

Canyon Creek Estates Homeowners Association

Annual Homeowners Meeting Agenda

Date: September 18, 2025

Time: 6:00 pm

Location: New Castle Community Center, 423 W Main Street

AGENDA

Homeowner sign-in and introductions (Proxy attached for those not able to attend)

President's Report (Travis):

- Road Asphalt Overlay
- Water Service Repair
- Multiple Pump Replacements
- Waterline leak detection
- Pumphouse leak repair
- Tree Removal
- Settlement of Lawsuit
- Roy Hovland Vote at annual meeting 2024
- Board appointed Superintendent of Water and Sewer Systems

Secretary's Report (Michael):

- Review of Annual Meeting Minutes held November 13, 2024 (attached)
- Motion: I move that the minutes of the November 13, 2024 annual meeting be approved as presented.

Treasurer's Report (Shannon):

- Proposed FY 2025/26 budget, current year budget-to-actual report, and budget recap (attached)
- Status of target reserve level (see bottom of proposed budget)
- Fifteen-year capital plan (attached)
- Schedule of quarterly dues based on annual dues increase of \$100/Quarter (attached)
- Motion: I move that the special assessment for the road overlay approved at the November 2024 annual meeting in the amount of \$400,000 be amended to permit remaining funds to be used for the water line replacement and water system pump replacements completed during fiscal year 2024/25 with all other terms of the special assessment remaining the same.
- Motion: I move that the 2025/26 budget be approved as presented including an increase in dues of \$100 per quarter.

Other Reports:

- **Firewise program – Bob Richardson**
- **Homeowner communications – Kevin**
 - Website
 - HOA member email notifications

New Business:

- Election of board members (seats 1, 4, 5, 6)
 - Seat 1: Vacated
 - Seat 4: Term Expired
 - Seat 5: Term Expired, Travis standing for election again
 - Seat 6: Term Expired
- Spring clean-up is scheduled for Saturday, April 25th
- Other

Canyon Creek Estates Homeowners Association
Fiscal Year Ended September 30, 2026 - Proposed Budget (Cash Basis)
and Prior Years' Projected and Actual Cash Inflows and Outflows

	Actual 2022/23	Actual 2023/24	Budget 2024/25	Projected 2024/25	Favorable (Unfavorable) Variance	Proposed Budget 2025/26
Beginning Cash Balance	\$125,312	\$101,591	\$116,999	\$116,999	\$0	\$103,782
CASH INFLOWS						
HOA dues - Homes	173,784	183,298	194,470	193,006	(1,464)	220,266
HOA dues - Lots	1,970	1,446	1,512	1,512	-	1,712
HOA dues - Sewer	1,920	2,112	2,208	2,208	-	2,504
HOA dues - Water	2,880	3,168	3,312	3,312	-	3,756
Interest income / Late fees	1,138	420	1,800	525	(1,275)	1,800
Special Assessments - capital projects		7,000	393,000	287,680	(105,320)	86,755
Loan proceeds - capital projects				105,320	105,320	-
Special Assess - water tank	4,364					-
Total Cash Inflows	186,056	197,444	596,302	593,563	(2,739)	316,793
CASH OUTFLOWS						
General Operating:						
Accounting and consulting	12,900	10,780	14,000	12,055	1,945	14,000
Office & Admin.	1,343	1,374	1,436	1,421	15	1,478
Merchant service fees	2,815	1,166	575	1,222	(647)	1,100
Insurance	6,235	7,629	7,972	8,095	(123)	8,500
Legal	45,389	48,265	20,000	23,917	(3,917)	15,000
Maintenance - ditches	5,050	4,830	5,047	4,699	348	5,054
Maintenance - grounds	19,005	17,765	21,052	18,757	2,295	21,550
Maintenance - tree removal	-	-	5,000	8,648	(3,648)	4,000
Trash service	16,737	17,189	18,183	17,824	359	18,537
Fire mitigation	500	-	5,000	-	5,000	5,000
Infrastructure assessment	-	4,219	-	-	-	-
Roads:						
Maintenance	18,166	-	4,980	4,980	-	-
Snow removal	17,923	7,392	21,353	8,250	13,103	15,000
Sewer System:						
Electricity	3,318	4,186	3,994	3,829	165	3,982
Maintenance, inspections, fees	950	13,726	17,000	19,169	(2,169)	19,936
Consulting - 2026 CDPHE report				-		7,500
TV and Jetting	-	-	11,000	-	11,000	11,000
Water System:						
Electricity - Pumps & common areas	11,358	11,237	11,743	12,545	(802)	13,047
Maintenance, inspections, testing, fees	20,141	25,151	28,283	49,554	(21,271)	43,509
Telephone	1,133	1,092	1,176	1,207	(31)	1,248
Capital projects and improvements:						
Replace electrical panel - pumphouse						5,000
Replace feeder line - big well						7,000
Irrigation at location of ditch piping	-	-	6,000	-	6,000	-
Road overlay and culvert replacement	-	-	400,000	352,105	47,895	-
Water line replacement	-	-	-	36,004	(36,004)	-
Water system pump replacements	-	-	-	22,499	(22,499)	-
Playground equipment replacement	21,096	-	-	-	-	-
Spare sewer/water syst replacement parts	16,495	6,035	-	-	-	-
Financing:						
Loan repayments - capital projects						86,755
Total Cash Outflows	220,554	182,036	603,794	606,780	(2,986)	308,196
Net Cash Inflows Over (Under) Outflows	(34,498)	15,408	(7,492)	(13,217)	(5,725)	8,597
Ending Cash Balance	\$90,814	\$116,999	\$109,507	\$103,782	(\$5,725)	\$112,379
Emergency capital reserve				53,641		54,869
Operating cash reserve				50,141		57,509
Total cash reserves				<u>\$103,782</u>		<u>\$112,379</u>
Targeted general reserve level:						
Operating reserve (3 months)				50,141		57,509
Emergency capital reserve				80,000		80,000
Total targeted reserve level (excluding scheduled capital improvements)				<u>\$130,141</u>		<u>\$137,509</u>
Projected shortfall in cash reserves				\$26,359		\$25,131

