

CCHOA Board Meeting Agenda
20 November 2024, 6:30pm
Circle C Community Center via zoom

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of October 30, 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 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. Oct 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
 - b. Update on outcome on the STR vote
- VII. Action Items
 - a. 2025 Assessment Rate
 - b. 2025 Budget
 - c. Café Lease
 - d. Annual Meeting Date/Ballot Items – March 12th
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. Stratus Project
 - b. HR

Attachments

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

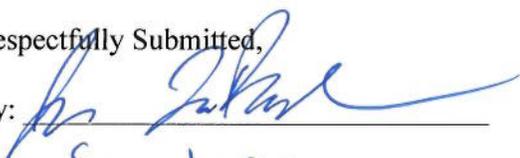
**Circle C Homeowners Association
Board Meeting Minutes
October 30, 2024**

1. The CCHOA Board of Directors convened on October 30, 2024, at the Community Center and via video conferencing (Zoom). Stephen Bega called the meeting to order at 6:37p.m. In attendance were board members Stephen Bega, David Lachance, Joanne Kinzer, Dave Duryee and Kimberly De La Garza. Paul Oveisi joined via Zoom at 6:39pm. John La Barge was not present. CCHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director) and Brody McKinley (Aquatics Director) were present.
2. Stephen presented the October 30, 2024 agenda. Karen asked to add STRs as a discussion item. Dave motioned to accept the agenda with the change. Joanne seconded the motion. All were in favor and the motion passed.
3. Stephen presented the September 25, 2024 Board of Directors Meeting Minutes. Joanne asked that the removal of the extra period on #9. Dave motioned to accept the minutes with the correction. David seconded the motion. All were in favor and the motion passed.
4. Stephen introduced the Homeowner Forum.

Andrew Tan requested contingencies for extra swim hours.
5. Karen presented the management report and the YTD Financials.
6. Karen presented the landscaping report.
7. Brody reported the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item is the proposed TxDot project along FM1826. No additional update.
10. The second discussion item is the update on the License Plate cameras. Karen has met with two companies so far on license plate cameras and is waiting for a meeting with our District 8 rep to see what we are and are not able to do. From what has been gathered so far, we are going to run into issues at many of the intersections/entrances for camera placement. We are also watching current lawsuits on license plate cameras and what the outcome will be on those. More information will become available in the future.
11. The third discussion item was STRs. Karen stated that we currently have 48.48% who have voted which is the highest number so far. A couple of the concerns that have been brought up is the current proposed amendment does not allow leasebacks, house swapping or when a resident is remodeling and rents a house in Circle C for a couple of months while their house is being worked on. It can be addressed with rules being put in place or if the amendment does not pass, the proposed amendment can have additional changes made and put out for a possible re-vote.

12. The fourth discussion item is the 2025 Draft Budget. There are three draft budgets, one showing no increase, a second showing a 3% increase and a third showing a 5% increase in assessments. We are still working on a couple of budget numbers for capital improvements. Additional increases were done on water due to new restrictions being put in place and for the tree budget. The board will hold one more workshop to work through additional details prior to the November board meeting.
13. The first action item was the November board meeting date. There are two possible dates, November 20th or December 4th. David motioned that the November board meeting is November 20th. Kimberly seconded the motion. All were in favor and the motion passed.
14. The second action item was the CCL Office Lease. David motioned to approve the lease. Dave seconded the motion. All were in favor and the motion passed.
15. The third action item was the Annual Meeting Date. Karen asked that this be tabled. Joanne motioned to table this item. Dave seconded the motion. All were in favor and the motion passed.
16. Joanne motioned to adjourn the Public Meeting at 8:17 p.m. David seconded the motion. All were in favor and the motion passed.
17. The board went into executive session at 8:20 p.m. to discuss the Stratus Project, the café and adding funds to the 2025 Draft Budget for optional extend hours. No decisions or actions were taken. The board adjourned executive session at 8:39p.m.

Respectfully Submitted,

By: 

Title: Secretary

**Circle C Homeowners Association
 Manager's Report
 October 28, 2024 – November 15, 2024**

**Violation Report
 October 28, 2024 – November 15, 2024**

	Sept 23 - Oct 25, 2024	Oct 28 - Nov 15, 2024	Percentag e of Total Violations	% Change	Sept 25 - Oct 20, 2023	Oct 23 - Nov 17, 2023	Percentag e of Total Violations	% Change
Total Violations:	421	397		-5.70%	269	318		18.22%
Rubbish/Debris	42	57	14.36%	35.71%	46	81	25.47%	76.09%
Front Yard Maintenance	296	279	70.28%	-5.74%	127	162	50.94%	27.56%
Architectural	15	7	1.76%	-53.33%	11	6	1.88%	-45.45%
Vehicle Storage	9	4	1.01%	-55.56%	13	6	1.88%	-53.85%
Repair of Exterior Damages	18	10	2.52%	-44.44%	27	28	8.80%	3.70%
Exterior Lighting	3	4	1.01%	33.33%	2	6	1.88%	200.00%
Driveway	3	7	1.76%	133.33%	2	7	2.20%	0.00%
Fencing	0	0	0.00%	0.00%	1	1	0.31%	0.00%
Use Limitations	3	1	0.25%	0.00%	1	0	0.00%	- 100.00%
Recreational Equipment	10	8	2.02%	-20.00%	34	27	8.49%	-20.59%
Offensive Activities	10	4	1.01%	0.00%	1	7	2.20%	600.00%
Common Properties	0	0	0.00%	0.00%	1	0	0.00%	0.00%
Maintenance	9	14	3.53%	55.56%	3	7	2.20%	133.33%
Abutting Landscaping	0	0	0.00%	0.00%	0	0	0.00%	0.00%
Window Covering	3	2	0.50%	0.00%	0	0	0.00%	0.00%

	421	397				269	318		
Stage 1/Cooperative Letters	367	327	82.36%	-	10.90%	203	274	85.93%	34.98%
Stage 2 Letters	40	55	13.85%		37.50%	46	38	11.25%	-17.39%
Stage 3 Letters	14	15	3.77%		7.14%	18	5	2.50%	-72.22%
Stage O	0	0	0.00%		#DIV/0!	2	1	0.31%	0.00%

	349	397				269	318		
On Hold	0	1	0.25%		0.00%	2	1	0.31%	0.00%
Closed	188	211	53.15%		12.23%	107	135	42.45%	20.74%
New	196	131	33.00%		-33.16%	115	148	46.54%	28.70%
Escalated	35	49	12.34%		40.00%	42	32	10.06%	-23.81%
Re-Opened	2	5	1.26%		150.00%	3	2	0.62%	-33.33%
Attorney	0	0	0.00%		0.00%	0	0		0.00%

