

**CCHOA Board Meeting Agenda**  
**25 September 2024, 6:30pm**  
**Circle C Community Center via zoom**

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of August 28, 2024 Board meeting minutes *Joanne Kinzer*
- IV. Homeowner Forum (3 min each)  
*(Homeowners may sign up to speak for the Homeowners Forum by calling the HOA manager at 512-288-8663 or sending an email to [info@circlecranch.info](mailto:info@circlecranch.info) at least a week before the meeting, in writing. Members will be given 3 minutes to address the board. The Board will send a reply through the HOA Office after the meeting.*
- V. Management Reports
  - a. General Report, *Karen Hibpshman*
    - 1. Aug YTD Financials
  - b. Landscape Report, *Karen Hibpshman*
  - c. Aquatics Report, *Brody McKinley*
  - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
  - a. TxDot proposed project along FM1826
  - b. Update on License Plate camera proposals
  - c. 2025 Draft Budget
- VII. Action Items
- VIII. Adjourn Public Meeting
- IX. Executive Session
  - a. Café
  - b. Stratus Project

**Attachments**

- 1. August 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  
August 28, 2024**

1. The CCHOA Board of Directors convened on August 28, 2024, at the Community Center and via video conferencing (Zoom). Stephen Bega called the meeting to order at 6:34 p.m. In attendance were board members Stephen Bega, David Lachance, Dave Duryee, John LaBarge and Paul Oveisi. Joanne Kinzer was not present. Kimberly De La Garza joined at 7:33p.m. CHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director) and Brody McKinley (Aquatics Director) were present.
2. Stephen presented the August 28, 2024 agenda. Karen asked that we move Status Project to Executive Session and add the café to Executive Session. Dave motioned to accept the agenda with the changes. Paul seconded the motion. All were in favor and the motion passed.
3. Stephen presented the July 31, 2024 Board of Directors Meeting Minutes. Dave motioned to accept the minutes as written. David seconded the motion. All were in favor and the motion passed.
4. Stephen introduced the Homeowner Forum. No Homeowners present.
5. Robert presented the maintenance report.
6. Karen presented the management report and the YTD Financials.
7. Brody presented the aquatics report.
8. Karen presented the landscaping report.
9. The first discussion item is the proposed TxDot project along FM1826. Karen provided an update during the General Report that TxDot will be holding another public input meeting. They have hired Rifeline to facilitate the public input and gathering additional information..
10. The second discussion item is the update on the License Plante camera's. Karen is working with Jason Bram and Flock for bids. There are 14 entrances into Circle C and at least two where there is no power. Jason is looking at one time cost for camera's and Flock will be providing a proposal that would be a yearly lease for the camera's. More information will be provided at the next board meeting.
11. The third discussion item is the Swim at your own Risk (SAYOR). Stephen asked if anyone on the board was interested in revisiting SAYOR, no board members wanted to revisit. Enclosed in the board packet was a document created by Russ Hodes that outlined the board decision on voting against SAYOR in 2023. The board will review and this will be available on the website and also the HOA Facebook page.
12. The first action item was the Audit Proposal. Karen presented the proposal from Ronald Meyer for the 2024 Audit and Tax returns. The total amount is \$9,965.00. David motioned to approved the Audit proposal. John seconded the motion. All were in favor and the motion passed.

13. The second action item was the Short-term Rental Proposed Language. The board last month approved a draft provided the attorney reviewed and there wasn't any language that was in conflict with the current declaration. Patty Arnold provided a one-page revision to the board. John motioned to accept the current language provided by Patty. David seconded the motion. All were in favor and the motion passed.
14. Paul motioned to adjourn the Public Meeting at 7:45 p.m. David seconded the motion. All were in favor and the motion passed.
15. The board went into executive session at 7:50p.m to discuss the Stratus Project and the cafe. No decisions or actions were taken. The board adjourned executive session at 8:14p.m.

**Circle C Homeowners Association  
 Manager's Report  
 August 26, 2024 – September 20, 2024**

**Violation Report  
 August 26, 2024 – September 20, 2024**

	July 29 - August 23, 2024	Aug 26 - Sept 20, 2024	Percentage of Total Violations	% Change		July 25 - August 25, 2023	Aug 28 - Sept 22, 2023	Percentage of Total Violations	% Change
<b>Total Violations:</b>	<b>333</b>	<b>349</b>		<b>4.80%</b>		<b>320</b>	<b>296</b>		<b>-7.50%</b>
Rubbish/Debris	35	43	12.32%	22.86%		85	49	16.55%	-42.35%
Front Yard Maintenance	211	237	67.97%	12.32%		120	158	53.38%	31.67%
Architectural	14	7	2.01%	-50.00%		11	11	3.72%	0.00%
Vehicle Storage	9	7	2.01%	-22.22%		16	9	3.04%	-43.75%
Repair of Exterior Damages	21	20	5.73%	-4.76%		25	15	5.07%	-40.00%
Exterior Lighting	16	9	2.58%	-43.75%		6	1	0.34%	-83.33%
Driveway	6	5	1.43%	-16.67%		2	10	3.38%	0.00%
Fencing	0	0	0.00%	0.00%		1	2	0.68%	100.00%
Use Limitations	3	1	0.29%	0.00%		0	0	0.34%	#DIV/0!
Recreational Equipment	10	8	2.29%	-20.00%		33	33	11.15%	0.00%
Offensive Activities	6	5	1.43%	0.00%		0	0	0.00%	#DIV/0!
Common Properties	0	0	0.00%	0.00%		0	0	0.34%	0.00%
Maintenance	2	6	1.72%	200.00%		10	5	1.69%	-50.00%
Abutting Landscaping	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Window Covering	1	1	0.29%	0.00%		0	0	0.00%	0.00%

	<b>333</b>	<b>349</b>			<b>320</b>	<b>296</b>		
Stage 1/Cooperative Letters	263	305	87.39%	15.97%	275	252	85.93%	-8.36%
Stage 2 Letters	63	32	9.16%	-49.21%	36	38	11.25%	5.56%
Stage 3 Letters	6	11	3.15%	83.33%	8	6	2.50%	-25.00%
Stage O	1	0	0.00%	-100.00%	1	0	0.31%	0.00%

	<b>333</b>	<b>349</b>			<b>320</b>	<b>296</b>		
On Hold	1	3	0.86%	0.00%	0	0	0.00%	0.00%
Closed	137	128	36.68%	-6.57%	143	85	28.72%	-68.24%
New	128	168	48.14%	31.25%	98	178	60.14%	81.63%
Escalated	56	38	10.89%	-32.14%	17	28	9.46%	64.71%
Re-Opened	11	12	3.44%	9.09%	5	5	1.69%	0.00%
Attorney	0	0	0.00%	0.00%	0	0	0.00%	0.00%

