

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

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of August 27, 2025 Board meeting minutes *David Lachance*
- IV. Homeowner Forum (3 min each)
(Homeowners may sign up to speak for the Homeowners Forum by calling the HOA manager at 512-288-8663 or sending an email to info@circlecranch.info at least a week before the meeting, in writing. Members will be given 3 minutes to address the board. The Board will send a reply through the HOA Office after the meeting.
- V. Management Reports
 - a. General Report, *Karen Hibpshman*
 - 1. August YTD Financials
 - b. Landscape Report, *Karen Hibpshman*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
 - a. Pool discussion
 - b. Stratus Project/Stratus Letter of Support
 - c. Billboards
 - d. 2026 Draft Budget
- VII. Action Items
 - a. Vintage Place Wiring proposal/cost
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. Café

Attachments

- 1. August 2025 Board Meeting Minutes
- 2. General Report (including YTD Financials)
- 3. Landscape Report
- 4. Aquatics Report
- 5. Maintenance Report

Circle C Homeowners Association
Board Meeting Minutes
August 27, 2025

1. The CCHOA Board of Directors convened on August 27, 2025, at the Community Center and via video conferencing (Zoom). Joanne Kinzer called the meeting to order at 6:35p.m. In attendance were board members Joanne Kinzer, Tom Griebel, Phil Gorman, John LaBarge and David Lachance. Dave Duryee and Paul Oveisi joined via Zoom. CCHOA Manager Karen Hibpshman (HOA Manager) and Robert Bardeleben (Facilities Director), were present. Brody McKinley (Aquatics Director) joined via Zoom.
2. Joanne presented the August 27, 2025 agenda. Karen asked that we add Reid Evans to the Homeowner Form. Paul motioned to accept the agenda with the change. Tom seconded the motion. All were in favor and the motion passed.
3. Joanne presented the July 30, 2025 Board of Directors Meeting Minutes. Tom motioned to approve the minutes with the correction to #11. Phil seconded the motion. All were in favor and the motion passed.
4. Joanne introduced the Homeowner Forum. We had two homeowners sign up for the Homeowner Forum.
 - a. Chad Woolery is disputing the occupancy information that was provided after the June Board Meeting. He is wanting a better overall experience during the seals swim meets. Swim meets are a spectator sport. Would like to allow an easier way for spectators to watch the meets including the grandparents. Does not feel that grandparents should need to get prior permission from seals staff prior to the meet.
 - b. Reid Evans spoke against the Stratus project. Stated this is a big deal and it will have a last effect on the community. On the City Planners website, no environmental study has been done, this is damaging to the environment. Stratus is pushing for the Dahlgreen connection. This is no current requirement for South Bay. The current zoning request is good until May 2026.
5. Karen presented the management report and the YTD Financials.
6. Karen presented the landscaping report.
7. Karen presented the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item was the Pool Discussion. Karen and Brody will meet with Seals Leadership and the issues brought to the board and how we can resolve them.

10. The second discussion item was the Stratus Project/Stratus Letter of Support. This is still an informational gathering time for the board to review all information to make the best decision for the community.
11. The third discussion item was the 2025 Legislative Updates. The one Legislative change that effects Circle C is HB 517 - Relating to the authority of a property owner' association to assess a fine for discolored vegetation or turf during a period of residential watering restrictions. It does not mean that the HOA cannot address yards that are maintained but wording will be changed to let them know that installing new sod or plants should be done in the fall or the spring.
12. The fourth discussion item was the Billboards. Karen reached out to Trent Rush and his daughter is a starting architect. Megan will provide 3-options for the billboard, provide a community input time and produce the final design for \$500.00. This is currently in process.
13. The fifth discussion item was the 2026 Draft Budget. Karen wanted to make sure the board had the full 2026 draft budget. The board will hold several workshops to go through all the different draft budgets.
14. The first action item was the 2024 Audit Letter. The 2024 Audit was completed in June/July and a full copy was provided to the board. Once approved, it will be uploaded to the website. Tom motioned to accept the 2024 Audit. John seconded the motion. All were in favor and the motion passed.
15. The second action item was the 2025 Audit Proposal. John motioned to accept the 2025 Audit Proposal. David seconded the motion. All were in favor and the motion passed.
16. The third action item was the letter to COA against the South Bay extension. Karen explained that the settlement agreement between Stratus and the City, it requires South Bay to be built out when this lot is developed. We successfully fought this back in 2018 and Stratus is asking for us to supply a letter opposing the South Bay extension. David motioned to sign the letter opposing the South Bay extension. Tom seconded the motion. All were in favor and the motion passed.
17. The fourth action item was the Pack 12 Charter Board Representative. Dave Duryee volunteered. Tom motioned to approve Dave Duryee as the Pack 12 Charter Board Representative. Phil seconded the motion. All were in favor and the motion passed.
18. John motioned to adjourn the Public Meeting at 8:52pm. Phil seconded the motion. All were in favor and the motion passed.
19. The board went into Executive Session at 8:53pm to discuss the Café, pool and current violations with issues.. No decisions or actions were taken. The board adjourned executive session at 9:15pm.

Respectfully Submitted,

By: _____

Title: Secretary_____

**Circle C Homeowners Association
 Manager's Report
 August 25, 2025 – September 18, 2025**

**Violation Report
 August 21, 2025 – September 17, 2025**

	July 29 - Aug 20, 2025	Aug 21 - Sept 17, 2025	Percentage of Total Violations	% Change		July 29 - Aug 23, 2024	Aug 28 - Sept 22, 2024	Percentage of Total Violations	% Change
Total Violations:	220	526		139.09%		333	296		-11.11%
Rubbish/Debris	26	71	13.50%	173.08%		35	49	10.51%	40.00%
Front Yard Maintenance	138	327	62.17%	136.96%		211	158	63.36%	-25.12%
Architectural	9	25	4.75%	177.78%		14	11	4.20%	-21.43%
Vehicle Storage	6	11	2.09%	83.33%		9	9	2.70%	0.00%
Repair of Exterior Damages	16	20	3.80%	25.00%		21	15	6.31%	-28.57%
Exterior Lighting	5	10	1.90%	100.00%		16	1	4.80%	-93.75%
Driveway	3	3	0.57%	0.00%		6	10	1.80%	66.67%
Fencing	0	0	0.00%	0.00%		0	2	0.00%	0.00%
Use Limitations	1	0	0.00%	-100.00%		3	0	0.93%	-100.00%
Recreational Equipment	2	8	1.52%	300.00%		10	33	3.00%	230.00%
Offensive Activities	3	9	1.71%	200.00%		6	0	1.80%	-100.00%
Common Properties	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Maintenance	10	42	7.98%	320.00%		2	5	0.90%	150.00%
Abutting Landscaping	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Window Covering	1	0	0.00%	-100.00%		1	0	0.60%	-100.00%
Backwashing of Pool	0	0	0.00%	0.00%					

	220	526			333	296		
Stage 1/Cooperative Letters	140	389	73.95%	177.86%	263	252	85.93%	-4.18%
Stage 2 Letters	50	107	20.34%	114.00%	63	38	11.25%	-39.68%
Stage 3 Letters	30	30	5.70%	0.00%	6	6	2.50%	0.00%
Stage O	0	0	0.00%	0.00%	1	0	0.00%	- 100.00%

	220	526			333	296		
On Hold	10	4	0.76%	0.00%	1	0	0.00%	-100.00%
Closed	70	217	41.25%	210.00%	137	85	28.72%	-61.18%
New	63	197	37.45%	212.70%	128	178	60.14%	39.06%
Escalated	62	103	19.58%	66.13%	56	28	9.46%	-50.00%
Re-Opened	15	5	0.95%	-66.67%	11	5	1.69%	-54.55%
Attorney	0	0	0.00%	0.00%	0	0	0.00%	0.00%

Administration

8 New Homeowner Packets mailed August 18th – September 12th.

Financial

AP checks were signed on September 18th with Terri Giles

Upcoming Special Events

- Sept 24th – Board Meeting
- Oct 18th – Community Wide Garage Sale
- Oct 27th – Boo Bash
- Oct 29th – October Board Meeting
- Nov 2nd – Daylight Savings
- Nov 4th – Election/Voting Location

Project/Updates

- Mail theft is continuing to happen in Circle C. There have been two additional mail thefts this month. When we are able, we are providing video footage to the Postal Inspector. One point the Postal Inspector made was...it is important that if someone is a victim of mail theft and had a check stolen, file a fraud claim at their bank.
- Billing sent to Rowell HOA for \$69,913.35 sent on 9.17.25.
- Billing sent to the Commercial HOA for \$54,500 on 9.17.25.
- Billing sent to The Coves at Circle C for \$11,423.75.
- Second ½ HOA dues. We sent the 2nd assessment notices out via email to those who we had good emails for. A reminder notice was sent out July 29th for those that have not paid. We currently have 913 residents who have not paid. Additional notices are being emailed and mailed.
- Spectrum is installing their infrastructure in GreyRock. There have been several issues and these have been communicated to the project manager to address. Had a follow-up conversation with Spectrum and there are ROW issues but an unburied line by the pool/park should be taken care of in 2-3 weeks.
- License plate cameras. We have looked at several options and where they could be placed. I haven't been able to get any movement on the city about them being placed in the ROW. PacTak who we had the test camera installed at the main mail center has let us keep one camera installed as a demo camera. It was used on Thursday morning to catch the license plate number of individuals that were caught on camera stealing mail. The footage was uploaded to the Postal Inspector.

Capital Projects

2025 Capital Budget Projects include:

Billboard	Will Complete Q4 – Design ideas are currently in the works
GR – Replaster/repair to code	Completed
AV – Funbrella Repair/Replacement	Completed
GR- Funbrella Repair/Replacement	Completed
Maintenance Office HVAC Replacement	Completed
CC Pool Office HVAC Replacement	Completed

GR Pool Office HVAC Replacement	Completed
SC – Pool Covers	Delivery 10/1
SC – Lounge Chairs	Completed
CC – Lounge Chairs	Completed
AV – Lounge Chairs	Completed
GR – Lounge Chairs	Completed
CC – Pool Slide Refurbish/Gelcoat	Completed
CC – Splash Pad Bollard Edge Repairs	Completed
CC – Outside Trim	Completed by 9/19
CC – Soffit Sand/Stain	Est Completion 10/1
SC – Parking Lot Repairs/Seal & Stripe	Will complete in 2026
CC – Parking Lot Repairs/Seal & Stripe	Will complete in 2026
CC – Kitchen Countertop Replacement	Completed
CC – Carpet Replacement	Completed
SC – Slide Repair/Removal	Slide is repaired for operations for this year.
GreyRock crushed granite trail	Completed
SC – Landscaping	More information needed
Node Clock Replacement	Started
Rock Work	Started

Irrigation Upgrades	Started
Escarpment Loop Project	Started – Permit issue being resolved
CCN Improvement	Clean-up and additional planting has started
Construction Repairs	Repairs due to construction have been done at Bernia, Trissino, Slaughter, La Crosse, Escarpment and Archeleta

Current or Future Projects

- Irrigation Infrastructure
- Signage
- Monuments
- Landscape Prep
- Expansion of CCCC pool/Phase II

