

**CCHOA Board Meeting Agenda**  
**29 January 2025, 6:30pm**  
**Circle C Community Center via zoom**

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of November 20, 2024 Board meeting minutes *Joanne Kinzer*
- IV. Homeowner Forum (*3 min each*)  
*(Homeowners may sign up to speak for the Homeowners Forum by calling the HOA manager at 512-288-8663 or sending an email to [info@circlecranch.info](mailto:info@circlecranch.info) at least a week before the meeting, in writing. Members will be given 3 minutes to address the board. The Board will send a reply through the HOA Office after the meeting.*
- V. Management Reports
  - a. General Report, *Karen Hibpshman*
    - 1. Nov/Dec YTD Financials
  - b. Landscape Report, *Karen Hibpshman*
  - c. Aquatics Report, *Brody McKinley*
  - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
  - a. Update on License Plate camera proposals
- VII. Action Items
  - a. Landscape Amendment
  - b. GreyRock pool replaster
  - c. SC Baby Pool
- VIII. Adjourn Public Meeting
- IX. Executive Session
  - a. Stratus Project

**Attachments**

- 1. November 2024 Board Meeting Minutes
- 2. General Report (including YTD Financials)
- 3. Landscape Report
- 4. Aquatics Report
- 5. Maintenance Report

**Circle C Homeowners Association  
Board Meeting Minutes  
November 20, 2024**

1. The CCHOA Board of Directors convened on November 20, 2024, at the Community Center and via video conferencing (Zoom). Joanne Kinzer called the meeting to order at 6:37p.m. In attendance were board members Joanne Kinzer, John La Barge, Dave Duryee, David Lachance, Paul Oveisi and Kimberly De La Garza. Stephen Bega joined via Zoom at 6:40pm. CCHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director) and Brody McKinley (Aquatics Director) were present.
2. Joanne presented the November 20, 2024 agenda. Paul motioned to accept the agenda as submitted. John seconded the motion. All were in favor and the motion passed.
3. Joanne presented the October 30, 2024 Board of Directors Meeting Minutes. Karen mentioned that going forward, the secretary will be signing the minutes after they are approved. This request was from the auditor. Dave motioned to accept the minutes as submitted. David seconded the motion. All were in favor and the motion passed.
4. Joanne introduced the Homeowner Forum. No homeowners present.
5. Karen presented the management report and the YTD Financials.
6. Clayton presented the landscaping report.
7. Brody reported the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item is the update on the License Plate cameras. There is no update at this time. I am still working to meet with the city on possible locations that could be acceptable or allowed by the city. We will be installing a test camera at the swim center and access is limited to Robert and the company supplying the camera.
10. The second discussion item was outcome of the STR vote. Karen updated the board that we had 54.87% of all eligible votes cast but we did not meet the 66 2/3<sup>rds</sup> to pass. Out of the votes, 70.96% of the votes were favor of the amendment. Karen provided an updated amendment document that was updated by the attorney to address residents concerns that can be used/changed for a future vote.
11. The first action item was the 2025 Assessment Rate. Paul motioned to approve the 2025 Assessment Rate of \$934.00 (3% increase). Joanne, John, Paul, Dave and David voted yes. Kimberly voted no. Stephen Bega dropped from the call. With a vote of 5-1, the motion passed.
12. Stephen rejoined at 8:30pm.
13. The second action item was the 2025 Draft Budget. Robert explained the repair for the slide at the swim center with the option of repairing the slide or removing the slide. Currently the cost for the repairs is \$30K or the removal of the slide for the same cost. The removal of the slide is a savings

of approximately \$50K for repairs and staffing. There is a water source that would remain that could be used for a different type of water feature. John motioned to approve the budget with the 3% increase with the change from slide repair to slide removal. Joanne, John, Dave, Paul and David voted yes. Kimberly and Stephen voted no. The motion passed 5-2.

14. Stephen left the meeting at 8:33pm.

The third action item was the Café Lease. Paul motioned to accept the lease as amended with the modifications. David seconded the motion. All were in favor and the motion passed.

15. The fourth action item was the Annual Meeting Date/Ballot Items. John motioned to hold the Annual meeting on March 12<sup>th</sup>. David second the motion. All were in favor and the motion passed. Kimberly motioned to adjourn the Public Meeting at 8:50 p.m. David seconded the motion. All were in favor and the motion passed.

16. The board went into executive session at 8:55 p.m. to discuss the Stratus Project and HR. No decisions or actions were taken. The board adjourned executive session at 9:22p.m.

Respectfully Submitted,

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Circle C Homeowners Association  
 Manager's Report  
 November 18, 2024 – January 24, 2025**

**Violation Report  
 November 18, 2024 – January 24, 2025**

	Oct 28 - Nov 15, 2024	Nov 18 – Jan 24, 2025	Percentage of Total Violations	% Change		Oct 23 - Nov 17, 2023	Nov 29 - Jan 20, 2024	Percentage of Total Violations	% Change
<b>Total Violations:</b>	<b>397</b>	<b>327</b>		<b>-17.63%</b>		<b>318</b>	<b>150</b>		<b>-52.83%</b>
Rubbish/Debris	57	45	13.76%	-21.05%		46	41	27.33%	-10.87%
Front Yard Maintenance	279	206	63.00%	-26.16%		127	69	46.00%	-45.67%
Architectural	7	22	6.73%	214.29%		11	3	2.00%	-72.73%
Vehicle Storage	4	12	3.67%	200.00%		13	2	1.33%	-84.62%
Repair of Exterior Damages	10	17	5.20%	70.00%		27	13	8.67%	-51.85%
Exterior Lighting	4	6	1.83%	50.00%		2	1	0.67%	-50.00%
Driveway	7	4	1.22%	-42.86%		2	2	1.33%	0.00%
Fencing	0	0	0.00%	#DIV/0!		1	1	0.67%	0.00%
Use Limitations	1	0	0.00%	-100.00%		1	0	0.00%	-100.00%
Recreational Equipment	8	1	0.31%	-87.50%		34	10	6.67%	-70.59%
Offensive Activities	4	5	1.53%	25.00%		1	3	2.00%	200.00%
Common Properties	0	0	0.00%	#DIV/0!		1	0	0.00%	0.00%
Maintenance	14	8	2.45%	-42.86%		3	5	3.33%	66.67%
Abutting Landscaping	0	0	0.00%	#DIV/0!		0	0	0.00%	0.00%
Window Covering	2	1	0.31%	-50.00%		0	0	0.00%	0.00%

	<b>397</b>	<b>327</b>			<b>269</b>	<b>150</b>		
Stage 1/Cooperative Letters	327	247	82.36%	-	203	135	28.95%	-33.50%
Stage 2 Letters	55	57	13.85%	3.64%	46	14	41.32%	-69.57%
Stage 3 Letters	15	22	3.77%	46.67%	18	1	1.76%	-94.44%
Stage O	0	1	0.00%	#DIV/0!	2	0	0.00%	0.00%

	<b>397</b>	<b>327</b>			<b>269</b>	<b>150</b>		
On Hold	1	5	1.53%	0.00%	2	0	0.00%	0.00%
Closed	211	233	71.25%	10.43%	107	150	100.00%	28.67%
New	131	54	16.51%	-58.78%	115	0	0.00%	-100.00%
Escalated	49	31	9.48%	-36.73%	42	0	0.00%	-100.00%
Re-Opened	5	4	1.22%	-20.00%	3	0	0.00%	-100.00%
Attorney	0	0	0.00%	0.00%	0	0		0.00%

### **Administration**

25 New Homeowner Packets mailed November 11<sup>th</sup> – January 17<sup>th</sup>.

### **Financial**

AP checks were signed on December 20<sup>th</sup> and January 20<sup>th</sup> with Terri Giles

### **Upcoming Special Events**

February 1<sup>st</sup> – 1<sup>st</sup> Assessment Billing Mailed

February 1<sup>st</sup> – Voting website goes live

February 12<sup>th</sup> – Candidate Forum – 6:30pm

February 14<sup>th</sup> – February 21<sup>st</sup> – carpet replacement

HOA Office will be closed. Phones will be transferred and will work remotely the Majority of the time.

