

CCHOA Board Meeting Agenda
28 September 2022, 6:30pm
Circle C Community Center via zoom

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of August 31, 2022 board meeting minutes *Trinh Bartlett*
- IV. Homeowner Forum (*3 min each*)
(Homeowners may sign up to speak for the Homeowners Forum by calling the HOA manager at 512-288-8663 or sending an email to info@circlecranch.info at least a week before the meeting, in writing. Members will be given 3 minutes to address the board. The Board will send a reply through the HOA Office after the meeting.
 - a. Jen Butel
 - b. Melissa Lamm
- V. Management Reports
 - a. General Report, *Karen Hibpshman*
 - 1. Aug YTD Financials
 - b. Landscape Report, *Clayton Hoover*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
 - a. Escarpment Loop Project
 - b. CCN Project
 - c. 2023 Draft Budget
 - d. 2023 Assessment Rate
 - e. Community Center Rentals
 - f. Texas Gas Easement along SH45
- VII. Action Items
 - a. Nov/Dec Meeting Date
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. Legal action on violation
 - b. In-person Meetings
 - c. Community Center Rentals
 - d. Fine Policy
 - e. Landscaping Contract

Attachments

- 1. August 2022 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 31, 2022

1. The CCHOA Board of Directors convened on August 31, 2022, via video conferencing (Zoom). Theresa Bastian called the meeting to order at 6:33 p.m. In attendance were board members Russ Hodes, David La Chance, Jason Bram, Stephen Bega and Kimberly De La Garza were in person. Theresa Bastian and Trinh Bartlett joined via Zoom at 6:33pm. CCHOA Manager Karen Hibpshman (HOA Manager), Dayna Wallace (Assistant Manager), Robert Bardeleben (Facilities Coordinator) and Brody McKinley (Aquatics Director) were present.
2. Theresa presented the August 31, 2022 agenda. Karen asked to move the Draft 2023 Budget discussion item to after the action items. Russ motioned to accept the agenda with the change. Jason seconded the motion. All were in favor and the motion passed.
3. Theresa presented the July 27, 2022 Board of Directors Meeting Minutes. Russ motioned to approve the minutes as written. Trinh seconded the motion. All were in favor and the motion passed.
4. Theresa introduced the Homeowner Forum. – No Homeowners were signed up for the forum.
5. Pool Committee Update - Charles Shorter gave an update on where the Pool Committee is, what data they have found and most of the data focuses on the accidental drowning at the beach. They will be drafting a two-question survey that they will share with the board and will send the information out to the community.
6. Karen provided the management report and the YTD Financials.
7. Susan presented the landscaping report.
8. Brody presented the aquatics report.
9. Robert presented the maintenance report.
10. The first discussion item was Escarpment Loop Project. Karen has sent the Phase 1 & Phase 2 plans out to bid to Brightview, Clean Scapes, Stratus Landscaping and Circle C Landscaping. We are having issues getting the bids back. Companies doing the bids are short staffed and/or their estimators being on vacation. Karen will continue to work on getting those bids for the next meeting.
11. The second discussion item is the CCN Project Update. We have just received the last permit and I will reach out to the boring company to get things in process.

12. The fourth discussion item was Traffic Safety. In light of the tragic accident that took place in Circle C, we will explore additional safety measures with the City of Austin.
13. The fifth discussion item was the Texas Gas Easement along SH45. This is very early in the discussion and there is not a lot of information on it. They were able to provide a map with the location which would be right off SH 45 with screening around it. Texas Gas will still have to find the access point for them to access.
14. The first action item was the 2022 Audit and Tax Return. Karen presented a proposal from Ronald Meyer, P.L.L.C who was recommended by Steve Tilson. This would still keep the cost closed to what we were charged in the past. Stephen motioned to accept the bid by Ronald Meyer. Jason seconded the motion. All were in favor and the motion passed.
15. The second action item was the Monument Image. The question has come up about others using the monument image. Jason motioned to table this action item. Kimberly seconded the motion. All were in favor and the motion passed.
16. The third discussion item was the 2023 Draft Budget. There are 8 budgets included in the board packet. Four of the budgets are keeping the assessments at \$740 a year. The other four budgets are increasing the assessments to \$786 per year. One of the large driving factors in the budget is the City of Austin passing the starting pay to \$20 per hour and Travis County just increasing their starting pay to \$20 per hour. The budgets do reflect those increases including the other increases due to inflation. Included was a breakdown showing the percentage of the increases for each line item. The Board will do a Budget Workshop to discuss the different budgets.
17. Jason motioned to adjourn the Public Meeting at 7:37 pm. Russ seconded the motion. All were in favor and the motion passed.
18. The Board went into executive sessions at 7:40pm to discuss the Hearing, Leases, Legal Action and Community Events. No votes or actions were taken. The Board adjourned the executive session at 8:52 pm. Trinh left the meeting at 8:43pm
19. The Board went back into the Public Meeting at 8:53pm. Stephen motioned to uphold the ACC decision. Jason seconded the motion. All were in favor and the motion passed.
20. Jason motioned to adjourn the Public Meeting at 8:54pm. Russ seconded the motion. All were in favor and the motion passed.

**Circle C Homeowners Association
 Manager's Report
 August 29, 2022 – September 26, 2022**

**Violation Report
 August 29, 2022 – September 26, 2022**

	Aug 29 - Sept 26, 2022		Aug 23-Sept 23, 2021	
114 Violations			134 Violations	
Rubbish/Debris	9	7.89%	65	48.51%
Front Yard Maintenance	43	37.72%	27	20.15%
Architectural	14	12.28%	5	3.73%
Vehicle Storage	7	6.14%	7	5.22%
Repair of Exterior Damages	22	19.30%	21	15.67%
Exterior Lighting	3	2.63%	2	1.49%
Driveway	0	0%	0	0.00%
Fencing	4	3.51%	1	0.75%
Use Limitations	7	6.14%	1	0.75%
Recreational Equipment	0	0%	1	0.75%
Offensive Activities	3	2.63%	0	0.00%
Common Properties	0	0%	0	0.00%
Maintenance	2	1.75%	5	3.73%

114 Violations By Stage			134 Violations By Stage	
Stage 1/Cooperative Letters	79		96	72.72%
Stage 2 Letters	24		28	19.00%
Stage 3 Letters	11		10	8.26%

114 Violation Updates/Creates			134 Violation Updates/Creates	
Closed	33	28.95%	55	41.04%
New	47	41.32%	55	41.04%
Escalated	32	28.07%	19	14.18%
Re-Opened	1	.88%	5	3.73%
On Hold	1	.88%		
Attorney			2	1.65%

Administration

11 New Homeowner Packets mailed August 20th – Sept 16th.

Financial

AP checks were signed September 20th with Terri Giles

Upcoming Special Events

Sept 30th – Savory Farmers Market

Oct 7th, 21st & 28th – Parking Lot Farmers Market

Oct 22nd – 2nd Semi-Annual Garage Sale

Oct 24th – Boo Bash

Oct 26th – Board Meeting

Oct 29th – Holiday Times Market

Nov 5/6 & 12/13 – Austin Studio Tour

Nov 8th – CCCC is a voting location (We are not an early voting location)

Project/Updates

- There are still issues from the Verizon project that are still being repaired. Irrigation wiring is still an issue and not 100%
- The city has started on the Corridor Project from Barstow Ave to FM 1826. They have installed the new sidewalk on the Gorzycki (North side) of the street and also the South side. Once this project is completed, the storm drain inlet protection controls will be removed.
- Received an email the USPS is no longer taking responsibility for any of the Cluster Box Units (CBU). This includes repair and replacement. For repairs, we will have to coordinate with the USPS for them to open the boxes, empty them of mail and once repairs are done, the USPS will resecure the mailboxes. The same will be for the replacement of any CBU's.
- Billing for the City of Austin was sent and received for \$17,600.
- Billing for Rowell HOA was sent for \$54,506.61.
- Billing for Cove @ Circle C was received for \$7,039.61
- Billing for the 2nd half of the Stratus was sent for \$48,500.
- The phones at the Swim Center have been changed. The new number is 512-363-5578.
- The Circle C Ranch HOA Facebook page is live and has been very easy to update.

- **Capital Projects**

2022 Capital Budget Projects include:

SC – Picnic Tables/Benches	Completed
GR – Shade Structure	Completed
CC – Pool Splash Pad UV System	Completed
CC – Pool Replaster	Completed
CC – Pool Slide Repairs/Polishing	Completed
CC – Splash Pad Refinishing Features	Will complete in the fall due to manufacturer lead times
Avana – Parking Lot Seal/Stripe	Completion
GR – Parking Lot Seal/Stripe	Completed
SC – Lounge Chairs	Completed
SC – Wade Pool Bucket Repaint	Completed
Node Clock Replacement	Completed
Rock Work	Started
Escarpment Loop Project	Plans have been sent out to bid
Circle C North Improvements	All permits received. Setting up time with contractor and engineer to start the boring process
Park Place Mailboxes	Completed
Construction Repairs	Repairs due to construction have been done at Bernia, Trissino, Slaughter, La Crosse, Escarpment and Archeleta.
SC Roof	Completed

Current or Future Projects

- Irrigation Infrastructure
- Signage
- Monuments
- Landscape Prep
- Expansion of CCCC pool
- Phase II
- Last shade structure has been installed