2025 CCHOA INCOME BUDGET

Category	Subcategory	2025 Budget	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Totals	%
Homeowner Income	Homeowner Dues	\$5,290,000	\$48,179.92	\$1,341,211.60	\$778,950.13	\$184,553.63	\$280,708.10	\$159,336.06	\$1,127,910.48	\$793,957.80	\$4,714,807.72	89%
Homeowner Income	Resale Certificates	\$50,625	\$4,050.00	\$2,250.00	\$4,725.00	\$4,725.00	\$4,725.00	\$3,600.00	\$6,300.00	\$2,925.00	\$33,525.00	66%
Homeowner Income	Transfer Fees Income	\$41,125	\$1,400.00	\$2,625.00	\$3,675.00	\$2,625.00	\$3,325.00	\$4,550.00	\$4,550.00	\$3,150.00	\$25,900.00	63%
Homeowner Income	Late Fees Collected	\$35,000	\$1,982.88	\$1,667.39	\$2,059.43	\$4,598.38	\$9,333.10	\$7,731.07	\$4,343.87	\$2,872.28	\$34,588.40	99%
Homeowner Income	Lien Admin Fees Income	\$900	\$83.00	\$69.00	\$345.00	\$997.00	\$714.00	\$356.00	\$600.00	\$450.00	\$3,614.00	402%
Homeowner Income	Filing Fee Income	\$800	\$112.00	\$56.00	\$280.00	\$448.00	\$606.00	\$424.00	\$450.00	\$300.00	\$2,676.00	335%
Homeowner Income	NSF Charges	\$50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	50%
Homeowner Income	HOA Fine Income	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
Homeowner Income Total		\$5,418,500	\$55,807.80	\$1,347,878.99	\$790,034.56	\$197,947.01	\$299,636.20	\$175,997.13	\$1,144,179.35	\$803,655.08	\$4,815,136.12	89%
Architectural Review Income	Architectural Review Income	\$10,000	\$535.00	\$1,100.00	\$685.00	\$1,160.00	\$545.00	\$535.00	\$720.00	\$1,040.00	\$6,320.00	63%
Architectural Review Income Total		\$10,000	\$535.00	\$1,100.00	\$685.00	\$1,160.00	\$545.00	\$535.00	\$720.00	\$1,040.00	\$6,320.00	63%
Rental Income	Office Rent	\$10,000	\$0.00	\$1,834.11	\$0.00	\$0.00	\$1,834.11	\$0.00	\$0.00	\$4,480.11	\$8,148.33	81%
Rental Income	Grill Rent	\$6,300	\$1,050.60	\$0.00	\$1,050.60	\$0.00	\$1,050.60	\$525.30	\$525.30	\$0.00	\$4,202.40	67%
Rental Income Total		\$16,300	\$1,050.60	\$1,834.11	\$1,050.60	\$0.00	\$2,884.71	\$525.30	\$525.30	\$4,480.11	\$12,350.73	76%
Aquatics Income	Pool Programs	\$65,000	\$1,572.00	\$724.50	\$10,127.00	\$13,876.00	\$14,332.65	\$18,444.50	\$9,532.50	\$5,264.00	\$73,873.15	114%
Aquatics Income	Pool Programs - Swim Team	\$136,500	\$15,400.00	\$15,070.00	\$15,160.00	\$18,075.00	\$19,249.00	\$10,445.00	\$9,625.00	\$16,725.00	\$119,749.00	88%
Aquatics Income	Facility Income	\$41,500	\$730.00	\$1,930.00	\$2,894.00	\$10,611.60	\$6,268.02	\$12,333.00	\$4,866.00	\$7,072.00	\$46,704.62	113%
Aquatics Income Total		\$243,000	\$17,702.00	\$17,724.50	\$28,181.00	\$42,562.60	\$39,849.67	\$41,222.50	\$24,023.50	\$29,061.00	\$240,326.77	99%
CCCC Income	CCCC Facility Rentals	\$70,000	\$5,888.75	\$6,108.75	\$8,512.50	\$4,903.50	\$12,132.50	\$15,665.00	\$6,843.75	\$5,340.50	\$65,395.25	93%
CCCC Income Total		\$70,000	\$5,888.75	\$6,108.75	\$8,512.50	\$4,903.50	\$12,132.50	\$15,665.00	\$6,843.75	\$5,340.50	\$65,395.25	93%
Landscape Reimbursements	Stratus Reimb	\$114,450	\$54,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,500.00	\$109,000.00	95%
Landscape Reimbursements	COA Reimb	\$17,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$0.00	\$17,600.00	100%
Landscape Reimbursements Total		\$132,050	\$54,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,600.00	\$54,500.00	\$126,600.00	96%
Credit Card Rewards		\$0	\$500.00	\$500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$4,000.00	#DIV/0!
Miscellaneous	Interest Income	\$75,000	\$4,464.42	\$3,657.00	\$5,919.18	\$5,348.63	\$4,789.13	\$4,472.71	\$4,232.34	\$5,141.14	\$38,024.55	51%
Miscellaneous	Sales Tax Discount	\$0	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.11	
Miscellaneous Total		\$75,000	\$4,965.53	\$4,157.00	\$5,919.18	\$5,348.63	\$6,289.13	\$4,472.71	\$4,232.34	\$6,641.14	\$42,025.66	56%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$22,000	\$0.00	\$0.00	\$0.00	\$11,423.75	\$0.00	\$0.00	\$0.00	\$0.00	\$11,423.75	52%
Rowell Reimbursement	The Rowell HOA	\$135,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,913.35	\$69,913.35	52%
Rimbursement Total		\$157,000	\$0.00	\$0.00	\$0.00	\$11,423.75	\$0.00	\$0.00	\$0.00	\$69,913.35	\$81,337.10	52%
Grand Total		\$6,121,850.00	\$140,449.68	\$1,378,803.35	\$834,382.84	\$263,345.49	\$361,337.21	\$238,417.64	\$1,198,124.24	\$974,631.18	\$5,389,491.63	88%

2025 CCHOA EXPENSE BUDGET

Category	Subcategory	2025 Budget	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,524,159	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$127,213.25	\$1,017,706.00	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	\$200,000	\$4,445.79	\$19,301.61	\$28,623.00	\$20,825.19	\$17,751.26	\$27,597.03	\$16,868.33	\$17,947.75	\$153,359.96	77%
Commons Area Services	Landscape Water Utilities	\$300,000	\$13,789.99	\$10,564.86	\$9,066.88	\$7,747.43	\$8,568.19	\$17,866.57	\$51,695.37	\$63,018.37	\$182,317.66	61%
Commons Area Services	COA Water Utility Complianc	\$12,000	\$3,200.00	\$2,225.00	\$3,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,325.00	78%
Common Area Services	Landscape Electric Utilities	\$36,000	\$3,264.62	\$2,988.09	\$3,205.42	\$3,154.42	\$3,307.70	\$3,215.63	\$3,073.01	\$1,669.97	\$23,878.86	66%
Common Area Services	Tree Care	\$100,000	\$0.00	\$0.00	\$42,891.62	\$27,280.00	\$47,072.25	\$8,920.50	\$18,074.17	\$12,500.00	\$156,738.54	157%
Common Area Services	Plant Replacement	\$75,000	\$0.00	\$0.00	\$25,000.00	\$0.00	\$15,000.00	\$20,000.00	\$15,000.00	\$0.00	\$75,000.00	100%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,679.00	33%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,672.40	\$1,672.40	14%

Common Area Services	Neighborhood Maint & Repa	\$27,000	\$1,671.76	\$3,242.23	\$2,679.00	\$7,789.50	\$5,578.04	-\$290.70	\$481.70	\$3,518.13	\$4,913.99	18%
Common Area Services	Non Contract Landscape - S	\$30,000	\$458.69	\$0.00	\$0.00	\$0.00	\$18,000.00	\$10,000.00	\$1,541.00	\$0.00	\$29,999.69	100%
Common Area Services	Permits	\$10,000	\$3,748.00	\$575.00	\$1,066.26	\$1,903.64	\$1,940.47	\$0.00	\$0.00	\$0.00	\$9,233.37	92%
Commons Area Services Total		\$2,519,244	\$168,789.48	\$177,107.42	\$254,642.81	\$206,910.81	\$256,628.54	\$225,519.66	\$244,944.21	\$238,537.25	\$1,773,080.18	70%
Aquatics Facilities	Administrative	\$75,500	\$4,108.34	\$2,429.22	\$3,518.14	\$2,972.55	\$10,293.94	\$4,220.06	\$2,022.70	\$2,851.04	\$32,415.99	43%
Aquatics Facilities	Supplies - Pool	\$28,000	\$654.00	\$2,280.72	\$3,043.71	\$5,320.87	\$641.65	\$1,307.52	\$461.59	\$0.00	\$13,710.06	49%
Aquatics Facilities	Supplies - Chemicals	\$93,000	\$3,842.35	\$4,019.34	\$6,652.54	\$7,201.45	\$10,474.28	\$7,023.27	\$16,130.29	\$8,888.16	\$64,231.68	69%
Aquatics Facilities	Supplies & Fees - Swim Tear	\$19,000	\$1,891.17	\$616.30	\$1,218.19	\$2,342.78	\$2,069.11	-\$695.25	\$1,733.02	-\$181.68	\$8,993.64	47%
Aquatics Facilities	Maintenance - Pool	\$136,200	\$2,227.26	\$7,463.15	\$18,257.50	\$13,580.52	\$13,519.74	\$10,905.45	\$18,904.23	\$6,016.36	\$90,874.21	67%
Aquatics Facilities	Maintenance - Building	\$92,000	\$3,431.66	\$4,595.63	\$12,851.63	\$10,245.65	\$5,167.20	\$4,526.99	\$6,686.45	\$10,394.38	\$57,899.59	63%
Aquatics Facilities	Payroll - Staff	\$1,230,000	\$54,262.73	\$42,448.37	\$62,586.40	\$69,041.81	\$89,635.41	\$149,006.00	\$292,298.12	\$166,110.64	\$925,389.48	75%
Aquatics Facilities	Payroll - Programming Staff	\$55,500	\$113.82	\$75.60	\$1,197.85	\$2,181.57	\$3,822.13	\$5,557.84	\$11,844.77	\$3,888.14	\$28,681.72	52%
Aquatics Facilities	Payroll - Swim Team	\$155,000	\$16,996.77	\$11,248.67	\$11,187.12	\$11,731.59	\$12,282.64	\$10,682.00	\$17,317.54	\$10,089.16	\$101,535.29	66%
Aquatics Facilities	SC-Utilities - Water	\$33,000	\$2,268.12	\$2,039.60	\$2,415.80	\$2,648.23	\$2,456.13	\$2,506.80	\$2,878.57	\$3,053.95	\$20,267.20	61%
Aquatics Facilities	Avana _Utilities-Water	\$9,000	\$287.36	\$716.25	\$679.89	\$979.86	\$503.65	\$469.51	\$537.78	\$529.25	\$4,703.55	52%
Aquatics Facilities	GR- Utilities - Water	\$4,500	\$220.79	\$404.97	\$271.54	\$193.62	\$1,511.24	\$253.83	\$320.47	\$237.37	\$3,413.83	76%
Aquatics Facilities	SC-Utilities - Electric	\$30,000	\$2,171.80	\$2,619.76	\$2,329.87	\$2,538.31	\$2,346.06	\$2,830.52	\$2,449.00	\$0.00	\$17,285.32	58%
Aquatics Facilities	Avana - Utilities- Electric	\$12,000	\$955.56	\$727.63	\$253.01	\$704.54	\$815.44	\$851.75	\$851.86	\$0.00	\$5,159.79	43%
Aquatics Facilities	GR -Utilities-Electric	\$7,000	\$438.83	\$484.14	\$523.59	\$362.17	\$116.11	\$349.31	\$378.58	\$402.81	\$3,055.54	44%
Aquatics Facilities	Utilities - Natural Gas	\$45,000	\$3,231.49	\$4,866.75	\$3,554.87	\$2,733.38	\$1,537.72	\$678.45	\$213.17	\$380.24	\$17,196.07	38%
Aquatics Facilities	SC-Utilities - Telephone/Inte	\$15,000	\$582.15	\$582.15	\$592.20	\$592.26	\$592.26	\$592.26	\$592.26	\$592.26	\$4,717.80	31%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$210.85	\$235.28	\$128.32	\$235.33	\$342.45	\$128.53	\$235.48	\$235.17	\$1,751.41	35%
Aquatics Facilities	GR- Telephone/Internet	\$6,000	\$234.00	\$258.44	\$151.48	\$258.49	\$365.60	\$136.68	\$258.63	\$258.33	\$1,921.65	32%
Aquatic Facilities Total		\$2,050,700	\$98,129.05	\$88,111.77	\$131,413.65	\$135,864.98	\$158,492.76	\$201,331.52	\$376,114.51	\$213,745.58	\$1,403,203.82	68%
Circle C Community Center	Utilities - Water	\$22,000	\$520.57	\$426.69	\$431.43	\$718.33	\$1,265.59	\$983.98	\$1,279.64	\$1,100.49	\$6,726.72	31%
Circle C Community Center	Utilities - Electric	\$26,000	\$1,649.89	\$1,029.99	\$2,219.97	\$1,673.70	\$1,905.20	\$2,052.17	\$2,481.47	\$2,977.52	\$15,989.91	61%
Circle C Community Center	Utilities - Telephone/Interne	\$12,000	\$702.57	\$702.48	\$706.93	\$706.93	\$706.93	\$706.93	\$706.93	\$706.93	\$5,646.63	47%
Circle C Community Ctr	Events Payroll	\$10,000	\$670.07	\$545.07	\$813.52	\$469.96	\$712.96	\$570.59	\$511.96	\$662.67	\$4,956.80	50%
Circle C Community Center	Maintenance - Building	\$60,000	\$4,141.95	\$3,685.79	\$3,386.49	\$2,701.16	\$3,224.39	\$1,902.47	\$2,827.45	\$4,645.16	\$26,514.86	44%
Circle C Community Ctr Total		\$130,000	\$7,685.05	\$6,390.02	\$7,558.34	\$6,270.08	\$7,815.07	\$6,216.14	\$7,807.45	\$10,092.77	\$59,834.92	46%
Maintenance Operations	Office Supplies	\$800	\$0.00	\$0.00	\$392.58	\$92.93	\$0.00	\$24.88	\$32.46	\$0.00	\$542.85	68%
Maintenance Operations	Employee Education	\$1,800	\$0.00	\$0.00	\$0.00	\$0.00	\$98.11	\$60.01	\$0.00	\$0.00	\$158.12	9%
Maintenance Operations	Uniforms	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$91.97	\$0.00	\$0.00	\$0.00	\$91.97	8%
Maintenance Operations	Staff Recruitment	\$300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.97	\$67.97	23%
Maintenance Operations	Safety Equip/Supplies	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.85	\$0.00	\$409.78	\$455.63	38%
Maintenance Operations	Maintenance Payroll	\$235,000	\$25,011.85	\$16,826.96	\$16,826.96	\$16,826.96	\$16,826.96	\$16,826.96	\$25,240.44	\$17,002.92	\$151,390.01	64%
Maintenance Operations	Pool Tech	\$76,000	\$6,576.93	\$4,423.08	\$4,666.08	\$5,506.83	\$5,819.83	\$5,721.58	\$9,527.12	\$4,811.02	\$47,052.47	62%
Maintenance Operations	Payroll Taxes	\$32,000	\$2,101.92	\$1,345.38	\$1,346.54	\$1,348.46	\$1,358.23	\$1,376.38	\$2,065.58	\$1,376.14	\$12,318.63	38%
Maintenance Operations	Computer/Software	\$1,400	\$150.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.47	11%
Maintenance Operations	Tools/Supplies	\$6,000	\$0.00	\$0.00	\$3,422.21	\$44.34	\$0.00	\$633.58	\$42.06	\$510.99	\$4,653.18	78%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$411.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$411.52	69%
Maintenance Operations Total		\$356,300	\$33,841.17	\$22,595.42	\$27,065.89	\$23,819.52	\$24,195.10	\$24,689.24	\$36,907.66	\$24,178.82	\$217,292.82	61%
HOA Operations	Office Supplies	\$11,000	\$599.69	\$157.39	\$594.05	\$879.02	\$368.26	\$563.36	\$205.51	\$409.39	\$1,443.28	13%
HOA Operations	Equip & Maintenance	\$21,000	\$208.03	\$151.09	\$771.76	\$4,879.43	\$1,019.31	\$174.42	\$330.19	\$933.80	\$8,468.03	40%
HOA Operations	HOA Owned Vehicle Expense	\$8,000	\$2,748.13	\$29.00	\$140.34	\$255.69	\$100.31	\$97.14	\$100.29	\$84.12	\$3,555.02	44%
HOA Operations	Postage	\$28,000	\$193.96	\$2,742.55	\$866.67	\$1,414.30	\$96.80	\$524.60	\$3,253.18	\$1,439.84	\$10,531.90	38%
HOA Operations	Web Operations	\$5,000	\$38.40	\$937.31	\$38.40	\$38.40	\$1,846.95	\$38.40	\$184.04	\$38.40	\$3,160.30	63%
HOA Operations	Printing	\$7,000	\$4.00	\$2,609.53	\$0.00	\$0.00	\$0.00	\$0.00	\$324.75	\$0.00	\$2,938.28	42%
HOA Operations	HOA Meetings	\$7,000	\$3,088.03	\$449.25	\$314.64	\$145.64	\$0.00	\$172.69	\$0.00	\$145.64	\$4,315.89	62%
HOA Operations	Deed Restrictions	\$20,000	\$1,527.54	\$1,528.08	\$0.00	\$1,528.08	\$3,727.80	\$1,577.85	\$1,528.36	\$1,528.08	\$12,945.79	65%
HOA Operations	HOA Special Events	\$45,000	\$3,990.00	\$2,930.00	\$581.73	\$4,009.46	\$4,360.00	\$1,040.96	\$882.24	\$1,634.00	\$19,428.39	43%
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%
HOA Operations Total		\$154,000	\$12,397.78	\$11,534.20	\$3,307.59	\$13,150.02	\$11,519.43	\$4,189.42	\$6,808.56	\$6,213.27	\$69,120.27	45%
Financial Management	Management Services	\$115,850	\$9,276.30	\$9,276.30	\$9,276.30	\$9,838.50	\$9,838.50	\$9,838.50	\$9,838.50	\$9,838.50	\$77,021.40	66%
Financial Management	Resale Certificate	\$11,250	\$250.00	\$750.00	\$650.00	\$1,100.00	\$1,150.00	\$800.00	\$1,050.00	\$1,150.00	\$6,900.00	61%
Financial Management	Lien Filing Administrative Fee	\$3,000	\$4,919.00	\$0.00	\$0.00	\$376.00	\$225.00	\$50.00	\$157.00	\$0.00	\$5,727.00	191%
Financial Management	Bank Fees	\$70,000	\$3,536.53	-\$4,143.91	\$14,777.79	\$9,520.67	\$5,435.85	\$8,389.71	-\$5,813.91	\$23,862.17	\$55,564.90	79%
Financial Management	CPA/Audit	\$10,000	\$0.00	\$60.50	\$0.00	\$213.38	\$0.00	\$712.45	\$1,071.60	\$4,697.05	\$6,754.98	68%

