

CCHOA Board Meeting Agenda
19 November 2025, 6:30pm
Circle C Community Center or via zoom

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of October 29, 2025 Board meeting minutes *David Lachance*
- 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. October YTD Financials
 - b. Landscape Report, *Karen Hibpshman*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
 - a. Pool discussion
 - b. Stratus Project/Stratus Letter of Support
 - c. Billboards
- VII. Action Items
 - a. 2026 Assessment Rate
 - b. The Rowell HOA Agreement Adjustment
 - c. The Cove at Circle C Agreement Adjustment
 - d. Removal of the Swim Center slide
 - e. 2026 Budget
 - f. Stratus
 - 1. Support the condition of zoning removing the prohibition of connecting to Dahlgreen and clean up inconsistencies with state law.
 - 2. Support the City process to amend the Circle C Development Agreement to:
 - a. Add Multi-family residential as an allowable use on Tract 110; and
 - b. Remove the obligation to extend South Bay.
 - 3. Approve amending the private CCHOA Amended and Restated Declaration of Restrictive Covenant for Tract 110 to remove the Dahlgreen connection prohibition.
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. HR

Attachments

- 1. September 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
October 29, 2025**

1. The CCHOA Board of Directors convened on October 29, 2025, at the Community Center and via video conferencing (Zoom). John LaBarge called the meeting to order at 6:30p.m. In attendance were board members John LaBarge, David Lachance, Paul Oveisi, Tom Griebel and Phil Gorman. Dave Duryee attended via Zoom. Joanne Kinzer joined at 6:46pm. CCHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director) and Brody McKinley (Aquatics Director) were present.
2. John presented the October 29, 2025 agenda. Phil motioned to approve the agenda as written. Tom seconded the motion. All were in favor and the motion passed.
3. John presented the September 24, 2025 Board of Directors Meeting Minutes. Tom motioned to approve the minutes as written. Paul seconded the motion. All were in favor and the motion passed.
4. John introduced the Homeowner Forum. No homeowner signed up to speak.
5. Karen presented the management report.
6. Karen presented the landscaping report.
7. Brody presented the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item was Prop Q. Legal provided their opinion. The board asked what is our legal definition for our Not for Profit and if we have a 501#. Karen will reach out to the auditor and legal for this information. Also include in the next blast email the text of Prop Q and that it is #18 on the ballot. Also add link to the blast email to the HOA Facebook page.
10. The second discussion item was Pool Discussions. Karen updated the board that the Seals leadership had not been able to hold a meeting yet. Once Seals leaderships hold their meeting, they will be able to circle back to Karen and Brody. Karen was able to speak to the Fire Marshal and he was very clear that unless a vehicle in the fire lane was a fire truck or ambulance, that no stopping or parking in the fire lane would be allowed. Karen has also reached out to another homeowner on the parking issues and hasn't heard back.
11. The third discussion item was the Stratus project/Letter of Support. Karen provided the board additional information. Senate Bill 840 passed and became law September 1st. SB 840 afforded Tract 110 being awarded entitlements to develop multifamily residential b right and negates the need for rezoning. A letter opposing the extension of South Bay was already submitted. The City of Austin is requiring two access points for this project. The first off of MoPac and the second off of Dahlgreen. One concern is the traffic congestion and how will traffic will flow. Karen will reach out to Stratus to get more information on this.

12. The fourth discussion item was the Billboards. Karen will work on this for the next meeting.
13. The fifth discussion item was the 2026 Draft Budget. The board had additional questions on the proposed Capital Projects. This will be an action item at the November Board meeting.
14. The first Action Item was the New AISD Boundaries. Karen will share letters that have been sent to the AISD trustees with the board and the board will send a letter to the trustees opposing the boundary changes. John motioned to send a letter opposing the boundary changes. Phil seconded the motion. Joanne Kinzer, John LaBarge, David Lachance, Paul Oveisi, and Phil Gorman voted in favor. Tom Griebel abstained. Dave Duryee dropped from the call.
15. The second action item was the November board meeting date. The options are November 19th or December 3rd. Paul motioned that we hold the November board meeting on November 19th. David seconded the motion. All were in favor and the motion passed.
16. The third action item was the CCL Office Contract. Paul motioned to accept the CCL Office Contract. David seconded the motion. All were in favor and the motion passed.
17. The fourth action item was the Annual Meeting Date, with March 4th or March 11th. Paul motioned that the Annual meeting is held on March 11th. Tom seconded the motion. All were in favor and the motion passed.
18. Paul motioned to adjourn the Public Meeting at 9:11pm. Tom seconded the motion. All were in favor and the motion passed.
19. The board went into Executive Session at 9:13pm to discuss deed violations and The Rowell HOA. No decisions or actions were taken. The board adjourned executive session at 9:34pm.

Respectfully Submitted,

By: _____

Title: Secretary_____

**Circle C Homeowners Association
 Manager's Report
 October 27, 2025 – November 14, 2025**

**Violation Report
 October 27, 2025 – November 14, 2025**

0	Sept 17 - Oct 24, 2025	Oct 27 - Nov 14, 2025	Percentage of Total Violations	% Change		Sept 25 - Oct 20, 2024	Oct 28 - Nov 15, 2024	Percentage of Total Violations	% Change
Total Violations:	526	350		-33.46%		269	397		47.58%
Rubbish/Debris	71	224	64.00%	215.49%		46	57	14.36%	23.91%
Front Yard Maintenance	327	86	24.57%	-73.70%		127	279	70.28%	119.69%
Architectural	25	13	3.71%	-48.00%		11	7	1.76%	-36.36%
Vehicle Storage	11	6	1.71%	-45.45%		13	4	1.01%	-69.23%
Repair of Exterior Damages	20	1	0.29%	-95.00%		27	10	2.52%	-62.96%
Exterior Lighting	10	7	2.00%	-30.00%		2	4	1.01%	100.00%
Driveway	3	0	0.00%	-100.00%		2	7	1.76%	250.00%
Fencing	0	3	0.86%	0.00%		1	0	0.00%	-100.00%
Use Limitations	0	0	0.00%	#DIV/0!		1	1	0.25%	0.00%
Recreational Equipment	8	4	1.14%	-50.00%		34	8	2.02%	-76.47%
Offensive Activities	9	0	0.00%	-100.00%		1	4	1.01%	300.00%
Common Properties	0	1	0.29%	0.00%		1	0	0.00%	0.00%
Maintenance	42	5	1.43%	-88.10%		3	14	3.35%	366.67%
Abutting Landscaping	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Window Covering	0	0	0.00%	#DIV/0!		0	2	0.50%	#DIV/0!
Backwashing of Pool	0	0	0.00%	0.00%					

	526	350			296	397		
Stage 1/Cooperative Letters	389	282	80.57%	-27.51%	203	327	82.36%	61.08%
Stage 2 Letters	107	57	16.28%	-46.73%	46	55	13.85%	19.57%
Stage 3 Letters	30	11	3.14%	-63.33%	18	15	3.77%	-16.67%
Stage O	0	0	0.00%	0.00%	2	0	0.00%	- 100.00%

	526	350			269	397		
On Hold	4	0	0.00%	0.00%	2	1	0.25%	-50.00%
Closed	217	95	27.14%	-56.22%	107	211	53.15%	49.29%
New	197	208	59.43%	5.58%	115	131	33.00%	13.91%
Escalated	103	38	10.86%	-63.11%	42	49	12.34%	16.67%
Re-Opened	5	9	2.57%	80.00%	3	5	1.26%	66.67%
Attorney	0	0	0.00%	0.00%	0	0	0.00%	0.00%

