CCHOA Board Meeting Agenda
28 May 2025, 6:30pm
Circle C Community Center via zoom

I. Roll Call

II. Acceptance of Agenda

III. Acceptance of April 30, 2025 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 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.

a. *Justin Fink*
b. *Reid Evans*

V. Management Reports

a. General Report, *Karen Hibpshman*
    1. April YTD Financials
b. Landscape Report, *Karen Hibpshman*
c. Aquatics Report, *Brody McKinley*
d. Maintenance Report, *Robert Bardeleben*

VI. Discussion Items

a. Stratus Project/Stratus Letter of Support

VII. Action Items

a. Board Appointment

VIII. Adjourn Public Meeting

IX. Executive Session

a. Cafe

Attachments

1. April 2025 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
April 30, 2025

1. Stratus Properties started the meeting with their presentation on this proposed project along MoPac, between La Crosse Ave and the Valor School sight. They will be asking for a change in the zoning of this property to include residential, multi-use and restaurant. Stratus gave a presentation and answered questions from those who were present in person and on Zoom. They will also provide the power point presentation that will be available on the website and sent out through email.

2. The CCHOA Board of Directors convened on April 30, 2025, at the Community Center and via video conferencing (Zoom). Joanne Kinzer called the meeting to order at 7:44p.m. In attendance were board members Joanne Kinzer, David Lachance, Dave Duryee, Paul Oveisi, Tom Griebel and John Labarge. CCHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director), Brody McKinley (Aquatics Director) were present.

3. Joanne presented the April 30, 2025 agenda. Karen asked that Melody Lopez was added to the Homeowner Forum. David motioned to accept the agenda with the change. John seconded the motion. All were in favor and the motion passed.

4. Joanne presented the March 26, 2025 Board of Directors Meeting Minutes. Tom motioned accept the minutes with the correction to Item #14. Paul seconded the motion. All were in favor and the motion passed.

5. Joanne introduced the Homeowner Forum. Melody was not able to join via zoom. Karen updated the board on the safety issues and will contact Melody in the morning

6. Karen presented the management report and the YTD Financials.

7. Brody presented the aquatics report.

8. Robert presented the maintenance report.

9. Karen presented the landscaping report.

10. The first discussion item is the update on the License Plate cameras. There is no update at this time. The city really does not want anything placed in the ROW. It would be nice to have license plate cameras located at the different facilities and will look at costs. We will remove from the agenda for a couple of months when there is more information.

11. The second discussion item was the Board vacancy. We have 4 candidates for the open board seat. Sam Gammage, Chelsea Estes, Kimberly De La Garza and Phil Gorman. It will be an action item at the next board meeting.

12. The third discussion item was the Virtual Power Plant. The board was not able to find out additional information on this and this will be removed from the agenda.

13. The fourth discussion item was the proposed flag amendment brought to the board from a resident. This was brought to the attorney and the statute is very clear, only the Flag of the United States of

America; the flag of the State of Texas; or an official or replica flag of any branch of the United States armed forces. No amendments will be done.

No Action Items.

14. Paul motioned to adjourn the Public Meeting at 8:49pm. John seconded the motion. All were in favor and the motion passed.

15. The board went into Executive Session at 8:55pm to discuss Stratus and the Café. No decisions or actions were taken. The board adjourned executive session at 9:25pm.