Financial Management Total		\$210,100	\$17,981.83	\$5,942.89	\$24,704.09	\$21,048.55	\$16,649.35	\$19,790.66	\$6,303.19	\$39,547.72	\$151,968.28	72%
HOA Management	Management Payroll	\$235,000	\$24,597.91	\$16,638.64	\$16,638.64	\$16,638.64	\$16,638.64	\$16,638.64	\$24,957.96	\$16,638.64	\$149,387.71	64%
HOA Management	Management Payroll Taxes	\$25,000	\$2,123.44	\$1,373.91	\$1,396.57	\$1,371.03	\$1,400.58	\$1,407.65	\$2,084.36	\$1,400.29	\$12,557.83	50%
HOA Management	Mileage Reimbursement	\$6,000	\$191.80	\$730.10	\$448.00	\$567.00	\$517.30	\$732.90	\$608.30	\$681.80	\$4,477.20	75%
HOA Management	Insurance Stipend	60000	\$4,527.46	\$5,239.99	\$5,239.99	\$4,802.28	\$3,928.04	\$7,170.05	\$3,606.95	\$5,644.49	\$40,159.25	67%
HOA Management	Cont Ed & Skills Enhancement	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.79	\$150.79	8%
HOA Management Total		\$328,000	\$31,440.61	\$23,982.64	\$23,723.20	\$23,378.95	\$22,484.56	\$25,949.24	\$31,257.57	\$24,516.01	\$206,732.78	63%
Architectural Review Expenses: Architectural Review Expenses		\$8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Architectural Review Expenses Total		\$8,000	\$0.00	0%								
Legal Services	Legal Services	\$20,000	\$0.00	\$495.00	\$3,226.86	\$105.00	\$1,142.50	\$594.00	\$1,340.00	\$0.00	\$6,903.36	35%
Legal Services Total		\$20,000	\$0.00	\$495.00	\$3,226.86	\$105.00	\$1,142.50	\$594.00	\$1,340.00	\$0.00	\$6,903.36	35%
Taxes	Property	\$18,000	\$248.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$248.74	1%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
Taxes Total		\$18,000	\$248.74	\$0.00	\$248.74	1%						
Insurance	General, Property, Boiler & A	\$105,000	\$9,212.63	\$9,212.63	\$9,212.63	\$9,212.63	\$9,212.64	\$9,212.64	\$0.00	\$23,550.83	\$78,826.63	75%
Insurance	Auto	\$6,000	\$531.09	\$531.09	\$531.09	\$531.09	\$531.09	\$531.09	\$0.00	\$592.37	\$3,778.91	63%
Insurance	D & O Insurance	\$14,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#VALUE!
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,087.27	\$16,928.00	\$0.00	\$5,840.73	37%
Insurance Total		\$141,000	\$9,743.72	\$9,743.72	\$9,743.72	\$9,743.72	\$9,743.73	-\$1,343.54	\$16,928.00	\$24,143.20	\$88,446.27	63%
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	\$75.00	\$70.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$640.00	32%
Community Enhancement Total		\$3,000	\$75.00	\$70.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$640.00	21%
Reserve Transfer		\$183,506	\$0.00									
Grand Total		\$6,121,850	\$380,332	\$345,973	\$485,581	\$440,292	\$508,671	\$506,936	\$728,411	\$581,275	\$3,977,471	65%

Expected Reserve Expenditures and Capital Improvement for 2025			YTD
Billboard	\$5,000		0
GR-Replaster to Code	\$100,000		76835
AC-Funbrella Fabric Replacement	\$6,000		4546.5
GR-Funbrella Fabric Replacement	\$6,000		1867.31
Maintenance Office HVAC Replacement	\$12,000		10651.8
CC Pool Office HVAC Replacement	\$5,200		4790.06
GR Pool Office HVAC Replacement	\$5,800		4851.46
SC - Pool Covers	\$9,000		0
SC - Lounge Chairs	\$8,000		7437.81
CC-Lounge Chairs	\$4,000		4000
AV Lounge Chairs	\$4,000		4000
GR Lounge Chairs	\$3,000		3000
CC-Pool Slide			
Refurbish/Gelcoat	\$30,000		30513.19
CC-Splash Pad Bollard			
Edge Repairs	\$30,000		18395.93
CC-Outside Trim	\$47,000		13425
CC_Soffit Sand/Stain	\$35,000		0

SC-Parking Lot Repairs/Seal & Stripe	\$15,000	0
CC-Parking Lot Repairs/Seal & Stripe	\$14,500	0
CC-Kitchen Countertop Replacement	\$12,000	10922.01
CC-Carpet Replacement	\$40,000	14709.56
SC - Slide Removal	\$30,000	0
GR - Crushed Granite Trail	\$35,000	37887.5
Swim Center Landscaping	\$275,000	0
Node Clock Replacement	\$90,000	60000
Rock Work	\$25,000	25000
Irrigation Upgrades	\$35,000	35000
Bed Upgrades	\$35,000	35000
Escarpment Project	\$200,000	\$194,503.83
CCN Improvement	\$200,000	\$135,000.00
Construction Repairs	\$50,000	\$4,605.10
Total	\$1,366,500	\$736,942.06
Total Capital Budget Projects	\$1,366,500.00	\$736,942.06
Grand Total Expenses	\$7,488,350.00	

Circle C Aquatics

August-25

Summer/Fall Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Aug-25	YTD	Aug-25	YTD	Aug-25	YTD	Aug-25	YTD	Aug-25	YTD
Resident Entries	5,114	39,449	3,540	13,822	2,659	10,820	674	3,076	11,987	67,167
Unique Residents	1,918	4,808	1,991	4,476	1,428	3,214	367	883	4,301	7,745
Unique Households	863	1,817	705	1,521	494	1,103	135	335	1,610	2,652
Guest Entries	574	3,522	552	2,181	339	1,096	34	251	1,499	7,050
Other Entries	784	13,791	0	0	0	0	0	0	784	13,791
Average Hourly Count	20		43		21		5			
Average % of Capacity	8%		24%		14%		4%			
Max Hourly Count	83		180		81		35			
Total Entries	6,472	56,762	4,092	16,003	2,998	11,916	708	3,327	14,270	88,008

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Aug-25	YTD	Aug-25	YTD	Aug-25	YTD	Aug-25	YTD	Aug-25	YTD
Water Rescues	1	10	3	4	0	1	1	1	5	16
First Aid Responses	6	44	6	14	1	2	2	5	15	65
Sudden Illness Treatments	3	17	5	8	0	0	2	2	10	27
Patron/Facility Incidents	3	28	0	4	0	4	0	0	3	36
Biohazard Cleanups	4	22	3	8	0	1	0	0	7	31
Suspensions/Expulsions	0	6	0	0	0	3	0	0	0	9
EMS/911 Callouts	0	1	0	1	0	1	0	0	0	3
Total Incidents	12	97	14	28	1	7	5	8	32	140
Incident per Entry Ratio	0.19%	0.17%	0.34%	0.17%	0.03%	0.06%	0.71%	0.24%	0.22%	0.16%

Revenue	Aug-25	YTD
Aquatics Programs	\$ 5,264.00	\$ 73,873.15
Swim Team	\$ 16,725.00	\$ 119,749.00
Guest Fees	\$ 2,363.00	\$ 11,361.00
Area Reservations	\$ 1,500.00	\$ 5,200.00
Facility Rentals	\$ -	\$ 3,575.00
Lane Rentals	\$ 2,567.00	\$ 19,053.60
Other Facility Income	\$ 642.00	\$ 7,515.02
Total Aquatics Revenue	\$ 29,061.00	\$ 240,326.77