Canyon Creek Estates Homeowners' Association
Budget Recap
Fiscal Years Ending September 30, 2025 and 2026

Fiscal Year 2024/25:

- The road overlay project came in under budget by \$47,895. A special assessment of \$400,000 was approved by HOA members at the November 2024 annual meeting. The final cost of the project was \$352,105.
- The HOA incurred \$58,503 in unanticipated capital expenditures as follows:
 - Water line replacement - \$36,004
 - Pump replacements - \$22,499
- The board is requesting approval from the HOA to apply \$47,895 of unspent funds from the road overlay project to cover a portion of the water line and pump replacement costs. The budget presented herein assumes that HOA approval is granted for this expanded use. If not approved, ending cash balances for 24/25 and 25/26 will be \$47,895 less than those projected in the attached budget document. Without these funds, the HOA's ending cash reserves would be just \$56,000, which is \$74,000 below our targeted reserve level of \$130,000.
- In addition to the over budget variances for the water line and pump replacements, we are projecting an over budget variance in water system maintenance of \$21,271. The Colorado Dept of Health has implemented new testing requirements which resulted in additional expenditures of about \$10,000 for 2024/25. In addition, we spent about \$11,000 on the following items that were not included in the original budget:
 - Valve and fitting replacements in the pumphouse
 - Leak detection and repair services
 - A significant increase in responses to after hours emergency alarms by our water/waste-water treatment contractor
 - Determining the cause of pump issues resulting in low water tank levels

Fiscal Year 2025/26:

- The budget assumes an increase in dues of \$100 per quarter per lot, or about \$33 per month. Because this increase exceeds the consumer price index, it will require approval of $\frac{2}{3}$ of the members voting at the annual meeting (in person or by proxy). The increase will generate about \$27,000 in new revenues.
- The budget includes \$18,000 in testing fees for our water and waste water treatment systems as required by the Colorado Department of Health. For comparison purposes, we spent \$5,000 in 23/24.
- The budget includes \$7,500 for the completion of a study mandated by the Colorado Dept of Health to determine whether our waste water treatment system can meet the new nitrogen and phosphorous requirements that are being phased in by the State.
- The budget includes the following two essential capital projects:
 - Replacement of the electrical panel in the pumphouse at a projected cost of \$5,000
 - Replacement of the copper feeder line to the big well at a projected cost of \$7,000
- Assuming no significant overages, we plan to add about \$8,600 to our cash reserves by the end of 2025/26. While we will be making some progress toward achieving our targeted cash reserve level, we are projecting that we will still fall about \$25,000 short of that goal at the end of next year.