Administration

8 New Homeowner Packets mailed October 21st – November 7th.

Financial

AP checks were signed on November 20th with Terri Giles

Upcoming Special Events

Nov 27th – Turkey Trot

Nov 26th – 28th – HOA Office Closed for Thanksgiving

Dec 6th – Kids Holiday Party

Dec 24th – 26th – HOA Office Closed for Christmas

Dec 31st – Jan 1st- HOA Office Closed for New Years

Jan 28th – January Board Meeting

Project/Updates

- Christmas Lights are being installed throughout Circle C and will be turned on for Thanksgiving.
- Violations – If we have a good email address, violations are being sent via email. We are still required to send notices Certified Mail but any regular mail notices can be emailed.
- Due to the lead time for the replacement pool pump being 16 weeks, we have ordered the new pump and put a deposit down for the order. This amount will be taken out of CC Splash Pad Bollard/Edge Repairs and will have its own GL for the expense.
- Mail theft is continuing to happen in Circle C. There have been two additional mail thefts this month. When we are able, we are providing video footage to the Postal Inspector. Spoke to a USPS employee that they are working on changing locks. There are older mailboxes that might need to be replaced to accommodate the new locks.
- According to the corridor program folks with the City of Austin, there is will be no roadway infrastructure work done at the Escarpment/Slaughter intersection. This is something that we will have to watch since at one time, they tried to put 10' sidewalks down both sides of Slaughter Lane, from FM1826 to MoPac. I am assuming that they ran into issues with putting in a pond at Escarpment/Slaughter.
- Second ½ HOA dues. We sent the 2nd assessment notices out via email to those who we had good emails for. A reminder notice was sent out July 29th for those that have not paid. We currently have 605 residents who have not paid. Additional notices are being emailed and mailed.
- Spectrum is installing their infrastructure in GreyRock. There have been several issues and these have been communicated to the project manager to address. Had a follow up to the follow up and they are having issues with the city and permits. I will stay on them to get this taken care of.
- License plate cameras. We have looked at several options and where they could be placed. I haven't been able to get any movement on the city about them being placed in the ROW. PacTak who we had the test camera installed at the main mail center has let us keep one camera installed as a demo camera. It was used on Thursday morning to catch the license plate number of individuals that were caught on camera stealing mail. The footage was uploaded to the Postal Inspector.

Capital Projects

2025 Capital Budget Projects include:

Billboard	Will Complete Q4 – Design ideas are currently in the works
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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	Estimated Delivery 12/1
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	Completed
CC – Soffit Sand/Stain	Completed
SC – Parking Lot Repairs/Seal & Stripe	Completed
CC – Parking Lot Repairs/Seal & Stripe	Will complete in 2026
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	Completed
Rock Work	Completed
Irrigation Upgrades	Completed
Escarpment Loop Project	Phase 1 & 2 Completed. Two new meters have been installed and 4 new controllers installed
CCN Improvement	Planting is almost complete
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	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Totals	%
Homeowner Income	Homeowner Dues	\$5,290,000	\$48,179.92	\$1,341,211.60	\$778,950.13	\$184,553.63	\$280,708.10	\$159,336.06	\$1,127,910.48	\$793,957.80	\$430,397.42	\$59,144.28	\$5,204,349.42	98%
Homeowner Income	Resale Certificates	\$50,625	\$4,050.00	\$2,250.00	\$4,725.00	\$4,725.00	\$4,950.00	\$3,600.00	\$6,300.00	\$2,925.00	\$4,050.00	\$4,050.00	\$41,625.00	82%
Homeowner Income	Transfer Fees Income	\$41,125	\$1,400.00	\$2,625.00	\$3,675.00	\$2,625.00	\$3,325.00	\$4,550.00	\$4,550.00	\$3,150.00	\$2,100.00	\$2,975.00	\$30,975.00	75%
Homeowner Income	Late Fees Collected	\$35,000	\$1,982.88	\$1,667.39	\$2,059.43	\$4,598.38	\$9,333.10	\$7,731.07	\$4,343.87	\$2,872.28	\$718.72	\$1,211.12	\$36,518.24	104%
Homeowner Income	Lien Admin Fees Income	\$900	\$83.00	\$69.00	\$345.00	\$997.00	\$714.00	\$356.00	\$600.00	\$450.00	\$0.00	\$75.00	\$3,689.00	410%
Homeowner Income	Filing Fee Income	\$800	\$112.00	\$56.00	\$280.00	\$448.00	\$606.00	\$424.00	\$450.00	\$300.00	\$21.00	\$50.00	\$2,747.00	343%
Homeowner Income	NSF Charges	\$50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	50%
Homeowner Income	HOA Fine Income	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$299,636.20	\$175,997.13	\$1,144,179.35	\$803,655.08	\$437,287.14	\$67,505.40	\$5,319,928.66	98%
Architectural Review Income	Architectural Review Income	\$10,000	\$535.00	\$1,100.00	\$685.00	\$1,160.00	\$545.00	\$535.00	\$720.00	\$1,040.00	\$955.00	\$810.00	\$8,085.00	81%
Architectural Review Income Total		\$10,000	\$535.00	\$1,100.00	\$685.00	\$1,160.00	\$545.00	\$535.00	\$720.00	\$1,040.00	\$955.00	\$810.00	\$8,085.00	81%
Rental Income	Office Rent	\$10,000	\$0.00	\$1,834.11	\$0.00	\$0.00	\$1,834.11	\$0.00	\$0.00	\$4,480.11	\$0.00	\$0.00	\$8,148.33	81%
Rental Income	Grill Rent	\$6,300	\$1,050.60	\$0.00	\$1,050.60	\$0.00	\$1,050.60	\$525.30	\$525.30	\$0.00	\$0.00	\$0.00	\$4,202.40	67%
Rental Income Total		\$16,300	\$1,050.60	\$1,834.11	\$1,050.60	\$0.00	\$2,884.71	\$525.30	\$525.30	\$4,480.11	\$0.00	\$0.00	\$12,350.73	76%
Aquatics Income	Pool Programs	\$65,000	\$1,572.00	\$724.50	\$10,127.00	\$13,876.00	\$14,332.65	\$18,444.50	\$9,532.50	\$5,264.00	\$4,029.50	\$2,103.00	\$80,005.65	123%
Aquatics Income	Pool Programs - Swim Team	\$136,500	\$15,400.00	\$15,070.00	\$15,160.00	\$18,075.00	\$19,249.00	\$10,445.00	\$9,625.00	\$16,725.00	\$15,537.50	\$16,477.50	\$151,764.00	111%
Aquatics Income	Facility Income	\$41,500	\$730.00	\$1,930.00	\$2,894.00	\$10,611.60	\$6,268.02	\$12,333.00	\$4,866.00	\$7,072.00	\$29,199.50	\$353.00	\$76,257.12	184%
Aquatics Income Total		\$243,000	\$17,702.00	\$17,724.50	\$28,181.00	\$42,562.60	\$39,849.67	\$41,222.50	\$24,023.50	\$29,061.00	\$48,766.50	\$18,933.50	\$308,026.77	127%
CCCC Income	CCCC Facility Rentals	\$70,000	\$5,888.75	\$6,108.75	\$8,512.50	\$4,903.50	\$12,132.50	\$15,665.00	\$6,843.75	\$5,340.50	\$6,495.25	\$5,599.75	\$77,490.25	111%
CCCC Income Total		\$70,000	\$5,888.75	\$6,108.75	\$8,512.50	\$4,903.50	\$12,132.50	\$15,665.00	\$6,843.75	\$5,340.50	\$6,495.25	\$5,599.75	\$77,490.25	111%
Landscape Reimbursements	Stratus Reimb	\$114,450	\$54,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,500.00	\$0.00	\$54,500.00	\$163,500.00	143%
Landscape Reimbursements	COA Reimb	\$17,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$0.00	\$0.00	\$0.00	\$17,600.00	100%
Landscape Reimbursements Total		\$132,050	\$54,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$54,500.00	\$0.00	\$54,500.00	\$181,100.00	137%
Credit Card Rewards		\$0	\$500.00	\$500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$4,000.00	#DIV/0!
Miscellaneous	Interest Income	\$75,000	\$4,464.42	\$3,657.00	\$5,919.18	\$5,348.63	\$4,789.13	\$4,472.71	\$4,232.34	\$5,141.14	\$4,993.06	\$3,921.00	\$46,938.61	63%
COA Surety Bond Refund		\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,379.13	\$13,379.13	#DIV/0!
Miscellaneous	Sales Tax Discount	\$0	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.11	#DIV/0!
Miscellaneous Total		\$75,000	\$4,965.53	\$4,157.00	\$5,919.18	\$5,348.63	\$6,289.13	\$4,472.71	\$4,232.34	\$6,641.14	\$4,993.06	\$17,300.13	\$64,318.85	86%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$22,000	\$0.00	\$0.00	\$0.00	\$11,423.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,423.75	\$22,847.50	104%
Rowell Reimbursement	The Rowell HOA	\$135,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,913.35	\$0.00	\$69,913.35	\$139,826.70	104%
Rimbursement Total		\$157,000	\$0.00	\$0.00	\$0.00	\$11,423.75	\$0.00	\$0.00	\$0.00	\$69,913.35	\$0.00	\$81,337.10	\$162,674.20	104%
Grand Total		\$6,121,850.00	\$140,449.68	\$1,378,803.35	\$834,382.84	\$263,345.49	\$361,337.21	\$238,417.64	\$1,198,124.24	\$974,631.18	\$498,496.95	\$245,985.88	\$6,133,974.46	100%