February 26<sup>th</sup> – Board Meeting

March 7<sup>th</sup> – Food Trailer Night

March 12<sup>th</sup> – Annual Meeting

## Project/Updates

- Painting and carpet replacement at the Community Center. Painting of the meeting rooms and the replacement of the carpet will take place starting on February 14<sup>th</sup> – February 21<sup>st</sup>. The HOA office and meeting rooms will be closed during this time. Coordinating with Robert on removal of all furniture out of the HOA office and the Community Center. Phones will be transferred and email during this time will be the easiest way for residents to reach us.
- USPS Mailbox update concerning Vintage Place. Three mailboxes were installed in Vintage Place on January 7<sup>th</sup>. Keys were issued on January 8<sup>th</sup> at the Vintage Place mailboxes. Any keys that were not picked up were delivered to the USPS on January 15<sup>th</sup>.
- The cost of the City of Austin water meters have doubled. The majority of the meters now cost \$50-\$190 just to have the meter. The HOA has 44 water meters.
- Proposed Stratus Project - Stratus has delayed coming to the board meeting while they work out additional information with TxDot. Waiting on a possible date.
- TxDOT proposed project on FM1826 from SH45-US290. Homeowners that back up to FM1826 from Ladera Verde Drive, Via Grande Drive, Tierra Linda Lane, Via Verde and Arbole Cove will be affected. Attended an additional meeting with TxDot and it looks like they are willing to take the proposal from a 5-lane road to a 3-lane road and one Shared Use Path (SUP). They have not removed the no left turns onto FM1826 but will be looking at that for some locations where left turns are able to be done safely. We are also requesting them to remove the need for the additional ROW from properties owners from the plan. Right now, they are saying that they may need it for future expansion that may or may not come. With the proposed environmental study that they are proposing, they may not be able to acquire ROW now for a possible future project (expansion). We are also still working to divert funds to the Hays County part of the project since this is where it is needed most. After talking with Vikki Goodwin's office, TxDot has said that they will be holding another Public Input meeting.
- Billing for Circle Commercial was received in January.
- The phones at the Swim Center have been changed. The new number is 512-363-5578.
- We continue to use the Circle C Ranch HOA Facebook page along with the website to get information out to the residents.

## Capital Projects

2025 Capital Budget Projects include:

Billboard	Will complete Q2 or Q3
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GR – Replaster/repair to code	Mar/Apr Start
AV – Funbrella Repair/Replacement	Feb start
GR- Funbrella Repair/Replacement	Feb start
Maintenance Office HVAC Replacement	Will complete Q3 or Q4
CC Pool Office HVAC Replacement	Installed – Under pressure test
GR Pool Office HVAC Replacement	Installed – Under pressure test
SC – Pool Covers	Will order end of summer
SC – Lounge Chairs	Expected deliver mid-March
CC – Lounge Chairs	Expected deliver mid-March
AV – Lounge Chairs	Expected deliver mid-March
GR – Lounge Chairs	Expected deliver mid-March
CC – Pool Slide Refurbish/Gelcoat	To be complete week of 2/8/2025
CC – Splash Pad Bollard Edge Repairs	Parts ordered – completion early April
CC – Outside Trim	Will complete in Q3 or Q4
CC – Soffit Sand/Stain	Will complete in Q3 or Q4
SC – Parking Lot Repairs/Seal & Stripe	Will complete in Q3
CC – Parking Lot Repairs/Seal & Stripe	Will complete in Q3
CC – Kitchen Countertop Replacement	Completed
CC – Carpet Replacement	Installation starts 2/17/2025
SC – Slide Repair/Removal	Waiting on Board direction

GreyRock crushed granite trail	Not Started
SC – Landscaping	more information needed
Node Clock Replacement	Not Started
Rock Work	Not Started
Irrigation Upgrades	Not Started
Escarpment Loop Project	Started – Permit issue being resolved
CCN Improvement	Clean-up and additional planting has started
Construction Repairs	Repairs due to construction have been done at Bernia, Trissino, Slaughter, La Crosse, Escarpment and Archeleta

**Current or Future Projects**

- Irrigation Infrastructure
- Signage
- Monuments
- Landscape Prep
- Expansion of CCCC pool/Phase II