2022 CCHOA INCOME BUDGET

Category	Subcategory	2022 Budget	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Totals	%
Homeowner Income	Homeowner Dues	\$4,070,000	\$38,642.70	\$932,973.43	\$774,090.60	\$109,215.03	\$216,101.53	\$62,122.20	\$1,206,345.22	\$524,253.93	\$3,863,744.64	95%
Homeowner Income	Resale Certificates	\$78,750	\$2,925.00	\$4,725.00	\$4,950.00	\$4,725.00	\$5,625.00	\$5,175.00	\$3,600.00	\$5,175.00	\$36,900.00	47%
Homeowner Income	Transfer Fees I0come	\$67,200	\$3,325.00	\$2,275.00	\$5,075.00	\$4,220.00	\$4,900.00	\$4,725.00	\$3,325.00	\$3,675.00	\$31,520.00	47%
Homeowner Income	Late Fees Collected	\$25,000	\$1,671.17	\$1,374.29	\$1,511.26	\$663.43	\$7,413.52	\$1,780.57	\$1,944.13	\$1,084.36	\$17,442.73	70%
Homeowner Income	Lien Admin Fees Income	\$420	\$14.00	\$0.00	\$14.00	\$42.00	\$196.00	\$42.00	\$42.00	\$0.00	\$350.00	83%
Homeowner Income	Filing Fee Income	\$1,680	\$56.00	\$0.00	\$84.82	\$168.00	\$825.18	\$168.00	\$168.00	\$0.00	\$1,470.00	88%
Homeowner Income	NSF Charges	\$100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Homeowner Income Total		\$4,243,150	\$46,633.87	\$941,347.72	\$785,725.68	\$119,033.46	\$235,061.23	\$74,012.77	\$1,215,424.35	\$534,188.29	\$3,951,427.37	93%
Architectural Review Incom	Architectural Review I0come	\$10,000	\$1,630.00	\$1,340.00	\$1,465.00	\$1,480.00	\$1,040.00	\$900.00	\$845.00	\$1,825.00	\$10,525.00	105%
Architectural Review I0come Total		\$10,000	\$1,630.00	\$1,340.00	\$1,465.00	\$1,480.00	\$1,040.00	\$900.00	\$845.00	\$1,825.00	\$10,525.00	105%
Rental Income	Office Rent	\$9,000	\$661.50	\$1,834.11	\$0.00	\$661.50	\$1,834.11	\$0.00	\$0.00	\$2,495.61	\$7,486.83	83%
Rental Income	Grill Rent	\$6,600	\$1,075.80	\$0.00	\$600.25	-\$49.75	\$1,651.50	\$550.50	\$550.50	\$550.50	\$4,929.30	75%
Rental Income Total		\$15,600	\$1,737.30	\$1,834.11	\$600.25	\$611.75	\$3,485.61	\$550.50	\$550.50	\$3,046.11	\$12,416.13	80%
Aquatics Income	Pool Programs	\$60,000	\$1,399.00	\$2,492.00	\$6,893.00	\$10,147.00	\$15,309.75	\$16,442.50	\$11,319.30	\$6,870.50	\$70,873.05	118%
Aquatics Income	Pool Programs - Swim Team	\$145,500	\$14,787.50	\$14,055.00	\$14,840.00	\$18,286.00	\$15,756.50	\$11,470.00	\$10,077.50	\$20,265.00	\$119,537.50	82%
Aquatics Income	Facility Income	\$35,000	\$3,101.38	\$95.00	\$6,366.80	\$6,739.31	\$5,219.99	\$6,599.04	\$5,879.70	\$1,818.02	\$35,819.24	102%
Aquatics Income Total		\$240,500	\$19,287.88	\$16,642.00	\$28,099.80	\$35,172.31	\$36,286.24	\$34,511.54	\$27,276.50	\$28,953.52	\$226,229.79	94%
CCCC Income	CCCC Facility Rentals	\$50,000	\$5,546.25	\$3,723.00	\$6,040.00	\$4,250.00	\$8,548.00	\$7,355.00	\$4,142.00	\$10,767.50	\$50,371.75	101%
CCCC Income Total		\$50,000	\$5,546.25	\$3,723.00	\$6,040.00	\$4,250.00	\$8,548.00	\$7,355.00	\$4,142.00	\$10,767.50	\$50,371.75	101%
Landscape Reimbursements	Stratus Reimb	\$97,000	\$0.00	\$0.00	\$0.00	\$48,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48,500.00	50%
Landscape Reimbursements	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%
Landscape Reimbursements Total		\$114,600	\$0.00	\$0.00	\$0.00	\$48,500.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$66,100.00	58%
Miscellaneous	Interest Income	\$15,000	\$272.11	\$221.30	\$326.99	\$341.39	\$455.26	\$592.48	\$761.95	\$1,493.87	\$4,465.35	30%
Miscellaneous	Sales Tax Discount	\$0	\$1.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.13	
Miscellaneous Total		\$15,000	\$273.24	\$221.30	\$326.99	\$341.39	\$455.26	\$592.48	\$761.95	\$1,493.87	\$4,466.48	30%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$5,000	\$0.00	\$0.00	\$0.00	\$0.00	\$6,808.47	\$0.00	\$0.00	\$7,039.61		
Rowell Reimbursement	The Rowell HOA	\$95,000	\$0.00	\$0.00	\$0.00	\$53,215.78	\$0.00	\$0.00	\$0.00	\$0.00	\$53,215.78	56%
Rimbursement Total		\$100,000	\$0.00	\$0.00	\$0.00	\$53,215.78	\$6,808.47	\$0.00	\$0.00	\$7,039.61	\$67,063.86	67%
Grand Total		\$4,788,850.00	\$75,108.54	\$965,108.13	\$822,257.72	\$262,604.69	\$291,684.81	\$117,922.29	\$1,249,000.30	\$604,913.90	\$4,388,600.38	92%

2022 CCHOA EXPENSE BUDGET

Category	Subcategory	2022 Budget	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,350,112	\$114,443.86	\$114,443.86	\$114,443.86	\$114,443.86	\$114,443.86	\$114,443.86	\$114,443.86	\$114,443.86	\$915,550.88	68%
Commons Area Services	Contract Landscape SC	\$35,097	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$23,398.48	67%
Commons Area Services	Contract Landscape CCCC	\$35,097	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$23,398.48	67%
Commons Area Services	Contract Landscape AV	\$24,888	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$16,592.48	67%
Common Area Services	Contract Landscape GR	\$24,888	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$16,592.48	67%
Common Area Services	Common Area Holiday Lighti	\$48,288	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Commons Area Services	Landscape Repairs	\$115,000	\$12,978.63	\$37,332.40	\$14,967.29	\$8,640.00	\$9,200.94	\$24,674.55	\$11,295.04	\$9,464.33	\$128,553.18	112%
Commons Area Services	Landscape Water Utilities	\$255,000	\$11,951.10	\$7,385.12	\$7,063.59	\$5,827.37	\$6,556.34	\$20,529.78	\$33,058.55	\$65,258.78	\$157,630.63	62%
Commons Area Services	COA Water Utility Complianc	\$8,000	\$2,275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,640.00	\$0.00	\$3,915.00	49%
Common Area Services	Landscape Electric Utilities	\$36,000	\$2,965.89	\$2,670.12	\$2,913.14	\$2,511.27	\$2,581.98	\$2,643.83	\$2,599.14	\$2,555.72	\$21,441.09	60%
Common Area Services	Tree Care	\$75,000	\$1,025.14	\$7,088.50	\$3,300.00	\$10,258.50	\$2,684.60	\$7,500.00	\$8,212.50	\$5,632.46	\$45,701.70	61%
Commons Area Services	Fence Repairs & Maint	\$7,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$798.56	\$0.00	\$2,500.00	\$3,298.56	47%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$0.00	\$998.54	\$0.00	\$0.00	\$221.05	\$0.00	\$0.00	\$0.00	\$1,219.59	10%
Common Area Services	Neighborhood Maint & Repa	\$20,000	\$0.00	\$69.83	\$10.81	\$293.27	\$0.00	\$300.00	\$0.00	\$5,216.37	\$5,890.28	29%