Programs	Aug-25
Select Swim Team	56
Masters Swimming	30
Group Swim Lessons	27
Private Swim Lessons	131
Water Aerobics	22
Certification Courses	0
WSI Course	0
Total Participants	266

Reservations & Rentals	Aug-25	YTD
Area Reservations	18	45
Facility Rentals	0	4
Lap Lane Reservations	0	1189
Total Reservations	18	1,238

Aquatics Staffing	Aug-25
Lifeguards/Head Guards	100
Front Desk Staff	22
Instructors/Coaches	15
Total Staff	137

Resident Stats	Individuals	Households	Members / Household
Homeowners	13,152	4,446	2.96
Renters	971	271	3.58
New Memberships	191	57	
Totals	14,123	4,717	2.99

Circle C HOA
Maintenance Report for Board September 2025
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

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

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs Completed
- Roof Trim has been completed
- Soffit and other Staining has been started
- Had HVAC blower motor replaced in meeting room 1

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- We met with Atlantis on Wednesday, Sept 17 and we will fill you in on details of that meeting
- Pool has been drained for repairs
- Facility has been shut down for winter

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Installed a Stair handrail at Circle C North -Barstow West Mailbox Center
- Initial electrical repairs in preparation for Christmas lights have been completed
- Shade canopy damaged from winds at Swim Center Playground has been replaced.
- All Mailbox Centers and Entry Monument have been power washed

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

Operational Budget 2026

2026 CCHOA INCOME BUDGET

		2025	3%	2026	2.91%	4.98%	9.97%		
		\$962		\$962		\$1,010		\$1,058	
Category	Subcategory								
Homeowner Income	Homeowner Dues	\$5,290,000		\$5,290,000	\$5,400,000	\$5,500,000	\$5,800,000		4100
Homeowner Income	Resale Certificates	\$50,625		\$49,950	\$49,950	\$49,950	\$49,950		4400
Homeowner Income	Transfer Fees Income	\$41,125		\$39,900	\$39,900	\$39,900	\$39,900		4200
Homeowner Income	Late Fees Collected	\$35,000		\$40,000	\$40,000	\$40,000	\$40,000		4600
Homeowner Income	Lien Admin Fees Income	\$900		\$3,000	\$3,000	\$3,000	\$3,000		4650
Homeowner Income	Filing Fee Income	\$800		\$2,500	\$2,500	\$2,500	\$2,500		4700
Homeowner Income	NSF Charges	\$50		\$50	\$50	\$50	\$50		4550
Homeowner Income Total		\$5,418,500		\$5,425,400	\$5,535,400	\$5,635,400	\$5,935,400		
Architectural Review In Architectural Review Income		\$10,000		\$7,500	\$7,500	\$7,500	\$7,500		4300
Architectural Review Income Total		\$10,000		\$7,500	\$7,500	\$7,500	\$7,500		
Rental Income	Office Rent	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000		4752
Rental Income	Grill Rent	\$6,300							4975
Rental Income Total		\$16,300		\$10,000	\$10,000	\$10,000	\$10,000		
	Group Swim Lessons		\$20,000		\$20,000		\$20,000		4841
	Private Swim Lessons		\$35,000		\$35,000		\$35,000		4842
	Classes/Clinics		\$10,000		\$10,000		\$10,000		4804
	Contracted Programs		\$0						4850
Aquatics Income	Pool Programs	\$65,000		\$65,000	\$65,000	\$65,000	\$65,000		
	Registration Fee's		\$6,000		\$6,000		\$6,000		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	\$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		\$3,000		\$3,000		4951
	Facility Rentals		\$3,000		\$3,000		\$3,000		4952
	Lane Rentals		\$20,000		\$20,000		\$20,000		4953
Aquatics Income	Facility Income	\$41,500		\$42,000	\$42,000	\$42,000	\$42,000		
Aquatics Income Total		\$243,000		\$243,500	\$243,500	\$243,500	\$243,500		
CCCC Income	CCCC Facility rentals	\$70,000		\$85,000	\$85,000	\$85,000	\$85,000		4985
CCCC Income Total		\$70,000		\$85,000	\$85,000	\$85,000	\$85,000		
Landscape Reimburse	Stratus Reimb	\$114,450		\$114,450	\$114,450	\$114,450	\$114,450		4775

Landscape Reimburse COA Reimb		\$17,600		\$17,600		\$17,600		\$17,600		4785
Landscape Reimbursements Total		\$132,050		\$132,050		\$132,050		\$132,050		
Miscellaneous Interest Income		\$75,000		\$75,000		\$75,000		\$75,000		4500
Miscellaneous Total		\$75,000		\$75,000		\$75,000		\$75,000		
The Rowell HOA The Rowell HOA		\$135,000		\$138,000		\$143,000		\$146,000		4997
Cove @ Circle C		\$22,000		\$22,000		\$23,000		\$24,000		
Access Agreement Totals		\$157,000		\$160,000		\$166,000		\$170,000		4995
Grand Total		\$6,121,850		\$6,138,450		\$6,254,450		\$6,350,950		

2026 CCHOA EXPENSE BUDGET

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

	Greyrock - Parking Lot & Dumpster		\$600		\$600		\$600		\$600		6460
Aquatics Facilities	Maintenance - Building	\$92,000		\$108,600		\$108,600		\$108,600		\$108,600	
	Aquatics Management		\$215,000		\$225,000		\$225,000		\$225,000		6027
	Lifeguards		\$800,000		\$800,000		\$800,000		\$800,000		6021
	Front Desk		\$123,000		\$130,000		\$130,000		\$130,000		6022
	Payroll Taxes		\$92,000		\$100,000		\$100,000		\$100,000		5865-5868
Aquatics Facilities	Payroll - Staff	\$1,230,000		\$1,255,000		\$1,255,000		\$1,255,000		\$1,255,000	
	Private Lesson Instructor		\$18,000		\$18,000		\$18,000		\$18,000		6019
	Group Lesson Instructor		\$14,000		\$14,000		\$14,000		\$14,000		6020
	Program Instructor		\$12,500		\$12,500		\$12,500		\$12,500		6017
	Lead Instructors		\$6,000		\$6,000		\$6,000		\$6,000		6018
	Payroll Taxes		\$5,000		\$5,000		\$5,000		\$5,000		7065
Aquatics Facilities	Payroll - Programming Staff	\$55,500		\$55,500		\$55,500		\$55,500		\$55,500	
	Coaching Staff		\$145,000		\$152,250		\$152,250		\$152,250		6261
	Head Coach		\$0								
	Asst. Coaches		\$0								
	Dry Land Coach		\$0								
	Payroll Taxes		\$10,000		\$12,000		\$12,000		\$12,000		6270
Aquatics Facilities	Payroll - Swim Team	\$155,000		\$164,250		\$164,250		\$164,250		\$164,250	
Aquatics Facilities	SC - Utilities - Water	\$33,000		\$36,000		\$36,000		\$36,000		\$36,000	5870
	Avana - Utilities - Water	\$9,000		\$11,000		\$11,000		\$11,000		\$11,000	6380
	GR - Utilities - Water	\$4,500		\$6,500		\$6,500		\$6,500		\$6,500	6480
Aquatics Facilities	SC - Utilities - Electric	\$30,000		\$42,000		\$42,000		\$42,000		\$42,000	5871
	Avana - Utilities - Electric	\$12,000		\$14,000		\$14,000		\$14,000		\$14,000	6385
	GR - Utilities - Electric	\$7,000		\$7,200		\$7,200		\$7,200		\$7,200	6485
Aquatics Facilities	Utilities - Natural Gas	\$45,000		\$42,000		\$42,000		\$42,000		\$42,000	5869
Aquatics Facilities	SC - Utilities - Telephone/Internet/Cameras	\$15,000		\$15,000		\$15,000		\$15,000		\$15,000	5872
	Avana - Utilities- Telephone/Internet/Cameras	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	6390
	GR - Utililites - Telephone/Internet/Cameras	\$6,000		\$5,000		\$5,000		\$5,000		\$5,000	6490
Aquatic Facilities Total		\$2,050,700		\$2,177,350		\$2,177,350		\$2,177,350		\$2,177,350	
Circle C Community C	Utilities - Water	\$22,000		\$22,000		\$22,000		\$22,000		\$22,000	7010
Circle C Community C	Utilities - Electric	\$26,000		\$32,000		\$32,000		\$32,000		\$32,000	7015
Circle C Community C	Utilities - Telephone/Internet	\$12,000		\$12,000		\$12,000		\$12,000		\$12,000	7020
Circle C Community C	Events Payroll	\$10,000		\$10,000		\$10,000		\$10,000		\$10,000	5033
	Janitorial		\$20,000		\$22,000		\$22,000		\$22,000		7125
	Supplies		\$5,000		\$6,000		\$6,000		\$6,000		7130
	Parking Lot & Dumpster		\$10,000		\$12,000		\$12,000		\$12,000		7135
	Equip & Maint		\$18,000		\$21,000		\$21,000		\$21,000		7145
	Contract Services		\$5,000		\$5,000		\$5,000		\$5,000		7160
	Permit & Inspections		\$2,000		\$2,000		\$2,000		\$2,000		5889
Circle C Community C	Maintenance - Building	\$60,000		\$68,000		\$68,000		\$68,000		\$68,000	
Circle C Community Ctr Total		\$130,000		\$144,000		\$144,000		\$144,000		\$144,000	
Maintenance Operation:	Office Supplies	\$800		\$1,200		\$1,200		\$1,200		\$1,200	7210
Maintenance Operation:	Employee Education	\$1,800		\$1,500		\$1,500		\$1,500		\$1,500	7220
Maintenance Operation:	Uniforms	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200	7230
Maintenance Operation:	Staff Recruitment-Hiring	\$300		\$250		\$250		\$250		\$250	7240
Maintenance Operation:	Safety Equip & Supplies	\$1,200		\$1,200		\$1,200		\$1,200		\$1,200	7250

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

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5845
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5350
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5000
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5040
6026
5506
5760
5450
5600
5920

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

\$15,000			\$15,000			\$15,000			\$15,000		
	\$120,000			\$120,000			\$120,000			\$120,000	
	\$6,500			\$6,500			\$6,500			\$6,500	
	\$14,000			\$14,000			\$14,000			\$14,000	
	\$16,000			\$16,000			\$16,000			\$16,000	
\$156,500			\$156,500			\$156,500			\$156,500		
	\$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			\$41,844			\$138,344			\$446,344	
\$0			\$41,844			\$138,344			\$446,344		
\$6,216,606			\$6,258,450			\$6,354,950			\$6,662,950		
-\$78,156			-\$4,000			-\$4,000			-\$4,000		

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Exhibit A

<u>Expected Reserve Expenditures and Capital Im</u>	<u>2026</u>	
Café Conversation	\$21,000	
1st or 3rd Q SC Pump Room Roof Seal	\$9,000	
3rd Quarter Vintage Playground Shade Fabric Replacement	\$8,000	
1st Quarter CC Slide - Address Rust Issues/Replace	\$25,000	Alternate proposal received
2nd Quarter CCCC Acoustic Ceiling Tile Replacement	\$20,000	
1st Quarter SC Slide Platform Repair (to get us through a coup	\$5,000	
1st Quarter SC Exterior Block Re-Grout	\$2,500	
2nd Quarter CC Pool Compset Deck Remodel	31720+6000+	Still waiting on one number
Or repair deck to get by for a year	\$5,000	
1st Quarter SC Competition Pool Pump Replacement	\$25,000	
1st or 3rd Q SC Seal Coat	\$13,000	
1st or 3rd Q CCCC Seal Coat	\$15,000	
Vintage Place Entrance	\$280,000	
Escarpment Median	\$250,000	
Node Clock Replacement	\$90,000	
Rock Work	\$25,000	
Irrigation Upgrades	\$35,000	
Bed Upgrades	\$35,000	
Escarpment Project	\$200,000	
Construction Repairs	\$50,000	
Total	\$1,113,500	