Canyon Creek Estates
Fifteen Year Capital Plan & Emergency Capital Reserves

Information below is per the Reserve Study completed by Sopris Engineering, September 2023

<u>Scheduled Improvements:</u>		<u>2025/26</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2036/37</u>	<u>Total</u>
Sanitary sewer:						
Sewer repairs/upgrades	A	\$21,000				\$21,000
Sewer TV & Jetting		11,000			16,153	27,153
Sewer plant assessment study	B	7,500				7,500
Blower motor & mixer motor	C			6,334		6,334
Water system:						
Refurbish oldest water tank			51,655			51,655
Roads:						
Road - seal coat	D		34,805		41,560	76,365
Subtotal		\$39,500	\$86,460	\$6,334	\$57,713	\$190,007
10% Contingency		3,950	8,646	633	5,771	19,001
Grand Total		<u>\$43,450</u>	<u>\$95,106</u>	<u>\$6,967</u>	<u>\$63,484</u>	<u>\$209,008</u>

NOTE: Above estimates assume annual construction cost increase of 3% per year. Projections should be updated every few years to reflect actual construction cost increases.

- A This item was identified as a needed upgrade in the last 15-year reserve study and may have already been completed. If sewer TV/jetting determines this has not yet been completed, it will need to be done as soon as possible. This amount has not been included in the 2025/26 budget.
- B Assessment study is to determine if the existing sewer treatment plant can comply with the new phosphorus and nitrogen treatment levels required by the State in the future. The assessment will determine if compliance is a minor or large capital expense. Anticipate the new requirement by the State will give 5-10 years to comply.
- C Assume motors will need to be replaced at some point during the 15 year study period.
- D Inspection of the HOA roads needs to occur every spring. Seal coat may be required sooner dependent on

Emergency Funds: **Projected Cost**

Sewer main and manhole upgrade 1	E	9,000
Sewer main and manhole upgrade 2	E	12,000
Decant screw at sewer plant	F	20,000
Tank radio system		5,000
Water line replacement	G	20,000
Well pump replacement		10,000
Fencing replacements (when damaged)		5,000

- E Potential problematic sewer line areas identified during previous TV/jetting to be addressed based on results of 2025/26 TV/jetting.
- Per Alan @ EPC, decant screw will need to be replaced at some time during 15 year study period based on
- F inspection
- G Assumes 150 feet of water line replacement per occurrence

NOTE: Items listed above are examples of issues that would typically need to be addressed through emergency reserves when failures occur or when part-replacement is identified as urgent. The items listed are examples of why emergency reserve funds are necessary. CCE has experienced as many as 3 water line breaks in a single year.

Canyon Creek Estates HOA

Dues by Quarter

Homes	Single Lots	Water or Sewer
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Fiscal Year Ended September 30, 2026

Qtr 1	\$856	\$214	\$313
Qtr 2	856	214	313
Qtr 3	856	214	313
Qtr 4	856	214	313
Total annual	<u>\$3,424</u>	<u>\$856</u>	<u>\$1,252</u>

Fiscal Year Ended September 30, 2025

Qtr 1	\$723	\$181	\$264
Qtr 2	788	197	288
Qtr 3	756	189	276
Qtr 4	756	189	276
	<u>\$3,023</u>	<u>\$756</u>	<u>\$1,104</u>

Canyon Creek Estates Homeowners Association
Annual Homeowners Meeting Minutes

Date: November 13, 2024

Time: 6:00 PM

Location: New Castle Community Center, 423 W. Main St. New Castle, CO 81648

AGENDA

Homeowner sign-in and introductions:

There were 31 homeowners signed in and 4 absent homeowners represented by Proxy. Total voting members 35 meeting the quorum requirements established by the covenants.

Presidents Report:

Kyle started by going over the agenda for the meeting. He then thanked the board for the work during the past year and a special thanks to Shannon for her all her work on the budget. Kyle also thanked Bob Richardson for his work keeping the park and the grounds in great shape. Also, a big thank you to Troy Buster for his work with his track hoe on that rainy Saturday when we took down the fence and posts in the park.

Secretary's Report:

Michael Colangelo reviewed the Annual Meeting Minutes from the November 7, 2023. No edits or corrections proposed. Motion made by Troy Buster to accept minutes as written. Motion PASSED unanimously.

Treasurer's Report:

Shannon went over the budget for the current year and the proposed budget for FY 2024-2025.