# 2024 CCHOA INCOME BUDGET

Category	Subcategory	2024 Budget	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-25	Totals	%
Homeowner Income	Homeowner Dues	\$5,100,000	\$45,011.31	\$1,293,639.13	\$842,363.35	\$173,022.88	\$216,451.51	\$88,638.32	\$1,554,835.34	\$612,660.50	\$91,186.08	\$190,395.91	\$41,207.89	\$69,362.59	\$5,218,774.81	102%
Homeowner Income	Resale Certificates	\$45,000	\$2,475.00	\$3,600.00	\$5,625.00	\$6,300.00	\$8,100.00	\$4,950.00	\$4,725.00	\$4,050.00	\$3,600.00	\$4,500.00	\$2,700.00	\$1,575.00	\$52,200.00	116%
Homeowner Income	Transfer Fees Income	\$35,000	\$2,800.00	\$1,050.00	\$4,900.00	\$4,550.00	\$5,442.00	\$4,725.00	\$3,675.00	\$4,025.00	\$2,625.00	\$4,550.00	\$2,100.00	\$2,625.00	\$43,067.00	123%
Homeowner Income	Late Fees Collected	\$30,000	\$1,310.61	\$1,696.99	\$2,391.79	\$2,803.52	\$6,348.35	\$2,756.04	\$1,767.05	\$2,805.59	\$1,176.00	\$7,689.58	\$1,554.98	\$4,035.39	\$36,335.89	121%
Homeowner Income	Lien Admin Fees Income	\$900	\$138.00	\$69.00	\$276.00	\$69.00	\$138.00	\$276.00	\$0.00	\$483.00	\$138.00	\$276.00	\$0.00	\$83.00	\$1,739.00	193%
Homeowner Income	Filing Fee Income	\$1,400	\$112.00	\$56.00	\$224.00	\$56.00	\$118.00	\$56.00	\$1.00	\$395.00	\$112.00	\$224.00	\$0.00	\$112.00	\$1,466.00	105%
Homeowner Income	NSF Charges	\$50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	150%
Homeowner Income	HOA Fine Income	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	#DIV/0!
<b>Homeowner Income Total</b>		<b>\$5,212,350</b>	<b>\$51,846.92</b>	<b>\$1,300,111.12</b>	<b>\$855,780.14</b>	<b>\$186,801.40</b>	<b>\$236,597.86</b>	<b>\$101,219.36</b>	<b>\$1,565,028.39</b>	<b>\$624,444.09</b>	<b>\$98,937.08</b>	<b>\$207,635.49</b>	<b>\$47,562.87</b>	<b>\$77,792.98</b>	<b>\$5,353,757.70</b>	103%
Architectural Review Income	Architectural Review Income	\$10,000	\$705.00	\$800.00	\$1,390.00	\$1,135.00	\$1,005.00	\$1,525.00	\$1,305.00	\$1,520.00	\$1,040.00	\$1,380.00	\$1,080.00	\$350.00	\$13,235.00	132%
<b>Architectural Review Income Total</b>		<b>\$10,000</b>	<b>\$705.00</b>	<b>\$800.00</b>	<b>\$1,390.00</b>	<b>\$1,135.00</b>	<b>\$1,005.00</b>	<b>\$1,525.00</b>	<b>\$1,305.00</b>	<b>\$1,520.00</b>	<b>\$1,040.00</b>	<b>\$1,380.00</b>	<b>\$1,080.00</b>	<b>\$350.00</b>	<b>\$13,235.00</b>	132%
Rental Income	Office Rent	\$10,000	\$0.00	\$1,834.11	\$0.00	\$0.00	\$1,834.11	\$0.00	\$0.00	\$1,834.11	\$0.00	\$0.00	\$1,834.11	\$0.00	\$7,336.44	73%
Rental Income	Grill Rent	\$6,300	\$825.30	\$460.95	\$0.00	\$0.00	\$525.30	\$1,050.60	\$0.00	\$1,050.60	\$0.00	\$525.30	\$525.30	\$525.30	\$5,488.65	87%
<b>Rental Income Total</b>		<b>\$16,300</b>	<b>\$825.30</b>	<b>\$2,295.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,359.41</b>	<b>\$1,050.60</b>	<b>\$0.00</b>	<b>\$2,884.71</b>	<b>\$0.00</b>	<b>\$525.30</b>	<b>\$2,359.41</b>	<b>\$525.30</b>	<b>\$12,825.09</b>	79%
Aquatics Income	Pool Programs	\$60,000	\$25.00	-\$75.00	\$2,545.00	\$16,435.00	\$14,989.50	\$23,859.25	\$9,561.50	\$7,366.75	\$3,354.00	\$3,543.00	\$1,192.00	\$1,417.50	\$84,213.50	140%
Aquatics Income	Pool Programs - Swim Team	\$136,500	\$7,080.00	\$5,395.00	\$7,356.70	\$15,670.00	\$25,683.68	\$9,922.50	\$11,032.50	\$18,645.00	\$21,027.50	\$20,885.00	\$22,014.00	\$18,140.00	\$182,851.88	134%
Aquatics Income	Facility Income	\$38,000	\$4,815.00	\$38.00	\$19,714.97	\$6,706.61	\$5,885.82	\$9,025.00	\$5,339.00	\$5,945.00	\$7,636.78	\$10,189.00	\$138.00	\$5,851.50	\$81,284.68	214%
<b>Aquatics Income Total</b>		<b>\$234,500</b>	<b>\$11,920.00</b>	<b>\$5,358.00</b>	<b>\$29,616.67</b>	<b>\$38,811.61</b>	<b>\$46,559.00</b>	<b>\$42,806.75</b>	<b>\$25,933.00</b>	<b>\$31,956.75</b>	<b>\$32,018.28</b>	<b>\$34,617.00</b>	<b>\$23,344.00</b>	<b>\$25,409.00</b>	<b>\$348,350.06</b>	149%
CCCC Income	CCCC Facility Rentals	\$70,000	\$6,317.50	\$10,396.25	\$5,338.75	\$7,882.50	\$12,752.25	\$8,855.00	\$14,010.00	\$5,357.50	\$3,910.00	\$8,862.50	\$5,173.75	\$4,483.75	\$93,339.75	133%
<b>CCCC Income Total</b>		<b>\$70,000</b>	<b>\$6,317.50</b>	<b>\$10,396.25</b>	<b>\$5,338.75</b>	<b>\$7,882.50</b>	<b>\$12,752.25</b>	<b>\$8,855.00</b>	<b>\$14,010.00</b>	<b>\$5,357.50</b>	<b>\$3,910.00</b>	<b>\$8,862.50</b>	<b>\$5,173.75</b>	<b>\$4,483.75</b>	<b>\$93,339.75</b>	133%
Landscape Reimbursements	Stratus Reimb	\$114,450	\$0.00	\$54,500.00	\$0.00	\$0.00	\$54,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109,000.00	95%
Landscape Reimbursements	COA Reimb	\$17,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	100%
<b>Landscape Reimbursements Total</b>		<b>\$132,050</b>	<b>\$0.00</b>	<b>\$54,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$54,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$126,600.00</b>	96%
Credit Card Rewards		\$0	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$500.00	\$1,000.00	\$0.00	\$0.00	\$4,500.00	#DIV/0!
Miscellaneous	Interest Income	\$75,000	\$6,602.13	\$14,310.13	\$6,120.85	\$6,935.54	\$6,043.86	\$5,363.29	\$6,020.50	\$7,104.14	\$6,982.29	\$6,243.96	\$5,766.93	\$5,674.40	\$83,168.02	111%
Miscellaneous	Sales Tax Discount	\$0	-\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$7.25	
<b>Miscellaneous Total</b>		<b>\$75,000</b>	<b>\$6,594.88</b>	<b>\$14,310.13</b>	<b>\$6,120.85</b>	<b>\$8,935.54</b>	<b>\$6,043.86</b>	<b>\$6,363.29</b>	<b>\$6,020.50</b>	<b>\$7,104.14</b>	<b>\$7,482.29</b>	<b>\$7,243.96</b>	<b>\$5,766.93</b>	<b>\$5,674.40</b>	<b>\$87,660.77</b>	117%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$10,490.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,490.80	\$0.00	\$20,981.60	105%
Rowell Reimbursement	The Rowell HOA	\$123,000	\$56,369.28	\$0.00	\$0.00	\$0.00	\$0.00	\$67,878.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,878.45	\$192,126.18	156%
<b>Rimbursement Total</b>		<b>\$143,000</b>	<b>\$56,369.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,490.80</b>	<b>\$67,878.45</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,490.80</b>	<b>\$67,878.45</b>	<b>\$134,738.53</b>	94%
<b>Grand Total</b>		<b>\$5,893,200.00</b>	<b>\$134,578.88</b>	<b>\$1,387,770.56</b>	<b>\$898,246.41</b>	<b>\$243,566.05</b>	<b>\$370,308.18</b>	<b>\$229,698.45</b>	<b>\$1,612,296.89</b>	<b>\$690,867.19</b>	<b>\$143,387.65</b>	<b>\$260,264.25</b>	<b>\$95,777.76</b>	<b>\$182,113.88</b>	<b>\$6,248,876.15</b>	106%

## 2024 CCHOA EXPENSE BUDGET

Category	Subcategory	2024 Budget	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-25	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,510,659	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$1,510,659.00	100%
Commons Area Services	Contract Landscape SC	\$38,607	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$38,607.00	100%
Commons Area Services	Contract Landscape CCCC	\$38,607	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$38,607.00	100%
Commons Area Services	Contract Landscape AV	\$27,377	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$27,377.64	100%
Common Area Services	Contract Landscape GR	\$27,377	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$27,376.92	100%
Common Area Services	Common Area Holiday Lighti	\$53,117	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,117.19	100%	
Commons Area Services	Landscape Repairs	\$160,000	\$2,130.06	\$16,122.52	\$14,551.90	\$22,006.35	\$15,700.00	\$23,957.39	\$31,016.16	\$12,696.14	\$33,877.54	\$7,411.28	\$21,432.76	\$8,640.69	\$209,542.79	131%
Commons Area Services	Landscape Water Utilities	\$275,000	\$4,739.09	\$3,480.07	\$4,014.84	\$6,691.06	\$18,273.77	\$43,385.06	\$53,797.55	\$74,159.26	\$53,687.91	\$57,085.92	\$47,736.24	\$31,860.55	\$398,911.32	145%
Commons Area Services	COA Water Utility Complianc	\$8,000	\$2,490.00	\$390.00	\$0.00	\$2,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$0.00	\$0.00	\$1,345.00	\$8,000.00	100%
Common Area Services	Landscape Electric Utilities	\$36,000	\$3,453.50	\$3,514.39	\$3,426.07	\$3,043.99	\$3,090.06	\$3,215.31	\$3,068.31	\$2,911.89	\$2,817.42	\$2,789.52	\$2,848.12	\$3,278.89	\$37,457.47	104%
Common Area Services	Tree Care	\$75,000	\$5,252.51	\$0.00	\$0.00	\$7,361.00	\$2,944.40	\$10,525.00	\$30,634.59	\$32,982.38	\$26,500.00	\$12,313.44	\$2,760.38	\$16,562.25	\$147,835.95	197%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$319.34	\$0.00	\$0.00	\$0.00	\$0.00	\$385.49	\$0.00	\$0.00	\$694.22	\$0.00	\$3,324.43	\$0.00	\$4,723.48	59%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$3,527.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$757.94	\$796.81	\$0.00	\$872.92	\$6,576.42	\$761.08	\$13,293.13	111%
Common Area Services	Neighborhood Maint & Repa	\$27,000	\$138.07	\$363.90	\$7,153.75	\$0.00	\$2,346.64	\$0.00	\$481.70	\$6,170.25	\$5,991.63	-\$172.94	\$0.00	\$822.11	\$23,295.11	86%