2022				2023				2024				2025			
Category	Subcategory	2022 Budget	2022 Actuals	Category	Subcategory	2023 Budget	2023 Actuals	Category	Subcategory	2024 Budget	2024 Actuals	Category	Subcategory	2025 Budget	2025 Actuals as of At
Homeowner Incoi	Homeowner Dues	\$4,070,000	\$4,141,242.25	Homeowner Incoi	Homeowner Dues	\$4,470,000	\$4,498,420.83	Homeowner Incoi	Homeowner Dues	\$5,100,000	\$5,218,774.81	Homeowner Incoi	Homeowner Dues	\$5,290,000	\$5,714,807.72
Homeowner Incoi	Resale Certificate	\$78,750	\$49,500.00	Homeowner Incoi	Resale Certificate	\$30,075	\$47,700.00	Homeowner Incoi	Resale Certificate	\$45,000	\$52,200.00	Homeowner Incoi	Resale Certificate	\$50,625	\$33,525.00
Homeowner Incoi	Transfer Fees I0c	\$67,200	\$43,070.00	Homeowner Incoi	Transfer Fees I0c	\$55,125	\$36,343.00	Homeowner Incoi	Transfer Fees I0c	\$35,000	\$43,067.00	Homeowner Incoi	Transfer Fees I0c	\$41,125	\$25,900.00
Homeowner Incoi	Late Fees Collecte	\$25,000	\$24,690.28	Homeowner Incoi	Late Fees Collecte	\$25,000	\$31,308.58	Homeowner Incoi	Late Fees Collecte	\$30,000	\$36,335.89	Homeowner Incoi	Late Fees Collecte	\$35,000	\$34,588.40
Homeowner Incoi	Lien Admin Fees I	\$420	\$364.00	Homeowner Incoi	Lien Admin Fees I	\$420	\$1,377.46	Homeowner Incoi	Lien Admin Fees I	\$900	\$1,739.00	Homeowner Incoi	Lien Admin Fees I	\$900	\$3,614.00
Homeowner Incoi	Filing Fee Income	\$1,680	\$1,526.00	Homeowner Incoi	Filing Fee Income	\$1,680	\$1,542.54	Homeowner Incoi	Filing Fee Income	\$1,400	\$1,466.00	Homeowner Incoi	Filing Fee Income	\$800	\$2,676.00
Homeowner Incoi	NSF Charges	\$100	\$0.00	Homeowner Incoi	NSF Charges	\$50	\$75.00	Homeowner Incoi	NSF Charges	\$50	\$75.00	Homeowner Incoi	NSF Charges	\$50	\$25.00
Homeowner Incoi	HOA Fine Income	\$0	\$100.00	Homeowner Incoi	HOA Fine Income	\$0	\$100.00	Homeowner Incoi	HOA Fine Income	\$0	\$100.00	Homeowner Incoi	HOA Fine Income	\$0	\$0.00
Homeowner Income Total		\$4,243,150	\$4,260,392.53	Homeowner Income Total		\$4,582,350	\$4,616,767.41	Homeowner Income Total		\$5,212,350	\$5,353,757.70	Homeowner Income Total		\$5,418,500	\$5,815,136.12
Architectural Revi	Architectural Revi	\$10,000	\$15,880.00	Architectural Revi	Architectural Revi	\$10,000	\$13,355.00	Architectural Revi	Architectural Revi	\$10,000	\$13,235.00	Architectural Revi	Architectural Revi	\$10,000	\$6,320.00
Architectural Review I0come Tr		\$10,000	\$15,880.00	Architectural Review I0come Tr		\$10,000	\$13,355.00	Architectural Review I0come Tot		\$10,000	\$13,235.00	Architectural Review I0come Tot		\$10,000	\$6,320.00
Rental Income	Office Rent	\$9,000	\$9,320.94	Rental Income	Office Rent	\$9,000	\$7,336.44	Rental Income	Office Rent	\$10,000	\$7,336.44	Rental Income	Office Rent	\$10,000	\$8,148.33
Rental Income	Grill Rent	\$6,600	\$6,030.30	Rental Income	Grill Rent	\$6,600	\$5,653.45	Rental Income	Grill Rent	\$6,300	\$5,488.65	Rental Income	Grill Rent	\$6,300	\$4,202.40
Rental Income Total		\$15,600	\$15,351.24	Rental Income Total		\$15,600	\$12,989.89	Rental Income Total		\$16,300	\$12,825.09	Rental Income Total		\$16,300	\$12,350.73
Aquatics Income	Pool Programs	\$60,000	\$76,483.05	Aquatics Income	Pool Programs	\$60,000	\$79,513.47	Aquatics Income	Pool Programs	\$60,000	\$84,213.50	Aquatics Income	Pool Programs	\$65,000	\$73,873.15
Aquatics Income	Pool Programs - S	\$145,500	\$193,980.50	Aquatics Income	Pool Programs - S	\$136,500	\$207,053.61	Aquatics Income	Pool Programs - S	\$136,500	\$182,851.88	Aquatics Income	Pool Programs - S	\$136,500	\$119,749.00
Aquatics Income	Facility Income	\$35,000	\$50,290.65	Aquatics Income	Facility Income	\$35,000	\$54,996.16	Aquatics Income	Facility Income	\$38,000	\$81,284.68	Aquatics Income	Facility Income	\$41,500	\$46,704.62
Aquatics Income Total		\$240,500	\$320,754.20	Aquatics Income Total		\$231,500	\$341,563.24	Aquatics Income Total		\$234,500	\$348,350.06	Aquatics Income Total		\$243,000	\$240,326.77
CCCC Income	CCCC Facility Ren	\$50,000	\$71,352.50	CCCC Income	CCCC Facility Ren	\$50,000	\$86,267.25	CCCC Income	CCCC Facility Ren	\$70,000	\$93,339.75	CCCC Income	CCCC Facility Ren	\$70,000	\$65,395.25
CCCC Income Total		\$50,000	\$71,352.50	CCCC Income Total		\$50,000	\$86,267.25	CCCC Income Total		\$70,000	\$93,339.75	CCCC Income Total		\$70,000	\$65,395.25
Landscape Reimb	Stratus Reimb	\$97,000	\$97,000.00	Landscape Reimb	Stratus Reimb	\$109,000	\$54,500.00	Landscape Reimb	Stratus Reimb	\$114,450	\$109,000.00	Landscape Reimb	Stratus Reimb	\$114,450	\$109,000.00
Landscape Reimb	COA Reimb	\$17,600	\$17,600.00	Landscape Reimb	COA Reimb	\$17,600	\$17,600.00	Landscape Reimb	COA Reimb	\$17,600	\$17,600.00	Landscape Reimb	COA Reimb	\$17,600	\$17,600.00
Landscape Reimbursements To		\$114,600	\$114,600.00	Landscape Reimbursements To		\$126,600	\$72,100.00	Landscape Reimbursements To		\$132,050	\$126,600.00	Landscape Reimbursements To		\$132,050	\$126,600.00
Miscellaneous	Interest Income	\$15,000	\$18,012.69	Miscellaneous	Interest Income	\$15,000	\$116,658.45	Miscellaneous	Interest Income	\$75,000	\$83,168.02	Miscellaneous	Interest Income	\$75,000	\$38,024.55
Miscellaneous	Sales Tax Discour	\$0	\$1.13	Miscellaneous	Sales Tax Discour	\$0	\$0.30	Miscellaneous	Sales Tax Discour	\$0	-\$7.25	Miscellaneous	Sales Tax Discour	\$0	\$1.11
Miscellaneous Total		\$15,000	\$18,013.82	Miscellaneous Total		\$15,000	\$168,158.75	Miscellaneous Total		\$75,000	\$87,660.77	Miscellaneous Total		\$75,000	\$42,025.66
Cove @ CC Reimt	Cove @ Circle C H	\$5,000	\$13,848.08	Cove @ CC Reimt	Cove @ Circle C H	\$15,000	\$18,071.61	Cove @ CC Reimt	Cove @ Circle C H	\$20,000	\$20,981.60	Cove @ CC Reimt	Cove @ Circle C H	\$22,000	\$11,423.75
Rowell Reimburse	The Rowell HOA	\$95,000	\$107,722.39	Rowell Reimburse	The Rowell HOA	\$110,000	\$55,897.12	Rowell Reimburse	The Rowell HOA	\$123,000	\$192,126.18	Rowell Reimburse	The Rowell HOA	\$135,000	\$69,913.35
Rimbersement Total		\$100,000	\$121,570.47	Rimbersement Total		\$125,000	\$73,968.73	Rimbersement Total		\$143,000	\$213,107.78	Rimbersement Total		\$157,000	\$81,337.10
Grand Total		\$4,788,850.00	\$4,937,914.76	Grand Total		\$5,156,050.00	\$5,385,170.27	Grand Total		\$5,893,200.00	\$6,248,876.15	Grand Total		\$6,121,850.00	\$6,389,491.63

2022 CCHOA EXPENSE BUDGET

Category	Subcategory	2022 Budget
Commons Area St	Landscape Maint	\$1,350,112
Commons Area St	Contract Landscap	\$35,097

2023 CCHOA EXPENSE BUDGET

Category	Subcategory	2023 Budget
Commons Area St	Landscape Maint	\$1,510,634
Commons Area St	Contract Landscap	\$38,606

2024 CCHOA EXPENSE BUDGET

Category	Subcategory	2024 Budget
Commons Area St	Landscape Maint	\$1,510,659
Commons Area St	Contract Landscap	\$38,607

2025 CCHOA EXPENSE BUDGET

Category	Subcategory	2025 Budget
Commons Area St	Landscape Maint	\$1,524,159
Commons Area St	Contract Landscap	\$38,607

Commons Area Sr Contract Landscap	\$35,097	\$35,097.72	Commons Area Sr Contract Landscap	\$38,606	\$38,607.00	Commons Area Sr Contract Landscap	\$38,607	\$38,607.00	Commons Area Sr Contract Landscap	\$38,607	\$25,738.00
Commons Area Sr Contract Landscap	\$24,888	\$24,888.72	Commons Area Sr Contract Landscap	\$27,376	\$27,377.58	Commons Area Sr Contract Landscap	\$27,377	\$27,377.64	Commons Area Sr Contract Landscap	\$27,377	\$18,251.76
Common Area Sei Contract Landscap	\$24,888	\$24,888.72	Common Area Sei Contract Landscap	\$27,376	\$27,376.92	Common Area Sei Contract Landscap	\$27,377	\$27,376.92	Common Area Sei Contract Landscap	\$27,377	\$18,251.28
Common Area Sei Common Area Ho	\$48,288	\$48,287.08	Common Area Sei Common Area Ho	\$53,116	\$53,115.03	Common Area Sei Common Area Ho	\$53,117	\$53,117.19	Common Area Sei Common Area Ho	\$53,117	\$0.00
Commons Area Sr Landscape Repair	\$115,000	\$156,405.73	Commons Area Sr Landscape Repair	\$140,000	\$143,106.59	Commons Area Sr Landscape Repair	\$160,000	\$209,542.79	Commons Area Sr Landscape Repair	\$200,000	\$153,359.96
Commons Area Sr Landscape Water	\$255,000	\$263,211.27	Commons Area Sr Landscape Water	\$255,000	\$287,856.22	Commons Area Sr Landscape Water	\$275,000	\$398,911.32	Commons Area Sr Landscape Water	\$300,000	\$182,317.66
Commons Area Sr COA Water Utility	\$8,000	\$8,063.00	Commons Area Sr COA Water Utility	\$8,000	\$8,864.18	Commons Area Sr COA Water Utility	\$8,000	\$8,000.00	Commons Area Sr COA Water Utility	\$12,000	\$9,325.00
Common Area Sei Landscape Electri	\$36,000	\$32,297.10	Common Area Sei Landscape Electri	\$36,000	\$35,586.18	Common Area Sei Landscape Electri	\$36,000	\$37,457.47	Common Area Sei Landscape Electri	\$36,000	\$23,878.86
Common Area Sei Tree Care	\$75,000	\$89,005.92	Common Area Sei Tree Care	\$75,000	\$76,624.28	Common Area Sei Tree Care	\$75,000	\$147,835.95	Common Area Sei Tree Care	\$100,000	\$156,738.54
Commons Area Sr Fence Repairs & I	\$7,000	\$4,098.56	Commons Area Sr Fence Repairs & I	\$8,000	\$681.09	Commons Area Sr Fence Repairs & I	\$8,000	\$4,723.48	Common Area Sei Plant Replacemen	\$75,000	\$75,000.00
Commons Area Sr Electrical Repairs	\$12,000	\$11,218.29	Commons Area Sr Electrical Repairs	\$12,000	\$11,126.80	Commons Area Sr Electrical Repairs	\$12,000	\$13,293.13	Commons Area Sr Fence Repairs & I	\$8,000	\$2,679.00
Common Area Sei Neighborhood Ma	\$20,000	\$17,804.00	Common Area Sei Neighborhood Ma	\$24,000	\$24,333.91	Common Area Sei Neighborhood Ma	\$27,000	\$23,295.11	Commons Area Sr Electrical Repairs	\$12,000	\$1,672.40
Common Area Sei Non Contract Lan	\$20,000	\$19,998.15	Common Area Sei Non Contract Lan	\$20,000	\$20,387.28	Common Area Sei Non Contract Lan	\$20,000	\$20,000.00	Common Area Sei Neighborhood Ma	\$27,000	\$4,913.99
						Common Area Sei Permits	\$10,000	\$1,931.99	Common Area Sei Non Contract Lan	\$30,000	\$29,999.69
Commons Area Services Total			Commons Area Services Total			Commons Area Services Total			Commons Area Services Total		
	\$2,066,370	\$2,143,688.30		\$2,273,714	\$2,304,309.06		\$2,326,744	\$2,560,735.99		\$2,519,244	\$1,754,803.51