2025 CCHOA EXPENSE BUDGET

Category	Subcategory	2025 Budget	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,524,159	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$1,272,132.50	83%
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	\$32,172.50	83%
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	\$32,172.50	83%
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	\$22,814.70	83%
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	\$22,814.10	83%
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	\$200,000	\$4,445.79	\$19,301.61	\$28,623.00	\$20,825.19	\$17,751.26	\$27,597.03	\$16,868.33	\$17,947.75	\$20,272.29	\$12,119.56	\$185,751.81	93%
Commons Area Services	Landscape Water Utilities	\$300,000	\$13,789.99	\$10,564.86	\$9,066.88	\$7,747.43	\$8,568.19	\$17,866.57	\$51,695.37	\$63,018.37	\$58,921.32	\$48,162.19	\$289,401.17	96%
Commons Area Services	COA Water Utility Complianc	\$12,000	\$3,200.00	\$2,225.00	\$3,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,410.00	\$0.00	\$10,735.00	89%
Common Area Services	Landscape Electric Utilities	\$36,000	\$3,264.62	\$2,988.09	\$3,205.42	\$3,154.42	\$3,307.70	\$3,215.63	\$3,073.01	\$1,669.97	\$5,135.46	\$3,076.34	\$32,090.66	89%
Common Area Services	Tree Care	\$100,000	\$0.00	\$0.00	\$42,891.62	\$27,280.00	\$47,072.25	\$8,920.50	\$18,074.17	\$12,500.00	\$0.00	\$11,095.63	\$167,834.17	168%
Common Area Services	Plant Replacement	\$75,000	\$0.00	\$0.00	\$25,000.00	\$0.00	\$15,000.00	\$20,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$75,000.00	100%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$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	\$0.00	\$0.00	\$1,672.40	\$188.37	\$4,667.53	\$6,528.30	54%
Common Area Services	Neighborhood Maint & Repa	\$27,000	\$1,671.76	\$3,242.23	\$2,679.00	\$7,789.50	\$5,578.04	-\$290.70	\$481.70	\$3,518.13	\$5,872.74	\$539.25	\$4,913.99	18%
Common Area Services	Non Contract Landscape - S	\$30,000	\$458.69	\$0.00	\$0.00	\$0.00	\$18,000.00	\$10,000.00	\$1,541.00	\$0.00	\$0.00	\$0.00	\$29,999.69	100%
Common Area Services	Permits	\$10,000	\$3,748.00	\$575.00	\$1,066.26	\$1,903.64	\$1,940.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,233.37	92%
Commons Area Services Total		\$2,519,244	\$168,789.48	\$177,107.42	\$254,642.81	\$206,910.81	\$256,628.54	\$225,519.66	\$244,944.21	\$238,537.25	\$230,010.81	\$217,871.13	\$2,220,962.12	88%
Aquatics Facilities	Administrative	\$75,500	\$4,108.34	\$2,429.22	\$3,518.14	\$2,972.55	\$10,293.94	\$4,220.06	\$2,022.70	\$2,851.04	\$6,017.37	\$1,492.77	\$39,926.13	53%
Aquatics Facilities	Supplies - Pool	\$28,000	\$654.00	\$2,280.72	\$3,043.71	\$5,320.87	\$641.65	\$1,307.52	\$461.59	\$0.00	\$110.00	\$0.00	\$13,820.06	49%
Aquatics Facilities	Supplies - Chemicals	\$93,000	\$3,842.35	\$4,019.34	\$6,652.54	\$7,201.45	\$10,474.28	\$7,023.27	\$16,130.29	\$8,888.16	\$6,449.01	\$3,692.94	\$74,373.63	80%
Aquatics Facilities	Supplies & Fees - Swim Tear	\$19,000	\$1,891.17	\$1,616.30	\$1,218.19	\$2,342.78	\$2,069.11	-\$695.25	\$2,332.02	-\$181.68	\$5,299.34	\$15,299.34	\$15,299.34	81%
Aquatics Facilities	Maintenance - Pool	\$136,200	\$2,227.26	\$7,463.15	\$18,257.50	\$13,580.52	\$13,519.74	\$10,905.45	\$18,904.23	\$6,016.36	\$208.06	\$7,449.40	\$98,531.67	72%
Aquatics Facilities	Maintenance - Building	\$92,000	\$3,431.66	\$4,595.63	\$12,851.63	\$10,245.65	\$5,167.20	\$4,526.99	\$6,686.45	\$10,394.38	\$3,228.61	\$3,661.26	\$64,789.46	70%
Aquatics Facilities	Payroll - Staff	\$1,230,000	\$54,262.73	\$42,448.37	\$62,586.40	\$69,041.81	\$89,635.41	\$149,006.00	\$292,298.12	\$166,110.64	\$81,821.55	\$52,741.62	\$1,059,952.65	86%
Aquatics Facilities	Payroll - Programming Staff	\$55,500	\$113.82	\$75.60	\$1,197.85	\$2,181.57	\$3,822.13	\$5,557.84	\$11,844.77	\$3,888.14	\$5,428.00	\$1,498.72	\$32,608.44	59%
Aquatics Facilities	Payroll - Swim Team	\$155,000	\$16,996.77	\$11,248.47	\$11,187.12	\$11,731.59	\$12,282.64	\$10,682.00	\$17,317.54	\$10,089.16	\$12,001.71	\$11,351.39	\$124,888.39	81%
Aquatics Facilities	SC-Uilities - Water	\$33,000	\$2,268.12	\$2,039.60	\$2,415.80	\$2,648.23	\$2,456.13	\$2,506.80	\$2,878.57	\$3,053.95	\$2,698.48	\$2,604.93	\$25,570.61	77%
Aquatics Facilities	Avana _Uilities-Water	\$9,000	\$287.36	\$716.25	\$679.89	\$979.86	\$503.65	\$469.51	\$537.78	\$529.25	\$574.14	\$529.25	\$5,806.94	65%
Aquatics Facilities	GR- Uilities - Water	\$4,500	\$220.79	\$404.97	\$271.54	\$193.62	\$1,511.24	\$253.83	\$320.47	\$237.37	\$298.30	\$279.83	\$3,991.96	89%
Aquatics Facilities	SC-Uilities - Electric	\$30,000	\$2,171.80	\$2,619.76	\$2,329.87	\$2,538.31	\$2,346.06	\$2,830.52	\$2,449.00	\$0.00	\$6,132.74	\$2,618.13	\$26,036.19	87%
Aquatics Facilities	Avana - Uilities- Electric	\$12,000	\$955.56	\$727.63	\$253.01	\$704.54	\$815.44	\$851.75	\$851.86	\$0.00	\$1,669.21	\$794.57	\$7,623.57	64%
Aquatics Facilities	GR -Uilities-Electric	\$7,000	\$438.83	\$484.14	\$523.59	\$362.17	\$116.11	\$349.31	\$378.58	\$402.81	\$416.08	\$407.30	\$3,878.92	55%
Aquatics Facilities	Uilities - Natural Gas	\$45,000	\$3,231.49	\$4,866.75	\$3,554.87	\$2,733.38	\$1,537.72	\$678.45	\$213.17	\$380.24	\$364.93	\$480.91	\$18,041.91	40%
Aquatics Facilities	SC-Uilities - Telephone/Inte	\$15,000	\$582.15	\$582.15	\$592.20	\$592.26	\$592.26	\$592.26	\$592.26	\$592.26	\$592.26	\$592.26	\$5,902.32	39%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$210.85	\$235.28	\$128.32	\$235.33	\$342.45	\$128.53	\$235.48	\$235.17	\$344.17	\$128.78	\$2,224.36	44%