Administration

14 New Homeowner Packets mailed Oct 19th – Nov 8th.

Financial

AP checks were signed on November 20th with Terri Giles

Upcoming Special Events

- Nov 27-29th – HOA Office Closed for Thanksgiving
- Nov 28th – Turkey Trot
- Dec 7th – Kids Holiday Party
- Dec 24-26th – HOA Office Closed for Christmas
- Dec 31st – Jan 1st – HOA Office Closed for New Years.
- Jan 10th – last day for Nominations

Project/Updates

- USPS Mailbox thefts – reports of mailboxes on Dahlgreen being accessed. Resident was able to provide pictures for the police report. A report was also made with the Postal Inspector. Mail that was saved is currently at the HOA office and will be picked up by the Postal Inspector.
- The cost of the City of Austin water meters have doubled. The majority of the meters now cost \$50-\$100 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. Possibly attending in January.
- 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 Coves of Circle C has been emailed.
- Billing for Rowell HOA has been emailed.
- Billing for Circle Commercial has been emailed.
- 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

2024 Capital Budget Projects include:

SC – Pool. Covers	Completed
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SC – Competition Pool Replaster	Completed
SC – Competition Pool Filter Replacement	Completed
SC – Restroom Renovation	Completed
CC- Pond Controller/Pump replacement	Completed
AV – Replaster/repairs to code	Completed
GR – Repaint/Re-stain GreyRock Amenity Center	Completed
Node Clock Replacement	Started
Irrigation Upgrades	Started
Bed Upgrades	Started
Escarpment Project	1 st phase started between Needham and South Bay
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	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	\$4,917,808.42	96%
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	\$43,425.00	97%
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	\$33,792.00	97%
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	\$23,055.94	77%
Homeowner Income	Lien Admin Fees Income	\$900	\$138.00	\$69.00	\$276.00	\$69.00	\$138.00	\$69.00	\$0.00	\$483.00	\$138.00	\$276.00	\$1,380.00	153%
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	\$1,130.00	81%
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	\$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	\$100.00	#DIV/0!
Homeowner Income Total		\$5,212,350	\$51,846.92	\$1,300,111.12	\$855,780.14	\$186,801.40	\$236,597.86	\$101,219.36	\$1,565,028.39	\$624,444.09	\$98,937.08	\$207,635.49	\$5,020,766.36	96%
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	\$10,425.00	104%
Architectural Review Income Total		\$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	\$10,425.00	104%
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	\$5,502.33	55%
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	\$3,912.75	62%
Rental Income Total		\$16,300	\$825.30	\$2,295.06	\$0.00	\$0.00	\$2,359.41	\$1,050.60	\$0.00	\$2,884.71	\$0.00	\$525.30	\$9,415.08	58%
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	\$78,061.00	130%
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	\$121,812.88	89%
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	\$65,106.18	171%
Aquatics Income Total		\$234,500	\$11,920.00	\$5,358.00	\$29,616.67	\$38,811.61	\$46,559.00	\$42,806.75	\$25,933.00	\$31,956.75	\$32,018.28	\$34,617.00	\$264,980.06	113%
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	\$74,819.75	107%
CCCC Income Total		\$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	\$74,819.75	107%
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	\$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	\$17,600.00	100%
Landscape Reimbursements Total		\$132,050	\$0.00	\$54,500.00	\$0.00	\$0.00	\$54,500.00	\$0.00	\$0.00	\$17,600.00	\$0.00	\$0.00	\$126,600.00	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	\$3,500.00	#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	\$65,482.73	87%
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	-\$7.25	
Miscellaneous Total		\$75,000	\$6,594.88	\$14,310.13	\$6,120.85	\$8,935.54	\$6,043.86	\$6,363.29	\$6,020.50	\$7,104.14	\$7,482.29	\$7,243.96	\$68,975.48	92%
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	52%
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	\$124,247.73	101%
Rimbursement Total		\$143,000	\$56,369.28	\$0.00	\$0.00	\$0.00	\$10,490.80	\$67,878.45	\$0.00	\$0.00	\$0.00	\$0.00	\$134,738.53	94%
Grand Total		\$5,893,200.00	\$134,578.88	\$1,387,770.56	\$898,246.41	\$243,566.05	\$370,308.18	\$229,698.45	\$1,612,296.89	\$690,867.19	\$143,387.65	\$260,264.25	\$5,710,720.26	97%

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	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	\$1,132,994.25	75%
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	\$28,955.25	75%
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	\$28,955.25	75%
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	\$20,533.23	75%
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	\$20,532.69	75%
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	0%
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	\$172,058.06	108%
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	\$262,228.61	95%
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	\$6,655.00	83%
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	\$28,540.94	79%
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	\$116,199.88	155%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$319.34	\$0.00	\$0.00	\$0.00	\$0.00	\$385.49	\$0.00	\$694.22	\$0.00	\$0.00	\$1,399.05	17%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$3,527.96	\$0.00	\$0.00	\$0.00	\$0.00	\$757.94	\$796.81	\$0.00	\$872.92	\$5,082.71	\$5,082.71	42%
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	\$22,645.94	84%