Respectfully Submitted,

By: _____

Title: _Secretary_____

Circle C Homeowners Association
Manager's Report
April 28, 2025 – May 23, 2025

Violation Report
April 28, 2025 – May 23, 2025

	Mar 26 - Apr 25, 2025	Apr 28 - May 23, 2025	Percentage of Total Violations	% Change		Mar 25 - Apr 19, 2024	Apr 24 - May 26, 2024	Percentage of Total Violations	% Change
Total Violations:	**326**	**254**		**-22.09%**		**372**	**168**		**-54.84%**
Rubbish/Debris	46	30	11.81%	-34.78%		42	27	16.07%	-35.71%
Front Yard Maintenance	208	154	60.63%	-25.96%		248	60	35.71%	-75.81%
Architectural	15	13	5.12%	-13.33%		7	15	8.92%	114.29%
Vehicle Storage	7	10	3.94%	42.86%		7	12	7.14%	71.43%
Repair of Exterior Damages	10	12	4.72%	20.00%		10	9	5.35%	-10.00%
Exterior Lighting	11	15	5.91%	36.36%		18	8	4.76%	-55.56%
Driveway	5	4	1.57%	-20.00%		5	0	0.00%	0.00%
Fencing	0	0	0.00%	0.00%		1	3	1.78%	200.00%
Use Limitations	0	0	0.00%	#DIV/0!		1	1	0.59%	0.00%
Recreational Equipment	5	4	1.57%	-20.00%		24	13	7.73%	-45.83%
Offensive Activities	8	4	1.57%	-50.00%		0	1	0.59%	#DIV/0!
Common Properties	0	0	0.00%	0.00%		0	1	0.59%	0.00%
Maintenance	10	7	2.76%	-30.00%		2	18	1.71%	800.00%
Abutting Landscaping	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Window Covering	1	1	0.39%	0.00%		0	0	0.00%	0.00%

	326	254				372	168		
Stage 1/Cooperative Letters	272	196	83.43%	-27.94%		334	143	81.54%	-57.19%
Stage 2 Letters	47	40	14.41%	-14.89%		31	23	17.59%	-25.81%
Stage 3 Letters	7	18	2.14%	157.14%		6	2	0.43%	-66.67%
Stage O	0	0	0.00%	0.00%		1	0	0.00%	-100.00%

	327	255				372	168		
On Hold	5	0	1.52%	0.00%		10	0	0.00%	-100.00%
Closed	130	128	50.39%	-1.54%		139	54	32.14%	-157.41%
New	123	83	32.68%	-32.52%		185	97	57.73%	-47.57%
Escalated	50	41	16.14%	-18.00%		21	12	7.14%	-42.86%
Re-Opened	18	2	0.79%	-88.89%		17	5	2.97%	-70.59%
Attorney	1	1	0.39%	0.00%		0	0	0.00%	0.00%

Administration

25 New Homeowner Packets mailed April 16th – May 16th.

Financial

AP checks were signed on May 20th with Terri Giles

Upcoming Special Events

June 7th – Seals Meet
June 7th – Pool Summer Hours Start
June 15th – Fathers Day
June 19th – Juneteenth – HOA Office Closed
June 21st – Dive-In Move
June 25th – Board Meeting
July 1st – Second ½ HOA dues Emailed and Mailed
July 4th – 4th of July Parade – Swim Center Plaza
HOA Office Closed/Pools Open Holiday Hours

Project/Updates

- Second ½ HOA dues. We will be sending out the assessment letters to the owner that we have good emails for electronically, those that we don't have an email for will still receive them via the USPS. We will be putting a message up on the website that if the resident would like to verify their email or if they only want their bill sent through USPS. This will have significant savings since postage to mail all statements is over $4,000.
- Billing for Coves at Circle C for $11,423.75 was paid.
- Billing sent to Rowell HOA for $69,913.35.
- Payment received from Commercial HOA for $54,500.
- Spectrum is installing their infrastructure in GreyRock. There have been several issues and these have been communicated to the project manager to address.
- TxDOT proposed project on FM1826 from SH45-US290. Per email from TxDOT and Ann Howards office, the project has been paused for 4-years. Attended the CAMPO meeting and requested it to be removed from the constrained list. The next CAMPO meeting is May 12th where they will vote on the 2050 plan.
- 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
GR – Replaster/repair to code	Completed
AV – Funbrella Repair/Replacement	Completed
GR- Funbrella Repair/Replacement	Completed
Maintenance Office HVAC Replacement	Completed
CC Pool Office HVAC Replacement	Completed