Common Area Services	Non Contract Landscape - S	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$1,268.00	\$0.00	\$0.00	\$0.00	\$1,268.00	6%
Commons Area Services Total		\$2,066,370	\$155,637.36	\$179,986.11	\$152,696.43	\$151,972.01	\$146,954.51	\$180,888.32	\$181,246.83	\$215,069.26	\$1,364,450.83	66%
Aquatics Facilities	Administrative	\$65,000	\$712.73	\$543.34	\$3,812.45	\$3,101.75	\$3,646.46	\$3,370.75	\$1,864.14	\$2,840.39	\$19,892.01	31%
Aquatics Facilities	Supplies - Pool	\$27,500	\$1,541.52	\$102.80	\$3,336.84	\$917.94	\$5,005.01	\$5,423.81	\$133.05	\$152.59	\$16,613.56	60%
Aquatics Facilities	Supplies - Chemicals	\$74,000	\$1,743.30	\$2,971.70	\$4,238.08	\$6,551.33	\$5,646.72	\$8,337.11	\$8,414.12	\$8,537.31	\$46,439.67	63%
Aquatics Facilities	Supplies & Fees - Swim Team	\$22,000	\$283.72	\$1,353.70	\$1,879.33	\$2,176.96	\$897.53	\$956.88	\$1,122.45	-\$543.12	\$8,127.45	37%
Aquatics Facilities	Maintenance - Pool	\$94,600	\$1,411.98	\$6,359.59	\$3,778.07	\$1,472.62	\$5,370.17	\$5,957.20	\$2,803.19	\$1,885.58	\$29,038.40	31%
Aquatics Facilities	Maintenance - Building	\$67,900	\$609.96	\$3,027.87	\$3,658.41	\$3,143.19	\$1,743.15	\$4,490.65	\$10,905.22	\$2,957.29	\$30,535.74	45%
Aquatics Facilities	Payroll - Staff	\$751,650	\$19,669.99	\$27,096.25	\$57,409.26	\$45,437.56	\$54,457.78	\$112,861.66	\$134,474.52	\$133,346.88	\$584,753.90	78%
Aquatics Facilities	Payroll - Programming Staff	\$37,000	\$290.24	\$349.24	\$1,969.08	\$1,964.67	\$3,018.90	\$5,257.47	\$5,794.85	\$4,144.72	\$22,789.17	62%
Aquatics Facilities	Payroll - Swim Team	\$138,550	\$6,605.31	\$7,461.01	\$11,181.42	\$7,864.63	\$8,251.59	\$6,463.60	\$8,324.51	\$5,416.84	\$61,568.91	44%
Aquatics Facilities	SC-Utilities - Water	\$30,000	\$2,035.04	\$1,844.92	\$1,636.46	\$2,261.26	\$2,077.13	\$2,069.82	\$2,217.51	\$2,355.40	\$16,497.54	55%
Aquatics Facilities	Avana _Utilities-Water	\$6,000	\$166.60	\$166.60	\$166.60	\$166.60	\$100.85	\$531.31	\$1,449.40	\$1,476.67	\$4,224.63	70%
Aquatics Facilities	GR- Utilities - Water	\$4,000	\$205.41	\$188.14	\$181.57	\$224.92	\$261.56	\$228.20	\$643.92	\$891.30	\$2,825.02	71%
Aquatics Facilities	SC-Utilities - Electric	\$28,000	\$1,344.67	\$2,603.90	\$2,118.00	\$1,958.34	\$974.43	\$1,972.45	\$2,314.32	\$2,247.95	\$15,534.06	55%
Aquatics Facilities	Avana - Utilities- Electric	\$12,000	\$922.72	\$1,023.15	\$925.60	\$881.00	\$935.57	\$1,004.57	\$1,079.16	\$1,056.79	\$7,828.56	65%
Aquatics Facilities	GR -Utilities-Electric	\$6,000	\$441.79	\$443.06	\$564.82	\$400.17	\$409.22	\$430.96	\$457.55	\$471.55	\$3,619.12	60%
Aquatics Facilities	Utilities - Natural Gas	\$32,000	\$3,845.36	\$5,531.33	\$7,233.03	\$4,582.08	\$2,608.89	\$562.90	\$406.00	\$372.61	\$25,142.20	79%
Aquatics Facilities	SC-Utilities - Telephone/Inte	\$15,000	\$540.51	\$2,697.10	\$783.66	\$995.57	\$545.53	\$545.53	\$575.53	\$1,757.60	\$8,441.03	56%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$182.16	\$210.62	\$171.72	\$171.48	\$171.23	\$171.97	\$186.79	\$2,717.32	\$3,983.29	80%
Aquatics Facilities	GR- Telephone/Internet	\$5,000	\$219.67	\$136.57	\$108.19	\$256.92	\$164.29	\$184.38	\$183.44	\$2,679.57	\$3,933.03	79%
Aquatic Facilities Total		\$1,421,200	\$42,772.68	\$64,110.89	\$105,152.59	\$84,528.99	\$96,286.01	\$160,821.22	\$183,349.67	\$174,765.24	\$911,787.29	64%
Circle C Community Center	Utilities - Water	\$27,000	\$351.30	\$375.93	\$561.35	\$1,065.55	\$707.82	\$630.68	\$997.17	\$1,025.39	\$5,715.19	21%
Circle C Community Center	Utilities - Electric	\$24,000	\$751.13	\$1,530.49	\$1,739.12	\$1,081.71	\$1,310.14	\$1,789.08	\$2,306.10	\$2,599.41	\$13,107.18	55%
Circle C Community Center	Utilities - Telephone/Interne	\$9,000	\$664.07	\$664.07	\$676.72	\$676.63	\$676.63	\$676.63	\$676.63	\$676.63	\$5,388.01	60%
Circle C Community Ctr	Events Payroll	\$6,000	\$114.53	\$111.03	\$521.06	\$763.87	\$782.62	\$698.20	\$475.29	\$523.61	\$3,990.21	67%
Circle C Community Center	Maintenance - Building	\$50,000	\$1,297.23	\$4,138.76	\$2,455.83	\$3,059.00	\$3,020.95	\$4,085.66	\$2,377.84	\$3,570.15	\$24,005.42	48%
Circle C Community Ctr Total		\$116,000	\$3,178.26	\$6,820.28	\$5,954.08	\$6,646.76	\$6,498.16	\$7,880.25	\$6,833.03	\$8,395.19	\$52,206.01	45%
Maintenance Operations	Office Supplies	\$1,200	\$64.89	\$0.00	\$111.81	\$0.00	\$0.00	\$0.00	\$0.00	\$42.21	\$218.91	18%
Maintenance Operations	Employee Education	\$1,200	\$225.00	\$0.00	\$0.00	\$0.00	\$188.68	\$0.00	\$0.00	\$0.00	\$413.68	34%
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	\$35.00	\$0.00	\$70.00	\$0.00	\$0.00	\$70.00	\$0.00	\$175.00	58%
Maintenance Operations	Safety Equip/Supplies	\$1,400	\$337.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$337.42	24%
Maintenance Operations	Maintenance Payroll	\$180,000	\$14,013.80	\$14,013.80	\$21,020.70	\$14,013.80	\$14,013.80	\$14,094.56	\$14,175.32	\$14,175.32	\$119,521.10	66%
Maintenance Operations	Pool Tech	\$69,000	\$3,076.94	\$3,076.94	\$4,615.41	\$2,150.01	\$0.00	\$0.00	\$588.46	\$2,942.30	\$16,450.06	24%
Maintenance Operations	Payroll Taxes	\$15,000	\$1,409.78	\$1,332.36	\$1,839.97	\$1,220.12	\$1,251.06	\$1,311.61	\$1,326.58	\$1,302.14	\$10,993.62	73%
Maintenance Operations	Computer/Software	\$1,400	\$0.00	\$1,037.76	\$0.00	\$0.00	\$0.00	\$128.63	\$0.00	\$0.00	\$1,166.39	83%
Maintenance Operations	Tools/Supplies	\$5,000	\$1,217.44	\$372.14	\$386.76	\$0.00	\$1,347.71	\$0.00	\$0.00	\$0.00	\$3,324.05	66%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations Total		\$276,900	\$20,345.27	\$19,868.00	\$27,974.65	\$17,453.93	\$16,801.25	\$15,534.80	\$16,160.36	\$18,461.97	\$152,600.23	55%
HOA Operations	Office Supplies	\$9,000	\$1,648.12	\$188.60	\$532.83	\$42.57	\$119.74	\$212.63	\$517.52	\$634.13	\$3,896.14	43%
HOA Operations	Equip & Maintenance	\$15,000	\$401.41	\$151.46	\$1,208.92	\$617.91	\$151.46	\$116.35	\$515.33	\$755.12	\$3,917.96	26%
HOA Operations	HOA Owned Vehicle Expense	\$8,000	\$177.22	\$1,350.86	\$219.01	\$304.52	\$86.41	\$99.06	\$223.92	\$107.28	\$2,568.28	32%
HOA Operations	Postage	\$18,000	\$3,619.56	\$2,454.12	\$592.30	\$806.90	\$342.38	\$3,405.78	\$2,513.83	\$397.33	\$14,132.20	79%
HOA Operations	Web Operations	\$3,000	\$20.47	\$955.54	\$0.00	\$146.11	\$23.03	\$85.07	\$55.83	\$59.53	\$1,345.58	45%
HOA Operations	Printing	\$3,000	\$405.94	\$0.00	\$0.00	\$0.00	\$1,250.29	\$2,061.01	\$0.00	\$144.38	\$3,861.62	129%
HOA Operations	HOA Meetings	\$5,000	\$3,575.70	\$0.00	\$757.25	\$127.92	\$144.26	\$74.57	\$255.84	\$127.92	\$5,063.46	101%
HOA Operations	Deed Restrictions	\$5,000	\$708.56	\$90.00	\$0.00	\$708.56	\$0.00	\$0.00	\$719.45	\$0.00	\$2,226.57	45%
HOA Operations	HOA Special Events	\$30,000	\$0.00	\$139.00	\$0.00	\$0.00	\$0.00	\$3,736.70	\$1,173.80	\$0.00	\$5,049.50	17%
HOA Operations	Professional Fees	\$2,000	\$0.00	\$1,520.96	\$886.72	\$683.43	\$0.00	\$0.00	\$0.00	\$0.00	\$3,091.11	155%
HOA Operations Total		\$98,000	\$10,556.98	\$6,850.54	\$4,197.03	\$3,437.92	\$2,117.57	\$9,791.17	\$5,975.52	\$2,225.69	\$45,152.42	46%
Financial Management	Management Services	\$115,000	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$74,210.40	65%
Financial Management	Resale Certificate	\$17,500	\$650.00	\$850.00	\$1,100.00	\$1,250.00	\$1,300.00	\$1,100.00	\$1,000.00	\$900.00	\$8,150.00	47%
Financial Management	Lien Filing Administrative Fee	\$2,500	\$104.00	\$0.00	\$1,110.00	\$104.00	\$26.00	\$234.00	\$156.00	\$26.00	\$1,760.00	70%
Financial Management	Bank Fees	\$38,000	\$3,178.95	-\$1,876.69	\$10,458.78	\$8,885.74	\$2,849.48	\$6,182.36	-\$401.73	\$14,937.07	\$44,213.96	116%
Financial Management	CPA/Audit	\$8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	100%