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	\$19,800.00	99%
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	\$1,821.99	9%
Commons Area Services Total		\$2,326,744	\$158,936.16	\$161,421.79	\$166,032.19	\$195,663.03	\$179,240.50	\$221,353.88	\$256,641.88	\$266,602.36	\$262,511.06	\$217,295.77	\$1,868,402.85	80%
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	\$45,809.24	68%
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	\$6,161.95	22%
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	\$61,289.07	66%
Aquatics Facilities	Supplies & Fees - Swim Team	\$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	\$26,880.05	141%
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	\$74,470.61	58%
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	\$52,033.46	63%
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	\$974,281.94	83%
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	\$30,123.35	61%
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	\$80,760.27	54%
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	\$2,585.65	\$2,657.82	\$2,582.70	\$2,967.09	\$23,072.06	77%
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	\$3,750.67	42%
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	\$1,811.49	40%
Aquatics Facilities	SC-Utilities - Electric	\$339,410	\$339.41	\$664.02	\$1,396.96	\$2,212.87	\$2,177.08	\$1,854.87	\$2,687.67	\$1,718.32	\$2,658.74	\$2,055.87	\$15,710.14	52%
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	\$7,439.67	53%
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	\$4,113.60	51%
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	\$7,854.42	16%
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	\$7,978.81	53%
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	\$3,763.46	75%
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	\$5,780.88	116%
Aquatic Facilities Total		\$1,959,300	\$74,932.63	\$108,107.27	\$133,594.92	\$111,058.95	\$128,891.94	\$210,651.48	\$242,413.51	\$301,770.56	\$121,663.88	\$87,889.71	\$1,433,085.14	73%
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	\$6,815.16	25%
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	\$17,831.33	69%
Circle C Community Center Utilities - Telephone/Internet		\$9,000	\$685.00	\$700.99	\$700.99	\$700.99	\$700.99	\$700.99	\$700.99	\$702.56	\$702.57	\$702.57	\$6,280.13	70%
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	\$5,067.72	60%
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	\$30,860.42	54%
Circle C Community Ctr Total		\$128,000	\$5,340.80	\$6,716.21	\$7,931.52	\$7,654.31	\$4,887.06	\$7,777.20	\$8,790.93	\$7,639.09	\$10,117.64	\$8,280.34	\$66,854.76	52%
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	\$906.57	113%
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	0%
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%
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%
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	\$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	\$163,461.85	73%
Maintenance Operations	Pool Tech	\$74,000	\$4,252.70	\$6,461.55	\$4,307.70	\$4,307.70	\$5,050.45	\$5,255.20	\$5,283.95	\$7,765.80	\$5,262.70	\$4,610.20	\$47,947.75	65%
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	\$13,055.92	45%
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	\$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	\$3,776.89	76%
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	\$397.25	66%
Maintenance Operations Total		\$340,900	\$22,776.74	\$33,743.72	\$23,110.97	\$22,293.96	\$23,082.30	\$22,980.04	\$23,109.00	\$36,045.52	\$24,089.61	\$22,594.91	\$231,231.86	68%
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	\$8,963.78	100%
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	\$11,473.16	64%
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	\$1,867.26	23%
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	\$17,903.39	75%
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	\$2,776.22	93%
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	\$5,674.19	81%
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	\$10,390.01	148%
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	\$1,745.04	\$7,368.16	147%
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	\$20,633.55	46%
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%
HOA Operations Total		\$128,000	\$12,672.45	\$9,920.13	\$5,693.77	\$8,654.67	\$13,437.02	\$5,258.10	\$6,018.27	\$6,481.72	\$18,913.59	\$11,605.31	\$87,049.72	68%
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	\$84,886.70	74%
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	\$9,650.00	72%
Financial Management	Lien Filing Administrative Fees	\$4,500	\$0.00	\$0.00	\$156.00	\$26.00	\$0.00	\$0.00	\$78.00	\$0.00	\$125.00	\$0.00	\$385.00	9%
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	\$55,175.53	79%
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	\$8,399.60	84%
Financial Management Total		\$212,850	\$12,516.78	\$6,343.85	\$24,913.63	\$19,227.92	\$15,281.88	\$18,637.18	\$7,099.58	\$38,498.38	\$15,977.63	\$12,671.61	\$158,496.83	74%

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	\$158,979.45	71%
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	\$13,101.59	58%
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	\$3,885.33	65%
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	\$30,892.57	51%
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	\$340.00	17%
HOA Management Total		\$315,500	\$17,734.94	\$30,331.13	\$21,531.10	\$21,550.00	\$21,464.97	\$21,618.07	\$22,713.87	\$28,769.02	\$21,485.84	\$21,512.29	\$207,198.94	66%
Architectural Review Expenses	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	\$8,988.00	112%
Architectural Review Expenses Total		\$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	\$8,988.00	112%
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	\$14,557.54	73%
Legal Services Total		\$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	\$14,557.54	73%
Taxes	Property	\$12,000	\$168.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$168.50	1%
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	\$239.11	#DIV/0!
Taxes Total		\$12,000	\$168.50	\$0.00	\$0.00	\$239.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407.61	3%
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	\$11,873.73	\$70,221.34	82%
Insurance	Auto	\$6,000	\$517.64	\$517.64	\$517.63	\$517.63	\$517.63	\$517.63	\$0.00	\$541.10	\$531.09	\$0.00	\$4,177.99	70%
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	\$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	\$11,360.86	71%
Insurance Total		\$119,500	\$8,975.73	\$8,975.74	\$8,975.73	\$8,975.72	\$8,975.72	\$20,451.57	\$13,211.00	\$10,686.25	\$9,743.73	\$11,873.73	\$98,971.19	83%
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	\$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	\$1,231.50	62%
Community Enhancement Total		\$3,000	\$50.00	\$25.00	\$499.67	\$0.00	\$0.00	\$461.83	\$40.00	\$155.00	\$500.00	\$219.12	\$1,731.50	58%
Reserve Transfer		\$319,406	\$0.00											
Grand Total		\$5,893,200	\$314,666	\$373,987	\$395,557	\$396,706	\$397,056	\$530,486	\$581,147	\$698,484	\$488,887	\$399,552	\$4,176,976	71%

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	\$200,556.20
Construction Repairs	\$50,000	\$49,479.50
Total	\$1,426,000	\$1,337,278.52

Total Capital Budget Projects **\$1,426,000.00** **\$1,337,278.52**

Grand Total Expenses **\$7,319,200.00**

Circle C Aquatics

October-24

Fall/Winter Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Oct-24	YTD	Oct-24	YTD	Oct-24	YTD	Oct-24	YTD	Oct-24	YTD
Resident Entries	2,398	44,138	0	15,107	0	11,430	0	2,691	2,398	73,366
Unique Residents	518	5,113	0	4,610	0	3,460	0	863	518	7,850
Unique Households	331	1,881	0	1,539	0	1,174	0	312	331	2,671
Guest Entries	450	3,845	0	2,077	0	1,126	0	211	450	7,259
Other Entries	1,366	14,773	0	0	0	0	0	0	1,366	14,773
Average Hourly Count	21		0		0		0			
Average % of Capacity	9%		0%		0%		0%			
Max Hourly Count	80		0		0		0			
Total Entries	4,214	62,756	0	17,184	0	12,556	0	2,902	4,214	95,398

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Oct-24	YTD	Oct-24	YTD	Oct-24	YTD	Oct-24	YTD	Oct-24	YTD
Water Rescues	0	4	0	2	0	1	0	0	0	7
First Aid Responses	2	36	0	14	0	10	0	1	2	61
Sudden Illness Treatments	2	30	0	5	0	4	0	1	2	40
Patron/Facility Incidents	0	10	0	2	0	4	0	1	0	17
Biohazard Cleanups	2	22	0	5	0	9	0	1	2	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
Total Incidents	4	77	0	23	0	19	0	2	4	121
Incident per Entry Ratio	0.09%	0.12%		0.13%		0.15%		0.07%	0.09%	0.13%

Revenue	Oct-24	YTD
Aquatics Programs	\$ 3,543.00	\$ 81,604.00
Swim Team	\$ 20,885.00	\$ 142,697.88
Guest Fees	\$ 63.00	\$ 10,699.00
Area Reservations	\$ -	\$ 4,500.00
Facility Rentals	\$ -	\$ 4,312.50
Lane Rentals	\$ 10,014.00	\$ 49,480.18
Other Facility Income	\$ 112.00	\$ 6,303.50
Total Aquatics Revenue	\$ 34,617.00	\$ 299,597.06