Aquatics Facilities											
Aquatics Facilities Administrative	\$65,000	\$31,074.19	Aquatics Facilities Administrative	\$65,000	\$53,579.02	Aquatics Facilities Administrative	\$67,500	\$63,792.19	Aquatics Facilities Administrative	\$75,500	\$32,415.99
Aquatics Facilities Supplies - Pool	\$27,500	\$18,035.29	Aquatics Facilities Supplies - Pool	\$27,500	\$14,724.48	Aquatics Facilities Supplies - Pool	\$27,500	\$9,604.95	Aquatics Facilities Supplies - Pool	\$28,000	\$13,710.06
Aquatics Facilities Supplies - Chemic	\$74,000	\$66,355.40	Aquatics Facilities Supplies - Chemic	\$95,000	\$80,064.55	Aquatics Facilities Supplies - Chemic	\$93,000	\$77,976.21	Aquatics Facilities Supplies - Chemic	\$93,000	\$64,231.68
Aquatics Facilities Supplies & Fees -	\$22,000	\$14,627.73	Aquatics Facilities Supplies & Fees -	\$19,000	\$15,457.60	Aquatics Facilities Supplies & Fees -	\$19,000	\$30,944.13	Aquatics Facilities Supplies & Fees -	\$19,000	\$8,993.64
Aquatics Facilities Maintenance - Po	\$94,600	\$72,065.38	Aquatics Facilities Maintenance - Po	\$125,400	\$103,913.06	Aquatics Facilities Maintenance - Po	\$128,200	\$106,740.27	Aquatics Facilities Maintenance - Po	\$136,200	\$90,874.21
Aquatics Facilities Maintenance - Bu	\$67,900	\$49,056.68	Aquatics Facilities Maintenance - Bu	\$86,200	\$64,175.66	Aquatics Facilities Maintenance - Bu	\$83,100	\$66,445.40	Aquatics Facilities Maintenance - Bu	\$92,000	\$57,899.59
Aquatics Facilities Payroll - Staff	\$751,650	\$780,867.07	Aquatics Facilities Payroll - Staff	\$954,650	\$1,125,228.44	Aquatics Facilities Payroll - Staff	\$1,173,000	\$1,108,839.79	Aquatics Facilities Payroll - Staff	\$1,230,000	\$325,389.48
Aquatics Facilities Payroll - Program	\$37,000	\$28,871.43	Aquatics Facilities Payroll - Program	\$49,950	\$27,758.34	Aquatics Facilities Payroll - Program	\$49,500	\$31,900.44	Aquatics Facilities Payroll - Program	\$55,500	\$28,681.72
Aquatics Facilities Payroll - Swim Te	\$138,550	\$99,170.43	Aquatics Facilities Payroll - Swim Te	\$144,600	\$115,445.59	Aquatics Facilities Payroll - Swim Te	\$150,000	\$118,220.36	Aquatics Facilities Payroll - Swim Te	\$155,000	\$101,535.29
Aquatics Facilities SC-Utilities - Wate	\$30,000	\$24,530.08	Aquatics Facilities SC-Utilities - Wate	\$30,000	\$27,745.55	Aquatics Facilities SC-Utilities - Wate	\$30,000	\$32,915.24	Aquatics Facilities SC-Utilities - Wate	\$33,000	\$20,267.20
Aquatics Facilities Avana _Utilities-W	\$6,000	\$9,476.83	Aquatics Facilities Avana _Utilities-W	\$9,000	\$8,768.70	Aquatics Facilities Avana _Utilities-W	\$9,000	\$4,844.07	Aquatics Facilities Avana _Utilities-W	\$9,000	\$4,703.55
Aquatics Facilities GR- Utilities - Wat	\$4,000	\$6,477.57	Aquatics Facilities GR- Utilities - Wat	\$4,500	\$3,333.59	Aquatics Facilities GR- Utilities - Wat	\$4,500	\$2,552.49	Aquatics Facilities GR- Utilities - Wat	\$4,500	\$3,413.83
Aquatics Facilities SC-Utilities - Elect	\$28,000	\$24,268.40	Aquatics Facilities SC-Utilities - Elect	\$33,000	\$24,637.45	Aquatics Facilities SC-Utilities - Elect	\$30,000	\$19,733.02	Aquatics Facilities SC-Utilities - Elect	\$30,000	\$17,285.32
Aquatics Facilities Avana - Utilities- I	\$12,000	\$11,698.16	Aquatics Facilities Avana - Utilities- I	\$16,000	\$10,366.47	Aquatics Facilities Avana - Utilities- I	\$14,000	\$10,302.13	Aquatics Facilities Avana - Utilities- I	\$12,000	\$5,159.79
Aquatics Facilities GR -Utilities-Elect	\$6,000	\$5,428.99	Aquatics Facilities GR -Utilities-Elect	\$9,000	\$5,942.42	Aquatics Facilities GR -Utilities-Elect	\$8,000	\$5,328.69	Aquatics Facilities GR -Utilities-Elect	\$7,000	\$3,055.54
Aquatics Facilities Utilities - Natural	\$32,000	\$31,378.03	Aquatics Facilities Utilities - Natural	\$52,000	\$22,421.52	Aquatics Facilities Utilities - Natural	\$48,000	\$10,845.15	Aquatics Facilities Utilities - Natural	\$45,000	\$17,196.07
Aquatics Facilities SC-Utilities - Telep	\$15,000	\$12,403.87	Aquatics Facilities SC-Utilities - Telep	\$15,000	\$11,217.66	Aquatics Facilities SC-Utilities - Telep	\$15,000	\$12,007.26	Aquatics Facilities SC-Utilities - Telep	\$15,000	\$4,717.80
Aquatics Facilities Avana - Telephon	\$5,000	\$4,972.70	Aquatics Facilities Avana - Telephon	\$5,000	\$4,172.19	Aquatics Facilities Avana - Telephon	\$5,000	\$4,653.75	Aquatics Facilities Avana - Telephon	\$5,000	\$1,751.41
Aquatic Facilities GR- Telephone/Ir	\$5,000	\$4,753.80	Aquatic Facilities GR- Telephone/Ir	\$5,000	\$3,805.00	Aquatic Facilities GR- Telephone/Ir	\$5,000	\$7,528.39	Aquatic Facilities GR- Telephone/Ir	\$6,000	\$1,921.65
	\$1,421,200	\$1,295,512.03	Aquatic Facilities Total	\$1,745,800	\$1,722,757.29	Aquatic Facilities Total	\$1,959,300	\$1,725,173.93	Aquatic Facilities Total	\$2,050,700	\$803,203.82

Circle C Community Center											
Circle C Commun Utilities - Water	\$27,000	\$7,913.27	Circle C Commun Utilities - Water	\$27,000	\$7,439.84	Circle C Commun Utilities - Water	\$27,000	\$8,669.80	Circle C Commun Utilities - Water	\$22,000	\$6,726.72
Circle C Commun Utilities - Electric	\$24,000	\$20,559.04	Circle C Commun Utilities - Electric	\$26,000	\$20,200.95	Circle C Commun Utilities - Electric	\$26,000	\$23,376.84	Circle C Commun Utilities - Electric	\$26,000	\$15,989.91
Circle C Communi Utilities - Telepho	\$9,000	\$8,094.53	Circle C Communi Utilities - Telepho	\$9,000	\$8,203.27	Circle C Communi Utilities - Telepho	\$9,000	\$8,387.84	Circle C Communi Utilities - Telepho	\$12,000	\$5,646.63
Circle C Commun Events Payroll	\$6,000	\$9,643.87	Circle C Communi Events Payroll	\$8,500	\$11,582.79	Circle C Communi Events Payroll	\$8,500	\$10,553.25	Circle C Communi Events Payroll	\$10,000	\$4,956.80
Circle C Commu Maintenance - Bu	\$50,000	\$35,616.52	Circle C Commun Maintenance - Bu	\$61,500	\$32,819.11	Circle C Commun Maintenance - Bu	\$57,500	\$47,801.15	Circle C Commun Maintenance - Bu	\$60,000	\$26,514.86
	\$116,000	\$81,827.23	Circle C Community Ctr Total	\$132,000	\$80,245.96	Circle C Community Ctr Total	\$128,000	\$98,788.88	Circle C Community Ctr Total	\$130,000	\$59,834.92

Maintenance Operations											
Maintenance Ope Office Supplies	\$1,200	\$971.40	Maintenance Ope Office Supplies	\$1,200	\$1,321.76	Maintenance Ope Office Supplies	\$800	\$1,161.97	Maintenance Ope Office Supplies	\$800	\$542.85
Maintenance Ope Employee Educati	\$1,200	\$923.68	Maintenance Ope Employee Educati	\$1,200	\$215.00	Maintenance Ope Employee Educati	\$1,800	\$865.00	Maintenance Ope Employee Educati	\$1,800	\$158.12