### **Administration**

17 New Homeowner Packets mailed Aug 17<sup>th</sup> – Sept 13<sup>th</sup>.

### **Financial**

AP checks were signed on September 20<sup>th</sup> with Terri Giles

### **Upcoming Special Events**

Oct 12<sup>th</sup> – Community Garage Sale

Paper Shredding and Salvation Army at the Community Center from 10am-2pm

Oct 21<sup>st</sup> – Nov 1<sup>st</sup> – Early Voting

Oct 28<sup>th</sup> – Boo Bash at the Community Center

Oct 30<sup>th</sup> – Board Meeting

Oct 31<sup>st</sup> - Halloween

Nov 5<sup>th</sup> – Voting location at the Community Center

## Project/Updates

- The
- USPS Blue Mailbox thefts. On August 22, 2024, the Blue Mailbox was damaged and not usable. The USPS repaired the Blue Mailbox this week. Hopefully since the box was broken, thefts at this mailbox will stop.
- More reports of vehicles being accessed and rummaged through and cars being stolen out of the driveways. Included information on removing all valuables and locking your vehicles.
- Proposed Stratus Project - Stratus will come to the October board meeting to give a presentation on the proposed project along MoPac frontage road, south of La Crosse Ave and North of the new Valor school. At the beginning of the meeting and take questions from the board and those in attendance. Information will also be included in future blast emails and to those that are within 500 feet of the project.
- 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.
- City of Austin billing was sent June 20<sup>th</sup> for \$17,600 and was receivedf
- 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	Ordered, expected delivery Sept 2024
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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 <sup>st</sup> phase started between Needham and South Bay
CCN Improvement	Clean-up and some 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	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	\$4,826,622.34	95%
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	\$39,825.00	89%
Homeowner Income	Transfer Fees I0come	\$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	\$31,167.00	89%
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	\$21,879.94	73%
Homeowner Income	Lien Admin Fees Income	\$900	\$138.00	\$69.00	\$276.00	\$69.00	\$138.00	\$69.00	\$0.00	\$483.00	\$1,242.00	138%
Homeowner Income	Filing Fee Income	\$1,400	\$112.00	\$56.00	\$224.00	\$56.00	\$118.00	\$56.00	\$1.00	\$395.00	\$1,018.00	73%
Homeowner Income	NSF Charges	\$50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$25.00	\$75.00	150%
<b>Homeowner Income Total</b>		<b>\$5,212,350</b>	<b>\$51,846.92</b>	<b>\$1,300,111.12</b>	<b>\$855,780.14</b>	<b>\$186,801.40</b>	<b>\$236,597.86</b>	<b>\$101,219.36</b>	<b>\$1,565,028.39</b>	<b>\$624,444.09</b>	<b>\$4,921,829.28</b>	94%
Architectural Review Income	Architectural Review I0come	\$10,000	\$705.00	\$800.00	\$1,390.00	\$1,135.00	\$1,005.00	\$1,525.00	\$1,305.00	\$1,520.00	\$9,385.00	94%
<b>Architectural Review Income Total</b>		<b>\$10,000</b>	<b>\$705.00</b>	<b>\$800.00</b>	<b>\$1,390.00</b>	<b>\$1,135.00</b>	<b>\$1,005.00</b>	<b>\$1,525.00</b>	<b>\$1,305.00</b>	<b>\$1,520.00</b>	<b>\$9,385.00</b>	94%
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	\$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	\$3,912.75	62%
<b>Rental Income Total</b>		<b>\$16,300</b>	<b>\$825.30</b>	<b>\$2,295.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,359.41</b>	<b>\$1,050.60</b>	<b>\$0.00</b>	<b>\$2,884.71</b>	<b>\$9,415.08</b>	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	\$74,707.00	125%
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	\$100,785.38	74%
Aquatics Income	Facility Income	\$38,000	\$4,815.00	\$38.00	\$19,714.97	\$6,706.61	\$5,885.82	\$9,025.50	\$5,339.00	\$5,945.00	\$57,469.40	151%
<b>Aquatics Income Total</b>		<b>\$234,500</b>	<b>\$11,920.00</b>	<b>\$5,358.00</b>	<b>\$29,616.67</b>	<b>\$38,811.61</b>	<b>\$46,559.00</b>	<b>\$42,806.75</b>	<b>\$25,933.00</b>	<b>\$31,956.75</b>	<b>\$232,961.78</b>	99%
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	\$70,909.75	101%
<b>CCCC Income Total</b>		<b>\$70,000</b>	<b>\$6,317.50</b>	<b>\$10,396.25</b>	<b>\$5,338.75</b>	<b>\$7,882.50</b>	<b>\$12,752.25</b>	<b>\$8,855.00</b>	<b>\$14,010.00</b>	<b>\$5,357.50</b>	<b>\$70,909.75</b>	101%
Landscape Reimbursement	Stratus Reimb	\$114,450	\$0.00	\$54,500.00	\$0.00	\$0.00	\$54,500.00	\$0.00	\$0.00	\$0.00	\$109,000.00	95%
Landscape Reimbursement	COA Reimb	\$17,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$17,600.00	100%
<b>Landscape Reimbursements Total</b>		<b>\$132,050</b>	<b>\$0.00</b>	<b>\$54,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$54,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,600.00</b>	<b>\$126,600.00</b>	96%
Credit Card Rewards		\$0	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$3,000.00	#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	\$58,500.44	78%
Miscellaneous	Sales Tax Discount	\$0	-\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$7.25	
<b>Miscellaneous Total</b>		<b>\$75,000</b>	<b>\$6,594.88</b>	<b>\$14,310.13</b>	<b>\$6,120.85</b>	<b>\$8,935.54</b>	<b>\$6,043.86</b>	<b>\$6,363.29</b>	<b>\$6,020.50</b>	<b>\$7,104.14</b>	<b>\$61,493.19</b>	82%
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	\$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	\$124,247.73	101%
<b>Rimbersement Total</b>		<b>\$143,000</b>	<b>\$56,369.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,490.80</b>	<b>\$67,878.45</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$134,738.53</b>	94%
<b>Grand Total</b>		<b>\$5,893,200.00</b>	<b>\$134,578.88</b>	<b>\$1,387,770.56</b>	<b>\$898,246.41</b>	<b>\$243,566.05</b>	<b>\$370,308.18</b>	<b>\$229,698.45</b>	<b>\$1,612,296.89</b>	<b>\$690,867.19</b>	<b>\$5,567,332.61</b>	94%