GR Pool Office HVAC Replacement	Completed
SC – Pool Covers	Will order end of summer
SC – Lounge Chairs	Completed
CC – Lounge Chairs	Completed
AV – Lounge Chairs	Completed
GR – Lounge Chairs	Completed
CC – Pool Slide Refurbish/Gelcoat	Completed
CC – Splash Pad Bollard Edge Repairs	Completed
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	Completed
SC – Slide Repair/Removal	Slide is repaired for operations for this year.
GreyRock crushed granite trail	Completed
SC – Landscaping	More information needed
Node Clock Replacement	Started
Rock Work	Started

Irrigation Upgrades	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

2025 CCHOA INCOME BUDGET

Category	Subcategory	2025 Budget	Jan-25	Feb-25	Mar-25	Apr-25	Totals	%
Homeowner Income	Homeowner Dues	$5,290,000	$48,179.92	$1,341,211.60	$778,950.13	$184,553.63	$2,352,895.28	44%
Homeowner Income	Resale Certificates	$50,625	$4,050.00	$2,250.00	$4,725.00	$4,725.00	$15,750.00	31%
Homeowner Income	Transfer Fees I0come	$41,125	$1,400.00	$2,625.00	$3,675.00	$2,625.00	$10,325.00	25%
Homeowner Income	Late Fees Collected	$35,000	$1,982.88	$1,667.39	$2,059.43	$4,598.38	$10,308.08	29%
Homeowner Income	Lien Admin Fees Income	$900	$83.00	$69.00	$345.00	$997.00	$1,494.00	166%
Homeowner Income	Filing Fee Income	$800	$112.00	$56.00	$280.00	$448.00	$896.00	112%
Homeowner Income	NSF Charges	$50	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Homeowner Income	HOA Fine Income	$0	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!
Homeowner Income Total		**$5,418,500**	**$55,807.80**	**$1,347,878.99**	**$790,034.56**	**$197,947.01**	**$2,391,668.36**	44%
Architectural Review Incom	Architectural Review I0come	$10,000	$535.00	$1,100.00	$685.00	$1,160.00	$3,480.00	35%
Architectural Review Icome Total		**$10,000**	**$535.00**	**$1,100.00**	**$685.00**	**$1,160.00**	**$3,480.00**	35%
Rental Income	Office Rent	$10,000	$0.00	$1,834.11	$0.00	$0.00	$1,834.11	18%
Rental Income	Grill Rent	$6,300	$1,050.60	$0.00	$1,050.60	$0.00	$2,101.20	33%
Rental Income Total		**$16,300**	**$1,050.60**	**$1,834.11**	**$1,050.60**	**$0.00**	**$3,935.31**	24%
Aquatics Income	Pool Programs	$65,000	$1,572.00	$724.50	$10,127.00	$13,876.00	$26,299.50	40%
Aquatics Income	Pool Programs - Swim Team	$136,500	$15,400.00	$15,070.00	$15,160.00	$18,075.00	$63,705.00	47%
Aquatics Income	Facility Income	$41,500	$730.00	$1,930.00	$2,894.00	$10,611.60	$16,165.60	39%
Aquatics Income Total		**$243,000**	**$17,702.00**	**$17,724.50**	**$28,181.00**	**$42,562.60**	**$106,170.10**	44%
CCCC Income	CCCC Facility Rentals	$70,000	$5,888.75	$6,108.75	$8,512.50	$4,903.50	$25,413.50	36%
CCCC Income Total		**$70,000**	**$5,888.75**	**$6,108.75**	**$8,512.50**	**$4,903.50**	**$25,413.50**	36%
Landscape Reimbursements	Stratus Reimb	$114,450	$54,500.00	$0.00	$0.00	$0.00	$54,500.00	48%
Landscape Reimbursements	COA Reimb	$17,600	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Landscape Reimbursements Total		**$132,050**	**$54,500.00**	**$0.00**	**$0.00**	**$0.00**	**$54,500.00**	41%
Credit Card Rewards		$0	$500.00	$500.00	$0.00	$0.00	$1,000.00	#DIV/0!
Miscellaneous	Interest Income	$75,000	$4,464.42	$3,657.00	$5,919.18	$5,348.63	$19,389.23	26%
Miscellaneous	Sales Tax Discount	$0	$1.11	$0.00	$0.00	$0.00	$1.11	
Miscellaneous Total		**$75,000**	**$4,965.53**	**$4,157.00**	**$5,919.18**	**$5,348.63**	**$20,390.34**	27%
Cove @ CC Reimbursement	Cove @ Circle C HOA	$22,000	$0.00	$0.00	$0.00	$11,423.75	$11,423.75	52%
Rowell Reimbursement	The Rowell HOA	$135,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Rimbersement Total		**$157,000**	**$0.00**	**$0.00**	**$0.00**	**$11,423.75**	**$11,423.75**	7%
Grand Total		**$6,121,850.00**	**$140,449.68**	**$1,378,803.35**	**$834,382.84**	**$263,345.49**	**$2,616,981.36**	43%