Maintenance Ope Uniforms	\$1,800	\$1,398.55	Maintenance Ope Uniforms	\$1,800	\$1,356.37	Maintenance Ope Uniforms	\$1,800	\$0.00	Maintenance Ope Uniforms	\$1,200	\$91.97
Maintenance Ope Staff Recruitment	\$300	\$175.00	Maintenance Ope Staff Recruitment	\$300	\$216.33	Maintenance Ope Staff Recruitment	\$300	\$0.00	Maintenance Ope Staff Recruitment	\$300	\$67.97
Maintenance Ope Safety Equip/Supp	\$1,400	\$472.50	Maintenance Ope Safety Equip/Supp	\$1,400	\$737.00	Maintenance Ope Safety Equip/Supp	\$1,200	\$571.51	Maintenance Ope Safety Equip/Supp	\$1,200	\$455.63
Maintenance Ope Maintenance Payr	\$180,000	\$193,410.04	Maintenance Ope Maintenance Payr	\$225,000	\$216,772.44	Maintenance Ope Maintenance Payr	\$225,000	\$224,571.19	Maintenance Ope Maintenance Payr	\$235,000	\$151,390.01
Maintenance Ope Pool Tech	\$69,000	\$36,011.60	Maintenance Ope Pool Tech	\$95,000	\$61,000.85	Maintenance Ope Pool Tech	\$74,000	\$63,673.35	Maintenance Ope Pool Tech	\$76,000	\$47,052.47
Maintenance Ope Payroll Taxes	\$15,000	\$17,170.25	Maintenance Ope Payroll Taxes	\$20,000	\$15,495.06	Maintenance Ope Payroll Taxes	\$29,000	\$17,777.72	Maintenance Ope Payroll Taxes	\$32,000	\$12,318.63
Maintenance Ope Computer/Softwa	\$1,400	\$1,166.39	Maintenance Ope Computer/Softwa	\$1,400	\$3,236.87	Maintenance Ope Computer/Softwa	\$1,400	\$1,114.12	Maintenance Ope Computer/Softwa	\$1,400	\$150.47
Maintenance Ope Tools/Supplies	\$5,000	\$4,912.25	Maintenance Ope Tools/Supplies	\$5,000	\$4,879.30	Maintenance Ope Tools/Supplies	\$5,000	\$4,340.97	Maintenance Ope Tools/Supplies	\$6,000	\$4,653.18
Maintenance Ope Office Furniture	\$600	\$0.00	Maintenance Ope Office Furniture	\$600	\$0.00	Maintenance Ope Office Furniture	\$600	\$397.25	Maintenance Ope Office Furniture	\$600	\$411.52
	\$276,900	\$256,611.66	Maintenance Operations Total	\$352,900	\$305,230.98	Maintenance Operations Total	\$340,900	\$314,473.08	Maintenance Operations Total	\$356,300	\$217,292.82
HOA Operations											
HOA Operations Office Supplies	\$9,000	\$6,543.10	HOA Operations Office Supplies	\$9,000	\$4,831.53	HOA Operations Office Supplies	\$9,000	\$9,429.65	HOA Operations Office Supplies	\$11,000	\$1,443.28
HOA Operations Equip & Maintena	\$15,000	\$10,608.91	HOA Operations Equip & Maintena	\$18,000	\$10,132.11	HOA Operations Equip & Maintena	\$18,000	\$17,623.07	HOA Operations Equip & Maintena	\$21,000	\$846,803.00
HOA Operations HOA Owned Vehic	\$8,000	\$2,852.41	HOA Operations HOA Owned Vehic	\$8,000	\$3,989.05	HOA Operations HOA Owned Vehic	\$8,000	\$2,216.98	HOA Operations HOA Owned Vehic	\$8,000	\$3,555.02
HOA Operations Postage	\$18,000	\$16,777.27	HOA Operations Postage	\$20,000	\$18,370.83	HOA Operations Postage	\$24,000	\$22,503.05	HOA Operations Postage	\$28,000	\$10,531.90
HOA Operations Web Operations	\$3,000	\$1,473.89	HOA Operations Web Operations	\$3,000	\$2,987.31	HOA Operations Web Operations	\$3,000	\$3,060.36	HOA Operations Web Operations	\$5,000	\$3,160.30
HOA Operations Printing	\$3,000	\$5,517.80	HOA Operations Printing	\$5,000	\$5,540.96	HOA Operations Printing	\$7,000	\$6,981.35	HOA Operations Printing	\$7,000	\$2,938.28
HOA Operations HOA Meetings	\$5,000	\$5,575.14	HOA Operations HOA Meetings	\$5,000	\$4,969.39	HOA Operations HOA Meetings	\$7,000	\$14,942.48	HOA Operations HOA Meetings	\$7,000	\$4,315.89
HOA Operations Deed Restrictions	\$5,000	\$2,946.02	HOA Operations Deed Restrictions	\$5,000	\$2,877.80	HOA Operations Deed Restrictions	\$5,000	\$12,168.28	HOA Operations Deed Restrictions	\$20,000	\$12,945.79
HOA Operations HOA Special Even	\$30,000	\$35,244.74	HOA Operations HOA Special Even	\$45,000	\$32,418.59	HOA Operations HOA Special Even	\$45,000	\$36,590.87	HOA Operations HOA Special Even	\$45,000	\$19,428.39
HOA Operations Professional Fees	\$2,000	\$139.00	HOA Operations Professional Fees	\$2,000	\$1,362.91	HOA Operations Professional Fees	\$2,000	\$0.00	HOA Operations Professional Fees	\$2,000	\$0.00
HOA Operations Total	\$98,000	\$87,678.28	HOA Operations Total	\$125,500	\$92,830.48	HOA Operations Total	\$128,000	\$125,516.09	HOA Operations Total	\$154,000	\$905,121.85
Financial Management											
Financial Managel Management Serv	\$115,000	\$111,315.60	Financial Managel Management Serv	\$115,000	\$111,315.60	Financial Managel Management Serv	\$115,000	\$113,415.60	Financial Managel Management Serv	\$115,850	\$77,021.40
Financial Managel Resale Certificate	\$17,500	\$11,250.00	Financial Managel Resale Certificate	\$13,350	\$10,450.00	Financial Managel Resale Certificate	\$13,350	\$12,000.00	Financial Managel Resale Certificate	\$11,250	\$6,900.00
Financial Managel Lien Filing Admini	\$2,500	\$1,786.00	Financial Managel Lien Filing Admini	\$4,500	\$7,214.00	Financial Managel Lien Filing Admini	\$4,500	\$510.00	Financial Managel Lien Filing Admini	\$3,000	\$5,727.00
Financial Managel Bank Fees	\$38,000	\$67,755.25	Financial Managel Bank Fees	\$40,000	\$68,749.95	Financial Managel Bank Fees	\$70,000	\$66,036.18	Financial Managel Bank Fees	\$70,000	\$55,564.90
Finacial Managerr CPA/Audit	\$8,000	\$8,000.00	Financial Managel CPA/Audit	\$10,000	\$10,858.58	Financial Managel CPA/Audit	\$10,000	\$8,872.08	Financial Managel CPA/Audit	\$10,000	\$6,754.98
Financial Managel Interest - Texas P	\$0	\$1,669.03									
	\$181,000	\$201,775.88	Financial Management Total	\$182,850	\$208,588.13	Financial Management Total	\$212,850	\$200,833.86	Financial Management Total	\$210,100	\$151,968.28
HOA Management											
HOA Managemen Management Payr	\$190,000	\$178,620.84	HOA Managemen Management Payr	\$225,000	\$214,307.82	HOA Managemen Management Payr	\$225,000	\$218,235.07	HOA Managemen Management Payr	\$235,000	\$149,387.71
HOA Managemen Management Payr	\$15,000	\$16,663.84	HOA Managemen Management Payr	\$20,000	\$15,907.01	HOA Managemen Management Payr	\$22,500	\$18,103.56	HOA Managemen Management Payr	\$25,000	\$12,557.83
HOA Managemen Mileage Reimburs	\$6,000	\$4,418.86	HOA Managemen Mileage Reimburs	\$6,000	\$5,494.31	HOA Managemen Mileage Reimburs	\$6,000	\$4,891.67	HOA Managemen Mileage Reimburs	\$6,000	\$4,477.20
HOA Managemen Insurance Stipenc	\$54,000	\$40,476.87	HOA Managemen Insurance Stipenc	\$60,000	\$42,580.20	HOA Managemen Insurance Stipenc	\$60,000	\$42,712.54	HOA Managemen Insurance Stipenc	60000	\$40,159.25
HOA Managemen Cont Ed & Skills E	\$2,000	\$0.00	HOA Managemen Cont Ed & Skills E	\$2,000	\$0.00	HOA Managemen Cont Ed & Skills E	\$2,000	\$340.00	HOA Managemen Cont Ed & Skills E	\$2,000	\$150.79
	\$267,000	\$240,180.41	HOA Management Total	\$313,000	\$278,289.34	HOA Management Total	\$315,500	\$284,282.84	HOA Management Total	\$328,000	\$206,732.78
Architectural Review Expenses											
Architectural Re	\$7,500	\$13,567.00	Architectural Re	\$7,500	\$11,351.75	Architectural Re	\$8,000	\$11,376.50	Architectural Re	\$8,000	\$0.00
	\$7,500	\$13,567.00	Architectural Review Expenses	\$7,500	\$11,351.75	Architectural Review Expenses	\$8,000	\$11,376.50	Architectural Review Expenses	\$8,000	\$0.00
Legal Services											
Legal Services	\$20,000	\$5,880.00	Legal Services	\$20,000	\$10,334.00	Legal Services	\$20,000	\$31,160.08	Legal Services	\$20,000	\$6,903.36
	\$20,000	\$5,880.00	Legal Services Total	\$20,000	\$10,334.00	Legal Services Total	\$20,000	\$31,160.08	Legal Services Total	\$20,000	\$6,903.36
Taxes											
Taxes Property	\$5,500	\$7,091.50	Taxes Property	\$5,500	\$16,619.50	Taxes Property	\$12,000	\$7,086.86	Taxes Property	\$18,000	\$248.74

Taxes Total	Income/Franchise	\$0	\$116.19	Taxes	Income/Franchise	\$0	\$12,837.80	Taxes	Income/Franchise	\$0	\$239.11	Taxes	Income/Franchise	\$0	\$0.00
		\$5,500	\$7,207.69	Taxes Total		\$5,500	\$29,457.30	Taxes Total		\$12,000	\$7,325.97	Taxes Total		\$18,000	\$248.74
Insurance				Insurance				Insurance				Insurance			
Insurance	General, Property	\$78,000	\$81,623.86	Insurance	General, Property	\$85,500	\$90,911.90	Insurance	General, Property	\$85,500	\$101,041.75	Insurance	General, Property	\$105,000	\$78,826.63
Insurance	Auto	\$5,000	\$5,160.77	Insurance	Auto	\$6,000	\$5,422.20	Insurance	Auto	\$6,000	\$5,771.26	Insurance	Auto	\$6,000	\$3,778.91
Insurance	D & O Insurance	\$12,000	\$10,895.00	Insurance	D & O Insurance	\$12,000	\$13,155.00	Insurance	D & O Insurance	\$12,000	\$13,211.00	Insurance	D & O Insurance	\$14,000	\$0.00
Insurance Total	Worker's Comp	\$16,000	\$15,745.86	Insurance Total	Worker's Comp	\$16,000	\$19,284.67	Insurance Total	Worker's Comp	\$16,000	\$11,360.86	Insurance Total	Worker's Comp	\$16,000	\$5,840.73
		\$111,000	\$113,425.49	Insurance Total		\$119,500	\$128,773.77	Insurance Total		\$119,500	\$131,384.87	Insurance Total		\$141,000	\$88,446.27
Community Enhancement				Community Enhancement				Community Enhancement				Community Enhancement			
Community Enhar	Donations	\$1,000	\$450.00	Community Enhar	Donations	\$1,000	\$500.00	Community Enhar	Donations	\$1,000	\$500.00	Community Enhar	Donations	\$1,000	\$0.00
Community Enh	Association Memt	\$2,000	\$1,470.57	Community Enh	Association Memt	\$2,000	\$2,494.84	Community Enh	Association Memt	\$2,000	\$3,847.85	Community Enh	Association Memt	\$2,000	\$640.00
		\$3,000	\$1,920.57	Community Enhancement Total		\$3,000	\$2,994.84	Community Enhancement Total		\$3,000	\$4,347.85	Community Enhancement Total		\$3,000	\$640.00
Reserve Transfer				Reserve Transfer				Reserve Transfer				Reserve Transfer			
		\$215,380	\$215,380.00	Reserve Transfer		\$0	\$0.00	Reserve Transfer		\$319,406	\$0.00	Reserve Transfer		\$183,506	\$0.00
Grand Total				Grand Total				Grand Total				Grand Total			
		\$4,788,850	\$4,664,654.54	Grand Total		\$5,281,264	\$5,175,162.90	Grand Total		\$5,893,200	\$5,495,399.94	Grand Total		\$6,121,850	\$4,195,196.35