Common Area Services	Non Contract Landscape - S	\$20,000	\$0.00	\$0.00	\$0.00	\$16,800.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$20,000.00	100%
Common Area Services	Permits	\$10,000	\$0.00	\$665.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,156.71	\$110.00	\$0.00	\$0.00	\$1,931.99	10%
<b>Commons Area Services Total</b>		<b>\$2,326,744</b>	<b>\$158,936.16</b>	<b>\$161,421.79</b>	<b>\$166,032.19</b>	<b>\$195,663.03</b>	<b>\$179,240.50</b>	<b>\$221,353.88</b>	<b>\$256,641.88</b>	<b>\$266,602.36</b>	<b>\$262,511.06</b>	<b>\$217,295.77</b>	<b>\$274,681.17</b>	<b>\$200,356.20</b>	<b>\$2,560,735.99</b>	110%
Aquatics Facilities	Administrative	\$67,500	\$1,659.47	\$3,747.68	\$17,564.17	\$759.99	\$4,758.17	\$8,264.57	\$3,582.87	\$1,676.13	\$3,796.19	\$842.45	\$940.06	\$16,200.44	\$63,792.19	95%
Aquatics Facilities	Supplies - Pool	\$27,500	\$289.98	\$662.06	\$2,146.51	\$108.24	\$1,959.20	\$200.13	\$189.40	\$541.60	\$64.83	\$0.00	\$0.00	\$3,443.00	\$9,604.95	35%
Aquatics Facilities	Supplies - Chemicals	\$93,000	\$1,979.08	\$4,409.74	\$5,806.77	\$5,809.91	\$8,237.69	\$6,881.75	\$12,238.66	\$9,206.67	\$6,718.80	\$8,055.64	\$3,793.91	\$4,837.59	\$77,976.21	84%
Aquatics Facilities	Supplies & Fees - Swim Tear	\$19,000	\$17,747.54	\$3,484.42	\$130.36	\$1,827.02	\$2,420.87	-\$216.75	\$385.89	\$645.57	\$455.13	\$3,720.60	\$1,267.55	-\$924.07	\$30,944.13	163%
Aquatics Facilities	Maintenance - Pool	\$128,200	\$3,189.91	\$12,233.94	\$19,937.10	\$11,953.40	\$3,176.92	\$13,975.79	\$3,361.16	\$4,439.66	\$2,202.73	\$2,516.07	\$23,281.05	\$6,472.54	\$106,740.27	83%
Aquatics Facilities	Maintenance - Building	\$83,100	\$7,551.84	\$13,955.71	\$5,294.59	\$5,523.26	\$3,993.31	\$3,343.87	\$3,213.29	\$4,177.99	\$4,979.60	\$3,303.70	\$8,304.41	\$2,803.83	\$66,445.40	80%
Aquatics Facilities	Payroll - Staff	\$1,173,000	\$26,842.77	\$52,917.63	\$64,458.13	\$67,636.90	\$86,058.72	\$155,500.62	\$192,946.07	\$249,577.06	\$78,344.04	\$47,971.86	\$37,805.59	\$48,780.40	\$1,108,839.79	95%
Aquatics Facilities	Payroll - Programming Staff	\$49,500	\$0.00	\$0.00	\$426.69	\$1,479.85	\$3,412.78	\$5,026.11	\$7,216.16	\$9,909.90	\$2,651.86	\$1,077.10	\$416.66	\$283.33	\$31,900.44	64%
Aquatics Facilities	Payroll - Swim Team	\$150,000	\$6,145.69	\$11,558.57	\$7,329.72	\$7,535.74	\$6,577.91	\$9,285.50	\$8,517.94	\$12,971.62	\$10,837.58	\$11,590.85	\$11,588.83	\$14,280.41	\$118,220.36	79%
Aquatics Facilities	SC-Utilities - Water	\$30,000	\$1,800.51	\$1,464.47	\$5,020.41	\$2,208.53	\$2,033.00	\$2,114.58	\$2,805.65	\$2,657.82	\$2,967.09	\$2,582.70	\$5,027.83	\$2,232.65	\$32,915.24	110%
Aquatics Facilities	Avana _Utilities-Water	\$9,000	\$376.84	\$0.00	\$811.76	\$339.22	\$679.89	\$273.72	\$408.30	\$408.30	\$452.64	\$408.30	\$382.70	\$302.40	\$4,844.07	54%
Aquatics Facilities	GR- Utilities - Water	\$4,500	\$187.05	\$184.02	\$161.28	\$173.40	\$187.05	\$179.20	\$231.66	\$201.54	\$306.29	\$258.68	\$275.70	\$206.62	\$2,552.49	57%
Aquatics Facilities	SC-Utilities - Electric	\$30,000	\$339.41	\$664.02	\$1,396.96	\$2,212.87	\$2,177.08	\$1,854.87	\$2,687.87	\$1,718.32	\$2,658.74	\$2,055.87	-\$422.63	\$2,389.64	\$19,733.02	66%
Aquatics Facilities	Avana - Utilities- Electric	\$14,000	\$959.57	\$976.52	\$889.69	\$156.76	\$671.87	\$874.23	\$990.09	\$960.37	\$960.57	\$973.22	\$926.13	\$363.11	\$10,302.13	74%
Aquatics Facilities	GR -Utilities-Electric	\$8,000	\$537.92	\$393.87	\$753.78	\$485.75	\$420.25	\$387.47	\$374.14	\$393.66	\$366.76	\$397.97	\$407.97	\$409.15	\$5,328.69	67%
Aquatics Facilities	Utilities - Natural Gas	\$48,000	\$3,852.75	\$0.00	\$27.38	\$1,409.27	\$1,316.38	\$420.18	\$342.65	\$134.64	\$351.17	\$245.90	\$819.14	\$1,925.69	\$10,845.15	23%
Aquatics Facilities	SC-Utilities - Telephone/Inte	\$15,000	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$1,189.46	\$2,725.50	\$582.15	\$582.15	\$2,864.15	\$12,007.26	80%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$206.79	\$336.06	\$336.06	\$335.67	\$103.57	\$572.67	\$1,309.78	\$341.83	\$221.03	\$397.44	\$128.22	\$364.63	\$4,653.75	93%
Aquatics Facilities	GR- Telephone/Internet	\$5,000	\$684.96	\$538.01	\$523.01	\$522.62	\$126.73	\$1,132.42	\$1,031.38	\$618.42	\$603.33	\$909.21	\$627.76	\$210.54	\$7,528.39	151%
<b>Aquatic Facilities Total</b>		<b>\$1,959,300</b>	<b>\$74,932.63</b>	<b>\$108,107.27</b>	<b>\$133,594.92</b>	<b>\$111,058.95</b>	<b>\$128,891.94</b>	<b>\$210,651.48</b>	<b>\$242,413.51</b>	<b>\$301,770.56</b>	<b>\$121,663.88</b>	<b>\$87,889.71</b>	<b>\$96,153.03</b>	<b>\$108,046.05</b>	<b>\$1,725,173.93</b>	88%
Circle C Community Center Utilities - Water		\$27,000	\$422.74	\$1,057.49	\$459.16	\$545.61	\$463.68	\$628.00	\$1,138.20	\$1,017.60	\$1,082.68	\$593.90	\$718.92	\$541.82	\$8,669.80	32%
Circle C Community Center Utilities - Electric		\$26,000	\$1,579.61	\$1,749.30	\$1,838.51	\$1,521.09	\$1,550.23	\$1,941.33	\$2,433.63	\$2,685.20	\$2,532.43	\$2,157.88	\$1,701.30	\$1,686.33	\$23,376.84	90%
Circle C Community Center Utilities - Telephone/Internet		\$9,000	\$685.00	\$700.99	\$685.05	\$700.99	\$700.99	\$700.99	\$700.99	\$702.56	\$702.57	\$702.57	\$702.57	\$702.57	\$8,387.84	93%
Circle C Community Ctr	Events Payroll	\$8,500	\$107.13	\$897.28	\$382.94	\$622.22	\$486.55	\$509.42	\$591.20	\$990.70	\$480.28	\$518.32	\$684.28	\$4,282.93	\$10,553.25	124%
Circle C Community Center	Maintenance - Building	\$57,500	\$2,546.32	\$2,327.09	\$4,549.92	\$4,264.40	\$1,685.61	\$3,997.46	\$3,926.91	\$2,243.03	\$5,319.68	\$4,307.67	\$5,748.28	\$6,884.78	\$47,801.15	83%
<b>Circle C Community Ctr Total</b>		<b>\$128,000</b>	<b>\$5,340.80</b>	<b>\$6,716.21</b>	<b>\$7,931.52</b>	<b>\$7,654.31</b>	<b>\$4,887.06</b>	<b>\$7,777.20</b>	<b>\$8,790.93</b>	<b>\$7,639.09</b>	<b>\$10,117.64</b>	<b>\$8,280.34</b>	<b>\$9,555.35</b>	<b>\$14,098.43</b>	<b>\$98,788.88</b>	77%
Maintenance Operations	Office Supplies	\$800	\$150.47	\$37.81	\$0.00	\$82.47	\$0.00	\$0.00	\$0.00	\$635.82	\$0.00	\$47.62	\$0.00	\$207.78	\$1,161.97	145%
Maintenance Operations	Employee Education	\$1,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$865.00	\$865.00	48%
Maintenance Operations	Uniforms	\$1,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations	Staff Recruitment	\$300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations	Safety Equip/Supplies	\$1,200	\$32.46	\$0.00	\$0.00	\$181.86	\$357.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$571.51	48%
Maintenance Operations	Maintenance Payroll	\$225,000	\$16,133.83	\$24,554.67	\$16,369.78	\$16,369.78	\$16,369.78	\$16,369.78	\$16,369.78	\$24,554.67	\$16,369.78	\$16,369.78	\$16,369.78	\$28,369.78	\$224,571.19	100%
Maintenance Operations	Pool Tech	\$74,000	\$4,252.70	\$6,461.55	\$4,307.70	\$4,307.70	\$5,250.45	\$5,250.45	\$5,283.95	\$7,765.80	\$5,262.70	\$4,610.20	\$4,307.70	\$6,807.70	\$63,673.35	86%
Maintenance Operations	Payroll Taxes	\$29,000	\$1,367.27	\$1,984.11	\$1,317.60	\$1,312.61	\$1,123.63	\$1,331.37	\$1,335.18	\$1,986.78	\$1,297.37	\$1,271.34	\$1,262.09	\$2,188.37	\$17,777.72	61%
Maintenance Operations	Computer/Software	\$1,400	\$0.00	\$0.00	\$146.04	\$0.00	\$0.00	\$0.00	\$0.00	\$804.66	\$163.42	\$0.00	\$0.00	\$0.00	\$1,114.12	80%
Maintenance Operations	Tools/Supplies	\$5,000	\$840.01	\$705.58	\$969.85	\$39.54	\$181.25	\$23.69	\$95.20	\$297.79	\$623.98	\$295.97	\$0.00	\$268.11	\$4,340.97	87%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.89	\$0.00	\$372.36	\$0.00	\$0.00	\$0.00	\$397.25	66%
<b>Maintenance Operations Total</b>		<b>\$340,900</b>	<b>\$22,776.74</b>	<b>\$33,743.72</b>	<b>\$23,110.97</b>	<b>\$22,293.96</b>	<b>\$23,082.30</b>	<b>\$22,980.04</b>	<b>\$23,109.00</b>	<b>\$36,045.52</b>	<b>\$24,089.61</b>	<b>\$22,594.91</b>	<b>\$21,939.57</b>	<b>\$38,706.74</b>	<b>\$314,473.08</b>	92%
HOA Operations	Office Supplies	\$9,000	\$3,410.95	\$1,564.92	\$343.37	\$339.38	\$1,751.78	\$500.41	\$495.45	\$715.51	-\$157.99	\$128.80	\$324.81	\$12.26	\$9,429.65	105%
HOA Operations	Equip & Maintenance	\$18,000	\$136.84	\$527.33	\$3,159.50	\$705.15	\$1,232.88	\$136.84	\$292.09	\$1,500.72	\$3,781.81	\$208.03	\$847.03	\$5,094.85	\$17,623.07	98%
HOA Operations	HOA Owned Vehicle Expense	\$8,000	\$664.14	\$169.59	\$138.42	\$192.75	\$236.58	\$123.64	\$105.43	\$133.34	\$103.37	\$134.37	\$137.23	\$78.12	\$2,216.98	28%
HOA Operations	Postage	\$24,000	\$836.55	\$3,293.61	\$344.73	\$774.19	\$4,267.49	\$339.19	\$2,133.68	\$818.31	\$5,095.64	\$0.49	\$584.17	\$4,015.00	\$22,503.05	94%
HOA Operations	Web Operations	\$3,000	\$38.40	\$1,108.39	\$158.40	\$66.51	\$818.58	\$128.58	\$38.40	\$191.98	\$226.98	\$39.60	\$76.80	\$167.74	\$3,060.36	102%
HOA Operations	Printing	\$7,000	\$1,046.17	\$0.00	\$0.00	\$1,573.13	\$0.00	\$77.07	\$0.00	\$0.00	\$2,977.82	\$265.25	\$0.00	\$1,041.91	\$6,981.35	100%
HOA Operations	HOA Meetings	\$7,000	\$3,919.95	\$256.29	\$225.06	\$338.91	\$0.00	\$3,138.17	\$391.63	\$0.00	\$2,120.00	\$3,448.73	\$478.10	\$625.64	\$14,942.48	213%
HOA Operations	Deed Restrictions	\$5,000	\$719.45	\$0.00	\$0.00	\$719.45	\$0.00	\$0.00	\$1,527.81	\$2,873.64	\$1,527.81	\$1,527.54	\$1,527.54	\$1,527.54	\$12,168.28	243%
HOA Operations	HOA Special Events	\$45,000	\$1,900.00	\$3,000.00	\$1,324.29	\$3,945.20	\$5,129.71	\$814.20	\$1,033.78	\$248.22	\$3,238.15	\$5,635.00	\$8,612.21	\$1,710.11	\$36,590.87	81%
HOA Operations	Professional Fees	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
<b>HOA Operations Total</b>		<b>\$128,000</b>	<b>\$12,672.45</b>	<b>\$9,920.13</b>	<b>\$5,693.77</b>	<b>\$8,654.67</b>	<b>\$13,437.02</b>	<b>\$5,258.10</b>	<b>\$6,018.27</b>	<b>\$6,481.72</b>	<b>\$18,913.59</b>	<b>\$11,605.31</b>	<b>\$12,587.89</b>	<b>\$14,273.17</b>	<b>\$125,516.09</b>	98%
Financial Management	Management Services	\$115,000	\$9,276.30	\$9,976.30	\$9,976.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$113,415.60	99%
Financial Management	Resale Certificate	\$13,350	\$500.00	\$900.00	\$1,100.00	\$1,600.00	\$1,300.00	\$1,500.00	\$850.00	\$1,000.00	\$900.00	\$1,000.00	\$600.00	\$750.00	\$12,000.00	90%
Financial Management	Lien Filing Administrative Fee	\$4,500	\$0.00	\$0.00	\$156.00	\$26.00	\$0.00	\$0.00	\$78.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00	\$510.00	11%
Financial Management	Bank Fees	\$70,000	\$2,740.48	-\$4,653.45	\$13,620.83	\$8,173.62	\$4,379.08	\$6,227.83	-\$3,104.72	\$17,988.98	\$9,802.88	\$2,182.51	\$5,347.97	\$3,330.17	\$66,036.18	94%
Financial Management	CPA/Audit	\$10,000	\$0.00	\$121.00	\$60.50	\$152.00	\$326.50	\$1,633.05	\$0.00	\$10,233.10	-\$4,126.55	\$212.80	\$221.68	\$38.00	\$8,872.08	89%
<b>Financial Management Total</b>		<b>\$212,850</b>	<b>\$12,516.78</b>	<b>\$6,343.85</b>	<b>\$24,913.63</b>	<b>\$19,227.92</b>	<b>\$15,281.88</b>	<b>\$18,637.18</b>	<b>\$7,099.58</b>	<b>\$38,498.38</b>	<b>\$15,977.63</b>	<b>\$12,671.61</b>	<b>\$16,270.95</b>	<b>\$13,394.47</b>	<b>\$200,833.86</b>	94%