2025 CCHOA EXPENSE BUDGET

Category	Subcategory	2025 Budget	Jan-25	Feb-25	Mar-25	Apr-25	Totals	%
Commons Area Services	Landscape Maint Contract	$1,524,159	$127,213.25	$127,213.25	$127,213.25	$127,213.25	$508,853.00	33%
Commons Area Services	Contract Landscape SC	$38,607	$3,217.25	$3,217.25	$3,217.25	$3,217.25	$12,869.00	33%
Commons Area Services	Contract Landscape CCCC	$38,607	$3,217.25	$3,217.25	$3,217.25	$3,217.25	$12,869.00	33%
Commons Area Services	Contract Landscape AV	$27,377	$2,281.47	$2,281.47	$2,281.47	$2,281.47	$9,125.88	33%
Common Area Services	Contract Landscape GR	$27,377	$2,281.41	$2,281.41	$2,281.41	$2,281.41	$9,125.64	33%
Common Area Services	Common Area Holiday Lighti	$53,117	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Commons Area Services	Landscape Repairs	$200,000	$4,445.79	$19,301.61	$28,623.00	$20,825.19	$73,195.59	37%
Commons Area Services	Landscape Water Utilities	$300,000	$13,789.99	$10,564.86	$9,066.88	$7,747.43	$41,169.16	14%
Commons Area Services	COA Water Utility Complianc	$12,000	$3,200.00	$2,225.00	$3,900.00	$0.00	$9,325.00	78%
Common Area Services	Landscape Electric Utilities	$36,000	$3,264.62	$2,988.09	$3,205.42	$3,154.42	$12,612.55	35%
Common Area Services	Tree Care	$100,000	$0.00	$0.00	$42,891.62	$27,280.00	$70,171.62	70%
Common Area Services	Plant Replacement	$75,000	$0.00	$0.00	$25,000.00	$0.00	$25,000.00	33%
Commons Area Services	Fence Repairs & Maint	$8,000	$0.00	$0.00	$0.00	$0.00	$2,679.00	33%
Commons Area Services	Electrical Repairs & Maint	$12,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%