Programs	Oct-24
Select Swim Team	123
Masters Swimming	24
Group Swim Lessons	0
Private Swim Lessons	12
Water Aerobics	26
Certification Courses	0
WSI Course	0
Total Participants	185

Reservations & Rentals	Oct-24	YTD
Area Reservations	0	46
Facility Rentals	0	7
Lap Lane Reservations	0	1009
Total Reservations	0	1,062

Aquatics Staffing	Oct-24
Lifeguards/Head Guards	66
Front Desk Staff	7
Instructors/Coaches	4
Total Staff	77

Resident Stats	Individuals	Households	Members / Household
Homeowners	11,916	4,278	2.79
Renters	862	248	3.48
New Memberships	32	14	
Totals	12,778	4,526	2.82

Circle C HOA
Maintenance Report for Board November 2024
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

- Routine Cleaning and Maintenance has been completed
- Minor Equipment and Facility Repairs Made

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs Completed

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal
- Our Electricians are still working along Escarpment to repair some major wiring infrastructure issues. We are mostly ready for Christmas Lights. Still having some current/voltage issues in one section.
- Replaced Wheel-Deal Assemblies at Wildflower and Vintage Place Playgrounds

AVANA AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made

GREY ROCK AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made

CCHOA CC&R Amendment Vote Results
11/15/2024

TOTAL ELIGIBLE VOTES 50,540,716

TOTAL VOTES CAST 27,733,287 (54.87% of eligible votes)

For the proposed Amendment to pass, 66 2/3's of **ALL** residents needed to vote in favor. **The Amendment vote did not pass.**

Amendment Vote	Votes Received	% of Total Votes Cast
For	19,680,265	70.96%
Against	8,053,022	29.04%

Landscape Reimburse COA Reimb	\$17,600			\$17,600		\$17,600			\$17,600			\$17,600
Landscape Reimbursements Total	\$126,600			\$132,050		\$132,050			\$132,050			\$132,050
Miscellaneous Interest Income	\$15,000			\$75,000		\$75,000			\$75,000			\$75,000
Miscellaneous Total	\$15,000			\$75,000		\$75,000			\$75,000			\$75,000
The Rowell HOA The Rowell HOA	\$110,000			\$123,000		\$135,000			\$135,000			\$135,000
Cove @ Circle C	\$15,000			\$20,000		\$22,000			\$22,000			\$22,000
Access Agreement Totals	\$0			\$143,000		\$157,000			\$157,000			\$157,000
Grand Total	\$5,156,050			\$5,893,200		\$5,931,850			\$6,121,850			\$6,231,850

2025 CCHOA EXPENSE BUDGET

Category	Subcategory											
Commons Area Service: Common Area Landscaping		\$1,510,634		\$1,510,659		\$1,524,159	##		\$1,524,159			\$1,524,159
Commons Area Service: Swim Center Landscaping		\$38,606		\$38,607		\$38,607	##		\$38,607			\$38,607
Commons Area Service: Community Center Landscaping		\$38,606		\$38,607		\$38,607	##		\$38,607			\$38,607
Commons Area Service: Avana Swim Center Landscaping		\$27,376		\$27,377		\$27,377	##		\$27,377			\$27,377
Commons Area Service: GreyRock Landscaping		\$27,376		\$27,377		\$27,377	##		\$27,377			\$27,377
Commons Area Service: Common Area Holiday Lighting		\$53,116		\$53,117		\$53,117	##		\$53,117			\$53,117
Commons Area Service: Landscape Maint Contract		\$1,695,714		\$1,695,744		\$1,709,244			\$1,709,244			\$1,709,244
Commons Area Service: Landscape Repairs		\$140,000		\$160,000		\$200,000			\$200,000			\$200,000
Commons Area Service: Landscape Water Utilities		\$255,000		\$275,000		\$300,000			\$300,000			\$300,000
Common Area Services COA Water Utility Compliance		\$8,000		\$8,000		\$12,000			\$12,000			\$12,000
Commons Area Service: Landscape Electric Utilities		\$36,000		\$36,000		\$36,000			\$36,000			\$36,000
Common Area Services Tree Care		\$75,000		\$75,000		\$100,000			\$100,000			\$100,000
Common Area Services Plant Replacement						\$75,000			\$75,000			\$75,000
Commons Area Service: Fence Repairs & Maint		\$8,000		\$8,000		\$8,000			\$8,000			\$8,000
Commons Area Service: Electrical Repairs & Maint		\$12,000		\$12,000		\$12,000			\$12,000			\$12,000
Common Area Services Neighborhood Maint & Repair		\$24,000		\$27,000		\$27,000			\$27,000			\$27,000
Common Area Services Non Contract Maintenance		\$20,000		\$20,000		\$30,000			\$30,000			\$30,000
Common Area Services Permits				\$10,000		\$10,000			\$10,000			\$10,000
Commons Area Services Total		\$2,273,714		\$2,326,744		\$2,519,244			\$2,519,244			\$2,519,244
	Office Supplies		\$32,000	\$32,000		\$36,000	##		\$36,000			\$36,000
	Employee Education & Skills Enhancement		\$8,500	\$9,500		\$9,500	##		\$9,500			\$9,500
	Staff Uniforms		\$9,500	\$10,000		\$12,500	##		\$12,500			\$12,500
	Staff Recruitment & Hiring		\$1,500	\$1,500		\$1,500	##		\$1,500			\$1,500
	Retail Merchandise		\$3,500	\$3,500		\$4,000	##		\$4,000			\$4,000
	ARC Program Fees		\$10,000	\$11,000		\$12,000	##		\$12,000			\$12,000
Aquatics Facilities	Administrative		\$65,000	\$67,500		\$75,500			\$75,500			\$75,500
	Safety Equip & Supplies		\$15,000	\$15,000		\$15,000	##		\$15,000			\$15,000
	Program Equip & Supplies		\$5,000	\$5,000		\$5,000	##		\$5,000			\$5,000
	Pool Supplies		\$7,500	\$7,500		\$8,000	##		\$8,000			\$8,000
Aquatics Facilities	Supplies - Pool		\$27,500	\$27,500		\$28,000			\$28,000			\$28,000
	SC		\$50,000	\$48,000		\$48,000	##		\$48,000			\$48,000