HOA Management	Management Payroll	\$225,000	\$15,712.59	\$23,877.81	\$15,918.54	\$15,918.54	\$15,918.54	\$15,918.54	\$15,918.54	\$23,877.81	\$15,918.54	\$15,918.54	\$15,918.54	\$27,418.54	\$218,235.07	97%
HOA Management	Management Payroll Taxes	\$22,500	\$1,340.65	\$2,001.92	\$1,312.11	\$1,326.32	\$1,126.05	\$1,336.10	\$1,346.59	\$2,012.17	\$1,299.68	\$1,276.55	\$1,280.06	\$2,445.36	\$18,103.56	80%
HOA Management	Mileage Reimbursement	\$6,000	\$341.70	\$551.41	\$360.46	\$365.15	\$480.39	\$423.44	\$658.61	\$376.54	\$327.63	\$377.21	\$385.92	\$243.21	\$4,891.67	82%
HOA Management	Insurance Stipend	\$60,000	\$0.00	\$3,899.99	\$3,939.99	\$3,939.99	\$3,939.99	\$3,939.99	\$4,790.13	\$2,502.50	\$3,939.99	\$3,939.99	\$3,939.99	\$3,939.99	\$42,712.54	71%
HOA Management	Cont Ed & Skills Enhancement	\$2,000	\$340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$340.00	17%
<b>HOA Management Total</b>		<b>\$315,500</b>	<b>\$17,734.94</b>	<b>\$30,331.13</b>	<b>\$21,531.10</b>	<b>\$21,550.00</b>	<b>\$21,464.97</b>	<b>\$21,618.07</b>	<b>\$22,713.87</b>	<b>\$28,769.02</b>	<b>\$21,485.84</b>	<b>\$21,512.29</b>	<b>\$21,524.51</b>	<b>\$34,047.10</b>	<b>\$284,282.84</b>	90%
Architectural Review Expenses		\$8,000	\$561.00	\$845.00	\$1,181.50	\$964.75	\$854.25	\$1,296.25	\$1,109.25	\$1,292.00	\$884.00	\$1,173.00	\$918.00	\$297.50	\$11,376.50	142%
<b>Architectural Review Expenses Total</b>		<b>\$8,000</b>	<b>\$561.00</b>	<b>\$845.00</b>	<b>\$1,181.50</b>	<b>\$964.75</b>	<b>\$854.25</b>	<b>\$1,296.25</b>	<b>\$1,109.25</b>	<b>\$1,292.00</b>	<b>\$884.00</b>	<b>\$1,173.00</b>	<b>\$918.00</b>	<b>\$297.50</b>	<b>\$11,376.50</b>	142%
Legal Services	Legal Services	\$20,000	\$0.00	\$7,557.04	\$2,092.00	\$423.50	\$940.50	\$0.00	\$0.00	\$544.50	\$3,000.00	\$4,436.04	\$2,100.00	\$10,066.50	\$31,160.08	156%
<b>Legal Services Total</b>		<b>\$20,000</b>	<b>\$0.00</b>	<b>\$7,557.04</b>	<b>\$2,092.00</b>	<b>\$423.50</b>	<b>\$940.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$544.50</b>	<b>\$3,000.00</b>	<b>\$4,436.04</b>	<b>\$2,100.00</b>	<b>\$10,066.50</b>	<b>\$31,160.08</b>	156%
Taxes	Property	\$12,000	\$168.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,918.36	\$7,086.86	59%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$239.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239.11	#DIV/0!
<b>Taxes Total</b>		<b>\$12,000</b>	<b>\$168.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$239.11</b>	<b>\$0.00</b>	<b>\$6,918.36</b>	<b>\$7,325.97</b>	61%						
Insurance	General, Property, Boiler & A	\$85,500	\$8,458.09	\$8,458.10	\$8,458.10	\$8,458.09	\$8,458.09	\$8,458.08	\$0.00	\$10,260.15	\$9,212.64	\$11,342.64	\$10,265.14	\$9,212.63	\$101,041.75	118%
Insurance	Auto	\$6,000	\$517.64	\$517.64	\$517.63	\$517.63	\$517.63	\$517.63	\$0.00	\$541.10	\$531.09	\$531.09	\$531.09	\$531.09	\$5,771.26	96%
Insurance	D & O Insurance	\$12,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,211.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,211.00	110%
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,475.86	\$0.00	-\$115.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,360.86	71%
<b>Insurance Total</b>		<b>\$119,500</b>	<b>\$8,975.73</b>	<b>\$8,975.74</b>	<b>\$8,975.73</b>	<b>\$8,975.72</b>	<b>\$8,975.72</b>	<b>\$20,451.57</b>	<b>\$13,211.00</b>	<b>\$10,686.25</b>	<b>\$9,743.73</b>	<b>\$11,873.73</b>	<b>\$10,796.23</b>	<b>\$9,743.72</b>	<b>\$131,384.87</b>	110%
Community Enhancement	Donations	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	50%
Community Enhancement	Association Memberships	\$2,000	\$50.00	\$25.00	\$499.67	\$0.00	\$0.00	\$461.83	\$40.00	\$155.00	\$0.00	\$219.12	\$1,818.23	\$579.00	\$3,847.85	192%
<b>Community Enhancement Total</b>		<b>\$3,000</b>	<b>\$50.00</b>	<b>\$25.00</b>	<b>\$499.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$461.83</b>	<b>\$40.00</b>	<b>\$155.00</b>	<b>\$500.00</b>	<b>\$219.12</b>	<b>\$1,818.23</b>	<b>\$579.00</b>	<b>\$4,347.85</b>	145%
<b>Reserve Transfer</b>		<b>\$319,406</b>	<b>\$0.00</b>													
<b>Grand Total</b>		<b>\$5,893,200</b>	<b>\$314,666</b>	<b>\$373,987</b>	<b>\$395,557</b>	<b>\$396,706</b>	<b>\$397,056</b>	<b>\$530,486</b>	<b>\$581,147</b>	<b>\$698,484</b>	<b>\$488,887</b>	<b>\$399,552</b>	<b>\$468,345</b>	<b>\$450,527</b>	<b>\$5,495,400</b>	<b>93%</b>