Status of the Target Reserve Level

Fifteen Year Capital Plan

Homeowners (Scott Wagner and Paul Pederson) asked about the Legal Expenses and Litigation that was mentioned in the budget review and the Presidents Report. Kyle McElroy explained the Litigation with 3 parties from our HOA, 508 CCSA LLC., Roy Hovland, and Romi Ventures LLC over our Short-Term Rental Amendment that was passed at the annual meeting in November 2022. Kyle McElroy explained the creation of the Litigation Committee to avoid conflict of interest with Roy Hovland as he is a board member. Scott Wagner asked why we didn't vote him off the board and Kyle McElroy said we couldn't. A motion was made by Troy Buster to remove Roy Hovland from the board and seconded by Scott Wagner.

Kyle McElroy paused proceedings to review the covenants to see if the HOA can vote Roy Hovland off the board.

Shannon Pelland continued with the Budget review.

Other Reports:

- **FIREWISE Program**

Bob Richardson talked about the Firewise program saying the we are now inactive as our reporting information has changed and he is working to get it corrected. We need to be more proactive as homeowners to keep our lots clean to limit exposure to fire.

Kyle McElroy opened discussion on the vote to remove Roy Hovland from the board. Kyle McElroy referenced Article VII- Officers Section 7.04 Removal of Officers by the Board of Directors. He said we should discuss this among the directors.

Scott Wagner brought up Article V-Board of Directors Section 5.07 that the owners can vote out a board member without cause by a vote of owners representing a quorum of the association. Kyle let Roy Hovland speak regarding the vote. He said he had legal advice to not speak of the litigation.

The HOA voted on the removal of Roy Hovland from the Board of Directors. Motion PASSED to remove Roy Hovland from the Board 31votes for and 2 votes against.

- **Road Asphalt Overlay**

It was previously passed that the road asphalt overlay would be done in Spring 2026. The question has been brought up should we do it earlier to save money from inflation and increased costs by getting a loan for ½ of the expenses to do the job in Spring 2025 instead. The HOA was given 2 options to do the project. Option 1 to complete the project in Spring/Summer 2026 or Option 2 to complete Spring/Summer 2025. See attached recommendations.

Randy Roth made motion to add Option 2 as an available alternative to pay the assessment for the overlay project, Ellen Colangelo seconded. Voting to approve Option 2 PASSED with 30 votes for.

Volunteers for the Road Committee:

Troy Buster

Steve Ehlers

Sean Binyon

Road Committee to be at the next Board Meeting.

- **Vendor Proposal for High-Speed Internet**

Travis received a proposal from Pathfinder Internet Service to install hardware to provide high speed internet to our subdivision. They would require All of the homeowners to participate and would require a 10 Year contract with all homeowners paying through our HOA dues. The proposal was shot down completely by the HOA.

- **Fencing Update**

Initially it was intimated that Mr. Camilletti was going to pay for ½ of the fence on the westside of the entrance, he has decided not to pay ½. The HOA voted to take down the existing fence and add the fencing to the 15 Year Capital Plan to replace the westside entrance fence and the fencing opposite the ponds. Vote was PASSED unanimously.

- **Homeowner Communication**

Kevin talked about the HOA website and Blog and the email notifications. All Documents from the HOA can be found on the website.

- **New Business**

Election of new Board Members to replace Kyle McElroy who has finished his term and Roy Hovland was removed from the Board.

Christine Schriock and Paul Pederson volunteered and were nominated from the floor and seconded to replace Kyle and Roy. HOA voted unanimously to elect Christine and Paul to the Board and to elect Shannon Pelland to a second term.

Spring Clean-up for the HOA has been set for Saturday April 26, 2025. Let's have a great turnout for the Spring Clean-up this coming spring!!

Meeting Adjourned at 8:00 PM

Secretary Signature

12/19/2024

Date Approved

Road Asphalt Overlay Project

The Road Committee (volunteers welcome) will soon convene to begin planning for the road overlay project. Two primary concerns—cost escalation and potential deterioration of the road substructure—may lead the committee to recommend advancing the project to spring 2025, rather than waiting until 2026 as originally planned. At last year's annual meeting, the HOA approved Option 1 (completion in 2026). The Board is recommending that the HOA also approve Option 2 (completion in 2025), and task the Road Committee with selecting the option that best serves the interests of the community. For both options, members can pay the assessment in two installments, one year apart.

