	
Financial Management	CPA/Audit		$10,000	
Financial Management Total		$222,412		

HOA Management	Management Payroll		$245,000	
HOA Management	Management Payroll Taxes		$24,000	
HOA Management	Mileage Reimbursement		$7,000	
HOA Management	Health Insurance		$65,000	
HOA Management	Cont Ed & Skills Enhancement		$2,000	
HOA Management Total		$343,000		
Architectural Review Exp	Architectural Review Expenses			
Architectural Review Expenses Total		$0		
Legal Services	Legal Services		$20,000	
Legal Services Total		$20,000		
Taxes	Property		$15,000	
Taxes Total		$15,000		
Insurance	General, Property, Boiler & Auto, Umbrella		$120,000	
Insurance	HOA Owned Vehicles		$6,500	
Insurance	D & O Insurance		$14,000	
Insurance	Worker's Comp		$16,000	
Insurance Total		$156,500		
Community Enhancemen	Donations		$1,000	
Community Enhancemen	Association Memberships		$2,000	
Community Enhancement Total		$3,000		
Reserve Transfer			$399,768	
Reserve Transfer Total		$399,768		
Grand Total		$6,616,374		
Difference		$0		

Exhibit A

	Expected Reserve Expenditures and Capital Improvement for 2025		2026	
	Café Conversation		$21,000	
1st or 3rd Quarter	SC Pump Room Roof Seal		$9,000	Is in terrible shape
3rd Quarter	Vintage Playground Shade Fabric		$8,000	Has reached the end of it life
1st Quarter	CC Slide - Address Rust Issues/Replace		$25,000	Has to be done. This is an updated cost that only addresses the bad areas.
2nd Quarter	CCCC Acoustic Ceiling Tile Replacement		$20,000	Can be deferred but the ceiling is in terrible shape
1st Quarter	SC Slide Removal		$40,000	either repair or removal.
1st Quarter	SC Exterior Block Re-Grout			Being moved to operating $2,500
2nd Quarter	CC Pool Compsite Deck Remodel		$47,720	Two choices - replace or do a repair to get by for a year. This deck is in terrible shape and is the entrance to the Community Center pool and has the bike racks located on it. We would relocated the bike racks off of the deck, shrink the size of the deck to just an entrance to the pool.
	Or repair deck to get by for a year		$5,000	
1st Quarter	SC Competition Pool Pump Replacement		$25,000	Has to be done.
1st or 3rd Quarter	SC Seal Coat		$13,000	Moved from 2025
1st or 3rd Quarter	CCCC Seal Coat		$15,000	Moved from 2025
	Vintage Place Entrance		$280,000	
	Escarpment Median		$250,000	
	Node Clock Replacement		$90,000	Less node clocks going into 2026 since the first two phases addressed the worst wiring. Getting the two meters installed at Dedham & Redmond took longer than expected but will help connect the wiring, eliminating some node clocks.
	Rock Work		$25,000	These three line items are needed for the smaller repairs/replacements that come up so that we can get those addressed.
	Irrigation Upgrades		$35,000	
	Bed Upgrades		$35,000	
1st Quarter	Escarpment Project		$200,000	Phase 3 or a 4-Phase project
	Construction Repairs		$50,000	This is used all throughout the year due to repairs

Exhibit A

	Total		$1,193,720	