	CC		\$20,000		\$20,000		\$20,000	##		\$20,000		\$20,000
	Avana		\$17,000		\$17,000		\$17,000	##		\$17,000		\$17,000
	Greyrock		\$8,000		\$8,000		\$8,000	##		\$8,000		\$8,000
Aquatics Facilities	Supplies - Chemicals	\$95,000		\$93,000		\$93,000			\$93,000		\$93,000	
	USA Swimming Registration		\$2,000		\$2,000		\$2,000	##		\$2,000		\$2,000
	Coach Training		\$2,000		\$2,000		\$2,000	##		\$2,000		\$2,000
	Swim Team Supplies		\$4,000		\$4,000		\$4,000	##		\$4,000		\$4,000
	Meet Expenses											
	Staff Meet Expenses		\$7,000		\$7,000		\$7,000	##		\$7,000		\$7,000
	Home Swim Meet		\$4,000		\$4,000		\$4,000	##		\$4,000		\$4,000
Aquatics Facilities	Supplies & Fees - Swim Team	\$19,000		\$19,000		\$19,000			\$19,000		\$19,000	
	SC - Equipment		\$49,000		\$49,000		\$52,000	##		\$52,000		\$52,000
	CC - Equipment		\$23,000		\$23,000		\$26,000	##		\$26,000		\$26,000
	Avana - Equipment		\$13,000		\$18,000		\$18,000	##		\$18,000		\$18,000
	GR - Equipment		\$11,500		\$11,000		\$11,000	##		\$11,000		\$11,000
	SC - Pool & Deck Coatings		\$5,000		\$5,000		\$5,000	##		\$5,000		\$5,000
	CC - Pool & Deck Coatings		\$5,200		\$4,500		\$5,000	##		\$5,000		\$5,000
	Avana - Pool & Decking Coatings		\$1,500		\$1,500		\$1,500	##		\$1,500		\$1,500
	GR - Pool. & Decking Coatings		\$500		\$500		\$1,200	##		\$1,200		\$1,200
	SC - Vacuum		\$6,000		\$3,000		\$3,000	##		\$3,000		\$3,000
	CC - Vacuum		\$1,000		\$1,000		\$1,000	##		\$1,000		\$1,000
	Avana - Vacuum		\$650		\$650		\$650	##		\$650		\$650
	GR - Vacuum		\$650		\$650		\$650	##		\$650		\$650
	SC - Permits & Inspections		\$1,400		\$1,400		\$1,900	##		\$1,900		\$1,900
	CC - Permits & Inspections		\$6,000		\$8,000		\$8,000	##		\$8,000		\$8,000
	Avana- Permits & Inspections		\$500		\$500		\$800	##		\$800		\$800
	GR- Permits & Inspections		\$500		\$500		\$500	##		\$500		\$500
Aquatics Facilities	Maintenance - Pool	\$125,400		\$128,200		\$136,200			\$136,200		\$136,200	
	SC - Janitorial		\$16,000		\$12,000		\$14,000	##		\$14,000		\$14,000
	CC - Janitorial		\$1,200		\$900		\$1,000	##		\$1,000		\$1,000
	Avana - Janitorial		\$600		\$400		\$500	##		\$500		\$500
	GR - Janitorial		\$600		\$400		\$500	##		\$500		\$500
	SC - Fence		\$5,000		\$5,000		\$5,000	##		\$5,000		\$5,000
	CC - Fence		\$2,000		\$2,000		\$2,000	##		\$2,000		\$2,000
	Avana - Fence		\$500		\$700		\$700	##		\$700		\$700
	GR - Fence		\$500		\$700		\$700	##		\$700		\$700
	SC - Equip & Maint		\$10,000		\$12,000		\$14,000	##		\$14,000		\$14,000
	CC - Equip & Maint		\$3,900		\$4,500		\$4,500	##		\$4,500		\$4,500
	Avana - Equip & Maint		\$1,200		\$1,200		\$1,200	##		\$1,200		\$1,200
	GR-Equip & Maint		\$700		\$700		\$700	##		\$700		\$700
	SC - Supplies		\$3,000		\$3,500		\$3,500	##		\$3,500		\$3,500
	CC - Supplies		\$1,200		\$800		\$800	##		\$800		\$800
	Avana - Supplies		\$500		\$500		\$500	##		\$500		\$500
	GR - Supplies		\$400		\$400		\$400	##		\$400		\$400
	Playground		\$6,000		\$5,000		\$6,000	##		\$6,000		\$6,000
	Café Building		\$3,500		\$3,000		\$3,000	##		\$3,000		\$3,000
	Post Office Building		\$2,200		\$2,200		\$1,800	##		\$1,800		\$1,800
	Swim Center Parking Lot & Dumpster		\$26,000		\$26,000		\$30,000	##		\$30,000		\$30,000
	Avana Parking Lot & Dumpster		\$600		\$600		\$600	##		\$600		\$600