Financial Management	Interest - Texas Partners Ba	\$0	\$0.00	\$0.00	\$0.00	\$1,534.70	\$146.92	-\$12.59	\$0.00	\$0.00	\$1,669.03	#DIV/0!
Financial Management Total		\$181,000	\$13,209.25	\$8,249.61	\$21,945.08	\$21,050.74	\$13,598.70	\$16,780.07	\$18,030.57	\$25,139.37	\$138,003.39	76%
HOA Management	Management Payroll	\$190,000	\$14,377.88	\$14,655.28	\$20,823.62	\$14,152.08	\$10,993.61	\$10,262.09	\$11,463.72	\$11,496.92	\$108,225.20	57%
HOA Management	Management Payroll Taxes	\$15,000	\$1,457.93	\$1,403.91	\$1,868.33	\$1,298.66	\$1,051.31	\$1,019.94	\$1,117.30	\$1,104.20	\$10,321.58	69%
HOA Management	Mileage Reimbursement	\$6,000	\$364.46	\$294.26	\$428.22	\$248.04	\$272.03	\$418.46	\$320.74	\$376.88	\$2,723.09	45%
HOA Management	Insurance Stipend	\$54,000	\$5,117.72	\$3,624.92	\$2,878.52	\$3,703.95	\$2,566.94	\$5,170.50	\$3,840.12	\$3,840.12	\$30,742.79	57%
HOA Management	Cont Ed & Skills Enhanceme	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
HOA Management Total		\$267,000	\$21,317.99	\$19,978.37	\$25,998.69	\$19,402.73	\$14,883.89	\$16,870.99	\$16,741.88	\$16,818.12	\$152,012.66	57%
Architectural Review Expen:	Architectural Review Expens	\$7,500	\$1,385.50	\$1,139.00	\$1,620.25	\$1,292.00	\$884.00	\$765.00	\$718.25	\$1,551.25	\$9,355.25	125%
Architectural Review Expenses Total		\$7,500	\$1,385.50	\$1,139.00	\$1,620.25	\$1,292.00	\$884.00	\$765.00	\$718.25	\$1,551.25	\$9,355.25	125%
Legal Services	Legal Services	\$20,000	\$0.00	\$2,325.00	\$540.00	\$315.00	-\$675.00	\$270.00	\$225.00	\$315.00	\$3,315.00	17%
Legal Services Total		\$20,000	\$0.00	\$2,325.00	\$540.00	\$315.00	-\$675.00	\$270.00	\$225.00	\$315.00	\$3,315.00	17%
Taxes	Property	\$5,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116.19	\$0.00	\$0.00	\$116.19	#DIV/0!
Taxes Total		\$5,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116.19	\$0.00	\$0.00	\$116.19	2%
Insurance	General, Property, Boiler & A	\$78,000	\$6,755.36	\$6,761.36	\$6,600.00	\$13,516.74	\$33.74	\$6,698.11	\$0.00	\$8,465.41	\$48,830.72	63%
Insurance	Auto	\$5,000	\$431.09	\$431.09	\$618.82	\$862.18	\$23.50	\$431.09	\$0.00	\$479.00	\$3,276.77	66%
Insurance	D & O Insurance	\$12,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,895.00	\$10,895.00	91%
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$10,537.14	\$26,283.00	\$0.00	\$15,745.86	98%
Insurance Total		\$111,000	\$7,186.45	\$7,192.45	\$7,218.82	\$14,378.92	\$57.24	-\$3,407.94	\$26,283.00	\$19,839.41	\$78,748.35	71%
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.57	\$95.57	5%
Community Enhancement Total		\$3,000	\$0.00	\$45.57	\$45.57	2%						
Reserve Transfer		\$215,380	\$0.00	0%								
Grand Total		\$4,788,850	\$275,590	\$316,520	\$353,298	\$320,479	\$297,406	\$406,310	\$455,564	\$482,626	\$2,907,793	61%

Expected Reserve Expenditures and Capital Improvement for 2022

YTD

SC Pincnic Tables/Bench	\$5,400	\$4,743.39
GR Shade Structure	\$39,000	\$37,773.83
CC Pool Splash Pad	\$9,000	\$8,995.58
CC Pool Replaster	\$84,000	\$80,440.67
CC Pool Slide Repairs	\$6,500	\$5,408.75
CC Splash Pad Refinish	\$4,500	\$0.00
AV Parking Lot Seal/Stripe	\$7,200	\$6,743.70
GR Parking Lot Seal/Stripe	\$5,800	\$5,372.22
SC Lounge Chairs	\$8,200	\$8,221.00
SC Wade Pool Bucket	\$5,500	\$6,370.00
Node Clock Replacement	\$75,000	\$75,000.00
Rock Work	\$50,000	\$39,638.79
Escarpment Project	\$340,000	\$2,470.00
CCN Improvement	\$200,000	\$8,952.36
Construction Repairs	\$50,000	\$44,941.80
SC Roof	\$0	\$26,412.44
Mailbox Replacement	\$0	\$17,770.58
Drip Irrigation/Escarpment	\$0	\$31,330.40
CCCC AC Repair	\$0	\$13,374.63
Total	\$890,100	\$423,960.14

Total Capital Budget Projects	\$890,100.00	\$423,960.14
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Grand Total Expenses	\$5,678,950.00	
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**Circle C Landscape
Board Report
September, 2022**

Weather

General: Rain late August Early September
Prevalent Hot and Dry Pattern Returns
however, cooler than summer temperatures

Rainfall Total: 2.5 inches
Temperature: 77-98 degrees
Major Events: no major events

Drought Status: Moderate Drought

Comments: The rainfall and slightly cooler temperatures cause Dallisgrass to grow rampantly
The commons areas that have not been renovated are subject to this seasonal grass
It ranges from 5" after the 1st day of mowing to 12-15" after a six day stretch.

Maintenance General: Mowing rotation on all areas

Weeding: Bed weeding rotation ongoing

Trimming: Ongoing Spruce Canyon
Avana
Greyrock
Wildflower Park

Hedge Trimming: Ongoing South Bay
Scheduled: Dahlgreen
Wildflower Park

Outlying Area Filter Pond, CCCC weedeated, trash removed

Outlying mail centers cleaned and weed-eated

Irrigation All irrigation is on Rain sensors are on and working
General repairs throughout
Major Events:
 Major Main Line Break, Escarpment 10:00 PM
 Major Main Line Break, Antigo at Escarpment
 Major Main Line Break, Escarpment at Pool Area

Hand Watering
 Escarpment Oak Wilt Areas
 Escarpment Medians
 Dahlgreen
 MoPace/LaCrosse west. Side

Construction

Escarpment at Fire Station
 Wire tracking for wires cut by Verizon

Slaughter at Beckett
 No water to first median east of Beckett due to construction

LaCrosse Mopac West
 No water to median due to construction
 Renovation of front area needed

LaCrosse MoPac East
 Renovation of front area needed
 Irrigation repair needed

Lot 44 Avana
 dig trench for wiring 90% complete

Circle C Aquatics

August-22

Summer Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Aug-22	YTD	Aug-22	YTD	Aug-22	YTD	Aug-22	YTD	Aug-22	YTD
Resident Entries	4,666	31,191	2,619	14,007	1,956	10,832	610	3,241	9,851	59,253
Unique Residents	1,746	5,167	1,684	4,361	1,155	2,767	326	837	3,876	7,089
Unique Households	777	1,852	578	1,432	401	913	114	277	1,434	2,387
Guest Entries	216	1,701	361	1,687	203	834	38	183	818	4,120
Other Entries	1,199	12,779		0		0		0	1,199	12,779
Average Hourly Count	25		40		16		7			
Average % of Capacity	10%		22%		11%		5%			
Max Hourly Count	92		107		63		30			
Total Entries	6,081	45,671	2,980	15,694	2,159	11,666	648	3,424	11,868	76,152

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Aug-22	YTD	Aug-22	YTD	Aug-22	YTD	Aug-22	YTD	Aug-22	YTD
Water Rescues	0	5	0	2	0	0	0	0	0	7
First Aid Responses	2	26	1	21	2	7	1	4	6	58
Sudden Illness Treatments	0	4	0	3	0	0	0	0	0	7
Patron Behavior Incidents	0	4	0	1	1	4	0	2	1	11
Biohazard Cleanups	0	5	0	17	2	3	0	0	2	25
Suspensions/Expulsions	0	0	0	0	0	2	0	1	0	3
EMS/911 Callouts	0	2	0	0	0	0	0	0	0	2
Total Incidents	2	38	1	26	3	10	1	6	7	80
Incident per Entry Ratio	0.03%	0.08%	0.03%	0.17%	0.14%	0.09%	0.15%	0.18%	0.06%	0.11%

Revenue	Aug-22	YTD
Aquatics Programs	\$ 6,870.50	\$ 70,873.05
Swim Team	\$ 20,265.00	\$ 119,537.50
Guest Fees	\$ 1,344.00	\$ 10,466.00
Area Reservations	\$ 100.00	\$ 2,900.00
Facility Rentals	\$ -	\$ 1,200.00
Lane Rentals	\$ -	\$ 17,417.16
Other Facility Income	\$ 374.02	\$ 3,836.08
Total Aquatics Revenue	\$ 28,953.52	\$ 226,229.79

Programs	Aug-22
Select Swim Team	71
Masters Swimming	9
Group Swim Lessons	0
Private Swim Lessons	153
Water Aerobics	24
Certification Courses	1
WSI Course	0
Total Participants	258

Reservations & Rentals	Aug-22	YTD
Area Reservations	9	28
Facility Rentals	0	6
Lap Lane Reservations	0	801
Total Reservations	9	835

Aquatics Staffing	Aug-22
Lifeguards/Head Guards	118
Front Desk Staff	22
Instructors/Coaches	12
Total Staff	152

Resident Stats	Individuals	Households	Members / Household
Homeowners	17,489	5,524	3.17
Renters	1,461	421	3.47
New Memberships	664	241	
Totals	18,950	5,945	3.19

Circle C HOA
Maintenance Report for Board September 2022
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

- Routine Cleaning and Maintenance have been completed
- Minor Equipment and Facility Repairs Made
- Had a major drain line clog in the restrooms on Thursday Sept 22 that we were able to unclog on Friday Sept 23.
- Swim Center Office HVAC had a freeze-up issue. That system is now 15 years old and on its last leg. We were able to get it operating but I am securing a couple of bids for unit replacement.
- Started winter preparation/getting pool covers ready/pool heater start-ups

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Removed gravel from toilet valve in women's restroom and replaced valve.

