Operational Budget 2024

2024 - 15% increase

2024 CCHOA INCOME BUDGET		**$934**		
Category	**Subcategory**			
Homeowner Income	Homeowner Dues		$5,100,000	
Homeowner Income	Resale Certificates		$45,000	
Homeowner Income	Transfer Fees Income		$35,000	
Homeowner Income	Late Fees Collected		$30,000	
Homeowner Income	Lien Admin Fees Income		$900	
Homeowner Income	Filing Fee Income		$1,400	
Homeowner Income	NSF Charges		$50	
Homeowner Income Total		$5,212,350		
Architectural Review In	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		
	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)			$2,500
	Facility Rentals			$3,000
	Lane Rentals			$16,500
Aquatics Income	Facility Income		$38,000	
Aquatics Income Total		$234,500		
CCCC Income	CCCC Facility rentals		$70,000	
CCCC Income Total		$70,000		
Landscape Reimbursem	Stratus Reimb		$114,450	
Landscape Reimbursem	COA Reimb		$17,600	
Landscape Reimbursements Total		$132,050		
Miscellaneous	Interest Income		$75,000	
Miscellaneous Total		$75,000		
The Rowell HOA	The Rowell HOA	$123,000		
Cove @ Circle C		$20,000		
Grand Total		$5,893,200		

2024 CCHOA EXPENSE BUDGET				
Category	**Subcategory**			
Commons Area Service	Common Area Landscaping			$1,510,659
Commons Area Service	Swim Center Landscaping			$38,607
Commons Area Service	Community Center Landscaping			$38,607
Commons Area Service	Avana Swim Center Landscaping			$27,377
Commons Area Service	GreyRock Landscaping			$27,377
Commons Area Service	Common Area Holiday Lighting			$53,117
Commons Area Service	Landscape Maint Contract		$1,695,744	

Commons Area Service	Landscape Repairs		$160,000	
Commons Area Service	Landscape Water Utilities		$275,000	
Common Area Services	COA Water Utility Compliance		$8,000	
Commons Area Service	Landscape Electric Utilities		$36,000	
Common Area Services	Tree Care		$75,000	
Commons Area Service	Fence Repairs & Maint		$8,000	
Commons Area Service	Electrical Repairs & Maint		$12,000	
Common Area Services	Neighborhood Maint & Repair		$27,000	
Common Area Services	Non Contract Maintenance		$20,000	
Common Area Services	Permits		$10,000	
Commons Area Services Total		$2,316,744		
	Office Supplies			$32,000
	Employee Education & Skills Enhancement			$9,500
	Staff Uniforms			$10,000
	Staff Recruitment & Hiring			$1,500
	Retail Merchandise			$3,500
	ARC Program Fees			$11,000
Aquatics Facilities	Administrative		$67,500	
	Safety Equip & Supplies			$15,000
	Program Equip & Supplies			$5,000
	Pool Supplies			$7,500
Aquatics Facilities	Supplies - Pool		$27,500	
	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			$49,000
	CC - Equipment			$23,000