	Greyrock - Parking Lot & Dumpster		\$600		\$600		\$600	##		\$600		\$600
Aquatics Facilities	Maintenance - Building	\$86,200		\$83,100		\$92,000			\$92,000		\$92,000	
	Aquatics Management		\$201,000		\$205,000		\$215,000	##		\$215,000		\$215,000
	Lifeguards		\$574,650		\$760,000		\$800,000	##		\$800,000		\$800,000
	Front Desk		\$114,000		\$123,000		\$123,000	##		\$123,000		\$123,000
	Payroll Taxes		\$65,000		\$85,000		\$92,000	##		\$92,000		\$92,000
Aquatics Facilities	Payroll - Staff	\$954,650		\$1,173,000		\$1,230,000			\$1,230,000		\$1,230,000	
	Private Lesson Instructor		\$10,800		\$12,000		\$18,000	##		\$18,000		\$18,000
	Group Lesson Instructor		\$13,500		\$14,000		\$14,000	##		\$14,000		\$14,000
	Program Instructor		\$13,500		\$12,500		\$12,500	##		\$12,500		\$12,500
	Lead Instructors		\$6,750		\$6,000		\$6,000	##		\$6,000		\$6,000
	Payroll Taxes		\$5,400		\$5,000		\$5,000	##		\$5,000		\$5,000
Aquatics Facilities	Payroll - Programming Staff	\$49,950		\$49,500		\$55,500			\$55,500		\$55,500	
	Coaching Staff		\$137,100		\$140,000		\$145,000	##		\$145,000		\$145,000
	Head Coach				\$0		\$0	\$0		\$0		\$0
	Asst. Coaches				\$0		\$0	\$0		\$0		\$0
	Dry Land Coach				\$0		\$0	\$0		\$0		\$0
	Payroll Taxes		\$7,500		\$10,000		\$10,000	##		\$10,000		\$10,000
Aquatics Facilities	Payroll - Swim Team	\$144,600		\$150,000		\$155,000			\$155,000		\$155,000	
Aquatics Facilities	SC - Utilities - Water	\$30,000		\$30,000		\$33,000			\$33,000		\$33,000	
	Avana - Utilities - Water	\$9,000		\$9,000		\$9,000			\$9,000		\$9,000	
	GR - Utilities - Water	\$4,500		\$4,500		\$4,500			\$4,500		\$4,500	
Aquatics Facilities	SC - Utilities - Electric	\$33,000		\$30,000		\$30,000			\$30,000		\$30,000	
	Avana - Utilities - Electric	\$16,000		\$14,000		\$12,000			\$12,000		\$12,000	
	GR - Utilities - Electric	\$9,000		\$8,000		\$7,000			\$7,000		\$7,000	
Aquatics Facilities	Utilities - Natural Gas	\$52,000		\$48,000		\$45,000			\$45,000		\$45,000	
Aquatics Facilities	SC - Utilities - Telephone/Internet/Cameras	\$15,000		\$15,000		\$15,000			\$15,000		\$15,000	
	Avana - Utilities- Telephone/Internet/Cameras	\$5,000		\$5,000		\$5,000			\$5,000		\$5,000	
	GR - Utililites - Telephone/Internet/Cameras	\$5,000		\$5,000		\$6,000			\$6,000		\$6,000	
Aquatic Facilities Total		\$1,745,800		\$1,959,300		\$2,050,700			\$2,050,700		\$2,050,700	
Circle C Community C	Utilities - Water	\$27,000		\$27,000		\$22,000			\$22,000		\$22,000	
Circle C Community C	Utilities - Electric	\$26,000		\$26,000		\$26,000			\$26,000		\$26,000	
Circle C Community C	Utilities - Telephone/Internet	\$9,000		\$9,000		\$12,000			\$12,000		\$12,000	
Circle C Community C	Events Payroll	\$8,500		\$8,500		\$10,000			\$10,000		\$10,000	
	Janitorial		\$24,000		\$20,000		\$20,000	##		\$20,000		\$20,000
	Supplies		\$6,000		\$5,000		\$5,000	##		\$5,000		\$5,000
	Parking Lot & Dumpster		\$8,500		\$8,500		\$10,000	##		\$10,000		\$10,000
	Equip & Maint		\$18,000		\$18,000		\$18,000	##		\$18,000		\$18,000
	Contract Services		\$3,000		\$4,000		\$5,000	##		\$5,000		\$5,000
	Permit & Inspections		\$2,000		\$2,000		\$2,000	##		\$2,000		\$2,000
Circle C Community C	Maintenance - Building	\$61,500		\$57,500		\$60,000			\$60,000		\$60,000	
Circle C Community Ctr Total		\$132,000		\$128,000		\$130,000			\$130,000		\$130,000	
Maintenance Operation:	Office Supplies	\$1,200		\$800		\$800			\$800		\$800	
Maintenance Operation:	Employee Education	\$1,200		\$1,800		\$1,800			\$1,800		\$1,800	
Maintenance Operation:	Uniforms	\$1,800		\$1,800		\$1,200			\$1,200		\$1,200	
Maintenance Operation:	Staff Recruitment-Hiring	\$300		\$300		\$300			\$300		\$300	
Maintenance Operation:	Safety Equip & Supplies	\$1,400		\$1,200		\$1,200			\$1,200		\$1,200	

Maintenance Operation: Maintenance Payroll		\$225,000			\$225,000		\$235,000			\$235,000			\$235,000
Maintenance Operation: Pool Tech		\$95,000			\$74,000		\$76,000			\$76,000			\$76,000
Maintenance Operation: Maintenance Payroll Taxes		\$20,000			\$29,000		\$32,000			\$32,000			\$32,000
Maintenance Operations Computers/Software		\$1,400			\$1,400		\$1,400			\$1,400			\$1,400
Maintenance Operation: Tools/Supplies		\$5,000			\$5,000		\$6,000			\$6,000			\$6,000
Maintenance Operation: Office Furniture		\$600			\$600		\$600			\$600			\$600
Maintenance Operations Total		\$352,900			\$340,900		\$356,300			\$356,300			\$356,300
HOA Operations Office Supplies		\$9,000			\$9,000		\$11,000			\$11,000			\$11,000
Computers, Software & Service			9000		\$9,000		\$12,000	##		\$12,000			\$12,000
Cameras			6000		\$6,000		\$6,000	##		\$6,000			\$6,000
Furniture			3000		\$3,000		\$3,000	##		\$3,000			\$3,000
HOA Operations Equip/Maintenance		\$18,000			\$18,000		\$21,000			\$21,000			\$21,000
Maintenance/Registration			3000		\$3,000		\$3,000	##		\$3,000			\$3,000
Gas			5000		\$5,000		\$5,000	##		\$5,000			\$5,000
HOA Operations HOA Owned vehicles		\$8,000			\$8,000		\$8,000			\$8,000			\$8,000
HOA Operations Postage		\$20,000			\$24,000		\$28,000			\$28,000			\$28,000
HOA Operations Web Operations		\$3,000			\$3,000		\$5,000			\$5,000			\$5,000
HOA Operations Printing		\$5,000			\$7,000		\$7,000			\$7,000			\$7,000
HOA Operations HOA Meetings		\$5,000			\$7,000		\$7,000			\$7,000			\$7,000
HOA Operations Deed Restrictions		\$5,000			\$5,000		\$20,000			\$20,000			\$20,000
HOA Operations HOA Special Events		\$45,000			\$45,000		\$45,000			\$45,000			\$45,000
HOA Operations Professional Fees (Consulting)		\$2,000			\$2,000		\$2,000			\$2,000			\$2,000
Reserve Study Update		\$5,500			\$0		\$0			\$0			\$0
HOA Operations Total		\$125,500			\$128,000		\$154,000			\$154,000			\$154,000
Financial Management Management Services		\$115,000			\$115,000		\$115,850			\$115,850			\$115,850
Financial Management Resale Certificate		\$13,350			\$13,350		\$11,250			\$11,250			\$11,250
Financial Management Lien Filing Administrative Fees		\$4,500			\$4,500		\$3,000			\$3,000			\$3,000
Financial Management Bank Fees/Credit Card Fees		\$40,000			\$70,000		\$70,000			\$70,000			\$70,000
Financial Management CPA/Audit		\$10,000			\$10,000		\$10,000			\$10,000			\$10,000
Financial Management Total		\$182,850			\$212,850		\$210,100			\$210,100			\$210,100
HOA Management Management Payroll		\$225,000			\$225,000		\$235,000			\$235,000			\$235,000
HOA Management Management Payroll Taxes		\$20,000			\$22,500		\$25,000			\$25,000			\$25,000
HOA Management Mileage Reimbursement		\$6,000			\$6,000		\$6,000			\$6,000			\$6,000
HOA Management Health Insurance		\$60,000			\$60,000		\$60,000			\$60,000			\$60,000
HOA Management Cont Ed & Skills Enhancement		\$2,000			\$2,000		\$2,000			\$2,000			\$2,000
HOA Management Total		\$313,000			\$315,500		\$328,000			\$328,000			\$328,000
Architectural Review E: Architectural Review Expenses		\$8,000			\$8,000		\$8,000			\$8,000			\$8,000
Architectural Review Expenses Total		\$8,000			\$8,000		\$8,000			\$8,000			\$8,000
Legal Services Legal Services		\$20,000			\$20,000		\$20,000			\$20,000			\$20,000
Legal Services Total		\$20,000			\$20,000		\$20,000			\$20,000			\$20,000
Taxes Property		\$5,500			\$12,000		\$18,000			\$18,000			\$18,000