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- Have mostly completed winterization/shutdown of facility.

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Basketball Court is Scheduled for Surfacing/Painting in October
- Working on some lighting/electrical issues on Escarpment between the Bridge and Slaughter. Have not located the issue as of yet but have called out an electrician to help troubleshoot.
- Removed minor graffiti throughout the neighborhood.

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

Administrative	\$65,000			\$65,000			\$65,000			\$65,000			\$65,000
Safety Equip & Supplies	\$15,000			\$15,000			\$15,000			\$15,000			\$15,000
Program Equip & Supplies	\$5,000			\$5,000			\$5,000			\$5,000			\$5,000
Pool Supplies	\$7,500			\$7,500			\$7,500			\$7,500			\$7,500
Supplies - Pool	\$27,500			\$27,500			\$27,500			\$27,500			\$27,500
SC	\$39,000			\$50,000			\$50,000			\$50,000			\$50,000
CC	\$15,000			\$20,000			\$20,000			\$20,000			\$20,000
Avana	\$13,000			\$17,000			\$17,000			\$17,000			\$17,000
Greyrock	\$7,000			\$8,000			\$8,000			\$8,000			\$8,000
Supplies - Chemicals	\$74,000			\$95,000			\$95,000			\$95,000			\$95,000
USA Swimming Registration	\$5,000			\$2,000			\$2,000			\$2,000			\$2,000
Coach Training	\$2,000			\$2,000			\$2,000			\$2,000			\$2,000
Swim Team Supplies	\$3,000			\$4,000			\$4,000			\$4,000			\$4,000
Meet Expenses	\$0			\$0			\$0			\$0			\$0
Staff Meet Expenses	\$7,000			\$7,000			\$7,000			\$7,000			\$7,000
Home Swim Meet	\$5,000			\$4,000			\$4,000			\$4,000			\$4,000
Supplies & Fees - Swim Team	\$22,000			\$19,000			\$19,000			\$19,000			\$19,000
SC - Equipment	\$39,000			\$49,000			\$49,000			\$49,000			\$49,000
CC - Equipment	\$18,000			\$23,000			\$23,000			\$23,000			\$23,000
Avana - Equipment	\$10,000			\$13,000			\$13,000			\$13,000			\$13,000
GR - Equipment	\$4,500			\$5,500			\$5,500			\$5,500			\$5,500
SC - Pool & Deck Coatings	\$5,000			\$5,000			\$5,000			\$5,000			\$5,000
CC - Pool & Deck Coatings	\$4,000			\$5,200			\$5,200			\$5,200			\$5,200
Avana - Pool & Decking Coatings	\$1,400			\$1,500			\$1,500			\$1,500			\$1,500
GR - Pool. & Decking Coatings	\$400			\$500			\$500			\$500			\$500
SC - Vacuum	\$4,000			\$6,000			\$6,000			\$6,000			\$6,000
CC - Vacuum	\$800			\$1,000			\$1,000			\$1,000			\$1,000
Avana - Vacuum	\$500			\$650			\$650			\$650			\$650
GR - Vacuum	\$500			\$650			\$650			\$650			\$650
SC - Permits & Inspections	\$1,200			\$1,400			\$1,400			\$1,400			\$1,400
CC - Permits & Inspections	\$4,500			\$6,000			\$6,000			\$6,000			\$6,000
Avana - Permits & Inspections	\$400			\$500			\$500			\$500			\$500
GR - Permits & Inspections	\$400			\$500			\$500			\$500			\$500
Maintenance - Pool	\$94,600			\$119,400			\$119,400			\$119,400			\$119,400
SC - Janitorial	\$14,000			\$16,000			\$16,000			\$16,000			\$16,000
CC - Janitorial	\$1,200			\$1,200			\$1,200			\$1,200			\$1,200
Avana - Janitorial	\$600			\$600			\$600			\$600			\$600
GR - Janitorial	\$600			\$600			\$600			\$600			\$600
SC - Fence	\$4,000			\$5,000			\$5,000			\$5,000			\$5,000
CC - Fence	\$1,800			\$2,000			\$2,000			\$2,000			\$2,000
Avana - Fence	\$400			\$500			\$500			\$500			\$500
GR - Fence	\$400			\$500			\$500			\$500			\$500
SC - Equip & Maint	\$8,000			\$10,000			\$10,000			\$10,000			\$10,000
CC - Equip & Maint	\$3,000			\$3,900			\$3,900			\$3,900			\$3,900
Avana - Equip & Maint	\$1,200			\$1,200			\$1,200			\$1,200			\$1,200
GR-Equip & Maint	\$700			\$700			\$700			\$700			\$700
SC - Supplies	\$3,000			\$3,000			\$3,000			\$3,000			\$3,000

CC - Supplies		\$1,200		\$1,200		\$1,200		\$1,200		\$1,200
Avana - Supplies		\$500		\$500		\$500		\$500		\$500
GR - Supplies		\$300		\$400		\$400		\$400		\$400
Playground		\$3,000		\$6,000		\$6,000		\$6,000		\$6,000
Café Building		\$3,000		\$3,500		\$3,500		\$3,500		\$3,500
Post Office Building		\$2,200		\$2,200		\$2,200		\$2,200		\$2,200
Swim Center Parking Lot & Dumpster		\$18,000		\$26,000		\$26,000		\$26,000		\$26,000
Avana Parking Lot & Dumpster		\$400		\$600		\$600		\$600		\$600
Greyrock - Parking Lot & Dumpster		\$400		\$600		\$600		\$600		\$600
Maintenance - Building	\$67,900		\$86,200		\$86,200		\$86,200		\$86,200	
Aquatics Director		\$82,000		\$84,000		\$84,000		\$108,000		\$108,000
Lifeguards		\$454,000		\$465,000		\$465,000		\$618,000		\$618,000
Front Desk		\$80,000		\$94,000		\$94,000		\$121,000		\$121,000
Aquatics Administration		\$87,500		\$118,000		\$118,000		\$118,000		\$118,000
Payroll Taxes		\$48,150		\$54,000		\$54,000		\$66,000		\$66,000
Payroll - Staff	\$751,650		\$815,000		\$815,000		\$1,031,000		\$1,031,000	
Contract Labor		\$0		\$0		\$0		\$0		\$0
Private Lesson Instructor		\$8,000		\$8,000		\$8,000		\$10,800		\$10,800
Group Lesson Instructor		\$10,000		\$10,000		\$10,000		\$13,500		\$13,500
Program Instructor		\$10,000		\$10,000		\$10,000		\$13,500		\$13,500
Lead Instructors		\$5,000		\$5,000		\$5,000		\$6,750		\$6,750
Payroll Taxes		\$4,000		\$4,000		\$4,000		\$5,400		\$5,400
Payroll - Programming Staff	\$37,000		\$37,000		\$37,000		\$49,950		\$49,950	
Head Coach		\$74,550		\$61,000		\$61,000		\$74,000		\$74,000
Asst. Coaches		\$55,000		\$58,000		\$58,000		\$74,000		\$74,000
Dry Land Coach		\$3,000		\$3,300		\$3,300		\$4,100		\$4,100
Payroll Taxes		\$6,000		\$6,300		\$6,300		\$8,100		\$8,100
Payroll - Swim Team	\$138,550		\$128,600		\$128,600		\$160,200		\$160,200	
SC - Utilities - Water	\$30,000		\$30,000		\$30,000		\$30,000		\$30,000	
Avana - Utilities - Water	\$6,000		\$9,000		\$9,000		\$9,000		\$9,000	
GR - Utilities - Water	\$4,000		\$4,500		\$4,500		\$4,500		\$4,500	
SC - Utilities - Electric	\$28,000		\$33,000		\$33,000		\$33,000		\$33,000	
Avana - Utilities - Electric	\$12,000		\$16,000		\$16,000		\$16,000		\$16,000	
GR - Utilities - Electric	\$6,000		\$9,000		\$9,000		\$9,000		\$9,000	
Utilities - Natural Gas	\$32,000		\$52,000		\$52,000		\$52,000		\$52,000	
SC - Utilities - Telephone/Internet/Cameras	\$15,000		\$15,000		\$15,000		\$15,000		\$15,000	
Avana - Utilities- Telephone/Internet/Cameras	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
GR - Utililites - Telephone/Internet/Cameras	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
Aquatics Facilities Total	\$1,421,200		\$1,571,200		\$1,571,200		\$1,831,750		\$1,831,750	
Utilities - Water	\$27,000		\$27,000		\$27,000		\$27,000		\$27,000	
Utilities - Electric	\$24,000		\$26,000		\$26,000		\$26,000		\$26,000	
Utilities - Telephone/Internet	\$9,000		\$9,000		\$9,000		\$9,000		\$9,000	
Events Payroll	\$6,000		\$6,000		\$6,000		\$6,000		\$6,000	
Janitorial		\$18,000		\$24,000		\$24,000		\$24,000		\$24,000
Supplies		\$6,000		\$6,000		\$6,000		\$6,000		\$6,000
Parking Lot & Dumpster		\$6,000		\$8,500		\$8,500		\$8,500		\$8,500