Common Area Services	Neighborhood Maint & Repa	$27,000	$1,671.76	$3,242.23	$2,679.00	$7,789.50	$4,913.99	18%
Common Area Services	Non Contract Landscape - S	$30,000	$458.69	$0.00	$0.00	$0.00	$458.69	2%
Common Area Services	Permits	$10,000	$3,748.00	$575.00	$1,066.26	$1,903.64	$7,292.90	73%
Commons Area Services Total		**$2,519,244**	**$168,789.48**	**$177,107.42**	**$254,642.81**	**$206,910.81**	**$807,450.52**	32%
Aquatics Facilities	Administrative	$75,500	$4,108.34	$2,429.22	$3,518.14	$2,972.55	$13,028.25	17%
Aquatics Facilities	Supplies - Pool	$28,000	$654.00	$2,280.72	$3,043.71	$5,320.87	$11,299.30	40%
Aquatics Facilities	Supplies - Chemicals	$93,000	$3,842.35	$4,019.34	$6,652.54	$7,201.45	$21,715.68	23%
Aquatics Facilities	Supplies & Fees - Swim Tea	$19,000	$1,891.17	$616.30	$1,218.19	$2,342.78	$6,068.44	32%
Aquatics Facilities	Maintenance - Pool	$136,200	$2,227.26	$7,463.15	$18,257.50	$13,580.52	$41,528.43	30%
Aquatics Facilities	Maintenance - Building	$92,000	$3,431.66	$4,595.63	$12,851.63	$10,245.65	$31,124.57	34%
Aquatics Facilities	Payroll - Staff	$1,230,000	$54,262.73	$42,448.37	$62,586.40	$69,041.81	$228,339.31	19%
Aquatics Facilities	Payroll - Programming Staff	$55,500	$113.82	$75.60	$1,197.85	$2,181.57	$3,568.84	6%
Aquatics Facilities	Payroll - Swim Team	$155,000	$16,996.77	$11,248.47	$11,187.12	$11,731.59	$51,163.95	33%
Aquatics Facilities	SC-Utilities - Water	$33,000	$2,268.12	$2,039.60	$2,415.80	$2,648.23	$9,371.75	28%
Aquatics Facilities	Avana _Utilities-Water	$9,000	$287.36	$716.25	$679.89	$979.86	$2,663.36	30%
Aquatics Facilities	GR- Utilities - Water	$4,500	$220.79	$404.97	$271.54	$193.62	$1,090.92	24%
Aquatics Facilities	SC-Utilities - Electric	$30,000	$2,171.80	$2,619.76	$2,329.87	$2,538.31	$9,659.74	32%
Aquatics Facilities	Avana - Utilities- Electric	$12,000	$955.56	$727.63	$253.01	$704.54	$2,640.74	22%
Aquatics Facilities	GR -Utilities-Electric	$7,000	$438.83	$484.14	$523.59	$362.17	$1,808.73	26%
Aquatics Facilities	Utilities - Natural Gas	$45,000	$3,231.49	$4,866.75	$3,554.87	$2,733.38	$14,386.49	32%
Aquatics Facilities	SC-Utilities - Telephone/Inte	$15,000	$582.15	$582.15	$592.20	$592.26	$2,348.76	16%
Aquatics Facilities	Avana - Telephone/Internet	$5,000	$210.85	$235.28	$128.32	$235.33	$809.78	16%
Aquatics Facilities	GR- Telephone/Internet	$6,000	$234.00	$258.44	$151.48	$258.49	$902.41	15%
Aquatic Facilities Total		**$2,050,700**	**$98,129.05**	**$88,111.77**	**$131,413.65**	**$135,864.98**	**$453,519.45**	22%
Circle C Community Center	Utilities - Water	$22,000	$520.57	$426.69	$431.43	$718.33	$520.57	2%
Circle C Community Center	Utilities - Electric	$26,000	$1,649.89	$1,029.99	$2,219.97	$1,673.70	$6,573.55	25%
Circle C Community Center	Utilities - Telephone/Interne	$12,000	$702.57	$702.48	$706.93	$706.93	$2,818.91	23%
Circle C Community Ctr	Events Payroll	$10,000	$670.07	$545.07	$813.52	$469.96	$2,498.62	25%
Circle C Community Center	Maintenance - Building	$60,000	$4,141.95	$3,685.79	$3,386.49	$2,701.16	$13,915.39	23%
Circle C Community Ctr Total		**$130,000**	**$7,685.05**	**$6,390.02**	**$7,558.34**	**$6,270.08**	**$27,903.49**	21%
Maintenance Operations	Office Supplies	$800	$0.00	$0.00	$392.58	$92.93	$485.51	61%
Maintenance Operations	Employee Education	$1,800	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Maintenance Operations	Uniforms	$1,200	$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%
Maintenance Operations	Safety Equip/Supplies	$1,200	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Maintenance Operations	Maintenance Payroll	$235,000	$25,011.85	$16,826.96	$16,826.96	$16,826.96	$75,492.73	32%
Maintenance Operations	Pool Tech	$76,000	$6,576.93	$4,423.08	$4,666.08	$5,506.83	$21,172.92	28%
Maintenance Operations	Payroll Taxes	$32,000	$2,101.92	$1,345.38	$1,346.54	$1,348.46	$6,142.30	19%
Maintenance Operations	Computer/Software	$1,400	$150.47	$0.00	$0.00	$0.00	$150.47	11%
Maintenance Operations	Tools/Supplies	$6,000	$0.00	$0.00	$3,422.21	$44.34	$3,466.55	58%
Maintenance Operations	Office Furniture	$600	$0.00	$0.00	$411.52	$0.00	$411.52	69%
Maintenance Operations Total		**$356,300**	**$33,841.17**	**$22,595.42**	**$27,065.89**	**$23,819.52**	**$107,322.00**	30%
HOA Operations	Office Supplies	$11,000	$599.69	$157.39	$594.05	$879.02	$1,443.28	13%
HOA Operations	Equip & Maintenance	$21,000	$208.03	$151.09	$771.76	$4,879.43	$6,010.31	29%
HOA Operations	HOA Owned Vehicle Expens	$8,000	$2,748.13	$29.00	$140.34	$255.69	$3,173.16	40%
HOA Operations	Postage	$28,000	$193.96	$2,742.55	$866.67	$1,414.30	$5,217.48	19%
HOA Operations	Web Operations	$5,000	$38.40	$937.31	$38.40	$38.40	$1,052.51	21%
HOA Operations	Printing	$7,000	$4.00	$2,609.53	$0.00	$0.00	$2,613.53	37%
HOA Operations	HOA Meetings	$7,000	$3,088.03	$449.25	$314.64	$145.64	$3,997.56	57%
HOA Operations	Deed Restrictions	$20,000	$1,527.54	$1,528.08	$0.00	$1,528.08	$4,583.70	23%
HOA Operations	HOA Special Events	$45,000	$3,990.00	$2,930.00	$581.73	$4,009.46	$11,511.19	26%
HOA Operations	Professional Fees	$2,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
HOA Operations Total		**$154,000**	**$12,397.78**	**$11,534.20**	**$3,307.59**	**$13,150.02**	**$40,389.59**	26%
Financial Management	Management Services	$115,850	$9,276.30	$9,276.30	$9,276.30	$9,838.50	$37,667.40	33%
Financial Management	Resale Certificate	$11,250	$250.00	$750.00	$650.00	$1,100.00	$2,750.00	24%
Financial Management	Lien Filing Administrative Fe	$3,000	$4,919.00	$0.00	$0.00	$376.00	$5,295.00	177%
Financial Management	Bank Fees	$70,000	$3,536.53	-$4,143.91	$14,777.79	$9,520.67	$23,691.08	34%
Financial Management	CPA/Audit	$10,000	$0.00	$60.50	$0.00	$213.38	$273.88	3%