**Expected Reserve Expenditures and Capital Improvement for 2024**

	YTD	
SC Pool Covers	\$9,000	\$12,337.25
SC - Competition Pool Replaster	\$320,000	\$313,213.72
SC- Competition Pool Filter Replacement	\$130,000	\$90,040.73
SC-Restroom Renovation	\$180,000	\$155,839.24
CC-Pond Controller/Pump Replacement	\$18,000	\$17,567.88
AC-Replaster/Replair to Code	\$130,000	\$123,494.00
GR_Repaint/Restain Amenity Center	\$4,000	\$3,500.00
Node Clock Replacement	\$90,000	\$90,000.00
Rock Work	\$25,000	\$25,000.00
Irrigation Upgrades	\$35,000	\$35,000.00
Bed Upgrades	\$35,000	\$35,000.00
Escarpment Project	\$200,000	\$186,250.00
CCN Improvement	\$200,000	\$203,806.20
Construction Repairs	\$50,000	\$49,574.95
Mailbox Replacement	\$0	\$7,349.09
CCCC Carpet Replacement	\$0	\$19,537.74
<b>Total</b>	<b>\$1,426,000</b>	<b>\$1,347,973.06</b>
<b>Total Capital Budget Projects</b>	<b>\$1,426,000.00</b>	<b>\$1,347,973.06</b>
<b>Grand Total Expenses</b>	<b>\$7,319,200.00</b>	

# Circle C Aquatics

# November-24

# Winter Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Nov-24	YTD	Nov-24	YTD	Nov-24	YTD	Nov-24	YTD	Nov-24	YTD
Resident Entries	1,755	45,893	0	15,107	0	11,430	0	2,691	1,755	75,121
Unique Residents	350	5,124	0	4,610	0	3,460	0	863	350	7,860
Unique Households	228	1,855	0	1,539	0	1,174	0	312	228	2,674
Guest Entries	1,242	4,169	0	2,077	0	1,126	0	211	324	7,583
Other Entries	66	16,015	0	0	0	0	0	0	1,242	16,015
Average Hourly Count	16		0		0		0			
Average % of Capacity	7%		0%		0%		0%			
Max Hourly Count	55		0		0		0			
<b>Total Entries</b>	<b>3,063</b>	<b>66,077</b>	<b>0</b>	<b>17,184</b>	<b>0</b>	<b>12,556</b>	<b>0</b>	<b>2,902</b>	<b>3,321</b>	<b>98,719</b>

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Nov-24	YTD	Nov-24	YTD	Nov-24	YTD	Nov-24	YTD	Nov-24	YTD
Water Rescues	0	4	0	2	0	1	0	0	0	7
First Aid Responses	0	36	0	14	0	10	0	1	0	61
Sudden Illness Treatments	0	30	0	5	0	4	0	1	0	40
Patron/Facility Incidents	0	10	0	2	0	4	0	1	0	17
Biohazard Cleanups	0	22	0	5	0	9	0	1	0	37
Suspensions/Expulsions	0	0	0	0	0	0	0	0	0	0
EMS/911 Callouts	0	2	0	0	0	0	0	0	0	2
<b>Total Incidents</b>	<b>0</b>	<b>77</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>121</b>
<b>Incident per Entry Ratio</b>	<b>0.00%</b>	<b>0.12%</b>		<b>0.13%</b>		<b>0.15%</b>		<b>0.07%</b>	<b>0.00%</b>	<b>0.12%</b>