Equip & Maint		\$16,000		\$18,000		\$18,000		\$18,000		\$18,000
Contract Services		\$2,000		\$3,000		\$3,000		\$3,000		\$3,000
Permit & Inspections		\$2,000		\$2,000		\$2,000		\$2,000		\$2,000
Maintenance - Building	\$50,000		\$61,500		\$61,500		\$61,500		\$61,500	
Circle C Community Ctr Total	\$116,000		\$129,500		\$129,500		\$129,500		\$129,500	
Office Supplies	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200	
Employee Education	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200	
Uniforms	\$1,800		\$1,800		\$1,800		\$1,800		\$1,800	
Staff Recruitment-Hiring	\$300		\$300		\$300		\$300		\$300	
Safety Equip & Supplies	\$1,400		\$1,400		\$1,400		\$1,400		\$1,400	
Maintenance Payroll	\$180,000		\$200,000		\$200,000		\$250,000		\$250,000	
Pool Tech	\$69,000		\$80,000		\$80,000		\$80,000		\$80,000	
Maintenance Payroll Taxes	\$15,000		\$16,000		\$16,000		\$18,000		\$18,000	
Computers/Software	\$1,400		\$1,400		\$1,400		\$1,400		\$1,400	
Tools/Supplies	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
Office Furniture	\$600		\$600		\$600		\$600		\$600	
Maintenance Operations Total	\$276,900		\$308,900		\$308,900		\$360,900		\$360,900	
Office Supplies	\$9,000		\$9,000		\$9,000		\$9,000		\$9,000	
Computers, Software & Service		\$9,000		\$9,000		\$9,000		\$9,000		\$9,000
Cameras		\$4,000		\$6,000		\$6,000		\$6,000		\$6,000
Furniture		\$2,000		\$3,000		\$3,000		\$3,000		\$3,000
Equip/Maintenance	\$15,000		\$18,000		\$18,000		\$18,000		\$18,000	
Maintenance/Registration		\$3,000		\$3,000		\$3,000		\$3,000		\$3,000
Gas		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
HOA Owned vehicles	\$8,000		\$8,000		\$8,000		\$8,000		\$8,000	
Postage	\$18,000		\$20,000		\$20,000		\$20,000		\$20,000	
Web Operations	\$3,000		\$3,000		\$3,000		\$3,000		\$3,000	
Printing	\$3,000		\$5,000		\$5,000		\$5,000		\$5,000	
HOA Meetings	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
Deed Restrictions	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
HOA Special Events	\$30,000		\$30,000		\$30,000		\$30,000		\$30,000	
Professional Fees (Consulting)	\$2,000		\$2,000		\$2,000		\$2,000		\$2,000	
Reserve Study Update			\$5,500		\$5,500		\$5,500		\$5,500	
HOA Operations Total	\$98,000		\$110,500		\$110,500		\$110,500		\$110,500	
Management Services	\$115,000		\$115,000		\$115,000		\$115,000		\$115,000	
Resale Certificate	\$17,500		\$13,350		\$13,350		\$13,350		\$13,350	
Lien Filing Administrative Fees	\$2,500		\$4,500		\$4,500		\$4,500		\$4,500	
Bank Fees/Credit Card Fees	\$38,000		\$40,000		\$40,000		\$40,000		\$40,000	
CPA/Audit	\$8,000		\$10,000		\$10,000		\$10,000		\$10,000	
Financial Management Total	\$181,000		\$182,850		\$182,850		\$182,850		\$182,850	
Management Payroll	\$190,000		\$200,000		\$200,000		\$240,000		\$240,000	
Management Payroll Taxes	\$15,000		\$16,000		\$16,000		\$18,000		\$18,000	

Mileage Reimbursement	\$6,000
Health Insurance	\$54,000
Cont Ed & Skills Enhancement	\$2,000
HOA Mnangment Total	\$267,000
Architectural Review Expenses	\$7,500
Architectural Review Expenses Total	\$7,500
Legal Services	\$20,000
Legal Services Total	\$20,000
Property Taxes Total	\$5,500
General, Property, Boiler & Auto, Umbrella	\$78,000
HOA Owned Vehicles	\$5,000
D & O Insurance	\$12,000
Worker's Comp	\$16,000
Insurance Total	\$111,000
Donations	\$1,000
Association Memberships	\$2,000
Community Enhancement Total	\$3,000
Reserve Transfer	\$215,380
Reserve Transfer Total	\$215,380
Grand Total	\$4,788,850
Difference	\$0

	\$6,000		\$6,000		\$6,000		\$6,000
	\$54,000		\$54,000		\$54,000		\$54,000
	\$2,000		\$2,000		\$2,000		\$2,000
	\$278,000		\$278,000		\$320,000		\$320,000
	\$8,000		\$8,000		\$8,000		\$8,000
	\$8,000		\$8,000		\$8,000		\$8,000
	\$20,000		\$20,000		\$20,000		\$20,000
	\$20,000		\$20,000		\$20,000		\$20,000
	\$5,500		\$5,500		\$5,500		\$5,500
	\$85,500		\$85,500		\$85,500		\$85,500
	\$6,000		\$6,000		\$6,000		\$6,000
	\$12,000		\$12,000		\$12,000		\$12,000
	\$16,000		\$16,000		\$16,000		\$16,000
	\$119,500		\$119,500		\$119,500		\$119,500
	\$1,000		\$1,000		\$1,000		\$1,000
	\$2,000		\$2,000		\$2,000		\$2,000
	\$3,000		\$3,000		\$3,000		\$3,000
	\$0		\$0		\$0		\$0
	\$5,049,079		\$4,856,512		\$5,403,629		\$5,211,062
	-\$93,029		\$99,538		-\$447,579		-\$255,012

Draft Operational Budget 2023

Draft 2023 CCHOA INCOME BUDGET

\$740

Category Subcategory

2022 Approved Budget

Homeowner Income	Homeowner Dues	\$4,070,000
Homeowner Income	Resale Certificates	\$78,750
Homeowner Income	Transfer Fees Income	\$67,200
Homeowner Income	Late Fees Collected	\$25,000
Homeowner Income	Lien Admin Fees Income	\$420
Homeowner Income	Filing Fee Income	\$1,680
Homeowner Income	NSF Charges	\$100
Homeowner Income Total		\$4,243,150
Architectural Review Income	Architectural Review Income	\$10,000
Architectural Review Income Total		\$10,000
Rental Income	Office Rent	\$9,000
Rental Income	Grill Rent	\$6,600
Rental Income Total		\$15,600
Aquatics Income	Group Swim Lessons	\$25,000
	Private Swim Lessons	\$25,000
	Classes/Clinics	\$10,000
	Contracted Programs	\$0
Aquatics Income	Pool Programs	\$60,000
	Registration Fee's	\$15,000
	Away Meet Entry Fees	\$2,500
	Memberships Due/Reg Fees	\$120,000
	Home Meet	\$8,000
Aquatics Income	Pool Programs - Swim Team	\$145,500
	Merchandise Sales	\$2,500
	Uniform Sales	\$3,000
	Guest Fees	\$10,000
	ID Replacement Cards	\$500
	Area Reservations)	\$2,000
	Facility Rentals	\$2,000
	Lane Rentals	\$15,000
Aquatics Income	Facility Income	\$35,000
Aquatics Income Total		\$240,500
CCCC Income	CCCC Facility rentals	\$50,000
CCCC Income Total		\$50,000

10% increase
Increase on
landscaping

10% increase No
increase on
landscaping/Salary

10% increase Salary
Increase/Landscape
Increase

10% Increase Salary
Increase

\$814			\$814			\$814			\$814		
2023 Draft Budget - No Increase			2023 Draft Budget - No Increase			2023 Draft Budget - No Increase			2023 Draft Budget - No Increase		
	\$4,470,000			\$4,470,000			\$4,470,000			\$4,470,000	
	\$30,075			\$30,075			\$30,075			\$30,075	
	\$55,125			\$55,125			\$55,125			\$55,125	
	\$25,000			\$25,000			\$25,000			\$25,000	
	\$420			\$420			\$420			\$420	
	\$1,680			\$1,680			\$1,680			\$1,680	
	\$50			\$50			\$50			\$50	
	\$4,582,350			\$4,582,350			\$4,582,350			\$4,582,350	
	\$10,000			\$10,000			\$10,000			\$10,000	
	\$10,000			\$10,000			\$10,000			\$10,000	
	\$9,000			\$9,000			\$9,000			\$9,000	
	\$6,600			\$6,600			\$6,600			\$6,600	
	\$15,600			\$15,600			\$15,600			\$15,600	
	\$25,000			\$25,000			\$25,000			\$25,000	
	\$25,000			\$25,000			\$25,000			\$25,000	
	\$10,000			\$10,000			\$10,000			\$10,000	
	\$0			\$0			\$0			\$0	
	\$60,000			\$60,000			\$60,000			\$60,000	
	\$15,000			\$6,000			\$6,000			\$6,000	
	\$2,500			\$2,500			\$2,500			\$2,500	
	\$120,000			\$120,000			\$120,000			\$120,000	
	\$8,000			\$8,000			\$8,000			\$8,000	
	\$145,500			\$136,500			\$136,500			\$136,500	
	\$2,500			\$2,500			\$2,500			\$2,500	
	\$3,000			\$3,000			\$3,000			\$3,000	
	\$10,000			\$10,000			\$10,000			\$10,000	
	\$500			\$500			\$500			\$500	
	\$2,000			\$2,000			\$2,000			\$2,000	
	\$2,000			\$2,000			\$2,000			\$2,000	
	\$15,000			\$15,000			\$15,000			\$15,000	
	\$35,000			\$35,000			\$35,000			\$35,000	
	\$240,500			\$231,500			\$231,500			\$231,500	
	\$50,000			\$50,000			\$50,000			\$50,000	
	\$50,000			\$50,000			\$50,000			\$50,000	