Financial Management Total		**$210,100**	**$17,981.83**	**$5,942.89**	**$24,704.09**	**$21,048.55**	**$69,677.36**	33%
HOA Management	Management Payroll	$235,000	$24,597.91	$16,638.64	$16,638.64	$16,638.64	$74,513.83	32%
HOA Management	Management Payroll Taxes	$25,000	$2,123.44	$1,373.91	$1,396.57	$1,371.03	$6,264.95	25%
HOA Management	Mileage Reimbursement	$6,000	$191.80	$730.10	$448.00	$567.00	$1,936.90	32%
HOA Management	Insurance Stipend	$60,000	$4,527.46	$5,239.99	$5,239.99	$4,802.28	$19,809.72	33%
HOA Management	Cont Ed & Skills Enhancemer	$2,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
HOA Management Total		**$328,000**	**$31,440.61**	**$23,982.64**	**$23,723.20**	**$23,378.95**	**$102,525.40**	31%
Architectural Review Expen	Architectural Review Expens	$8,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Architectural Review Expenses Total		**$8,000**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	0%
Legal Services	Legal Services	$20,000	$0.00	$495.00	$3,226.86	$105.00	$3,826.86	19%
Legal Services Total		**$20,000**	**$0.00**	**$495.00**	**$3,226.86**	**$105.00**	**$3,826.86**	19%
Taxes	Property	$18,000	$248.74	$0.00	$0.00	$0.00	$248.74	1%
Taxes	Income/Franchise Taxes	$0	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!
Taxes Total		**$18,000**	**$248.74**	**$0.00**	**$0.00**	**$0.00**	**$248.74**	1%
Insurance	General, Property, Boiler & A	$105,000	$9,212.63	$9,212.63	$9,212.63	$9,212.63	$36,850.52	35%
Insurance	Auto	$6,000	$531.09	$531.09	$531.09	$531.09	$2,124.36	35%
Insurance	D & O Insurance	$14,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Insurance	Worker's Comp	$16,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Insurance Total		**$141,000**	**$9,743.72**	**$9,743.72**	**$9,743.72**	**$9,743.72**	**$38,974.88**	28%
Community Enhancement	Donations	$1,000	$0.00	$0.00	$0.00	$0.00	$0.00	0%
Community Enhancement	Association Memberships	$2,000	$75.00	$70.00	$195.00	$0.00	$340.00	17%
Community Enhancement Total		**$3,000**	**$75.00**	**$70.00**	**$195.00**	**$0.00**	**$340.00**	11%
Reserve Transfer		**$183,506**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	
Grand Total		**$6,121,850**	**$380,332**	**$345,973**	**$485,581**	**$440,292**	**$1,652,178**	**27%**