## 2024 CCHOA EXPENSE BUDGET

Category	Subcategory	2024 Budget	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-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	\$1,007,106.00	67%
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	\$25,738.00	67%
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	\$25,738.00	67%
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	\$18,251.76	67%
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	\$18,251.28	67%
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%
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	\$138,180.52	86%
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	\$208,540.70	76%
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	\$5,755.00	72%
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	\$25,723.52	71%
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	\$89,699.88	120%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$319.34	\$0.00	\$0.00	\$0.00	\$0.00	\$385.49	\$0.00	\$0.00	\$704.83	9%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$3,527.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$757.94	\$796.81	\$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	\$16,654.31	62%
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	\$19,800.00	99%

Common Area Services	Permits	\$10,000	\$0.00	\$665.28	\$0.00	\$0.00	\$0.00	\$841.43	\$0.00	\$490.91	\$1,997.62	10%
<b>Commons Area Services Total</b>		<b>\$2,326,744</b>	<b>\$158,936.16</b>	<b>\$161,421.79</b>	<b>\$166,032.19</b>	<b>\$195,663.03</b>	<b>\$179,240.50</b>	<b>\$222,195.31</b>	<b>\$256,641.88</b>	<b>\$267,093.27</b>	<b>\$1,607,224.13</b>	69%
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	\$42,013.05	62%
Aquatics Facilities	Supplies - Pool	\$27,500	\$289.98	\$662.06	\$2,146.51	\$108.24	\$1,959.20	\$200.13	\$189.40	\$541.60	\$6,097.12	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	\$54,570.27	59%
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	\$26,424.92	139%
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	\$72,267.88	56%
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	\$47,053.86	57%
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	\$895,937.90	76%
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	\$27,471.49	55%
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	\$69,922.69	47%
Aquatics Facilities	SC-Utilities - Water	\$30,000	\$1,800.51	\$1,464.47	\$5,020.41	\$2,208.53	\$2,033.00	\$2,114.58	\$2,805.65	\$2,657.82	\$20,104.97	67%
Aquatics Facilities	Avana _Utilities-Water	\$9,000	\$376.84	\$0.00	\$811.76	\$339.22	\$679.89	\$373.72	\$408.30	\$408.30	\$3,298.03	37%
Aquatics Facilities	GR- Utilities - Water	\$4,500	\$187.05	\$184.02	\$161.28	\$173.40	\$187.05	\$179.20	\$231.66	\$201.54	\$1,505.20	33%
Aquatics Facilities	SC-Utilities - Electric	\$30,000	\$339.41	\$664.02	\$1,396.96	\$2,212.87	\$2,177.08	\$1,854.87	\$2,687.07	\$1,718.32	\$13,051.40	44%
Aquatics Facilities	Avana - Utilities- Electric	\$14,000	\$959.57	\$976.52	\$889.69	\$156.76	\$671.87	\$874.23	\$990.09	\$960.37	\$6,479.10	46%
Aquatics Facilities	GR -Utilities-Electric	\$8,000	\$537.92	\$393.87	\$753.78	\$485.75	\$420.25	\$387.47	\$374.14	\$393.66	\$3,746.84	47%
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	\$7,503.25	16%
Aquatics Facilities	SC-Utilities - Telephone/Internet	\$15,000	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$1,189.46	\$5,253.31	35%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$206.79	\$336.06	\$336.06	\$335.67	\$103.57	\$572.67	\$1,309.78	\$341.83	\$3,542.43	71%
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	\$5,177.55	104%
<b>Aquatic Facilities Total</b>		<b>\$1,959,300</b>	<b>\$74,932.63</b>	<b>\$108,107.27</b>	<b>\$133,594.92</b>	<b>\$111,058.95</b>	<b>\$128,891.94</b>	<b>\$210,651.48</b>	<b>\$242,413.51</b>	<b>\$301,770.56</b>	<b>\$1,311,421.26</b>	67%
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	\$5,732.48	21%
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	\$15,298.90	59%
Circle C Community Center	Utilities - Telephone/Internet	\$9,000	\$685.00	\$685.05	\$700.99	\$700.99	\$700.99	\$700.99	\$700.99	\$702.56	\$5,577.56	62%
Circle C Community Center	Events Payroll	\$8,500	\$107.13	\$897.28	\$382.94	\$622.22	\$486.55	\$509.42	\$591.20	\$990.70	\$4,587.44	54%
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	\$25,540.74	44%
<b>Circle C Community Ctr Total</b>		<b>\$128,000</b>	<b>\$5,340.80</b>	<b>\$6,716.21</b>	<b>\$7,931.52</b>	<b>\$7,654.31</b>	<b>\$4,887.06</b>	<b>\$7,777.20</b>	<b>\$8,790.93</b>	<b>\$7,639.09</b>	<b>\$56,737.12</b>	44%
Maintenance Operations	Office Supplies	\$800	\$150.47	\$37.81	\$0.00	\$82.47	\$0.00	\$0.00	\$0.00	\$635.82	\$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%
Maintenance Operations	Uniforms	\$1,800	\$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%
Maintenance Operations	Safety Equip/Supplies	\$1,200	\$32.46	\$0.00	\$0.00	\$181.86	\$357.19	\$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	\$147,092.07	65%
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	\$42,685.05	58%
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	\$11,758.55	41%
Maintenance Operations	Computer/Software	\$1,400	\$0.00	\$0.00	\$146.04	\$0.00	\$0.00	\$0.00	\$0.00	\$804.66	\$950.70	68%
Maintenance Operations	Tools/Supplies	\$5,000	\$840.01	\$705.58	\$969.85	\$39.54	\$181.25	\$23.69	\$95.20	\$297.79	\$3,152.91	63%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.89	\$0.00	\$24.89	4%
<b>Maintenance Operations Total</b>		<b>\$340,900</b>	<b>\$22,776.74</b>	<b>\$33,743.72</b>	<b>\$23,110.97</b>	<b>\$22,293.96</b>	<b>\$23,082.30</b>	<b>\$22,980.04</b>	<b>\$23,109.00</b>	<b>\$36,045.52</b>	<b>\$207,142.25</b>	61%
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	\$9,121.77	101%
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	\$7,691.35	43%
HOA Operations	HOA Owned Vehicle Expenses	\$8,000	\$664.14	\$169.59	\$138.42	\$192.75	\$236.58	\$123.64	\$105.43	\$133.34	\$1,763.89	22%
HOA Operations	Postage	\$24,000	\$836.55	\$3,293.61	\$344.73	\$774.19	\$4,267.49	\$339.19	\$2,133.68	\$818.31	\$12,807.75	53%
HOA Operations	Web Operations	\$3,000	\$38.40	\$1,108.39	\$158.40	\$66.51	\$818.58	\$128.58	\$38.40	\$191.98	\$2,549.24	85%
HOA Operations	Printing	\$7,000	\$1,046.17	\$0.00	\$0.00	\$1,573.13	\$0.00	\$77.07	\$0.00	\$0.00	\$2,696.37	39%
HOA Operations	HOA Meetings	\$7,000	\$3,919.95	\$256.29	\$225.06	\$338.91	\$0.00	\$3,138.17	\$391.63	\$0.00	\$8,270.01	118%
HOA Operations	Deed Restrictions	\$5,000	\$719.45	\$0.00	\$0.00	\$719.45	\$0.00	\$0.00	\$1,527.81	\$2,873.64	\$5,840.35	117%
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	\$17,395.40	39%
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%
<b>HOA Operations Total</b>		<b>\$128,000</b>	<b>\$12,672.45</b>	<b>\$9,920.13</b>	<b>\$5,693.77</b>	<b>\$8,654.67</b>	<b>\$13,437.02</b>	<b>\$5,258.10</b>	<b>\$6,018.27</b>	<b>\$6,481.72</b>	<b>\$68,136.13</b>	53%
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	\$75,610.40	66%
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	\$8,750.00	66%
Financial Management	Lien Filing Administrative Fees	\$4,500	\$0.00	\$0.00	\$156.00	\$26.00	\$0.00	\$0.00	\$78.00	\$0.00	\$260.00	6%
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	\$45,372.65	65%
Financial Management	CPA/Audit	\$10,000	\$0.00	\$121.00	\$60.50	\$152.00	\$326.50	\$1,633.05	\$0.00	\$10,233.10	\$12,526.15	125%
<b>Financial Management Total</b>		<b>\$212,850</b>	<b>\$12,516.78</b>	<b>\$6,343.85</b>	<b>\$24,913.63</b>	<b>\$19,227.92</b>	<b>\$15,281.88</b>	<b>\$18,637.18</b>	<b>\$7,099.58</b>	<b>\$38,498.38</b>	<b>\$142,519.20</b>	67%