Landscape Reimburseme	Stratus Reimb	\$97,000			\$109,000			\$109,000			\$109,000
Landscape Reimburseme	COA Reimb	\$17,600			\$17,600			\$17,600			\$17,600
Landscape Reimbursements Total		\$114,600			\$126,600			\$126,600			\$126,600
Miscellaneous	Interest Income	\$15,000			\$15,000			\$15,000			\$15,000
Miscellaneous Total		\$15,000			\$15,000			\$15,000			\$15,000
The Rowell HOA	The Rowell HOA	\$95,000			\$110,000			\$110,000			\$110,000
Cove @ Circle C		\$5,000			\$15,000			\$15,000			\$15,000
Grand Total		\$4,788,850			\$5,156,050			\$5,156,050			\$5,156,050

				No increase on landscaping			Salary Increase			Salary Increase
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Draft 2023 CCHOA EXPENSE BUDGET	2022 Approved Budget			2023 Draft Budget - 10% Increase			2023 Draft Budget - 10% Increase			2023 Draft Budget - 10% Increase - lifeguard pay increase/Landscape Increase			2023 Draft Budget - 10% Increase - lifeguard pay increase

Category	Subcategory												
	Common Area Landscaping	\$1,350,112		\$1,544,800			\$1,373,304			\$1,544,800			\$1,373,304
	Swim Center Landscaping	\$35,097		\$39,485			\$35,097			\$39,485			\$35,097
	Community Center Landscaping	\$35,097		\$39,485			\$35,097			\$39,485			\$35,097
	Avana Swim Center Landscaping	\$24,888		\$27,999			\$24,888			\$27,999			\$24,888
	GreyRock Landscaping	\$24,888		\$27,999			\$24,888			\$27,999			\$24,888
	Common Area Holiday Lighting	\$48,288		\$54,361			\$48,288			\$54,361			\$48,288
Commons Area Services	Landscape Maint Contract	\$1,518,370		\$1,734,129			\$1,541,562			\$1,734,129			\$1,541,562
Commons Area Services	Landscape Repairs	\$115,000		\$140,000			\$140,000			\$140,000			\$140,000
Commons Area Services	Landscape Water Utilities	\$255,000		\$255,000			\$255,000			\$255,000			\$255,000
Common Area Services	COA Water Utility Compliance	\$8,000		\$8,000			\$8,000			\$8,000			\$8,000
Commons Area Services	Landscape Electric Utilities	\$36,000		\$36,000			\$36,000			\$36,000			\$36,000
Common Area Services	Tree Care	\$75,000		\$75,000			\$75,000			\$75,000			\$75,000
Commons Area Services	Fence Repairs & Maint	\$7,000		\$8,000			\$8,000			\$8,000			\$8,000
Commons Area Services	Electrical Repairs & Maint	\$12,000		\$12,000			\$12,000			\$12,000			\$12,000
Common Area Services	Neighborhood Maint & Repair	\$20,000		\$24,000			\$24,000			\$24,000			\$24,000
Common Area Services	Non Contract Maintenance	\$20,000		\$20,000			\$20,000			\$20,000			\$20,000
Commons Area Services Total		\$2,066,370		\$2,312,129			\$2,119,562			\$2,312,129			\$2,119,562
	Office Supplies	\$32,000		\$32,000			\$32,000			\$32,000			\$32,000
	Employee Education & Skills Enhancement	\$8,500		\$8,500			\$8,500			\$8,500			\$8,500
	Staff Uniforms	\$9,500		\$9,500			\$9,500			\$9,500			\$9,500
	Staff Recruitment & Hiring	\$1,500		\$1,500			\$1,500			\$1,500			\$1,500
	Retail Merchandise	\$3,500		\$3,500			\$3,500			\$3,500			\$3,500
	ARC Program Fees	\$10,000		\$10,000			\$10,000			\$10,000			\$10,000
Aquatics Facilities	Administrative	\$65,000		\$65,000			\$65,000			\$65,000			\$65,000
	Safety Equip & Supplies	\$15,000		\$15,000			\$15,000			\$15,000			\$15,000

	Program Equip & Supplies	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
	Pool Supplies	\$7,500		\$7,500		\$7,500		\$7,500		\$7,500
Aquatics Facilities	Supplies - Pool	\$27,500		\$27,500		\$27,500		\$27,500		\$27,500
	SC	\$39,000		\$50,000		\$50,000		\$50,000		\$50,000
	CC	\$15,000		\$20,000		\$20,000		\$20,000		\$20,000
	Avana	\$13,000		\$17,000		\$17,000		\$17,000		\$17,000
	Greyrock	\$7,000		\$8,000		\$8,000		\$8,000		\$8,000
Aquatics Facilities	Supplies - Chemicals	\$74,000		\$95,000		\$95,000		\$95,000		\$95,000
	USA Swimming Registration	\$5,000		\$2,000		\$2,000		\$2,000		\$2,000
	Coach Training	\$2,000		\$2,000		\$2,000		\$2,000		\$2,000
	Swim Team Supplies	\$3,000		\$4,000		\$4,000		\$4,000		\$4,000
	Meet Expenses									
	Staff Meet Expenses	\$7,000		\$7,000		\$7,000		\$7,000		\$7,000
	Home Swim Meet	\$5,000		\$4,000		\$4,000		\$4,000		\$4,000
Aquatics Facilities	Supplies & Fees - Swim Team	\$22,000		\$19,000		\$19,000		\$19,000		\$19,000
	SC - Equipment	\$39,000		\$49,000		\$49,000		\$49,000		\$49,000
	CC - Equipment	\$18,000		\$23,000		\$23,000		\$23,000		\$23,000
	Avana - Equipment	\$10,000		\$13,000		\$13,000		\$13,000		\$13,000
	GR - Equipment	\$4,500		\$5,500		\$5,500		\$5,500		\$5,500
	SC - Pool & Deck Coatings	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
	CC - Pool & Deck Coatings	\$4,000		\$5,200		\$5,200		\$5,200		\$5,200
	Avana - Pool & Decking Coatings	\$1,400		\$1,500		\$1,500		\$1,500		\$1,500
	GR - Pool. & Decking Coatings	\$400		\$500		\$500		\$500		\$500
	SC - Vacuum	\$4,000		\$6,000		\$6,000		\$6,000		\$6,000
	CC - Vacuum	\$800		\$1,000		\$1,000		\$1,000		\$1,000
	Avana - Vacuum	\$500		\$650		\$650		\$650		\$650
	GR - Vacuum	\$500		\$650		\$650		\$650		\$650
	SC - Permits & Inspections	\$1,200		\$1,400		\$1,400		\$1,400		\$1,400
	CC - Permits & Inspections	\$4,500		\$6,000		\$6,000		\$6,000		\$6,000
	Avana- Permits & Inspections	\$400		\$500		\$500		\$500		\$500
	GR- Permits & Inspections	\$400		\$500		\$500		\$500		\$500
Aquatics Facilities	Maintenance - Pool	\$94,600		\$119,400		\$119,400		\$119,400		\$119,400
	SC - Janitorial	\$14,000		\$16,000		\$16,000		\$16,000		\$16,000
	CC - Janitorial	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200
	Avana - Janitorial	\$600		\$600		\$600		\$600		\$600
	GR - Janitorial	\$600		\$600		\$600		\$600		\$600
	SC - Fence	\$4,000		\$5,000		\$5,000		\$5,000		\$5,000
	CC - Fence	\$1,800		\$2,000		\$2,000		\$2,000		\$2,000
	Avana - Fence	\$400		\$500		\$500		\$500		\$500
	GR - Fence	\$400		\$500		\$500		\$500		\$500
	SC - Equip & Maint	\$8,000		\$10,000		\$10,000		\$10,000		\$10,000
	CC - Equip & Maint	\$3,000		\$3,900		\$3,900		\$3,900		\$3,900
	Avana - Equip & Maint	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200
	GR-Equip & Maint	\$700		\$700		\$700		\$700		\$700
	SC - Supplies	\$3,000		\$3,000		\$3,000		\$3,000		\$3,000
	CC - Supplies	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200
	Avana - Supplies	\$500		\$500		\$500		\$500		\$500
	GR - Supplies	\$300		\$400		\$400		\$400		\$400
	Playground	\$3,000		\$6,000		\$6,000		\$6,000		\$6,000