Expected Reserve Expenditures and Capital Improvement for 2025		**YTD**
Billboard	$5,000	0
GR-Replaster to Code	$100,000	76835
AC-Funbrella Fabric Replacement	$6,000	4546.5
GR-Funbrella Fabric Replacement	$6,000	1867.31
Maintenance Office HVAC Replacement	$12,000	10651.8
CC Pool Office HVAC Replacement	$5,200	4790.06
GR Pool Office HVAC Replacement	$5,800	4851.46
SC - Pool Covers	$9,000	0
SC - Lounge Chairs	$8,000	7437.81
CC-Lounge Chairs	$4,000	4000
AV Lounge Chairs	$4,000	4000
GR Lounge Chairs	$3,000	3000
CC-Pool Slide Refurbish/Gelcoat	$30,000	30513.19
CC-Splash Pad Bollard Edge Repairs	$30,000	17423.9
CC-Outside Trim	$47,000	0
CC_Soffit Sand/Stain	$35,000	0

SC-Parking Lot Repairs/Seal & Stripe	$15,000	0
CC-Parking Lot Repairs/Seal & Stripe	$14,500	0
CC-Kitchen Countertop Replacement	$12,000	10922.01
CC-Carpet Replacement	$40,000	14709.56
SC - Slide Removal	$30,000	0
GR - Crushed Granite Trail	$35,000	37887.5
Swim Center Landscaping	$275,000	0
Node Clock Replacement	$90,000	30000
Rock Work	$25,000	10000
Irrigation Upgrades	$35,000	35000
Bed Upgrades	$35,000	20000
Escarpment Project	$200,000	$192,825.00
CCN Improvement	$200,000	$45,000.00
Construction Repairs	$50,000	$4,263.55
Total	**$1,366,500**	**$570,524.65**
Total Capital Budget Projects	**$1,366,500.00**	**$570,524.65**
Grand Total Expenses	**$7,488,350.00**	