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	\$143,060.91	64%
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	\$11,801.91	52%
HOA Management	Mileage Reimbursement	\$6,000	\$341.70	\$551.41	\$360.46	\$365.15	\$480.39	\$423.44	\$658.61	\$376.54	\$3,557.70	59%
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	\$26,952.58	45%
HOA Management	Cont Ed & Skills Enhanceme	\$2,000	\$340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$340.00	17%
<b>HOA Management Total</b>		<b>\$315,500</b>	<b>\$17,734.94</b>	<b>\$30,331.13</b>	<b>\$21,531.10</b>	<b>\$21,550.00</b>	<b>\$21,464.97</b>	<b>\$21,618.07</b>	<b>\$22,713.87</b>	<b>\$28,769.02</b>	<b>\$185,713.10</b>	59%
Architectural Review Expen	Architectural Review Expens	\$8,000	\$561.00	\$845.00	\$1,181.50	\$964.75	\$854.25	\$1,296.25	\$1,109.25	\$1,292.00	\$8,104.00	101%
<b>Architectural Review Expenses Total</b>		<b>\$8,000</b>	<b>\$561.00</b>	<b>\$845.00</b>	<b>\$1,181.50</b>	<b>\$964.75</b>	<b>\$854.25</b>	<b>\$1,296.25</b>	<b>\$1,109.25</b>	<b>\$1,292.00</b>	<b>\$8,104.00</b>	101%
Legal Services	Legal Services	\$20,000	\$0.00	\$7,557.04	\$2,092.00	\$423.50	\$940.50	\$0.00	\$0.00	\$544.50	\$11,557.54	58%
<b>Legal Services Total</b>		<b>\$20,000</b>	<b>\$0.00</b>	<b>\$7,557.04</b>	<b>\$2,092.00</b>	<b>\$423.50</b>	<b>\$940.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$544.50</b>	<b>\$11,557.54</b>	58%
Taxes	Property	\$12,000	\$168.50	\$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	\$239.11	#DIV/0!
<b>Taxes Total</b>		<b>\$12,000</b>	<b>\$168.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$239.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$407.61</b>	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	\$61,008.70	71%
Insurance	Auto	\$6,000	\$517.64	\$517.64	\$517.63	\$517.63	\$517.63	\$517.63	\$0.00	\$541.10	\$3,646.90	61%
Insurance	D & O Insurance	\$12,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,211.00	\$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	\$11,360.86	71%
<b>Insurance Total</b>		<b>\$119,500</b>	<b>\$8,975.73</b>	<b>\$8,975.74</b>	<b>\$8,975.73</b>	<b>\$8,975.72</b>	<b>\$8,975.72</b>	<b>\$20,451.57</b>	<b>\$13,211.00</b>	<b>\$10,686.25</b>	<b>\$89,227.46</b>	75%
Community Enhancement	Donations	\$1,000	\$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	\$50.00	\$25.00	\$499.67	\$0.00	\$0.00	\$461.83	\$40.00	\$155.00	\$1,231.50	62%
<b>Community Enhancement Total</b>		<b>\$3,000</b>	<b>\$50.00</b>	<b>\$25.00</b>	<b>\$499.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$461.83</b>	<b>\$40.00</b>	<b>\$155.00</b>	<b>\$1,231.50</b>	41%
<b>Reserve Transfer</b>		<b>\$319,406</b>	<b>\$0.00</b>									
<b>Grand Total</b>		<b>\$5,893,200</b>	<b>\$314,666</b>	<b>\$373,987</b>	<b>\$395,557</b>	<b>\$396,706</b>	<b>\$397,056</b>	<b>\$531,327</b>	<b>\$581,147</b>	<b>\$698,975</b>	<b>\$3,689,421</b>	63%

**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	\$96,203.96
Construction Repairs	\$50,000	\$33,114.50
<b>Total</b>	<b>\$1,426,000</b>	<b>\$1,216,561.28</b>

**Total Capital Budget Projects**      **\$1,426,000.00**      **\$1,216,561.28**

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

# Circle C Aquatics

## August-24

## Summer/Fall Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Aug-24	YTD	Aug-24	YTD	Aug-24	YTD	Aug-24	YTD	Aug-24	YTD
Resident Entries	6,278	37,405	3,633	14,810	2,276	10,413	579	2,569	12,766	65,197
Unique Residents	2,190	4,898	2,110	4,578	1,346	3,295	344	832	4,341	7,679
Unique Households	932	1,816	730	1,528	483	1,111	139	302	1,624	2,623
Guest Entries	467	2,754	553	2,043	268	1,029	28	183	1,316	6,009
Other Entries	1,089	11,474	0	0	0	0	0	0	1,089	11,474
Average Hourly Count	23		42		19		5			
Average % of Capacity	9%		23%		13%		3%			
Max Hourly Count	84		115		107		17			
<b>Total Entries</b>	<b>7,834</b>	<b>51,633</b>	<b>4,186</b>	<b>16,853</b>	<b>2,544</b>	<b>11,442</b>	<b>607</b>	<b>2,752</b>	<b>15,171</b>	<b>82,680</b>