Revenue	Nov-24	YTD
Aquatics Programs	\$ 1,192.00	\$ 82,796.00
Swim Team	\$ 22,014.00	\$ 164,711.88
Guest Fees	\$ 4.00	\$ 10,703.00
Area Reservations	\$ -	\$ 4,500.00
Facility Rentals	\$ -	\$ 4,312.50
Lane Rentals	\$ -	\$ 49,480.18
Other Facility Income	\$ 134.00	\$ 6,437.50
<b>Total Aquatics Revenue</b>	<b>\$ 23,344.00</b>	<b>\$ 322,941.06</b>

Programs	Nov-24
Select Swim Team	125
Masters Swimming	24
Group Swim Lessons	0
Private Swim Lessons	7
Water Aerobics	0
Certification Courses	2
WSI Course	0
<b>Total Participants</b>	<b>158</b>

Reservations & Rentals	Nov-24	YTD
Area Reservations	0	46
Facility Rentals	0	7
Lap Lane Reservations	0	1009
<b>Total Reservations</b>	<b>0</b>	<b>1,062</b>

Aquatics Staffing	Nov-24
Lifeguards/Head Guards	58
Front Desk Staff	7
Instructors/Coaches	4
<b>Total Staff</b>	<b>69</b>

Resident Stats	Individuals	Households	Members / Household
Homeowners	12,469	4,281	2.91
Renters	842	241	3.49
New Memberships	9	25	
<b>Totals</b>	<b>13,311</b>	<b>4,522</b>	<b>2.94</b>

**Circle C Aquatics**

**December-24**

**Winter Operations**

<b>Facility Usage</b>	Swim Center		Community Center		Avaña		Greyrock		Total	
	Dec-24	YTD	Dec-24	YTD	Dec-24	YTD	Dec-24	YTD	Dec-24	YTD
Resident Entries	1,187	47,080	0	15,107	0	11,430	0	2,691	<b>1,187</b>	<b>76,308</b>
Unique Residents	252	5,131	0	4,610	0	3,460	0	863	<b>252</b>	<b>7,866</b>
Unique Households	181	1,889	0	1,539	0	1,174	0	312	<b>181</b>	<b>2,678</b>
Guest Entries	208	4,377	0	2,077	0	1,126	0	211	<b>208</b>	<b>7,791</b>
Other Entries	774	16,789	0	0	0	0	0	0	<b>774</b>	<b>16,789</b>
Average Hourly Count	14		0		0		0			
Average % of Capacity	5%		0%		0%		0%			
Max Hourly Count	64		0		0		0			
<b>Total Entries</b>	<b>2,169</b>	<b>68,246</b>	<b>0</b>	<b>17,184</b>	<b>0</b>	<b>12,556</b>	<b>0</b>	<b>2,902</b>	<b>2,169</b>	<b>100,888</b>

<b>Incidents</b>	Swim Center		Community Center		Avaña		Greyrock		Total	
	Dec-24	YTD	Dec-24	YTD	Dec-24	YTD	Dec-24	YTD	Dec-24	YTD
Water Rescues	0	4	0	2	0	1	0	0	<b>0</b>	<b>7</b>
First Aid Responses	1	37	0	14	0	10	0	1	<b>1</b>	<b>62</b>
Sudden Illness Treatments	1	31	0	5	0	4	0	1	<b>1</b>	<b>41</b>
Patron/Facility Incidents	0	10	0	2	0	4	0	1	<b>0</b>	<b>17</b>
Biohazard Cleanups	0	22	0	5	0	9	0	1	<b>0</b>	<b>37</b>
Suspensions/Expulsions	0	0	0	0	0	0	0	0	<b>0</b>	<b>0</b>
EMS/911 Callouts	0	2	0	0	0	0	0	0	<b>0</b>	<b>2</b>
<b>Total Incidents</b>	<b>2</b>	<b>79</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>123</b>
<b>Incident per Entry Ratio</b>	<b>0.09%</b>	<b>0.12%</b>		<b>0.13%</b>		<b>0.15%</b>		<b>0.07%</b>	<b>0.09%</b>	<b>0.12%</b>

<b>Revenue</b>	Dec-24	YTD
Aquatics Programs	\$ 1,417.50	\$ 84,213.50
Swim Team	\$ 18,140.00	\$ 182,851.88
Guest Fees	\$ 123.00	\$ 10,826.00
Area Reservations	\$ -	\$ 4,500.00
Facility Rentals	\$ -	\$ 4,312.50
Lane Rentals	\$ 5,620.50	\$ 55,100.68
Other Facility Income	\$ 108.00	\$ 6,545.50
<b>Total Aquatics Revenue</b>	<b>\$ 25,409.00</b>	<b>\$ 348,350.06</b>

<b>Programs</b>	Dec-24
Select Swim Team	105
Masters Swimming	24
Group Swim Lessons	0
Private Swim Lessons	2
Water Aerobics	0
Certification Courses	0
WSI Course	0
<b>Total Participants</b>	<b>131</b>

<b>Reservations &amp; Rentals</b>	Dec-24	YTD
Area Reservations	0	46
Facility Rentals	0	7
Lap Lane Reservations	0	1009
<b>Total Reservations</b>	<b>0</b>	<b>1,062</b>

<b>Aquatics Staffing</b>	Dec-24
Lifeguards/Head Guards	55
Front Desk Staff	7
Instructors/Coaches	4
<b>Total Staff</b>	<b>66</b>

<b>Resident Stats</b>	Individuals	Households	Members / Household
Homeowners	12,578	4,329	2.91
Renters	733	210	3.49
New Memberships	5	16	
<b>Totals</b>	<b>13,311</b>	<b>4,539</b>	<b>2.93</b>

Circle C HOA  
Maintenance Report for Board January 2025  
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

- Routine Cleaning and Maintenance has been completed
- Minor Equipment and Facility Repairs Made
- Freeze Damage was Minor
- Swim Center Perimeter Fence has been repaired/painted
- Trial LPR camera has been installed

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs Completed
- Freeze Damage was Minor
- Pulled one of the sewage lift station pumps to unclog impeller—was clogged with a pool toy
- Kitchen Countertops have been replaced
- We are preparing for complete carpet replacement and meeting room painting

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- Replaced Main Pool Pump Motor
- Freeze Damage was Minor

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal
- Had 3 occasions of bollard vandalism—repairs made
- Freeze Damage was Minor
- Quarterly Neighborhood Inspections Completed
- Replaced 3 mailbox units at Vintage Place mailbox clusters

AVANA AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- We are currently monitoring for possible leak

GREY ROCK AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Freeze Damage was Minor

December 18, 2024

FROM: Circle C Landscape LLC

RE: Land Addition to the Landscape and Irrigation Maintenance Agreement between Circle C Homeowners Association, Inc. and Circle C Landscape LLC.

Per Section 4 of the Landscape and Irrigation Maintenance Agreement, the Customer (the CCHOA) has the right to request Additional Work, and the Contractor will provide pricing that may be accepted or declined by the Customer. For 2025 and beyond, the following Additional Work area has been added to the common's areas of the Circle C Homeowners Association, Inc., accepted by the CCHOA and will be added to the Agreement.