Option 1 – Project to be completed spring/summer 2026

Approved at November 2023 meeting

Project cost estimate: \$458,000

Estimate of special assessment per lot: \$6,900

- ☐ \$3,500 due by March 31, 2025
- ☐ \$3,400 (estimate) due by March 31, 2026 – actual amount to be adjusted based on bids received Spring 2026

Option 2 – Project to be completed spring/summer 2025

Project cost estimate: \$445,000

Estimate of special assessment per lot: \$6,700

Homeowners can fund their assessment in one of two ways:

A. Pay the entire assessment estimated at \$6,700 by March 31, 2025

OR

B. Pay \$3,500 by March 31, 2025 AND

Pay \$3,200 by March 31, 2026 **plus** interest and loan closing costs for a total estimated payment of \$3,525

For those members selecting option B above, the HOA would secure a one-year loan, which would be repaid when the 2026 assessments come due on 3/31/26. Securing the loan would allow the project to be completed in spring/summer 2025 rather than waiting until 2026. Interest and loan closing costs reflected above are estimates and likely to be lower.

Keep in mind that in both scenarios above, the actual assessment amounts will be based on project bids received in spring 2026 (option 1) or spring 2025 (option 2).

Canyon Creek Estates Homeowners Association
Fiscal Year Ended September 30, 2025 - Proposed Budget (Cash Basis)
Prior Year Actual Revenues and Expenditures

	Actual 2021/22	Actual 2022/23	Budget 2023/24	Actual 2023/24	Favorable (Unfavorable) Variance	Proposed Budget 2024/25
Beginning Cash Balance	\$125,312	\$136,089	\$101,591	\$101,591	\$0	\$116,999
REVENUES						
HOA dues - Homes	158,070	173,784	186,107	183,298	(2,809)	194,470
HOA dues - Lots	1,413	1,970	1,446	1,446	-	1,512
HOA dues - Sewer	1,796	1,920	2,112	2,112	-	2,208
HOA dues - Water	2,694	2,880	3,168	3,168	-	3,312
Interest income / Late fees	1,204	1,138	2,000	420	(1,580)	1,800
Subtotal - operating income	165,177	181,692	194,833	190,444	(4,389)	203,302
Special Assessments - road overlay			-	7,000	7,000	225,155
Special Assessments - water tank	-	4,364	-	-	-	-
Total Revenues	165,177	186,056	194,833	197,444	2,611	428,457
EXPENDITURES						
General Operating:						
Accounting and consulting	6,004	12,900	14,000	10,780	3,220	14,000
Office & Admin.	1,336	1,343	1,800	1,374	426	1,436
Merchant service fees	-	2,815	-	1,166	(1,166)	575
Insurance	4,701	6,235	6,503	7,629	(1,126)	7,972
Legal	5,492	45,389	15,000	48,265	(33,265)	20,000
Maintenance - ditches	4,462	5,050	5,353	4,830	523	5,047
Maintenance - grounds	16,882	19,005	20,145	17,765	2,380	21,052
Maintenance - tree removal	-	-	-	-	-	5,000
Trash service	16,070	16,737	18,444	17,189	1,255	18,183
Fire mitigation	28,407	500	5,000	-	5,000	5,000
Infrastructure assessment		-	7,000	4,219	2,781	-
Roads:						
Maintenance	3,580	18,166	9,000	-	9,000	4,980
Snow removal	15,519	17,923	18,998	7,392	11,606	21,353
Sewer System:						
Electricity	3,532	3,318	3,517	4,186	(669)	3,994
Maintenance, inspections, fees	15,157	950	17,000	13,726	3,274	17,000
TV and Jetting	-	-	11,000	-	11,000	11,000
Water System:						
Electricity - Pumps & common areas	10,799	11,358	12,039	11,237	802	11,743
Maintenance, inspections, testing, fees	21,749	20,141	29,000	25,151	3,849	28,283
Lead-based pipe study	-	-	10,000	-	10,000	-
Telephone	710	1,133	1,201	1,092	109	1,176
Capital projects and improvements:						
Irrigation at location of ditch piping	-	-	-	-	-	6,000
Sight barrier on entrance road	-	-	4,120	-	4,120	-
Playground equipment replacement	-	21,096	-	-	-	-
Spare sewer/water syst replacement parts	-	16,495	5,000	6,035	(1,035)	-
Total Expenditures	154,400	220,554	214,120	182,036	32,084	203,793
Net Revenues Over (Under) Expenditures	10,777	(34,498)	(19,287)	15,408	34,695	224,663
Ending Cash Balance	<u>\$136,089</u>	<u>\$101,591</u>	<u>\$82,304</u>	<u>\$116,999</u>	<u>\$34,695</u>	<u>\$341,662</u>
Restricted cash reserve (road overlay project)				\$0		\$225,155
Emergency capital reserve				80,000		80,000
Operating cash reserve				36,999		36,507
				<u>\$116,999</u>		<u>\$341,662</u>
Targeted general reserve level:						
Operating reserve (3 months)				\$47,611		\$50,825
Emergency capital reserve				80,000		80,000
Total targeted reserve level (excluding scheduled capital improvements)				<u>\$127,611</u>		<u>\$130,825</u>
Projected shortfall in ending operating cash reserve				\$10,612		\$14,318