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Aug-24	YTD	Aug-24	YTD	Aug-24	YTD	Aug-24	YTD	Aug-24	YTD
Water Rescues	0	4	1	2	0	0	0	0	1	6
First Aid Responses	3	31	3	14	0	9	0	0	6	54
Sudden Illness Treatments	9	25	1	4	0	4	0	1	10	34
Patron/Facility Incidents	1	8	0	2	0	1	0	1	1	12
Biohazard Cleanups	3	19	0	5	0	9	0	1	3	34
Suspensions/Expulsions	0	0	0	0	0	0	0	0	0	0
EMS/911 Callouts	0	1	0	0	0	0	0	0	0	1
<b>Total Incidents</b>	<b>13</b>	<b>66</b>	<b>5</b>	<b>22</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>1</b>	<b>18</b>	<b>103</b>
<b>Incident per Entry Ratio</b>	<b>0.17%</b>	<b>0.13%</b>	<b>0.12%</b>	<b>0.13%</b>	<b>0.00%</b>	<b>0.12%</b>	<b>0.00%</b>	<b>0.04%</b>	<b>0.12%</b>	<b>0.12%</b>

Revenue	Aug-24	YTD
Aquatics Programs	\$ 7,366.75	\$ 74,707.00
Swim Team	\$ 18,645.00	\$ 100,785.38
Guest Fees	\$ 1,902.00	\$ 10,021.00
Area Reservations	\$ (100.00)	\$ 4,400.00
Facility Rentals	\$ -	\$ 4,312.50
Lane Rentals	\$ 3,480.00	\$ 33,152.40
Other Facility Income	\$ 663.00	\$ 5,583.50
<b>Total Aquatics Revenue</b>	<b>\$ 31,956.75</b>	<b>\$ 232,961.78</b>

Programs	Aug-24
Select Swim Team	75
Masters Swimming	17
Group Swim Lessons	0
Private Swim Lessons	175
Water Aerobics	28
Certification Courses	0
WSI Course	0
<b>Total Participants</b>	<b>295</b>

Reservations & Rentals	Aug-24	YTD
Area Reservations	12	46
Facility Rentals	1	7
Lap Lane Reservations	0	1009
<b>Total Reservations</b>	<b>13</b>	<b>1,062</b>

Aquatics Staffing	Aug-24
Lifeguards/Head Guards	129
Front Desk Staff	15
Instructors/Coaches	10
<b>Total Staff</b>	<b>154</b>

Resident Stats	Individuals	Households	Members / Household
Homeowners	11,995	4,206	2.85
Renters	1,702	420	4.05
New Memberships	200	67	
<b>Totals</b>	<b>13,697</b>	<b>4,626</b>	<b>2.96</b>

Circle C HOA  
Maintenance Report for Board September 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
- 3 New Pool Covers Have Been Ordered-due around Oct 1

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs Completed
- Janitorial closet repairs completed after water leak inside of wall

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- Pool Winterization is mostly completed

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal

AVANA AMENITIES CENTER

- Minor repairs have been made

GREY ROCK AMENITIES CENTER

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

# Operational Budget 2024

		2024 - 15% increase		2025		2025		5%	
		\$934		\$934				\$980	
2024 CCHOA INCOME BUDGET		\$934							
Category	Subcategory								
Homeowner Income	Homeowner Dues	\$5,100,000		\$5,250,000		\$5,400,000			4100
Homeowner Income	Resale Certificates	\$45,000		\$50,625		\$50,625			4400
Homeowner Income	Transfer Fees Income	\$35,000		\$41,125		\$41,125			4200
Homeowner Income	Late Fees Collected	\$30,000		\$35,000		\$35,000			4600
Homeowner Income	Lien Admin Fees Income	\$900		\$900		\$900			4650
Homeowner Income	Filing Fee Income	\$1,400		\$800		\$800			4700
Homeowner Income	NSF Charges	\$50		\$50		\$50			4550
<b>Homeowner Income Total</b>		<b>\$5,212,350</b>		<b>\$5,378,500</b>		<b>\$5,528,500</b>			
Architectural Review In Architectural Review Income		\$10,000		\$10,000		\$10,000			4300
<b>Architectural Review Income Total</b>		<b>\$10,000</b>		<b>\$10,000</b>		<b>\$10,000</b>			
Rental Income	Office Rent	\$10,000		\$10,000		\$10,000			4752
Rental Income	Grill Rent	\$6,300							4975
<b>Rental Income Total</b>		<b>\$16,300</b>		<b>\$10,000</b>		<b>\$10,000</b>			
	Group Swim Lessons		\$25,000		\$20,000		\$20,000		4841
	Private Swim Lessons		\$25,000		\$35,000		\$35,000		4842
	Classes/Clinics		\$10,000		\$10,000		\$10,000		4804
	Contracted Programs		\$0		\$0		\$0		4850
Aquatics Income	Pool Programs	\$60,000		\$65,000		\$65,000			
	Registration Fee's		\$6,000		\$6,000		\$6,000		4801
	Away Meet Entry Fees		\$2,500		\$2,500		\$2,500		4807
	Memberships Due/Reg Fees		\$120,000		\$120,000		\$120,000		4805
	Home Meet		\$8,000		\$8,000		\$8,000		4806
Aquatics Income	Pool Programs - Swim Team	\$136,500		\$136,500		\$136,500			
	Merchandise Sales		\$2,500		\$2,500		\$2,500		4900
	Uniform Sales		\$3,000		\$3,000		\$3,000		4901
	Guest Fees		\$10,000		\$10,000		\$10,000		4950

ID Replacement Cards		\$500		\$500		\$500	4905
Area Reservations)		\$2,500		\$2,500		\$2,500	4951
Facility Rentals		\$3,000		\$3,000		\$3,000	4952
Lane Rentals		\$16,500		\$20,000		\$20,000	4953
Aquatics Income	Facility Income	\$38,000		\$41,500		\$41,500	
<b>Aquatics Income Total</b>		\$234,500		\$243,000		\$243,000	
CCCC Income	CCCC Facility rentals	\$70,000		\$70,000		\$70,000	4985
<b>CCCC Income Total</b>		\$70,000		\$70,000		\$70,000	
Landscape Reimburse	Stratus Reimb	\$114,450		\$114,450		\$114,450	4775
Landscape Reimburse	COA Reimb	\$17,600		\$17,600		\$17,600	4785
<b>Landscape Reimbursements Total</b>		\$132,050		\$132,050		\$132,050	
Miscellaneous	Interest Income	\$75,000		\$75,000		\$75,000	4500
<b>Miscellaneous Total</b>		\$75,000		\$75,000		\$75,000	
The Rowell HOA	The Rowell HOA	\$123,000		\$22,000		\$22,000	4997
Cove @ Circle C				\$135,000		\$135,000	
<b>Access Agreement Totals</b>		\$20,000		\$157,000		\$157,000	4995
<b>Grand Total</b>		\$5,893,200		\$6,075,550		\$6,225,550	
<b>2024 CCHOA EXPENSE BUDGET</b>							
<b>Category</b>	<b>Subcategory</b>						
Commons Area Service: Common Area Landscaping		\$1,510,659		\$1,510,659		\$1,510,659	5550
Commons Area Service: Swim Center Landscaping		\$38,607		\$38,607		\$38,607	5873
Commons Area Service: Community Center Landscaping		\$38,607		\$38,607		\$38,607	7025
Commons Area Service: Avana Swim Center Landscaping		\$27,377		\$27,377		\$27,377	6320
Commons Area Service: GreyRock Landscaping		\$27,377		\$27,377		\$27,377	6420
Commons Area Service: Common Area Holiday Lighting		\$53,117		\$53,117		\$53,117	5727
Commons Area Service: Landscape Maint Contract		\$1,695,744		\$1,695,744		\$1,695,744	5550