Circle C Aquatics **April-25** **Spring Operations**

Facility Usage	*Swim Center*		*Community Center*		*Avaña*		*Greyrock*		***Total***	
	Apr-25	YTD	Apr-25	YTD	Apr-25	YTD	Apr-25	YTD	**Apr-25**	**YTD**
Resident Entries	5,449	10,578	0	0	0	0	0	0	**5,449**	**10,578**
Unique Residents	1,495	1,989	0		0		0		**1,495**	**1,989**
Unique Households	636	823	0		0		0		**636**	**823**
Guest Entries	384	941	0	0	0	0	0	0	**384**	**941**
Other Entries	1,988	3,801	0	0	0	0	0	0	**1,988**	**3,801**
Average Hourly Count	132		0		0		0			
Average % of Capacity	10%		0%		0%		0%			
Max Hourly Count	25		0		0		0			
Total Entries	**7,821**	**15,320**	**0**	**0**	**0**	**0**	**0**	**0**	**7,821**	**15,320**

Incidents	*Swim Center*		*Community Center*		*Avaña*		*Greyrock*		***Total***	
	Apr-25	YTD	Apr-25	YTD	Apr-25	YTD	Apr-25	YTD	**Apr-25**	**YTD**
Water Rescues	1	2	0	0	0	0	0	0	**1**	**2**
First Aid Responses	5	13	0	0	0	0	0	0	**5**	**13**
Sudden Illness Treatments	1	4	0	0	0	0	0	0	**1**	**4**
Patron/Facility Incidents	9	19	0	0	0	0	0	0	**9**	**19**
Biohazard Cleanups	5	14	0	0	0	0	0	0	**5**	**14**
Suspensions/Expulsions	1	5	0	0	0	0	0	0	**1**	**5**
EMS/911 Callouts	0	0	0	0	0	0	0	0	**0**	**0**
Total Incidents	**16**	**37**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**37**
Incident per Entry Ratio	**0.20%**	**0.24%**							**0.20%**	**0.24%**

Revenue	Apr-25	*YTD*
Aquatics Programs	$ 13,876.00	$ 26,299.50
Swim Team	$ 18,075.00	$ 63,705.00
Guest Fees	$ 198.00	$ 583.00
Area Reservations	$ -	$ -
Facility Rentals	$ 725.00	$ 725.00
Lane Rentals	$ 8,502.60	$ 12,156.60
Other Facility Income	$ 1,186.00	$ 2,701.00
Total Aquatics Revenue	$ 42,562.60	$ 106,170.10

Programs	Apr-25
Select Swim Team	98
Masters Swimming	18
Group Swim Lessons	0
Private Swim Lessons	59
Water Aerobics	0
Certification Courses	16
WSI Course	4
Total Participants	**195**

Reservations & Rentals	Apr-25	YTD
Area Reservations	0	0
Facility Rentals	0	0
Lap Lane Reservations	298	298
Total Reservations	**0**	**298**

Aquatics Staffing	Apr-25
Lifeguards/Head Guards	89
Front Desk Staff	13
Instructors/Coaches	8
Total Staff	**110**

Resident Stats	Individuals	Households	Members / Household
Homeowners	12,976	4,460	2.91
Renters	745	211	3.53
New Memberships	113	39	
Totals	**13,721**	**4,671**	**2.94**

Circle C HOA
Maintenance Report for Board May 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
- Working on acquiring information and bids on added splash feature for wade pool
- Fire extinguishers have passed yearly inspection

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs Completed
- Fire extinguishers have passed yearly inspection

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- Splash Pad Bollards/Renovation Completed
- Pool is Open
- Replaced Controller for Splash Pad
- Fire extinguishers have passed yearly inspection

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal
- Swim Center Playground Shade Canopy Loosened Up—Texas Made Shade Covers reaffixed—cable broke.

AVANA AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Pool is Open
- Fire extinguishers have passed yearly inspection

GREY ROCK AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Pool is Open
- Fire extinguishers have passed yearly inspection