Aquatics Facilities	GR- Telephone/Internet	\$6,000	\$234.00	\$258.44	\$151.48	\$258.49	\$365.60	\$136.68	\$258.63	\$258.33	\$367.33	\$165.57	\$2,454.55	41%
Aquatic Facilities Total		\$2,050,700	\$98,129.05	\$88,111.77	\$131,413.65	\$135,864.98	\$158,492.76	\$201,331.52	\$376,114.51	\$213,745.58	\$126,086.15	\$96,431.13	\$1,625,721.10	79%
Circle C Community Center	Uilities - Water	\$22,000	\$520.57	\$426.69	\$431.43	\$718.33	\$1,265.59	\$983.98	\$1,279.64	\$1,100.49	\$1,187.29	\$736.62	\$8,650.63	39%
Circle C Community Center	Uilities - Electric	\$26,000	\$1,649.89	\$1,029.99	\$2,219.97	\$1,673.70	\$1,905.20	\$2,052.17	\$2,481.47	\$2,977.52	\$2,970.36	\$1,963.98	\$20,924.25	80%
Circle C Community Center	Uilities - Telephone/Interne	\$12,000	\$702.57	\$702.48	\$706.93	\$706.93	\$706.93	\$706.93	\$706.93	\$706.93	\$706.93	\$706.93	\$7,060.49	59%
Circle C Community Ctr	Events Payroll	\$10,000	\$670.07	\$545.07	\$813.52	\$469.96	\$712.96	\$570.59	\$511.96	\$662.67	\$681.68	\$634.96	\$6,273.44	63%
Circle C Community Center	Maintenance - Building	\$60,000	\$4,141.95	\$3,685.79	\$3,386.49	\$2,701.16	\$3,224.39	\$1,902.47	\$2,827.45	\$4,645.16	\$4,247.02	\$5,693.60	\$36,455.48	61%
Circle C Community Ctr Total		\$130,000	\$7,685.05	\$6,390.02	\$7,558.34	\$6,270.08	\$7,815.07	\$6,216.14	\$7,807.45	\$10,092.77	\$9,793.28	\$9,736.09	\$79,364.29	61%
Maintenance Operations	Office Supplies	\$800	\$0.00	\$0.00	\$392.58	\$92.93	\$0.00	\$24.88	\$32.46	\$0.00	\$0.00	\$0.00	\$542.85	68%
Maintenance Operations	Employee Education	\$1,800	\$0.00	\$0.00	\$0.00	\$0.00	\$98.11	\$60.01	\$0.00	\$0.00	\$0.00	\$78.96	\$237.08	13%
Maintenance Operations	Uniforms	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$91.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91.97	8%
Maintenance Operations	Staff Recruitment	\$300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.97	\$0.00	\$0.00	\$67.97	23%
Maintenance Operations	Safety Equip/Supplies	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.85	\$0.00	\$409.78	\$0.00	\$0.00	\$455.63	38%
Maintenance Operations	Maintenance Payroll	\$235,000	\$25,011.85	\$16,826.96	\$16,826.96	\$16,826.96	\$16,826.96	\$16,826.96	\$25,240.44	\$17,002.92	\$16,826.96	\$16,826.96	\$185,043.93	79%
Maintenance Operations	Pool Tech	\$76,000	\$6,576.93	\$4,423.08	\$4,666.08	\$5,506.83	\$5,819.83	\$5,721.58	\$9,527.12	\$4,811.02	\$5,591.58	\$4,778.33	\$57,422.38	76%
Maintenance Operations	Payroll Taxes	\$32,000	\$2,101.92	\$1,345.38	\$1,346.54	\$1,348.46	\$1,358.23	\$1,376.38	\$2,065.58	\$1,376.14	\$1,331.18	\$1,316.16	\$14,965.99	47%
Maintenance Operations	Computer/Software	\$1,400	\$150.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.71	\$0.00	\$291.18	21%
Maintenance Operations	Tools/Supplies	\$6,000	\$0.00	\$0.00	\$3,422.21	\$44.34	\$0.00	\$633.58	\$42.06	\$510.99	\$0.00	\$195.60	\$4,848.78	81%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$411.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$411.52	69%
Maintenance Operations Total		\$356,300	\$33,841.17	\$22,595.42	\$27,065.89	\$23,819.52	\$24,195.10	\$24,689.24	\$36,907.66	\$24,178.82	\$23,890.43	\$23,196.03	\$264,379.28	74%
HOA Operations	Office Supplies	\$11,000	\$599.69	\$157.39	\$594.05	\$879.02	\$368.26	\$563.36	\$205.51	\$409.39	\$690.18	\$102.74	\$1,443.28	13%
HOA Operations	Equip & Maintenance	\$21,000	\$208.03	\$151.09	\$771.76	\$4,879.43	\$1,019.31	\$174.42	\$330.19	\$933.80	\$183.03	\$2,656.00	\$11,307.06	54%
HOA Operations	HOA Owned Vehicle Expense	\$8,000	\$2,748.13	\$29.00	\$140.34	\$255.69	\$100.31	\$97.14	\$100.29	\$84.12	\$76.43	\$49.70	\$3,681.15	46%
HOA Operations	Postage	\$28,000	\$193.96	\$2,742.55	\$866.67	\$1,414.30	\$96.80	\$524.60	\$3,253.18	\$1,439.84	\$1,096.99	\$549.40	\$12,178.29	43%
HOA Operations	Web Operations	\$5,000	\$38.40	\$937.31	\$38.40	\$38.40	\$1,846.95	\$38.40	\$184.04	\$38.40	\$101.52	\$40.32	\$3,302.14	66%
HOA Operations	Printing	\$7,000	\$4.00	\$2,609.53	\$0.00	\$0.00	\$0.00	\$0.00	\$324.75	\$0.00	\$77.62	\$69.39	\$3,085.29	44%
HOA Operations	HOA Meetings	\$7,000	\$3,088.03	\$449.25	\$314.64	\$145.64	\$0.00	\$172.69	\$0.00	\$145.64	\$145.64	\$380.78	\$4,842.31	69%
HOA Operations	Deed Restrictions	\$20,000	\$1,527.54	\$1,528.08	\$0.00	\$1,528.08	\$3,727.80	\$1,577.85	\$1,528.36	\$1,528.08	\$1,504.86	\$4,091.36	\$18,542.01	93%
HOA Operations	HOA Special Events	\$45,000	\$3,990.00	\$2,930.00	\$581.73	\$4,009.46	\$4,360.00	\$1,040.96	\$882.24	\$1,634.00	\$7,692.26	\$1,429.01	\$28,549.66	63%
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		\$154,000	\$12,397.78	\$11,534.20	\$3,307.59	\$13,150.02	\$11,519.43	\$4,189.42	\$6,808.56	\$6,213.27	\$11,568.53	\$9,368.70	\$90,057.50	58%
Financial Management	Management Services	\$115,850	\$9,276.30	\$9,276.30	\$9,276.30	\$9,838.50	\$9,838.50	\$9,838.50	\$9,838.50	\$9,838.50	\$9,838.50	\$9,838.50	\$96,698.40	83%
Financial Management	Resale Certificate	\$11,250	\$250.00	\$750.00	\$650.00	\$1,100.00	\$1,150.00	\$800.00	\$1,050.00	\$1,150.00	\$650.00	\$1,050.00	\$8,600.00	76%
Financial Management	Lien Filing Administrative Fee	\$3,000	\$4,919.00	\$0.00	\$0.00	\$376.00	\$225.00	\$50.00	\$157.00	\$0.00	\$0.00	\$200.00	\$5,927.00	198%
Financial Management	Bank Fees	\$70,000	\$3,536.53	-\$4,143.91	\$14,777.79	\$9,520.67	\$5,435.85	\$8,389.71	-\$5,813.91	\$23,862.17	\$9,660.92	\$7,888.19	\$73,114.01	104%