Commons Area Service: Landscape Repairs		\$160,000			\$200,000			\$200,000		5650
Commons Area Service: Landscape Water Utilities		\$275,000			\$290,000			\$290,000		5970
Common Area Services COA Water Utility Compliance		\$8,000			\$12,000			\$12,000		5975
Commons Area Service: Landscape Electric Utilities		\$36,000			\$36,000			\$36,000		5950
Common Area Services Tree Care		\$75,000			\$100,000			\$100,000		5625
Commons Area Service: Fence Repairs & Maint		\$8,000			\$8,000			\$8,000		5690
Commons Area Service: Electrical Repairs & Maint		\$12,000			\$12,000			\$12,000		5695
Common Area Services Neighborhood Maint & Repair		\$27,000			\$27,000			\$27,000		5825
Common Area Services Non Contract Maintenance		\$20,000			\$30,000			\$30,000		5875
Common Area Services Permits		\$10,000			\$10,000			\$10,000		5889
<b>Commons Area Services Total</b>		<b>\$2,326,744</b>			<b>\$2,420,744</b>			<b>\$2,420,744</b>		
	Office Supplies		\$32,000			\$36,000			\$36,000	6010
	Employee Education & Skills Enhancement		\$9,500			\$9,500			\$9,500	5877
	Staff Uniforms		\$10,000			\$12,500			\$12,500	6014
	Staff Recruitment & Hiring		\$1,500			\$1,500			\$1,500	5883
	Retail Merchandise		\$3,500			\$4,000			\$4,000	6015
	ARC Program Fees		\$11,000			\$12,000			\$12,000	6009
Aquatics Facilities	Administrative		\$67,500			\$75,500			\$75,500	
	Safety Equip & Supplies		\$15,000			\$15,000			\$15,000	5895
	Program Equip & Supplies		\$5,000			\$5,000			\$5,000	6008
	Pool Supplies		\$7,500			\$8,000			\$8,000	6007
Aquatics Facilities	Supplies - Pool		\$27,500			\$28,000			\$28,000	
	SC		\$48,000			\$48,000			\$48,000	5876
	CC		\$20,000			\$20,000			\$20,000	7050
	Avana		\$17,000			\$17,000			\$17,000	6310
	Greyrock		\$8,000			\$8,000			\$8,000	6410
Aquatics Facilities	Supplies - Chemicals		\$93,000			\$93,000			\$93,000	
	USA Swimming Registration		\$2,000			\$2,000			\$2,000	6250
	Coach Training		\$2,000			\$2,000			\$2,000	6245
	Swim Team Supplies		\$4,000			\$4,000			\$4,000	6220
	Meet Expenses									6280
	Staff Meet Expenses		\$7,000			\$7,000			\$7,000	6282
	Home Swim Meet		\$4,000			\$4,000			\$4,000	6283
Aquatics Facilities	Supplies & Fees - Swim Team		\$19,000			\$19,000			\$19,000	
	SC - Equipment		\$49,000			\$52,000			\$52,000	6012
	CC - Equipment		\$23,000			\$26,000			\$26,000	7040

	Avana - Equipment		\$18,000		\$18,000		\$18,000	6345
	GR - Equipment		\$11,000		\$11,000		\$11,000	6445
	SC - Pool & Deck Coatings		\$5,000		\$5,000		\$5,000	5885
	CC - Pool & Deck Coatings		\$4,500		\$5,000		\$5,000	7055
	Avana - Pool & Decking Coatings		\$1,500		\$1,500		\$1,500	6370
	GR - Pool. & Decking Coatings		\$500		\$1,200		\$1,200	6470
	SC - Vacuum		\$3,000		\$3,000		\$3,000	5894
	CC - Vacuum		\$1,000		\$1,000		\$1,000	7060
	Avana - Vacuum		\$650		\$650		\$650	6395
	GR - Vacuum		\$650		\$650		\$650	6495
	SC - Permits & Inspections		\$1,400		\$1,900		\$1,900	5897
	CC - Permits & Inspections		\$8,000		\$8,000		\$8,000	7062
	Avana- Permits & Inspections		\$500		\$800		\$800	6365
	GR- Permits & Inspections		\$500		\$500		\$500	6465
Aquatics Facilities	Maintenance - Pool	\$128,200		\$136,200		\$136,200		
	SC - Janitorial		\$12,000		\$14,000		\$14,000	5880
	CC - Janitorial		\$900		\$1,000		\$1,000	7070
	Avana - Janitorial		\$400		\$500		\$500	6355
	GR - Janitorial		\$400		\$500		\$500	6455
	SC - Fence		\$5,000		\$5,000		\$5,000	5882
	CC - Fence		\$2,000		\$2,000		\$2,000	7080
	Avana - Fence		\$700		\$700		\$700	6350
	GR - Fence		\$700		\$700		\$700	6450
	SC - Equip & Maint		\$12,000		\$14,000		\$14,000	5890
	CC - Equip & Maint		\$4,500		\$4,500		\$4,500	7090
	Avana - Equip & Maint		\$1,200		\$1,200		\$1,200	6340
	GR-Equip & Maint		\$700		\$700		\$700	6440
	SC - Supplies		\$3,500		\$3,500		\$3,500	5790
	CC - Supplies		\$800		\$800		\$800	7045
	Avana - Supplies		\$500		\$500		\$500	6375
	GR - Supplies		\$400		\$400		\$400	6475
	Playground		\$5,000		\$6,000		\$6,000	7150
	Café Building		\$3,000		\$3,000		\$3,000	5896
	Post Office Building		\$2,200		\$1,800		\$1,800	7155
Swim Center	Parking Lot & Dumpster		\$26,000		\$30,000		\$30,000	5874
	Avana Parking Lot & Dumpster		\$600		\$600		\$600	6360
	Greyrock - Parking Lot & Dumpster		\$600		\$600		\$600	6460