Taxes Total	\$5,500		\$12,000		\$18,000		\$18,000	
Insurance	General, Property, Boiler & Auto, Umbrella	\$85,500	\$85,500	\$105,000	\$105,000	\$105,000	\$105,000	
Insurance	HOA Owned Vehicles	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	
Insurance	D & O Insurance	\$12,000	\$12,000	\$14,000	\$14,000	\$14,000	\$14,000	
Insurance	Worker's Comp	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	
Insurance Total		\$119,500	\$119,500	\$141,000	\$141,000	\$141,000	\$141,000	
Community Enhanceme	Donations	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Community Enhanceme	Association Memberships	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Community Enhancement Total		\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	
Reserve Transfer		\$0	\$319,406	\$183,506	\$183,506	\$293,506	\$293,506	
Reserve Transfer Total		\$215,380	\$319,406	\$183,506	\$183,506	\$293,506	\$293,506	
Grand Total		\$5,497,144	\$5,893,200	\$5,938,344	\$6,121,850	\$6,231,850	\$6,231,850	
Difference		-\$341,094	\$0	-\$6,494	\$0	\$0	\$0	

Exhibit A

Expected Reserve Expenditures and Capital Improvement for 2025		2025	
Q2	Billboard	\$5,000	
Q1	GR - Replaster/Repairs to Code	\$100,000	
Q1	AV - Funbrella Fabric Replacement	\$6,000	
Q1	GR - Funbrella Repair/Replacement	\$6,000	
Q3/4	Maintenance Office HVAC Replacement	\$12,000	
Q1	CC Pool Office HVAC Replacement	\$5,200	
Q1	GR Pool Office HVAC Replacement	\$5,800	
Q3	SC - Pool Covers (2-covers)	\$9,000	
Q1	SC - Lounge Chairs	\$8,000	
Q1	CC - Lounge Chairs	\$4,000	
Q1	AV - Lounge Chairs	\$4,000	
Q1	GR - Lounge Chairs	\$3,000	
Q1	CC - Pool Slide Refurbish/Gelcoat	\$30,000	
Q1	CC - Splash Pad Bollard Edge Repairs	\$30,000	
Q2/3/4	CC - Outside Trim	\$47,000	
Q2/3/4	CC - Soffit Sand/Stain	\$35,000	
	CC- Roof sealant/Protectant		move to 2028
Q3/4	SC - Parking Lot Repairs/Seal & Stripe	\$15,000	
Q3/4	CC - Parking Lot Repairs/Seal & Stripe	\$14,500	
Q1	CC - Kitchen Countertop Replacement	\$12,000	
Q1	CC - Carpet Replacement	\$40,000	
Q1	SC - Slide Platform Repair/Replace	\$30,000	made on if we are
Q1/2/4	GreyRock crushed granite trail	\$35,000	
Will require more in: Swim Center landscaping		\$275,000	
	Node Clock Replacement	\$90,000	8167

LEASE

Basic Terms

Date: November 20, 2024

Landlord: Circle C Homeowners Association, Inc.

Landlord's Address: 7817 La Crosse Ave
Austin, Texas 78739

Tenant: Genesis Food Group LLC

Tenant's Address: 5919 La Crosse Avenue, Suite 400
Austin, Texas 78739

Premises: Grill building, designated Storage Space in the swimming pool mechanical room, and all food storage located at 5919 La Crosse Avenue, Austin, Travis County, Texas 78739

Term (months): 24 months

Commencement Date: Jan 1, 2025

Termination Date: December 31, 2026

Base Rent (monthly): \$525.30

Permitted Use: Café, restaurant, and catering facility (collectively, the **Café**).

Tenant's Insurance: Commercial General Liability of \$1,000,000 per occurrence, \$1,000,000 aggregate, \$500,000 property damage, and property/casualty coverage insurance on Tenant's equipment on or in the Premises at replacement cost.

Definitions

“Essential Services” means natural gas, potable water, electricity, residential type trash, and sewage utility services reasonably necessary for occupancy of the Premises for the Permitted Use. “Essential Services” does not include telephone service or disposal of grease or other waste peculiar to a restaurant facility.

“Injury” means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) “personal and advertising injury” as defined in the form of liability insurance Tenant is required to maintain.

“Landlord” means Landlord and its agents, employees, invitees, licensees, or visitors.

“Rent” means Base Rent plus any other amounts of money payable by Tenant to Landlord.

“Tenant” means Tenant and its agents, contractors, employees, invitees, licensees, or visitors.

Clauses and Covenants

A. Tenant agrees to—

1. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.
2. Accept the Premises in their present condition “AS IS,” the Premises being currently suitable for the Permitted Use.
3. Obey (a) all applicable laws relating to the use, condition, and occupancy of the Premises and Building and (b) any requirements imposed by utility companies serving or insurance companies covering the Premises, and obtain and maintain all necessary permits legally to operate the Cafe.
4. Deliver to the Landlord, on request, accounting records, sales tax receipts, or other documentation reasonably satisfactory to Landlord that establishes the amount of Gross Sales, and allow Landlord the right to inspect Tenant's documents concerning same. Landlord may appoint an agent to review and inspect such documents and make a report concerning such review. Because such documents contain confidential and non-public information concerning Tenant's business, Tenant's documents shall remain the property of Tenant and shall not become records or documents belonging to Landlord. Neither Tenant's documents nor any report or summary made by Landlord or its representative shall be considered books, papers or records of Landlord that are subject to inspection by members of Circle C Homeowners Association, Inc.
5. Pay a late charge of 5 percent of any Rent not received by Landlord by the tenth day after it is due.
6. Pay electric costs per the meter reading specific for the Café.
7. Pay \$168.50 per month for gas usage. This is averaged using June, July & August bills. Average will be done once a year and adjusted as needed.
8. Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the

Premises, and show the Premises to prospective tenants.

9. Repair, replace, and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, normal wear except, such Tenant maintenance to include interior cleaning, pest control, and air-conditioning filter and light bulb replacement.
10. Report to Landlord within one (1) business day all major repair/maintenance problems, and submit in writing to Landlord any request for repairs, replacement, and maintenance that are the obligations of Landlord.
11. Keep the area around the Premises and the Storage Space free of trash and debris at all times.
12. Confine use of Storage Space in the swimming pool mechanical room to the area designated by Landlord and to lock doors and gates after entry/exit. No storage of flammable or hazardous materials will be allowed in the Storage Space. Cylinders of non-hazardous gases must be secured to prevent accidental rupture.
13. Vacate the Premises on the last day of the Term.
14. Provide grill/food services to the public during the recreational open hours of the pool
- 15. INDEMNIFY, DEFEND, AND HOLD LANDLORD AND LIENHOLDER HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE PREMISES. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL APPLY EVEN IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD.**

B. Unless otherwise agreed in writing by the parties, the Tenant agrees not to—

1. Use the Premises for any purpose other than the Permitted Use.
2. Create a nuisance.
3. Permit any waste.
4. Use the Premises in any way that would increase insurance premiums or void

insurance on the Premises.