Financial Management	CPA/Audit	\$10,000	\$0.00	\$60.50	\$0.00	\$213.38	\$0.00	\$712.45	\$1,071.60	\$4,697.05	\$580.00	\$836.30	\$8,171.28	82%
Financial Management Total		\$210,100	\$17,981.83	\$5,942.89	\$24,704.09	\$21,048.55	\$16,649.35	\$19,790.66	\$6,303.19	\$39,547.72	\$20,729.42	\$19,812.99	\$192,510.69	92%
HOA Management	Management Payroll	\$235,000	\$24,597.91	\$16,638.64	\$16,638.64	\$16,638.64	\$16,638.64	\$16,638.64	\$24,957.96	\$16,638.64	\$16,638.64	\$14,656.90	\$180,683.25	77%
HOA Management	Management Payroll Taxes	\$25,000	\$2,123.44	\$1,373.91	\$1,396.57	\$1,371.03	\$1,400.58	\$1,407.65	\$2,084.36	\$1,400.29	\$1,370.21	\$1,196.11	\$15,124.15	60%
HOA Management	Mileage Reimbursement	\$6,000	\$191.80	\$730.10	\$448.00	\$567.00	\$517.30	\$732.90	\$608.30	\$681.80	\$249.90	\$315.70	\$5,042.80	84%
HOA Management	Insurance Stipend	60000	\$4,527.46	\$5,239.99	\$5,239.99	\$4,802.28	\$3,928.04	\$7,170.05	\$3,606.95	\$5,644.49	\$5,989.25	\$6,089.32	\$52,237.82	87%
HOA Management	Cont Ed & Skills Enhancement	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.79	\$0.00	\$0.00	\$150.79	8%
HOA Management Total		\$328,000	\$31,440.61	\$23,982.64	\$23,723.20	\$23,378.95	\$22,484.56	\$25,949.24	\$31,257.57	\$24,516.01	\$24,248.00	\$22,258.03	\$253,238.81	77%
Architectural Review Expenses	Architectural Review Expenses	\$8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Architectural Review Expenses Total		\$8,000	\$0.00	\$0.00	0%									
Legal Services	Legal Services	\$20,000	\$0.00	\$495.00	\$3,226.86	\$105.00	\$1,142.50	\$594.00	\$1,340.00	\$0.00	\$0.00	\$3,316.50	\$10,219.86	51%
Legal Services Total		\$20,000	\$0.00	\$495.00	\$3,226.86	\$105.00	\$1,142.50	\$594.00	\$1,340.00	\$0.00	\$0.00	\$3,316.50	\$10,219.86	51%
Taxes	Property	\$18,000	\$248.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$248.74	1%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
Taxes Total		\$18,000	\$248.74	\$0.00	\$248.74	1%								
Insurance	General, Property, Boiler & A	\$105,000	\$9,212.63	\$9,212.63	\$9,212.63	\$9,212.63	\$9,212.64	\$9,212.64	\$0.00	\$23,550.83	\$13,734.32	\$11,964.57	\$104,525.52	100%
Insurance	Auto	\$6,000	\$531.09	\$531.09	\$531.09	\$531.09	\$531.09	\$531.09	\$0.00	\$592.37	\$582.37	\$582.37	\$4,943.65	82%
Insurance	D & O Insurance	\$14,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#VALUE!
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,087.27	\$16,928.00	\$0.00	\$0.00	\$0.00	\$5,840.73	37%
Insurance Total		\$141,000	\$9,743.72	\$9,743.72	\$9,743.72	\$9,743.72	\$9,743.73	-\$1,343.54	\$16,928.00	\$24,143.20	\$14,316.69	\$12,546.94	\$115,309.90	82%
Community Enhancement	Donations	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$300.00	\$500.00	\$119.00	\$1,259.00	63%
Community Enhancement Total		\$3,000	\$75.00	\$70.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$500.00	\$119.00	\$1,259.00	42%
Reserve Transfer		\$183,506	\$0.00	\$200,000.00	\$200,000.00	109%								
Grand Total		\$6,121,850	\$380,332	\$345,973	\$485,581	\$440,292	\$508,671	\$506,936	\$728,411	\$581,275	\$461,143	\$614,657	\$5,053,271	83%

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	8789.9
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	18395.93
CC-Outside Trim	\$47,000	26850

CC_Soffit Sand/Stain	\$35,000	17309.69
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	90000
Rock Work	\$25,000	25000
Irrigation Upgrades	\$35,000	35000
Bed Upgrades	\$35,000	35000
Escarpment Project	\$200,000	\$204,227.69
CCN Improvement	\$200,000	\$180,000.00
Construction Repairs	\$50,000	\$4,713.20
Vintage Place Wiring	\$0	\$15,000.00
Swim Center Entrance	\$0	\$20,434.16
Total	\$1,366,500	\$896,732.77
Total Capital Budget Projects	\$1,366,500.00	\$896,732.77
Grand Total Expenses	\$7,488,350.00	