	Avana - Equipment			$18,000
	GR - Equipment			$11,000
	SC - Pool & Deck Coatings			$5,000
	CC - Pool & Deck Coatings			$4,500
	Avana - Pool & Decking Coatings			$1,500
	GR - Pool. & Decking Coatings			$500
	SC - Vaccuum			$3,000
	CC - Vaccuum			$1,000
	Avana - Vaccuum			$650
	GR - Vaccuum			$650
	SC - Permits & Inspections			$1,400
	CC - Permits & Inspections			$8,000
	Avana- Permits & Inspections			$500
	GR- Permits & Inspections			$500
Aquatics Facilities	Maintenance - Pool		$128,200	
	SC - Janitorial			$12,000
	CC - Janitorial			$900
	Avana - Janitorial			$400
	GR - Janitorial			$400
	SC - Fence			$5,000
	CC - Fence			$2,000
	Avana - Fence			$700
	GR - Fence			$700
	SC - Equip & Maint			$12,000
	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			$5,000
	Café Building			$3,000
	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		$83,100	
	Aquatics Management			$205,000
	Lifeguards			$760,000
	Front Desk			$123,000
	Aquatics Administration			$0
	Payroll Taxes			$85,000
Aquatics Facilities	Payroll - Staff		$1,173,000	
	Private Lesson Instructor			$12,000
	Group Lesson Instructor			$14,000
	Program Instructor			$12,500
	Lead Instructors			$6,000
	Payroll Taxes			$5,000
Aquatics Facilities	Payroll - Programming Staff		$49,500	
	Coaching Staff			$140,000
	Payroll Taxes			$10,000
Aquatics Facilities	Payroll - Swim Team		$150,000	
Aquatics Facilities	SC - Utilities - Water		$30,000	
	Avana - Utilities - Water		$9,000	
	GR - Utilities - Water		$4,500	
Aquatics Facilities	SC - Utilities - Electric		$30,000	
	Avana - Utilities - Electric		$14,000	
	GR - Utilities - Electric		$8,000	
Aquatics Facilities	Utilities - Natural Gas		$48,000	
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		$1,959,300		
Circle C Community C	Utilities - Water		$27,000	
Circle C Community C	Utilities - Electric		$26,000	
Circle C Community C	Utilities - Telephone/Internet		$9,000	
Circle C Community C	Events Payroll		$8,500	
	Janitorial			$20,000
	Supplies			$5,000
	Parking Lot & Dumpster			$8,500
	Equip & Maint			$18,000
	Contract Services			$4,000

	Permit & Inspections			$2,000
Circle C Community C	Maintenance - Building		$57,500	
Circle C Community Ctr Total		$128,000		
Maintenance Operation	Office Supplies		$800	
Maintenance Operation	Employee Education		$1,800	
Maintenance Operation	Uniforms		$1,800	
Maintenance Operation	Staff Recruitment-Hiring		$300	
Maintenance Operation	Safety Equip & Supplies		$1,200	
Maintenance Operation	Maintenance Payroll		$225,000	
Maintenance Operation	Pool Tech		$74,000	
Maintenance Operation	Maintenance Payroll Taxes		$29,000	
Maitenance Operations	Computers/Software		$1,400	
Maintenance Operation	Tools/Supplies		$5,000	
Maintenance Operation	Office Furniture		$600	
Maintenance Operations Total		$340,900		
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		$24,000	
HOA Operations	Web Operations		$3,000	
HOA Operations	Printing		$7,000	
HOA Operations	HOA Meetings		$7,000	
HOA Operations	Deed Restrictions		$5,000	
HOA Operations	HOA Special Events		$45,000	
HOA Operations	Professional Fees (Consulting)		$2,000	
	Reserve Study Update		$0	
HOA Operations Total		$128,000		
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		$70,000	
Financial Management	CPA/Audit		$10,000	
Financial Management Total		$212,850		
HOA Management	Management Payroll		$225,000	
HOA Management	Management Payroll Taxes		$22,500	
HOA Management	Mileage Reimbursement		$6,000	
HOA Management	Health Insurance		$60,000	
HOA Management	Cont Ed & Skills Enhancement		$2,000	
HOA Management Total		$315,500		
Architectural Review E:	Architectural Review Expenses		$8,000	
Architectural Review Expenses Total		$8,000		
Legal Services	Legal Services		$20,000	
Legal Services Total		$20,000		
Taxes	Property		$12,000	
Taxes Total		$12,000		
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 Enhanceme	Donations		$1,000	
Community Enhanceme	Association Memberships		$2,000	
Community Enhancement Total		$3,000		
Reserve Transfer			$329,406	
Reserve Transfer Total		$329,406		
Grand Total		$5,893,200		

Difference

$0		

Exhibit A

Expected Reserve Expenditures and Capital Improvement for 2024	**2024**	
SC-Pool Covers	$9,000	
SC - Competition Pool Renovation/Replaster	$320,000	
SC - Competition Pool Filter Replacement	$130,000	
SC - Restroom Renovation	$150,000	
CC - Pond Controller/Pump Replacement	$18,000	
AV - Replaster/Repairs to Code	$130,000	
GR - Repaint/Restain GreyRock Amenity Center	$4,000	
Node Clock Replacement	$90,000	
Rock Work	$25,000	
Irrigation Upgrades	$35,000	
Bed Upgrades	$35,000	
Plant Replacement		
Escarpment Project	$200,000	
CCN Improvement	$200,000	
Construction Repairs	$50,000	
Total	$1,396,000	