	Café Building		\$3,000			\$3,500			\$3,500			\$3,500			\$3,500
	Post Office Building		\$2,200			\$2,200			\$2,200			\$2,200			\$2,200
	Swim Center Parking Lot & Dumpster		\$18,000			\$26,000			\$26,000			\$26,000			\$26,000
	Avana Parking Lot & Dumpster		\$400			\$600			\$600			\$600			\$600
	Greyrock - Parking Lot & Dumpster		\$400			\$600			\$600			\$600			\$600
Aquatics Facilities	Maintenance - Building	\$67,900				\$86,200			\$86,200			\$86,200			\$86,200
	Aquatics Director		\$82,000			\$84,000			\$84,000			\$108,000			\$108,000
	Lifeguards		\$454,000			\$465,000			\$465,000			\$618,000			\$618,000
	Front Desk		\$80,000			\$94,000			\$94,000			\$121,000			\$121,000
	Aquatics Administration		\$87,500			\$118,000			\$118,000			\$118,000			\$118,000
	Payroll Taxes		\$48,150			\$54,000			\$54,000			\$66,000			\$66,000
Aquatics Facilities	Payroll - Staff	\$751,650				\$815,000			\$815,000			\$1,031,000			\$1,031,000
	Contract Labor		\$0												
	Private Lesson Instructor		\$8,000			\$8,000			\$8,000			\$10,800			\$10,800
	Group Lesson Instructor		\$10,000			\$10,000			\$10,000			\$13,500			\$13,500
	Program Instructor		\$10,000			\$10,000			\$10,000			\$13,500			\$13,500
	Lead Instructors		\$5,000			\$5,000			\$5,000			\$6,750			\$6,750
	Payroll Taxes		\$4,000			\$4,000			\$4,000			\$5,400			\$5,400
Aquatics Facilities	Payroll - Programming Staff	\$37,000				\$37,000			\$37,000			\$49,950			\$49,950
	Head Coach		\$74,550			\$61,000			\$61,000			\$74,000			\$74,000
	Asst. Coaches		\$55,000			\$58,000			\$58,000			\$74,000			\$74,000
	Dry Land Coach		\$3,000			\$3,300			\$3,300			\$4,100			\$4,100
	Payroll Taxes		\$6,000			\$6,300			\$6,300			\$8,100			\$8,100
Aquatics Facilities	Payroll - Swim Team	\$138,550				\$128,600			\$128,600			\$160,200			\$160,200
Aquatics Facilities	SC - Utilities - Water	\$30,000				\$30,000			\$30,000			\$30,000			\$30,000
	Avana - Utilities - Water	\$6,000				\$9,000			\$9,000			\$9,000			\$9,000
	GR - Utilities - Water	\$4,000				\$4,500			\$4,500			\$4,500			\$4,500
Aquatics Facilities	SC - Utilities - Electric	\$28,000				\$33,000			\$33,000			\$33,000			\$33,000
	Avana - Utilities - Electric	\$12,000				\$16,000			\$16,000			\$16,000			\$16,000
	GR - Utilities - Electric	\$6,000				\$9,000			\$9,000			\$9,000			\$9,000
Aquatics Facilities	Utilities - Natural Gas	\$32,000				\$52,000			\$52,000			\$52,000			\$52,000
Aquatics Facilities	SC - Utilities - Telephone/Internet/Cameras	\$15,000				\$15,000			\$15,000			\$15,000			\$15,000
	Avana - Utilities- Telephone/Internet/Cameras	\$5,000				\$5,000			\$5,000			\$5,000			\$5,000
	GR - Utililites - Telephone/Internet/Cameras	\$5,000				\$5,000			\$5,000			\$5,000			\$5,000
Aquatic Facilities Total		\$1,421,200				\$1,571,200			\$1,571,200			\$1,831,750			\$1,831,750
	Circle C Community Ctr Utilities - Water	\$27,000				\$27,000			\$27,000			\$27,000			\$27,000
	Circle C Community Ctr Utilities - Electric	\$24,000				\$26,000			\$26,000			\$26,000			\$26,000
	Circle C Community Ctr Utilities - Telephone/Internet	\$9,000				\$9,000			\$9,000			\$9,000			\$9,000
	Circle C Community Ctr Events Payroll	\$6,000				\$6,000			\$6,000			\$6,000			\$6,000
	Janitorial		\$18,000			\$24,000			\$24,000			\$24,000			\$24,000
	Supplies		\$6,000			\$6,000			\$6,000			\$6,000			\$6,000
	Parking Lot & Dumpster		\$6,000			\$8,500			\$8,500			\$8,500			\$8,500
	Equip & Maint		\$16,000			\$18,000			\$18,000			\$18,000			\$18,000
	Contract Services		\$2,000			\$3,000			\$3,000			\$3,000			\$3,000
	Permit & Inspections		\$2,000			\$2,000			\$2,000			\$2,000			\$2,000
Circle C Community Ctr	Maintenance - Building	\$50,000				\$61,500			\$61,500			\$61,500			\$61,500
Circle C Community Ctr Total		\$116,000				\$129,500			\$129,500			\$129,500			\$129,500

Maintenance Operations	Office Supplies	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200
Maintenance Operations	Employee Education	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200
Maintenance Operations	Uniforms	\$1,800		\$1,800		\$1,800		\$1,800		\$1,800
Maintenance Operations	Staff Recruitment-Hiring	\$300		\$300		\$300		\$300		\$300
Maintenance Operations	Safety Equip & Supplies	\$1,400		\$1,400		\$1,400		\$1,400		\$1,400
Maintenance Operations	Maintenance Payroll	\$180,000		\$200,000		\$200,000		\$250,000		\$250,000
Maintenance Operations	Pool Tech	\$69,000		\$80,000		\$80,000		\$80,000		\$80,000
Maintenance Operations	Maintenance Payroll Taxes	\$15,000		\$16,000		\$16,000		\$18,000		\$18,000
Maintenance Operations	Computers/Software	\$1,400		\$1,400		\$1,400		\$1,400		\$1,400
Maintenance Operations	Tools/Supplies	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
Maintenance Operations	Office Furniture	\$600		\$600		\$600		\$600		\$600
Maintenance Operations Total		\$276,900		\$308,900		\$308,900		\$360,900		\$360,900
HOA Operations	Office Supplies	\$9,000		\$9,000		\$9,000		\$9,000		\$9,000
	Computers, Software & Service		\$9,000		\$9,000		\$9,000		\$9,000	\$9,000
	Cameras		\$4,000		\$6,000		\$6,000		\$6,000	\$6,000
	Furniture		\$2,000		\$3,000		\$3,000		\$3,000	\$3,000
HOA Operations	Equip/Maintenance	\$15,000		\$18,000		\$18,000		\$18,000		\$18,000
	Maintenance/Registration		\$3,000		\$3,000		\$3,000		\$3,000	\$3,000
	Gas		\$5,000		\$5,000		\$5,000		\$5,000	\$5,000
HOA Operations	HOA Owned vehicles	\$8,000		\$8,000		\$8,000		\$8,000		\$8,000
HOA Operations	Postage	\$18,000		\$20,000		\$20,000		\$20,000		\$20,000
HOA Operations	Web Operations	\$3,000		\$3,000		\$3,000		\$3,000		\$3,000
HOA Operations	Printing	\$3,000		\$5,000		\$5,000		\$5,000		\$5,000
HOA Operations	HOA Meetings	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
HOA Operations	Deed Restrictions	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
HOA Operations	HOA Special Events	\$30,000		\$30,000		\$30,000		\$30,000		\$30,000
HOA Operations	Professional Fees (Consulting)	\$2,000		\$2,000		\$2,000		\$2,000		\$2,000
	Reserve Study Update			\$5,500		\$5,500		\$5,500		\$5,500
HOA Operations Total		\$98,000		\$110,500		\$110,500		\$110,500		\$110,500
Financial Management	Management Services	\$115,000		\$115,000		\$115,000		\$115,000		\$115,000
Financial Management	Resale Certificate	\$17,500		\$13,350		\$13,350		\$13,350		\$13,350
Financial Management	Lien Filing Administrative Fees	\$2,500		\$4,500		\$4,500		\$4,500		\$4,500
Financial Management	Bank Fees/Credit Card Fees	\$38,000		\$40,000		\$40,000		\$40,000		\$40,000
Financial Management	CPA/Audit	\$8,000		\$10,000		\$10,000		\$10,000		\$10,000
Financial Management Total		\$181,000		\$182,850		\$182,850		\$182,850		\$182,850
HOA Management	Management Payroll	\$190,000		\$200,000		\$200,000		\$240,000		\$240,000
HOA Management	Management Payroll Taxes	\$15,000		\$16,000		\$16,000		\$18,000		\$18,000
HOA Management	Mileage Reimbursement	\$6,000		\$6,000		\$6,000		\$6,000		\$6,000
HOA Management	Health Insurance	\$54,000		\$54,000		\$54,000		\$54,000		\$54,000
HOA Management	Cont Ed & Skills Enhancement	\$2,000		\$2,000		\$2,000		\$2,000		\$2,000
HOA Management Total		\$267,000		\$278,000		\$278,000		\$320,000		\$320,000
Architectural Review Exp	Architectural Review Expenses	\$7,500		\$8,000		\$8,000		\$8,000		\$8,000
Architectural Review Expenses Total		\$7,500		\$8,000		\$8,000		\$8,000		\$8,000

Exhibit A

Expected Reserve Expenditures and Capital Improvement for 2023

	2023	
SC-Pool Covers	\$8,000	
SC - Lane Lines	\$10,000	
SC - Lounge Chairs	\$2,000	
SC - Partial Replacement of Benches/Tables	\$12,000	
CC- Lounge Chairs	\$2,500	
CC - Rfinish Splash Pad Features \$4,500 from 2022 Budget	\$4,500	
Splash Pad Surface/Bollard Repair	\$6,000	
CC- 2 Sewage Grinder Pumps	\$12,000	
CC - Replace Rails/Repair Decking	\$4,000	
Node Clock Replacement	\$75,000	
Rock Work	\$25,000	
Plant Replacement		
Escarpment Project	\$500,000	
CCN Improvement	\$200,000	
Construction Repairs	\$50,000	
Total	\$911,000	

N- Needed

R - Recommended