Aquatics Facilities	Maintenance - Building	\$83,100		\$92,000		\$92,000	
	Aquatics Management		\$205,000		\$215,000		\$215,000 6027
	Lifeguards		\$760,000		\$790,000		\$790,000 6021
	Front Desk		\$123,000		\$123,000		\$123,000 6022
	Aquatics Administration		\$0		\$0		\$0 6023
	Payroll Taxes		\$85,000		\$92,000		\$92,000 5865-5868
Aquatics Facilities	Payroll - Staff	\$1,173,000		\$1,220,000		\$1,220,000	
	Private Lesson Instructor		\$12,000		\$18,000		\$18,000 6019
	Group Lesson Instructor		\$14,000		\$14,000		\$14,000 6020
	Program Instructor		\$12,500		\$12,500		\$12,500 6017
	Lead Instructors		\$6,000		\$6,000		\$6,000 6018
	Payroll Taxes		\$5,000		\$5,000		\$5,000 7065
Aquatics Facilities	Payroll - Programming Staff	\$49,500		\$55,500		\$55,500	
	Coaching Staff		\$140,000		\$145,000		\$145,000 6261
	Head Coach		\$0		\$0		\$0
	Asst. Coaches		\$0		\$0		\$0
	Dry Land Coach		\$0		\$0		\$0
	Payroll Taxes		\$10,000		\$10,000		\$10,000 6270
Aquatics Facilities	Payroll - Swim Team	\$150,000		\$155,000		\$155,000	
Aquatics Facilities	SC - Utilities - Water	\$30,000		\$33,000		\$33,000	5870
	Avana - Utilities - Water	\$9,000		\$9,000		\$9,000	6380
	GR - Utilities - Water	\$4,500		\$4,500		\$4,500	6480
Aquatics Facilities	SC - Utilities - Electric	\$30,000		\$30,000		\$30,000	5871
	Avana - Utilities - Electric	\$14,000		\$12,000		\$12,000	6385
	GR - Utilities - Electric	\$8,000		\$7,000		\$7,000	6485
Aquatics Facilities	Utilities - Natural Gas	\$48,000		\$45,000		\$45,000	5869
Aquatics Facilities	SC - Utilities - Telephone/Internet/Cameras	\$15,000		\$15,000		\$15,000	5872
	Avana - Utilities- Telephone/Internet/Cameras	\$5,000		\$5,000		\$5,000	6390
	GR - Utililites - Telephone/Internet/Cameras	\$5,000		\$6,000		\$6,000	6490
<b>Aquatic Facilities Total</b>		<b>\$1,959,300</b>		<b>\$2,040,700</b>		<b>\$2,040,700</b>	
Circle C Community C	Utilities - Water	\$27,000		\$22,000		\$22,000	7010
Circle C Community C	Utilities - Electric	\$26,000		\$26,000		\$26,000	7015
Circle C Community C	Utilities - Telephone/Internet	\$9,000		\$12,000		\$12,000	7020
Circle C Community C	Events Payroll	\$8,500		\$10,000		\$10,000	5033
	Janitorial		\$20,000		\$20,000		\$20,000 7125
	Supplies		\$5,000		\$5,000		\$5,000 7130

	Parking Lot & Dumpster		\$8,500		\$10,000		\$10,000	7135
	Equip & Maint		\$18,000		\$18,000		\$18,000	7145
	Contract Services		\$4,000		\$5,000		\$5,000	7160
	Permit & Inspections		\$2,000		\$2,000		\$2,000	7165
Circle C Community C	Maintenance - Building	\$57,500		\$60,000		\$60,000		
<b>Circle C Community Ctr</b>	<b>Total</b>	<b>\$128,000</b>		<b>\$130,000</b>		<b>\$130,000</b>		
Maintenance Operation:	Office Supplies	\$800		\$800		\$800		7210
Maintenance Operation:	Employee Education	\$1,800		\$1,800		\$1,800		7220
Maintenance Operation:	Uniforms	\$1,800		\$1,200		\$1,200		7230
Maintenance Operation:	Staff Recruitment-Hiring	\$300		\$300		\$300		7240
Maintenance Operation:	Safety Equip & Supplies	\$1,200		\$1,200		\$1,200		7250
Maintenance Operation:	Maintenance Payroll	\$225,000		\$235,000		\$235,000		5035
Maintenance Operation:	Pool Tech	\$74,000		\$76,000		\$76,000		6025
Maintenance Operation:	Maintenance Payroll Taxes	\$29,000		\$32,000		\$32,000		5864
Maintenance Operations	Computers/Software	\$1,400		\$1,400		\$1,400		7260
Maintenance Operation:	Tools/Supplies	\$5,000		\$6,000		\$6,000		7270
Maintenance Operation:	Office Furniture	\$600		\$600		\$600		7280
<b>Maintenance Operations</b>	<b>Total</b>	<b>\$340,900</b>		<b>\$356,300</b>		<b>\$356,300</b>		
HOA Operations	Office Supplies	\$9,000		\$11,000		\$11,000		5800
	Computers, Software & Service	\$9,000		\$9,000		\$9,000		5775
	Cameras	\$6,000		\$6,000		\$6,000		5776
	Furniture	\$3,000		\$3,000		\$3,000		5777
HOA Operations	Equip/Maintenance	\$18,000		\$18,000		\$18,000		
	Maintenance/Registration	\$3,000		\$3,000		\$3,000		5765
	Gas	\$5,000		\$5,000		\$5,000		5770
HOA Operations	HOA Owned vehicles	\$8,000		\$8,000		\$8,000		
HOA Operations	Postage	\$24,000		\$28,000		\$28,000		5850
HOA Operations	Web Operations	\$3,000		\$5,000		\$5,000		5750
HOA Operations	Printing	\$7,000		\$7,000		\$7,000		5200
HOA Operations	HOA Meetings	\$7,000		\$7,000		\$7,000		5400
HOA Operations	Deed Restrictions	\$5,000		\$5,000		\$5,000		5075
HOA Operations	HOA Special Events	\$45,000		\$45,000		\$45,000		5100
HOA Operations	Professional Fees (Consulting)	\$2,000		\$2,000		\$2,000		5840
	Reserve Study Update	\$0						5845