Circle C Aquatics

October-25

Winter Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Oct-25	YTD	Oct-25	YTD	Oct-25	YTD	Oct-25	YTD	Oct-25	YTD
Resident Entries	2,629	46,049	0	14,101	0	12,075	0	3,408	2,629	75,633
Unique Residents	485	4,962	0	4,528	0	3,403	0	1,002	485	7,911
Unique Households	317	1,867	0	1,536	0	1,164	0	386	317	2,707
Guest Entries	505	4,640	0	2,214	0	1,237	0	299	505	8,390
Other Entries	1,398	16,922	0	0	0	0	0	0	1,398	16,922
Average Hourly Count	19		0		0		0			
Average % of Capacity	8%		0%		0%		0%			
Max Hourly Count	91		0		0		0			
Total Entries	4,532	67,611	0	16,315	0	13,312	0	3,707	4,532	100,945

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Oct-25	YTD	Oct-25	YTD	Oct-25	YTD	Oct-25	YTD	Oct-25	YTD
Water Rescues	0	10	0	4	0	1	0	1	0	16
First Aid Responses	1	49	0	14	0	3	0	5	1	71
Sudden Illness Treatments	1	21	0	8	0	0	0	2	1	31
Patron/Facility Incidents	0	28	0	4	0	4	0	0	0	36
Biohazard Cleanups	0	22	0	8	0	1	0	0	0	31
Suspensions/Expulsions	0	6	0	0	0	3	0	0	0	9
EMS/911 Callouts	0	1	0	1	0	1	0	0	0	3
Total Incidents	2	106	0	28	0	8	0	8	2	150
Incident per Entry Ratio	0.04%	0.16%		0.17%		0.06%		0.22%	0.04%	0.15%

Revenue	Oct-25	YTD
Aquatics Programs	\$ 2,103.00	\$ 80,005.65
Swim Team	\$ 16,477.50	\$ 151,764.00
Guest Fees	\$ 106.00	\$ 11,934.00
Area Reservations	\$ -	\$ 5,400.00
Facility Rentals	\$ -	\$ 3,575.00
Lane Rentals	\$ -	\$ 46,920.10
Other Facility Income	\$ 247.00	\$ 8,428.02
Total Aquatics Revenue	\$ 18,933.50	\$ 308,026.77

Programs	Oct-25
Select Swim Team	93
Masters Swimming	8
Group Swim Lessons	0
Private Swim Lessons	21
Water Aerobics	23
Certification Courses	1
WSI Course	0
Total Participants	146

Reservations & Rentals	Oct-25	YTD
Area Reservations	0	56
Facility Rentals	0	4
Lap Lane Reservations	0	1189
Total Reservations	0	1,249

Aquatics Staffing	Oct-25
Lifeguards/Head Guards	63
Front Desk Staff	5
Instructors/Coaches	4
Total Staff	72

Resident Stats	Individuals	Households	Members / Household
Homeowners	13,130	4,459	2.94
Renters	970	272	3.57
New Memberships	37	12	
Totals	14,100	4,731	2.98

Circle C HOA
Maintenance Report for Board November 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
- Café Conversion to Check-In Underway—estimate move-in first part of December
- Had main breaker, conduit, and wiring replaced for the competition pool pump.

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.
- Atlantis is committed to repairing/replacing the plaster. They have begun this process.
- Pool has been drained for repairs

NEIGHBORHOOD

- Minor repairs have been completed as needed

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

Subject: Support for Proposed Stratus Project at 11010 ½ South MoPac Expressway Southbound

On behalf of the Circle C Homeowners Association, the Circle C Board of Directors expresses its support for the proposed Stratus project located at **11010 ½ South MoPac Expressway Southbound**.

We are in favor of the condition of zoning to remove the prohibition on connecting to Dahlgreen and to address inconsistencies with state law.

We also support the City's process to amend the Circle C Development Agreement to accomplish the following:

1. **Add multi-family residential** as an allowable use on Tract 110.
2. **Remove the requirement to extend South Bay.**

Additionally, we approve amending the private Circle C Homeowners Association *Amended and Restated Declaration of Restrictive Covenants for Tract 110* to remove the prohibition on the Dahlgreen connection.

Furthermore, we respectfully request that the **City of Austin** and **TxDOT** consider the following improvements to enhance traffic flow and safety:

1. **Install a traffic signal** at Dahlgreen and La Crosse to improve traffic **operations and** safety.
2. **Add deceleration and acceleration lanes** for vehicles entering and exiting the proposed project from and to MoPac.
3. **Close the South Bay crossover on MoPac** and construct a **turnaround lane** for northbound traffic on the La Crosse Lane bridge and a westbound turnaround lane at SH45 and Escarpment Boulevard.

Sincerely,
Circle C Board of Directors
Circle C Homeowners Association

cc: Orlando Gallegos, TxDOT South Travis Area Engineer

xxxxx yyyy, Austin Transportation Director



BID PROPOSAL

"Our Reputation Holds Water"

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

OWNER INFORMATION

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

Circle C Pool - Swim Center Austin TX
Kiddy Pool

Contact Information

Robert Bardeleben
PH: 512-796-9584

SCOPE OF WORK

Remove rebar & concrete area where Slide Flume enters pool and add rebar & concrete back on floor etc
Remove loose plaster and prep and replaster with Pebble Quartz white with Microglass Set & Cure

Work to be start in January 2026

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

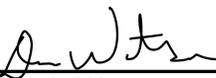
EXCLUSIONS

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

TOTAL BID: **Thirty Nine Thousand Eight Hundred Seventy Six & No Cents**

\$39,876.00

11/14/2025 BY:


Dennis Watson

Operational Budget 2026

2026 CCHOA INCOME BUDGET

		2025	3%	2026	2.91%	4.98%	9.97%		
		\$962		\$962		\$1,010		\$1,058	
Category	Subcategory								
Homeowner Income	Homeowner Dues	\$5,290,000		\$5,290,000	\$5,400,000	\$5,500,000	\$5,800,000		4100
Homeowner Income	Resale Certificates	\$50,625		\$49,950	\$49,950	\$49,950	\$49,950		4400
Homeowner Income	Transfer Fees Income	\$41,125		\$39,900	\$39,900	\$39,900	\$39,900		4200
Homeowner Income	Late Fees Collected	\$35,000		\$40,000	\$40,000	\$40,000	\$40,000		4600
Homeowner Income	Lien Admin Fees Income	\$900		\$3,000	\$3,000	\$3,000	\$3,000		4650
Homeowner Income	Filing Fee Income	\$800		\$2,500	\$2,500	\$2,500	\$2,500		4700
Homeowner Income	NSF Charges	\$50		\$50	\$50	\$50	\$50		4550
Homeowner Income Total		\$5,418,500		\$5,425,400	\$5,535,400	\$5,635,400	\$5,935,400		
Architectural Review In Architectural Review Income		\$10,000		\$7,500	\$7,500	\$7,500	\$7,500		4300
Architectural Review Income Total		\$10,000		\$7,500	\$7,500	\$7,500	\$7,500		
Rental Income	Office Rent	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000		4752
Rental Income	Grill Rent	\$6,300							4975
Rental Income Total		\$16,300		\$10,000	\$10,000	\$10,000	\$10,000		
	Group Swim Lessons	\$20,000		\$20,000	\$20,000	\$20,000	\$20,000		4841
	Private Swim Lessons	\$35,000		\$35,000	\$35,000	\$35,000	\$35,000		4842
	Classes/Clinics	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000		4804
	Contracted Programs	\$0							4850
Aquatics Income	Pool Programs	\$65,000		\$65,000	\$65,000	\$65,000	\$65,000		
	Registration Fee's	\$6,000		\$6,000	\$6,000	\$6,000	\$6,000		4801
	Away Meet Entry Fees	\$2,500		\$2,500	\$2,500	\$2,500	\$2,500		4807
	Memberships Due/Reg Fees	\$120,000		\$120,000	\$120,000	\$120,000	\$120,000		4805
	Home Meet	\$8,000		\$8,000	\$8,000	\$8,000	\$8,000		4806
Aquatics Income	Pool Programs - Swim Team	\$136,500		\$136,500	\$136,500	\$136,500	\$136,500		
	Merchandise Sales	\$2,500		\$2,500	\$2,500	\$2,500	\$2,500		4900
	Uniform Sales	\$3,000		\$3,000	\$3,000	\$3,000	\$3,000		4901
	Guest Fees	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000		4950
	ID Replacement Cards	\$500		\$500	\$500	\$500	\$500		4905
	Area Reservations)	\$2,500		\$3,000	\$3,000	\$3,000	\$3,000		4951
	Facility Rentals	\$3,000		\$3,000	\$3,000	\$3,000	\$3,000		4952
	Lane Rentals	\$20,000		\$20,000	\$20,000	\$20,000	\$20,000		4953
Aquatics Income	Facility Income	\$41,500		\$42,000	\$42,000	\$42,000	\$42,000		
Aquatics Income Total		\$243,000		\$243,500	\$243,500	\$243,500	\$243,500		
CCCC Income	CCCC Facility rentals	\$70,000		\$85,000	\$85,000	\$85,000	\$85,000		4985
CCCC Income Total		\$70,000		\$85,000	\$85,000	\$85,000	\$85,000		
Landscape Reimburse	Stratus Reimb	\$114,450		\$114,450	\$114,450	\$114,450	\$114,450		4775