Capital Expenses											
	2022 Budge	2022 Actuals	2023 Budget	2023 Actuals	2024 Budget	2024 Actuals	2025 Budget	2025 Acutals as of At			
SC Pincnic Tables/Bench	\$5,400	\$4,743.39	SC Pool Covers	\$8,000	\$8,129.57	SC Pool Covers	\$9,000	\$12,337.25	Billboard	\$5,000.00	
GR Shade Structure	\$39,000	\$37,773.83	SC - Lane Lines	\$10,000	\$9,826.82	SC - Competition Pool Replaster	\$320,000	\$313,213.72	GR - Replaster to Code	\$100,000.00	\$76,835.00
CC Pool Splash Pad	\$9,000	\$8,995.58	SC - Lounge Chairs	\$2,000	\$2,000.00	SC- Competition Pool Filter Replacer	\$130,000	\$90,040.73	AV - Funbrella Fabric Replacement	\$6,000.00	\$4,546.50
CC Pool Replaster	\$84,000	\$80,440.67	SC - Partical Replacement of Bench	\$12,000	\$11,495.07	SC-Restroom Renovation	\$180,000	\$155,839.24	GR - Funbrella Fabric Replacement	\$6,000.00	\$1,867.31
CC Pool Slide Repairs	\$6,500	\$5,408.75	CC - Lounge Chairs	\$2,500	\$2,323.88	CC-Pond Controller/Pump Replacem	\$18,000	\$17,567.88	Maintenance Office HVAC Replacem	\$12,000.00	\$10,651.80
CC Splash Pad Refinish	\$4,500	\$4,500.00	CC - Refinish Splash Pad	\$4,500	\$3,586.82	AC-Replaster/Replair to Code	\$130,000	\$123,494.00	CC Pool Office HVAC Replacement	\$5,200.00	\$4,790.06
AV Parking Lot Seal/Stripe	\$7,200	\$6,743.70	Splash Pad Surface/Bollard Repair	\$6,000	\$6,775.12	GR_Repaint/Restain Amenity Center	\$4,000	\$3,500.00	GR Pool Office HVAC Replacement	\$5,800.00	\$4,851.46
GR Parking Lot Seal/Stripe	\$5,800	\$5,372.22	CC - 2 Sewage Grinder Pumps	\$12,000	\$16,106.00	Node Clock Replacement	\$90,000	\$90,000.00	SC - Pool Covers	\$9,000.00	\$0.00
SC Lounge Chairs	\$8,200	\$8,221.00	CC - Replace Rails/Repair Decking	\$4,000	\$1,136.13	Rock Work	\$25,000	\$25,000.00	SC - Lounge Chairs	\$8,000.00	\$7,437.81
SC Wade Pool Bucket	\$5,500	\$6,370.00	SC - AC Replacement	\$12,000	\$10,691.40	Irrigation Upgrades	\$35,000	\$35,000.00	CC - Lounge Chairs	\$4,000.00	\$4,000.00
Node Clock Replacement	\$75,000	\$75,000.00	Node Clock Replacement	\$75,000	\$78,093.75	Bed Upgrades	\$35,000	\$35,000.00	AV - Lounge Chairs	\$4,000.00	\$4,000.00
Rock Work	\$50,000	\$49,838.79	Rock Work	\$25,000	\$25,005.75	Escarpment Project	\$200,000	\$186,250.00	GR - Lounge Chairs	\$3,000.00	\$3,000.00
Escarpment Project	\$340,000	\$2,470.00	Escarpment Project	\$500,000	\$0.00	CCN Improvement	\$200,000	\$203,806.20	CC - Pool Slide Refurbish/Gelcoat	\$30,000.00	\$30,513.19
CCN Improvement	\$200,000	\$10,145.76	CCN Improvement	\$200,000	\$74,310.00	Construction Repairs	\$50,000	\$49,574.95	CC - Splash Pad Bollard Edge Repai	\$30,000.00	\$18,395.93
Construction Repairs	\$50,000	\$45,963.75	Construction Repairs	\$50,000	\$50,421.17	Mailbox Replacement	\$0	\$7,349.09	CC - Outside Trim	\$47,000.00	\$13,425.00
SC Roof	\$0	\$26,412.44	Storm Damage	\$0	\$426,137.57	CCCC Carpet Replacement	\$0	\$19,537.74	CC - Soffit Sand/Stain	\$35,000.00	\$0.00
Mailbox Replacement	\$0	\$17,770.58	Avana Pool Leak Repair	\$0	\$13,800.00	Total	\$1,426,000	\$1,347,973.06	SC Parking Lot	\$15,000.00	\$0.00
Drip Irrigation/Escarpment	\$0	\$31,330.40	SC ppol/Renovation	\$0	\$37,558.37				CC - Parking Lot	\$14,500.00	\$0.00
CCCC AC Repair	\$0	\$13,374.63	SC Restroom Renovation	\$0	\$16,042.83				CC - Kitchen Countertop	\$12,000.00	\$10,922.01
Total	\$890,100	\$440,875.49	Total	\$923,000	\$793,440.25				CC - Carpet Replacement	\$40,000.00	\$14,709.56
									SC Slide Removal	\$30,000.00	\$0.00
									GR - Crushed Granite	\$35,000.00	\$37,887.50
									SC Landscaping	\$275,000.00	\$0.00
									Node Clock Replacement	\$90,000.00	\$60,000.00
									Rock Work	\$25,000.00	\$25,000.00
									Irrigation Upgrades	\$35,000.00	\$35,000.00
									Bed Upgrades	\$35,000.00	\$35,000.00
									CCN Improvement	\$200,000.00	\$135,000.00



Construction Repairs

\$50,000.00

\$4,605.10

Total

\$1,366,500

\$736,942.06

CCHOA Dues
Increase/Res
erve Transfer

9/5/2025

Year	Revenues	Operating	Captial	Difference	Annual	%	Dues	# homes	Total Dues	Inflation	Existing	2018/2023	Reserve	Difference
	Actual	Expenses	Expenses	Revenues vs	Dues	Increase	Increase	paying full	Increase	Rate	Reserve	Reserve	Transfer	
		Actual		OE					5622 Homes			Study		
2021	\$ 4,825,387.00	\$ 4,128,239.00	\$ 426,602.00	\$ 697,148.00	\$740	4.81%	\$34	5612	\$ 197,786.00	7.00%	\$1,254,684	\$ 303,000.00	\$ 248,333.00	\$ 54,667.00
2022	\$ 5,164,709.00	\$ 4,620,334.00	\$ 440,875.00	\$ 544,375.00	\$740	0.00%	\$ -	5612	\$ 70,000.00	6.50%	\$1,479,145	\$ 404,000.00	\$ 215,380.00	\$ 188,620.00
2023	\$ 5,478,940.00	\$ 5,160,245.00	\$ 777,398.00	\$ 318,695.00	\$ 814.00	10.00%	\$74	5612	\$ 400,000.00	3.40%	\$1,529,898	\$ 505,000.00	\$ -	\$ 505,000.00
2024	\$ 6,142,103.00	\$ 5,492,453.00	\$ 1,367,637.00	\$ 649,650.00	\$ 934.00	14.74%	\$ 120.00	5613	\$ 630,000.00	2.95%	\$1,120,742	\$ 199,000.00	\$ 319,406.00	\$ (120,406.00)
2025*					\$ 962.00	2.99%	\$ 28.00		\$ 157,416.00	2.7%***	\$1,141,218	\$ 298,000.00	\$ 183,506.00	\$ 114,494.00
2026*					\$ 1,010.00	5%**	\$ 48.10		\$ 270,418.00			\$ 597,000.00	\$41,844. \$138,344 or \$446,344	
Total Reserve														\$ 742,375.00

Deficit 2021-
2025

* Budgeted
** Illustrative
*** Through

July 2025

Safe Slide Restoration®

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration
P.O. Box 102, Farmington, MO 63640
O: 855-639-7543 / C: 573-631-2701
www.safeslides.com

September 04, 2025

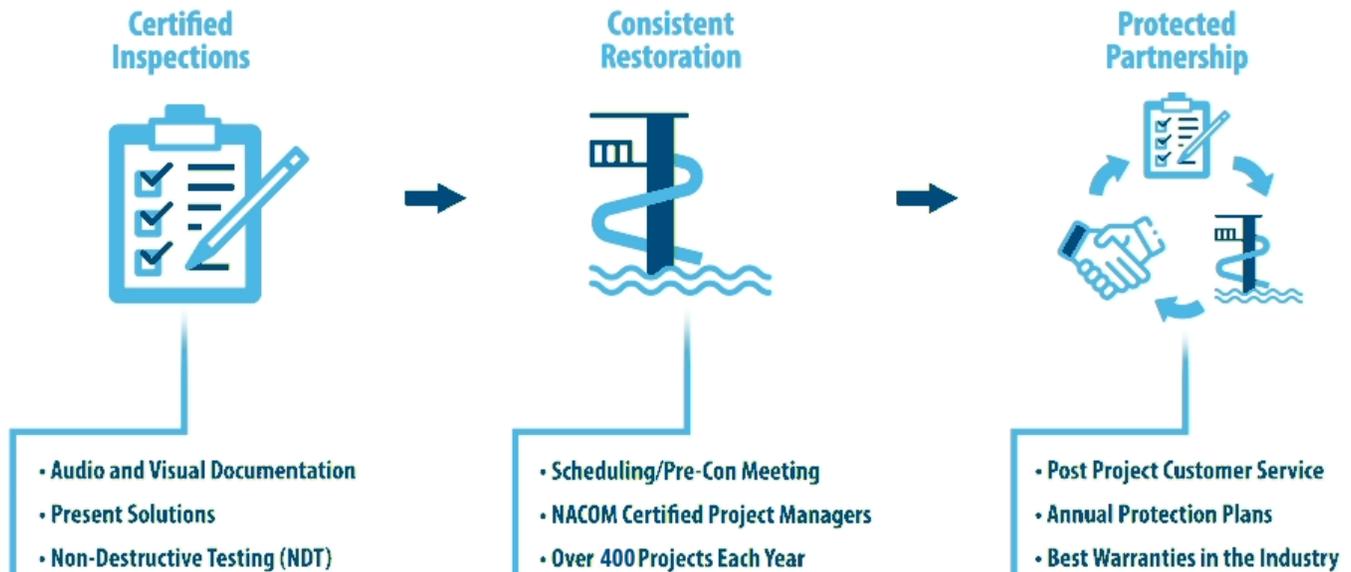
Circle C Community Center / Attn: Robert Bardeleben
7817 La Crosse Ave, Austin, TX 78739
512-796-9584 / facilities@ccswim.net

Hello Robert,

The following is a contract for the restoration of your steel structure. This contract is based on the information from site inspection on 8/22/25. Our company is certified in fiberglass composites by the American Composite Manufacturer's Association (ACMA). We have over **30 years** of experience working with fiberglass and gel coat. Our company is certified by the Association for Materials Protection and Performance (AMPP) for steel. We are also NDT-certified to provide non-destructive testing. We have over **12 years** of experience working with steel structures.

We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 – year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



Guarantees

- All Project Managers are ACMA Certified
- Gel Coat Thickness Meets OEM Standards
- Meeting Deadlines
- Responsive



Steel Structure Description:

Steel Tower with Concrete (First Steps & First Platform)

Work Description:

Sand Blast and Paint

- Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1
- Hand Tool rusted areas as needed, per AMPP SSPC-SP2
- Power Tool rusted areas as needed, per AMPP SSPC-SP3
- Fabricate steel – 5 Stair kick plates will be removed and replaced
- Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
- Prime Coat with 2-part coating as needed
- Apply finish coat with poly-siloxane paint (Or coating supplied by customer)
- Replace Concrete as needed (Customer will supply top coating)

Total Project Amount: \$ 22,588.00

Note: This contract expires in 30 days from the date on the first page of this document.

Safe Slide Restoration reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide Restoration deems possible. This may require, but not limited to: working 12 hours a day / seven days a week. The park is responsible to provide an adequate water source and electric power for the duration of the job.

50% - due before project starts

50% - due upon completion

Note: These payment terms may be negotiable, please connect with your Customer Representative if you need alternative options for your budget/needs.

After 30 days, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

Signatures:

Circle C Comm. Center: _____ Date: _____

Print: _____

Safe Slide Restoration: _____ Date: _____

Print: _____

Information Request:

Business Name: _____

Billing Address: _____

Physical/Shipping Address: _____

Billing Contact: _____ Title: _____

Email: _____ Phone: _____

Main Contact: _____ Title: _____

Email: _____ Phone: _____

Secondary Contact: _____ Title: _____

Email: _____ Phone: _____

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 573-631-2701 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,
 Barry Harting
 Regional Customer Representative
Barry.Harting@safeslides.com

ADDITIONAL SERVICES



STEEL RESTORATION

- Sandblasting
- Rust Removal
- New Fabrication for Steel Components



FLOORING INSTALL

- Thermoplastics
- Textured Flooring
- Life Floor® Certified Installers



CERTIFIED INSPECTIONS

- Full Park Inspection
- State Certification
- Non-Destructive Testing



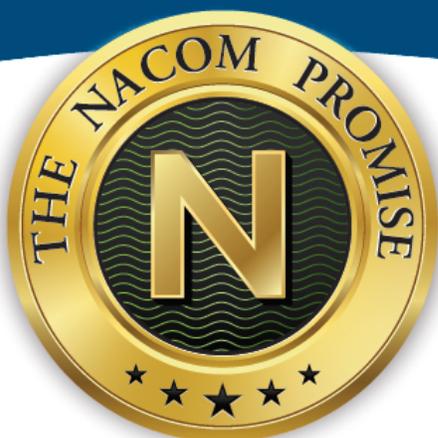
PROJECT INSTALLS

- Slide Installations
- Splash Pad Installations
- Hardware and Bolts Replacement



POOL RECOAT

- Thermoplastic Coating
- Fiberglass Repairs
- Lazy Rivers, Wave Pools, Catch Pools, etc.



Safe Slide
NACOM

Specialty Coatings and Maintenance Services
 NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.



Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**

**** Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration reserves the right to have adequate access to the project area in order to complete the project as efficiently as Safe Slide Restoration deems necessary. This may require, but is not limited to: working 12 hours per day and seven days per week. The facility is responsible for providing access to an adequate water source (5 gallons per minute), electrical power (multiple circuits will be needed), and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down, but requests must be made 45 days before the Safe Slide crew arrives on-site. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the very best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This Agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide Restoration, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. The customer is required to provide access to restrooms to the Safe Slide crew for the duration of the project. A walk through of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. Missing the post project walk through is equivalent to an approved sign off by the customer. Safe Slide Restoration will not be responsible for unscheduled return work in the case that the customer misses scheduled post project walk-through and subsequent sign-off. We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of

paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Lien Information (Regarding CA, FL, IL, MO, OH, TX)

Warranty Information

2 – year fiberglass paint Workmanship warranty:

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

1 – year steel paint workmanship warranty:

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat and paint workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Gel coat warranty covers delamination of applied gel coat only. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates. This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

winning is #45 - Landscaping \$280K

Vinemont Entrance

Legend



Google Earth

Image Landsat / Copernicus

Circle 9 public park

100 ft