<b>HOA Operations Total</b>	\$128,000		\$136,000		\$136,000		
Financial Management Management Services	\$115,000		\$115,850		\$115,850		5700
Financial Management Resale Certificate	\$13,350		\$11,250		\$11,250		5710
Financial Management Lien Filing Administrative Fees	\$4,500		\$3,000		\$3,000		5350
Financial Management Bank Fees/Credit Card Fees	\$70,000		\$70,000		\$70,000		5050-5051
Financial Management CPA/Audit	\$10,000		\$10,000		\$10,000		5000
<b>Financial Management Total</b>	\$212,850		\$210,100		\$210,100		
HOA Management Management Payroll	\$225,000		\$235,000		\$235,000		5030
HOA Management Management Payroll Taxes	\$22,500		\$25,000		\$25,000		5040
HOA Management Mileage Reimbursement	\$6,000		\$6,000		\$6,000		6026
HOA Management Health Insurance	\$60,000		\$60,000		\$60,000		5506
HOA Management Cont Ed & Skills Enhancement	\$2,000		\$2,000		\$2,000		5760
<b>HOA Management Total</b>	\$315,500		\$328,000		\$328,000		
Architectural Review E: Architectural Review Expenses	\$8,000		\$8,000		\$8,000		5450
<b>Architectural Review Expenses Total</b>	\$8,000		\$8,000		\$8,000		
Legal Services Legal Services	\$20,000		\$20,000		\$20,000		5600
<b>Legal Services Total</b>	\$20,000		\$20,000		\$20,000		
Taxes Property	\$12,000		\$18,000		\$18,000		5920
<b>Taxes Total</b>	\$12,000		\$18,000		\$18,000		
Insurance General, Property, Boiler & Auto, Umbrella	\$85,500		\$105,000		\$105,000		5500
Insurance HOA Owned Vehicles	\$6,000		\$6,000		\$6,000		5502
Insurance D & O Insurance	\$12,000		\$14,000		\$14,000		5501
Insurance Worker's Comp	\$16,000		\$16,000		\$16,000		5505
<b>Insurance Total</b>	\$119,500		\$141,000		\$141,000		
Community Enhanceme Donations	\$1,000		\$1,000		\$1,000		5300
Community Enhanceme Association Memberships	\$2,000		\$2,000		\$2,000		5726
<b>Community Enhancement Total</b>	\$3,000		\$3,000		\$3,000		
Reserve Transfer	\$319,406		\$302,706		\$452,706		

**Reserve Transfer Total**

\$319,406			\$263,706			\$413,706		
\$5,893,200			\$6,075,550			\$6,225,550		
\$0			\$0			\$0		

**Grand Total**

**Difference**

**Exhibit A****Expected Reserve Expenditures and Capital Improvement for 2025**

	2025	
Billboard	\$5,000	
GR - Replaster/Repairs to Code	\$100,000	
AV - Funbrella Fabric Replacement	\$6,000	
GR - Funbrella Repair/Replacement	\$6,000	
Maintenance Office HVAC Replacement	\$12,000	
CC Pool Office HVAC Replacement	\$5,200	
GR Pool Office HVAC Replacement	\$5,800	
SC - Pool Covers	\$12,000	
SC - Lounge Chairs	\$8,000	
CC - Lounge Chairs	\$4,000	
AV - Lounge Chairs	\$4,000	
GR - Lounge Chairs	\$3,000	
CC - Pool Slide Refurbish/Gelcoat	\$40,000	
CC - Pool Stairs - Address Rust Issues	\$25,000	
CC - Splash Pad Bollard Edge Repairs	\$30,000	
CC - Outside Trim	\$47,000	
CC - Soffit Sand/Stain	\$35,000	
SC - Parking Lot Repairs/Seal & Stripe	\$15,000	
CC - Parking Lot Repairs/Seal & Stripe	\$14,500	
CC - Kitchen Countertop Replacement	\$12,000	
CC - Carpet Replacement	\$40,000	
SC - Slide Platform Repair/Replace	\$30,000	
GreyRock crushed granite trail		
Swim Center landscaping		
Node Clock Replacement	\$90,000	8167



2025 Budget Proposal Standard Hours			Winter A	Spring Break	Spring A	Spring B	Pre-Summer	Summer	Fall	Winter B
Swim Center	Dates		Jan 3 - Mar 14	Mar 15 - Mar 23	Mar 24 - Apr 27	Apr 28 - May 30	May 31 - Jun 8	Jun 9 - Aug 17	Aug 18 - Sep 28	Sep 29 - Dec 19
	Schedule		Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p (lap) Sat: 8a-1p (lap) Sun: Closed	Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p Sat: 7-10a (lap)   10a-6p Sun: 1-6p	Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p (lap) Sat: 7a-10a (lap)   10:30a-6p Sun: 1-6p	Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p (lap res) Sat: 7a-10a (lap)   10:30a-6p Sun: 1-6p	Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p (lap res) Sat: 7a-10a (lap)   10:30a-6p Sun: 1-6p	Mon: Closed Tue-Thu: 6a-3p (lap)   3p-8p Fri: 6a-8p (lap) Sat: 7-10a (lap)   10:30a-8p Sun: 10a-8p	Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p (lap) Sat: 7a-10a (lap)   10:30a-6p Sun: 1-6p	Mon-Fri: 6-9:30a (lap) Mon-Fri: 4-8p (lap) Sat: 8a-1p (lap) Sun: Closed
Community Center	Dates					May 17 - May 30	May 31 - Jun 8	Jun 9 - Aug 17	Aug 18 - Sep 1	
	Schedule					Mon-Fri: Closed Sat-Sun: 12-6p	Mon-Fri: Closed Sat-Sun: 12-6p	Mon: 11a-7p Tue: Closed Wed-Sun: 11a-7p	Mon-Fri: Closed Sat-Sun: 12-6p	
Avaña	Dates					May 3 - May 30	May 31 - Jun 8	Jun 9 - Aug 17	Aug 18 - Sep 28	
	Schedule					Mon-Fri: Closed Sat-Sun: 12-6p	Mon-Fri: 9a-7p Sat-Sun: 12-6p	Mon-Wed: 9a-7p Thu: Closed Fri-Sun: 9a-7p	Mon/Wed/Fri: 5:30-8p Sat-Sun: 10a-6p	
Greyrock	Dates					May 10 - May 30	May 31 - Jun 8	Jun 9 - Aug 17	Aug 18 - Sep 28	
	Schedule					Mon-Fri: Closed Sat-Sun: 12-6p	Mon-Fri: Closed Sat-Sun: 12-6p	Mon-Tue: 11a-7p Wed: Closed Thu-Sun: 11a-7p	Tue/Thu: 5:30-8p Sat-Sun: 12-6p	
6021 - Lifeguards	Estimated Payroll	\$789,994.25	\$69,019.81	\$19,323.56	\$63,931.50	\$68,683.94	\$33,428.38	\$366,090.00	\$99,990.94	\$69,526.13
6022 - Front Desk	Estimated Payroll	\$122,406.00	\$10,095.56	\$2,880.75	\$10,604.44	\$13,455.00	\$4,480.69	\$53,324.06	\$17,181.00	\$10,384.50
Total	Estimated Payroll	\$912,400.25	\$79,115.38	\$22,204.31	\$74,535.94	\$82,138.94	\$37,909.06	\$419,414.06	\$117,171.94	\$79,910.63