Landscape Reimburse COA Reimb		\$17,600		\$17,600		\$17,600		\$17,600		4785
Landscape Reimbursements Total	\$132,050			\$132,050		\$132,050		\$132,050		
Miscellaneous Interest Income		\$75,000		\$75,000		\$75,000		\$75,000		4500
Miscellaneous Total	\$75,000			\$75,000		\$75,000		\$75,000		
The Rowell HOA The Rowell HOA		\$135,000		\$95,524		\$98,305		\$100,291		4997
Cove @ Circle C		\$22,000		\$15,608		\$16,063		\$16,387		
Access Agreement Totals	\$157,000			\$111,132		\$114,368		\$116,678		4995
Grand Total	\$6,121,850			\$6,089,582		\$6,202,818		\$6,297,628		

2026 CCHOA EXPENSE BUDGET

Category	Subcategory										
Commons Area Service: Common Area Landscaping			\$1,524,159		\$1,537,659		\$1,537,659		\$1,537,659		5550
Commons Area Service: Swim Center Landscaping			\$38,607		\$38,607		\$38,607		\$38,607		5873
Commons Area Service: Community Center Landscaping			\$38,607		\$38,607		\$38,607		\$38,607		7025
Commons Area Service: Avana Swim Center Landscaping			\$27,377		\$27,377		\$27,377		\$27,377		6320
Commons Area Service: GreyRock Landscaping			\$27,377		\$27,377		\$27,377		\$27,377		6420
Commons Area Service: Common Area Holiday Lighting			\$53,117		\$53,117		\$53,117		\$53,117		5727
Commons Area Service: Landscape Maint Contract		\$1,709,244		\$1,722,744		\$1,722,744		\$1,722,744		5550	
Commons Area Service: Landscape Repairs		\$200,000		\$200,000		\$200,000		\$200,000		5650	
Commons Area Service: Landscape Water Utilities		\$300,000		\$300,000		\$300,000		\$300,000		5970	
Common Area Services COA Water Utility Compliance		\$12,000		\$12,000		\$12,000		\$12,000		5975	
Commons Area Service: Landscape Electric Utilities		\$36,000		\$40,000		\$40,000		\$40,000		5950	
Common Area Services Tree Care		\$100,000		\$150,000		\$150,000		\$150,000		5625	
Common Area Services Plant Replacement		\$75,000		\$75,000		\$75,000		\$75,000		5630	
Commons Area Service: Fence Repairs & Maint		\$8,000		\$16,000		\$16,000		\$16,000		5690	
Commons Area Service: Electrical Repairs & Maint		\$12,000		\$16,000		\$16,000		\$16,000		5695	
Common Area Services Neighborhood Maint & Repair		\$27,000		\$36,000		\$36,000		\$36,000		5825	
Common Area Services Non Contract Maintenance		\$30,000		\$30,000		\$30,000		\$30,000		5875	
Common Area Services Permits		\$10,000		\$10,000		\$10,000		\$10,000		7165	
Commons Area Services Total	\$2,519,244			\$2,607,744		\$2,607,744		\$2,607,744			
	Office Supplies		\$36,000		\$42,000		\$42,000		\$42,000		6010
	Employee Education & Skills Enhancement		\$9,500		\$10,000		\$10,000		\$10,000		5877
	Staff Uniforms		\$12,500		\$14,000		\$14,000		\$14,000		6014
	Staff Recruitment & Hiring		\$1,500		\$1,500		\$1,500		\$1,500		5883
	Retail Merchandise		\$4,000		\$4,000		\$4,000		\$4,000		6015
	ARC Program Fees		\$12,000		\$14,000		\$14,000		\$14,000		6009
Aquatics Facilities Administrative		\$75,500		\$85,500		\$85,500		\$85,500			
	Safety Equip & Supplies		\$15,000		\$16,500		\$16,500		\$16,500		5895
	Program Equip & Supplies		\$5,000		\$6,000		\$6,000		\$6,000		6008
	Pool Supplies		\$8,000		\$9,000		\$9,000		\$9,000		6007
Aquatics Facilities Supplies - Pool		\$28,000		\$31,500		\$31,500		\$31,500			
SC			\$48,000		\$52,000		\$52,000		\$52,000		5876