5. Change Landlord's lock system.
6. Alter the Premises without Landlord's written permission.
7. Allow a lien to be placed on the Premises.
8. Assign this lease or sublease any portion of the Premises without Landlord's written consent.

C. Unless otherwise agreed in writing by the parties, the Landlord agrees to—

1. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.
2. Provide the Essential Services.
3. Repair, replace, and maintain the (a) roof, (b) foundation, (c) structural soundness of the exterior walls, excluding windows and doors, and (d) replace the air-conditioning/heating system when needed.
- 4.
5. Landlord will email invoice to tenant by the 10th of each month and said invoice will be due by the 1st of each month.
6. If the pool is closed for an extended period of time, the base rent will be reduced by 50% for the time of the closure if greater than 7 consecutive days.
7. If Landlord decides to contract with a third party to provide seasonal food service at the Community Center located at 7817 La Crosse Ave, Landlord shall provide Tenant at least 15 days' notice and opportunity to bid before accepting a contract from a third party for such service. Landlord retains the right to consider all factors that it deems relevant in awarding a contract, including price, menu, reputation, and past experience with the bidder.
8. Landlord will provide space (up to one half page) in its community newsletter, free of charge, for Tenant to advertise food and drink menus and specials, and special events relating to food service at the Premises. Landlord retains the right to exercise editorial discretion over the contents of Tenant's advertising in the community newsletter.

D. Landlord agrees not to—

1. Interfere with Tenant's possession of the Premises as long as Tenant is not in

default.

2. Unreasonably withhold consent to a proposed assignment or sublease.

E. Landlord and Tenant agree to the following:

1. *Alterations.* Any physical additions or improvements to the Premises made by Tenant will become the property of Tenant and may be removed by the Tenant so long as the removal of said property is executed in a way to bring the Premises back to the condition it was prior to the alteration being made. Landlord may require that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

2. *Abatement.* Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

3. *Default by Landlord/Events.* Defaults by Landlord are failing to comply with any provision of this lease within thirty days after written notice and failing to provide Essential Services to Tenant within ten days after written notice.

4. *Default by Landlord/Tenant's Remedies.* Tenant's remedies for Landlord's default are to sue for damages and, if Landlord does not provide an Essential Service for thirty days after default, terminate this lease.

5. *Default by Tenant/Events.* Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within ten days after written notice with any provision of this lease other than the defaults set forth in (a) and (b) above.

6. *Default by Tenant/Landlord's Remedies.* Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the rent directly by reason of the reletting, and Tenant agrees to reimburse Landlord for any expenditures made in order to relet; (b) enter the Premises and perform Tenant's obligations; and (c) terminate this lease by written notice and sue for damages. Landlord may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Tenant or any other person who may be occupying the Premises, until the default is cured, without being liable for damages.

7. *Default/Waiver/Mitigation.* It is not a waiver of default if the no defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.

8. *Alternative Dispute Resolution.* Landlord and Tenant agree to mediate in good faith

before filing a suit for damages.

9. *Attorney's Fees.* If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court costs.

10. *Entire Agreement.* This lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to any expressly mentioned exhibits and riders not incorporated in writing in this lease.

11. *Amendment of Lease.* This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

12. *Renewal of Lease.* Prior to the Termination date, and upon providing at least 30 calendar days' notice in writing, the Tenant has the option to renew the lease, on the same contractual terms, for a period specified in the notice by the Tenant up to a maximum of 24 months. This option may be forfeited, at Landlord's discretion, if Tenant is then in breach of this Lease or has been in material violation of this Lease two or more times during the Term. If Landlord determines that the renewal option is forfeited, Landlord shall notify Tenant within 7 business days of receipt of Tenant's notice that it has elected to renew.

12. *Limitation of Warranties.* THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

13. *Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

14. *Abandoned Property.* Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

CIRCLE C HOMEOWNERS ASSOCIATION, INC.

By: _____

Printed name: Stephen Bega

Title: CCHOA President

Date: _____

Genesis Food Group LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

**Circle C Homeowners Association
March 12, 2025
Annual Meeting**

The undersigned President of the Circle C Homeowners Association hereby calls the Annual Meeting of the Association to be held **Wednesday, March 12, 2024 at 6:30pm** at 7817 La Crosse Ave or via Zoom. The link to the meeting is <https://us02web.zoom.us/j/86145940350>. The agenda has been posted on the CCHOA website at www.circlecranch.com

THERE ARE SEVERAL WAYS TO VOTE!

- If you cannot attend the meeting, return the 2025 Board of Directors Election Absentee Ballot and Proxy below when you pay your annual assessment by March 10, 2025 **OR**
- Turn in your absentee ballot or proxy to the CCHOA office (7817 La Crosse Avenue) by 3:00pm on March 12, 2025 **OR**
- Vote online through the website at www.circlecranch.com. To vote online, you will need your **“unique code”** which can be found on the front of your assessment statement or by calling the financial office at 512-451-9901. **Your unique code is for online voting purposes only, it is NOT your account number for paying assessments.**

If you would like to obtain more information on each candidate, please visit the CCHOA website at www.circlecranch.com, where you can view each candidate’s questionnaire.

John LaBarge, Secretary

YOU MUST SIGN YOUR ABSENTEE BALLOT OR PROXY BELOW IN ORDER FOR IT TO BE VALID.

State law also requires that we provide the following notice: **“By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail”.**

At this time, the Board Election and Bylaws Amendment are the only TWO items requiring a vote on the agenda. We are voting on TWO Issues!

1. Election of two Board Members
2. Amendment to the CC&Rs (provide a clear definition of what it means to lease one’s home, as well as addressing the conditions to a lease)

YOU MUST SIGN YOUR ABSENTEE BALLOT OR PROXY BELOW IN ORDER FOR IT TO BE VALID.

Issue #1

Please select **THREE** candidates from the names listed below **OR** write in a candidate of your choice. A total of three votes may be cast.

Write-In Candidate

Write-In Candidate

Issue #2

Please vote For or Against the Amendment to the CC&R’s For
(see page 3 for specific wording)

Against

OR INSTEAD OF CASTING VOTES, GRANT YOUR PROXY TO:

(Name AND address of CCHOA member in good standing being granted proxy) *****PLEASE PRINT*****

For quorum purposes only

For quorum and to vote for nominees to the Board of Directors and the Bylaws Amendment

Your Signature

Date