Canyon Creek Estates
Fifteen Year Capital Plan & Emergency Capital Reserves

Information below is per the Reserve Study completed by Sopris Engineering, September 2023

<u>Scheduled Improvements:</u>		<u>2024/25</u>	<u>2025/26</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2033/34</u>	<u>2036/37</u>	<u>Total</u>
Sanitary sewer:								
Sewer repairs/upgrades	A	\$21,000						\$21,000
Sewer TV & Jetting		11,000				14,783		25,783
Sewer plant assessment study	B		15,913					15,913
Blower motor & mixer motor	C				6,334			6,334
Water system:								
Refurbish oldest water tank				51,655				51,655
Roads:								
2" asphaltic overlay	D		381,924					381,924
Drainage improvements			26,522					26,522
Culvert replacement			7,957					7,957
Road - seal coat	E			34,805			41,560	76,365
Subtotal		\$32,000	\$432,316	\$86,460	\$6,334	\$14,783	\$41,560	\$613,453
10% Contingency		3,200	43,232	8,646	633	1,478	4,156	61,345
Grand Total		\$35,200	\$475,548	\$95,106	\$6,967	\$16,261	\$45,716	\$674,798
Total Road Project Cost			458,043					
Total Lots			66.33					
Projected special assessment			6,906					

NOTE Above estimates assume annual construction cost increase of 3% per year. Projections should be updated every few years to reflect actual construction cost increases.

- A This item was identified as a needed upgrade in the last 15-year reserve study and may have already been completed. If sewer TV/jetting determines this has not yet been completed, it will need to be done as soon as possible. This amount has not been included in the 2023/24 budget.
- B Assessment study is to determine if the existing sewer treatment plant can comply with the new phosphorus and nitrogen treatment levels required by the State in the future. The assessment will determine if compliance is a minor or large capital expense. Anticipate the new requirement by the State will be in 2037 with 5-10 years to comply.
- C Alan @ EPC indicates well pumps are in good condition. Assume motors will need to be replaced at some point during the 15 year study period.
- D Includes butt mill to match existing driveways plus gravel shoulder improvements
- E Inspection of the HOA roads needs to occur every spring. Based on 2023 inspection, overlay deferred until 2026. Seal coat may be required sooner dependent on annual inspection.

Emergency Funds: **Projected Cost**

Sewer main and manhole upgrade 1	F	8,000
Sewer main and manhole upgrade 2	F	10,000
Decant screw at sewer plant	G	20,000
Tank radio system	H	5,000
Water line replacement	I	20,000
Well pump replacement		17,000
Fencing replacements (when damaged)		5,000

- F Potential problematic sewer line areas identified during previous TV/jetting to be addressed based on results of 2024 TV/jetting.
- G Per Alan @ EPC, decant screw will need to be replaced at some time during 15 year study period based on inspection
- H Spare tank radio system included in 2023/24 budget
- I Assumes 150 feet of water line replacement per occurrence

NOTE: Items listed above are examples of issues that would typically need to be addressed through emergency reserves when failures occur or when part-replacement is identified as urgent. The items listed are examples of why emergency reserve funds are necessary. CCE has experienced as many as 3 water line breaks in a single year.

Canyon Creek Estates HOA

Dues by Quarter

	Homes	Single Lots	Water or Sewer
Fiscal Year Ended September 30, 2025			
Qtr 1	\$723	\$181	\$264
Qtr 2	788	197	288
Qtr 3	756	189	276
Qtr 4	756	189	276
Total annual	<u>\$3,023</u>	<u>\$756</u>	<u>\$1,104</u>
Fiscal Year Ended September 30, 2024			
Qtr 1	\$657	\$164	\$240
Qtr 2	790	197	288
Qtr 3	723	181	264
Qtr 4	723	181	264
	<u>\$2,893</u>	<u>\$723</u>	<u>\$1,056</u>
Percentge Increase	4.5%	4.6%	4.5%