	CC		\$20,000		\$24,000		\$24,000		\$24,000		\$24,000	7050
	Avana		\$17,000		\$21,000		\$21,000		\$21,000		\$21,000	6310
	Greyrock		\$8,000		\$9,500		\$9,500		\$9,500		\$9,500	6410
Aquatics Facilities	Supplies - Chemicals	\$93,000		\$106,500	\$106,500		\$106,500		\$106,500		\$106,500	
	USA Swimming Registration		\$2,000		\$2,500		\$2,500		\$2,500		\$2,500	6250
	Coach Training		\$2,000		\$2,500		\$2,500		\$2,500		\$2,500	6245
	Swim Team Supplies		\$4,000		\$4,000		\$4,000		\$4,000		\$4,000	6220
	Meet Expenses											6280
	Staff Meet Expenses		\$7,000		\$7,500		\$7,500		\$7,500		\$7,500	6282
	Home Swim Meet		\$4,000		\$4,000		\$4,000		\$4,000		\$4,000	6283
Aquatics Facilities	Supplies & Fees - Swim Team	\$19,000		\$20,500	\$20,500		\$20,500		\$20,500		\$20,500	
	SC - Equipment		\$52,000		\$61,000		\$61,000		\$61,000		\$61,000	6012
	CC - Equipment		\$26,000		\$32,000		\$32,000		\$32,000		\$32,000	7040
	Avana - Equipment		\$18,000		\$20,000		\$20,000		\$20,000		\$20,000	6345
	GR - Equipment		\$11,000		\$12,000		\$12,000		\$12,000		\$12,000	6445
	SC - Pool & Deck Coatings		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	5885
	CC - Pool & Deck Coatings		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	7055
	Avana - Pool & Decking Coatings		\$1,500		\$1,500		\$1,500		\$1,500		\$1,500	6370
	GR - Pool. & Decking Coatings		\$1,200		\$12,000		\$12,000		\$12,000		\$12,000	6470
	SC - Vacuum		\$3,000		\$4,000		\$4,000		\$4,000		\$4,000	5894
	CC - Vacuum		\$1,000		\$1,200		\$1,200		\$1,200		\$1,200	7060
	Avana - Vacuum		\$650		\$650		\$650		\$650		\$650	6395
	GR - Vacuum		\$650		\$650		\$650		\$650		\$650	6495
	SC - Permits & Inspections		\$1,900		\$2,000		\$2,000		\$2,000		\$2,000	5897
	CC - Permits & Inspections		\$8,000		\$8,000		\$8,000		\$8,000		\$8,000	7062
	Avana- Permits & Inspections		\$800		\$800		\$800		\$800		\$800	6365
	GR- Permits & Inspections		\$500		\$500		\$500		\$500		\$500	6465
Aquatics Facilities	Maintenance - Pool	\$136,200		\$166,300	\$166,300		\$166,300		\$166,300		\$166,300	
	SC - Janitorial		\$14,000		\$16,000		\$16,000		\$16,000		\$16,000	5880
	CC - Janitorial		\$1,000		\$1,500		\$1,500		\$1,500		\$1,500	7070
	Avana - Janitorial		\$500		\$750		\$750		\$750		\$750	6355
	GR - Janitorial		\$500		\$750		\$750		\$750		\$750	6455
	SC - Fence		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	5882
	CC - Fence		\$2,000		\$4,000		\$4,000		\$4,000		\$4,000	7080
	Avana - Fence		\$700		\$1,200		\$1,200		\$1,200		\$1,200	6350
	GR - Fence		\$700		\$1,200		\$1,200		\$1,200		\$1,200	6450
	SC - Equip & Maint		\$14,000		\$20,000		\$20,000		\$20,000		\$20,000	5890
	CC - Equip & Maint		\$4,500		\$4,500		\$4,500		\$4,500		\$4,500	7090
	Avana - Equip & Maint		\$1,200		\$1,500		\$1,500		\$1,500		\$1,500	6340
	GR-Equip & Maint		\$700		\$1,000		\$1,000		\$1,000		\$1,000	6440
	SC - Supplies		\$3,500		\$4,500		\$4,500		\$4,500		\$4,500	5790
	CC - Supplies		\$800		\$800		\$800		\$800		\$800	7045
	Avana - Supplies		\$500		\$500		\$500		\$500		\$500	6375
	GR - Supplies		\$400		\$400		\$400		\$400		\$400	6475
	Playground		\$6,000		\$7,000		\$7,000		\$7,000		\$7,000	7150
	Café Building		\$3,000		\$0		\$0		\$0		\$0	5896
	Post Office Building		\$1,800		\$1,800		\$1,800		\$1,800		\$1,800	7155
	Swim Center Parking Lot & Dumpster		\$30,000		\$35,000		\$35,000		\$35,000		\$35,000	5874
	Avana Parking Lot & Dumpster		\$600		\$600		\$600		\$600		\$600	6360

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

		\$245,000	
		\$80,000	
		\$32,000	
		\$2,000	
		\$7,500	
		\$750	
		\$372,600	
		\$11,000	
		\$12,000	
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		\$118,062	
		\$11,100	
		\$3,250	
		\$80,000	
		\$10,000	
		\$222,412	
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		\$155,000	
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		\$11,100	
		\$3,250	
		\$80,000	
		\$10,000	
		\$222,412	
		\$245,000	
		\$24,000	
		\$7,000	
		\$65,000	
		\$2,000	
		\$343,000	
		\$0	
		\$20,000	
		\$20,000	
		\$15,000	

5035
6025
5864
7260
7270
7280

5800
5775
5776
5777

5765
5770

5850
5750
5200
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5075
5100
5840
5845

5700
5710
5350
5050-5051
5000

5030
5040
6026
5506
5760

5450

5600

5920

Taxes Total		\$18,000		
Insurance	General, Property, Boiler & Auto, Umbrella		\$105,000	
Insurance	HOA Owned Vehicles		\$6,000	
Insurance	D & O Insurance		\$14,000	
Insurance	Worker's Comp		\$16,000	
Insurance Total		\$141,000		
Community Enhanceme Donations			\$1,000	
Community Enhanceme Association Memberships			\$2,000	
Community Enhancement Total		\$3,000		
Reserve Transfer			\$183,506	
Reserve Transfer Total		\$183,506		
Grand Total		\$6,121,850		
Difference		\$0		

		\$15,000		
			\$120,000	
			\$6,500	
			\$14,000	
			\$16,000	
		\$156,500		
			\$1,000	
			\$2,000	
		\$3,000		
			\$0	
		\$0		
		\$6,216,606		
		-\$127,024		

		\$15,000		
			\$120,000	
			\$6,500	
			\$14,000	
			\$16,000	
		\$156,500		
			\$1,000	
			\$2,000	
		\$3,000		
			\$0	
		\$0		
		\$6,216,606		
		-\$13,788		

		\$15,000		
			\$120,000	
			\$6,500	
			\$14,000	
			\$16,000	
		\$156,500		
			\$1,000	
			\$2,000	
		\$3,000		
			\$81,022	
		\$81,022		
		\$6,297,628		
		\$0		

		\$15,000		
			\$120,000	
			\$6,500	
			\$14,000	
			\$16,000	
		\$156,500		
			\$1,000	
			\$2,000	
		\$3,000		
			\$386,565	
		\$386,565		
		\$6,603,171		
		\$0		

5500
5502
5501
5505

5300
5726

Exhibit A

	<u>Expected Reserve Expenditures and</u>		2026	
	Café Conversation		\$21,000	
1st or 3rd Quarter	SC Pump Room Roof Seal		\$9,000	Is in terrible shape
3rd Quarter	Vintage Playground Shade Fabric		\$8,000	Has reached the end of it life
1st Quarter	CC Slide - Address Rust Issues/Replace		\$25,000	Has to be done. This is an updated cost that only addresses the bad areas.
2nd Quarter	CCCC Acoustic Ceiling Tile		\$20,000	Can be deferred but the ceiling is in terrible shape
1st Quarter	SC Slide Platform Repair (to get us		\$5,000	Repair the platform or remove the slide
1st Quarter	SC Slide Removal		\$40,000	either repair or removal.
1st Quarter	SC Exterior Block Re-Grout			Being moved to operating \$2,500
2nd Quarter	CC Pool Compsite Deck Remodel		\$47,720	Two choices - replace or do a repair to get by for a year. This deck is in terrible shape and is the entrance to the Community Center pool and has the bike racks located on it. We would relocated the bike racks off of the deck, shrink the size of the deck to just an entrance to the pool.
	Or repair deck to get by for a year		\$5,000	
1st Quarter	SC Competition Pool Pump Replacement		\$25,000	Has to be done.
1st or 3rd Quarter	SC Seal Coat		\$13,000	Moved from 2025
1st or 3rd Quarter	CCCC Seal Coat		\$15,000	Moved from 2025
	Vintage Place Entrance		\$280,000	
	Escarpment Median		\$250,000	
	Node Clock Replacement		\$90,000	Less node clocks going into 2026 since the first two phases addressed the worst wiring. Getting the two meters installed at Dedham & Redmond took longer than expected but will help connect the wiring, eliminating some node clocks.
	Rock Work		\$25,000	These three line items are needed for the smaller repairs/replacements that come up so that we can get those addressed.
	Irrigation Upgrades		\$35,000	
	Bed Upgrades		\$35,000	
1st Quarter	Escarpment Project		\$200,000	Phase 3 or a 4-Phase project
	Construction Repairs		\$50,000	This is used all throughout the year due to repairs
	Total		\$1,198,720	