Southside Davis Lane 4x per year	\$13,500.00
State of Texas Sales Tax	\$ 1,113.75

\*\*\*All pricing includes State of Texas sales tax where applicable

ACCEPTED AND AGREED TO:

\_\_\_\_\_  
Stephen Bega  
Circle C Homeowners Association, Inc.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kyle Hoover  
Circle C Landscape LLC

\_\_\_\_\_  
Date

## Circle C Greyrock

### Plaster/Pool Repairs Bid Comparisons 2024-5

Company	Plaster Price	Crack Repair for 120 ft	Total with Tax	Prep	Bond Coat	Type Plaster	Microglass?
Landmark (formerly Progressive Commercial)	\$ 59,456.00	\$ 21,600.00	\$87,743.12	Chip Out	No	Quartz	No
Commercial Swim	\$ 51,436.00	\$ 23,400.00	\$81,009.97	Chip Out	Yes	Quartz	No
Atlantis	\$ 55,835.00	\$ 13,000.00	\$74,513.89	40,000 PSI Liquid Blaster	Yes	Pebble Quartz	Yes
<b>Notes:</b>							
The 40,000 PSI Liquid Blaster that Atlantis uses for prep is extremely effective in getting rid of all loose material that could cause bonding issues.							
All companies have 5 year plaster warranties							
Atlantis is the only one of these companies that is certified to install Microglass. With the research I have done on Microglass there is nothing but good things said about it and it's technology is rock solid.							
We have seen a chemical benefit this past year on the Swim Center, Community Center, and Avana pools that have Microglass							
It is possible that the crack repair on this pool could go over the 120 ft bid and if that happens, Atlantis price per foot on repair is \$100 per foot whereas Commercial Swim is \$195 per foot and Landmark is \$180 per foot							
All three companies could do this project in 3 weeks.							
My recommendation is to go with Atlantis as they have been our preferred vendor for our replasters.							



# BID PROPOSAL

"Our Reputation Holds Water"

P.O. Box 3475  
Abilene, TX 79604  
Tel: (817) 825-5844

**OWNER INFORMATION**

Circle C Ranch Swim Center  
5919 La Crosse Avenue Suite 100  
Austin, TX 78739

Circle C Pool - 12500 Archeleta Austin TX

**Contact Information**

Robert Bardeleben  
PH: 512-796-9584

**SCOPE OF WORK**

Remove plaster using Katrina hydro blasting and prep with Miracoat's BC Pro Bondkote. \$51,515.00  
Replaster with Pebble Quartz white with Microglass Set & Cure  
Crack Repair cost for 120ft of repair \$13,000

MicroGlass add \$4,320.00

\* crack repair pricing of \$2000 for the first 10 ft and \$100 per ft after that.

\*sales tax not included

Atlantis Pool Plastering, Inc. agrees to furnish all necessary materials, equipment, labor, supplies, supervision and tools necessary to perform the work described above.

**EXCLUSIONS**

Draining & Cleaning of pool  
Chemical start-up  
Water to fill pool  
Brushing of Walls

TOTAL BID: **Sixty Eight Thousand Eight Hundred Thirty Five & No Cents**

**\$68,835.00**

12/16/2023 BY:

Sage Watson



PO BOX 952  
 Hutto, TX 78634  
 (512) 244-7946 / TICL375  
 info@commercialswim.com

# Estimate

<b>ESTIMATE#</b>	1056791578
<b>DATE</b>	12/08/2024
<b>PO#</b>	

CUSTOMER
Circle C HOA 5919 La Crosse Avenue Austin TX 78739

SERVICE LOCATION
Circle C HOA 12500 Archeleta Blvd Austin Texas 78739

DESCRIPTION	
<ul style="list-style-type: none"> <li>Re-Plaster of Pool -</li> <li>• Drain pool</li> <li>• Under cut all tile that will remain</li> <li>• Core hydrostatic relief holes if applicable</li> <li>• Remove any un-bonded loose plaster</li> <li>• Acid wash then power wash surface and tiles</li> <li>• Install new demarcation tiles on steps for code compliance</li> <li>• Apply CLI Bond Coat and let cure for 48 hours</li> <li>• Install New VGB compliant main drains</li> <li>• Remove and replace in wall ladder steps</li> <li>• Remove and replace all light rings</li> <li>• Re-plaster pool in Blue Quartz plaster</li> </ul>	<p>+ \$6,500 chip out of old Plaster</p>
Replacement of Mastic expansion joint around pool Installation of Torque lock structural staples	
Exclusion: Is full-chip out is required - cost will be additional \$32 per linear foot for chip out, haul off and disposal	
Material to be PMM Marquise series blue quartz Five (5) Year pro-rated Commercial Limited Warranty Terms & Conditions PMM warrants its products – Marquis Series, Freestone Series, Crystal Series, Mystic Series and Marquis Magic – against failure on a 10 Year Limited Warranty from the date of installation by a professional licensed pool finish applicator. In the event of failure, PMM shall, upon verification, provide Marquis Series, Freestone Series, Crystal Series, Mystic Series or Marquis Magic materials to repair the area of failure only	

Estimate			
Description	Qty	Rate	Total
Prep amd Bond coat	1.00	7,683.93	7,683.93
Blue Quartz	1.00	18,553.49	18,553.49
Labor	1.00	10,450.17	10,450.17
Step and bench tile per lf	1.00	1,440.00	1,440.00
Slurry Box and Acid wash	1.00	2,400.00	2,400.00

Description	Qty	Rate	Total
Fittings (main drains - wall fittings)	1.00	1,230.00	1,230.00
Removal and replacement of mastic	218.00	14.58	3,178.44
Misc Item	45.00	195.00	<del>8,775.00</del>
Tax	<i>1.70</i>	8.25%	<i>23,400</i> 0.00

**CUSTOMER MESSAGE**

50% upfront deposit is required before work can begin,

**Estimate Total: \$53,711.03**

**PRE-WORK SIGNATURE**

Signed By:

**REPAIR ESTIMATE TERMS AND CONDITIONS**

By approving this estimate, customer agrees to the following terms.

- Estimate pricing is valid for 60 days from creation date.
- 50% Deposit upfront deposit is required before any work can began.
- **Customer to pay all applicable state and local taxes.**

# LANDMARK AQUATIC

Progressive Commercial Aquatics, LLC  
2215 Funder Road  
Houston, TX 77075  
Email: HKSservice@landmarkaquatics.com  
Phone: 281-982-0212

## PROJECT QUOTE

DATE: 12/10/2024

QUOTE ID: 3015  
SERVICE: Circle "C" Ranch  
LOCATION:  
STREET:  
CITY:

CONTACT: --  
DATE SUBMITTED: 12/10/2024  
PREPARED BY: Reeves, Travis

### DESCRIPTION:

Grey Rock Replaster

### SCOPE OF WORK:

**\*\*Quote Includes\*\***

- Full strip and replaster with quartz blue
- Dumpster
- Start up (3 days of brushing and chem balance)
- Replace 178LF of Toe Tile

Concrete Crack repair- Cracks will be cut up and rebar staples will be installed at 12" intervals. Crack will be injected with high solids epoxy to fill in crack

This quote covers 120lf of crack. this is subject to change and could go up or down depending on actual total length of crack

**\*\*Crack repair will be priced at \$180/lf \*\*\***

**\*\*Quote excludes\*\***

Anything not specifically listed

ITEM	QUANTITY	UNIT PRICE	TOTAL
Full Strip and replaster w/ Quartz blue	1	\$59,456.00	\$59,456.00
Crack repair with rebar staples and high solids epoxy (120 lf)	120	\$180.00	\$21,600.00
<b>Total</b>			<b>\$81,056.00</b>

SIGNATURE

PRINT NAME

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DATE

Landmark Aquatic has no duties or obligations beyond those contained in this proposal, and we are not bound by any terms or conditions not contained in this proposal, unless set forth in a subcontract agreement acceptable to us and signed by us. If we are directed to proceed with our work and no subcontract agreement is signed by us, the only terms and conditions governing our work are those contained in this proposal.

**NOTICE TO OWNER**

Failure of this Contractor to pay those persons supplying material or services to complete this contract can result in the filing of a mechanic's lien on the property, which is the subject of this agreement pursuant to Chapter 429.rsmo. To avoid this result, you may ask this Contractor for "Lien Waivers" from all persons supplying material or services for the work described in this contract. Failure to secure Lien Waivers may result in your paying for labor and material twice.

**DEFAULT CLAUSE**

If invoices go unpaid past 30 days, customer will receive a \$40.00 late fee. Additionally, a 1.5% monthly fee on all past due invoice amounts will be applied. In the event of default by buyer of any provision of this contract, buyer agrees to pay all collection costs, and interest from date of default. Reasonable attorney's fee shall be awarded to the prevailing party in action brought under this contract. Owner agrees that, in the event of breach or cancellation by owner, owner shall be responsible for charges to date of breach plus contract profits.

*Quote is only valid for 30 days; All work is warranted for a period of one year from date of completion.*