



CIRCLE C RANCH

2012 Annual Report

An Official Publication of the Circle C Homeowners Association

This is the Annual Report of the Board of Directors of the Circle C Homeowners Association. In this report we provide an overview of the activities and achievements of 2011 for the Association, as well as an outline of our proposed activities and goals for 2012. We believe that 2011 was a year of significant progress for the Association, and we are committed to continuing that progress in 2012. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

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INTRODUCTION

From The President

By: Jason Bram

This past year was a very special year for Circle C. We took on the largest project in our history with the new Community Center and pool. This has always been in the overall plan of our neighborhood, but took many years and many volunteers to make it a reality. I want to thank current and past board members, those who served on the West Pool Committee and our HOA staff for all of their efforts. It was truly a group effort and one to take great pride in. I have no doubt that the Center will add immeasurable value to Circle C and keep us one of Austin's premiere neighborhoods.

The building will consolidate all of our Circle C HOA services and provide highly requested facilities for homeowner use. The adjacent recreational pool meshes with our existing Swim Center and between the two facilities residents will have options for everything from serious swim training to fun family gatherings or quiet sunbathing.

This year is a big year for other development as well. The Alamo Drafthouse and other businesses are starting to open which will give us more of a selection for restaurants, doctor's offices and other

businesses within Circle C. We also have the University of St. Augustine building a campus near Kiker which is scheduled to open in September of this year. As an HOA we are also adding two new sections with Esquel/Avana eventually adding 169 lots and Greyrock Ridge eventually adding 368 lots.

As we approach our annual meeting in March, I ask that you take the time and fill out your absentee ballot or name a proxy. The absentee ballot and proxy can be found on the back of this year's first assessment which was mailed to you at the beginning of February. We need to have ten percent of members voting to have a quorum or we cannot conduct business at the annual meeting. This board has done a lot this year and the best way to thank them is to participate in the Annual Meeting and vote. Candidate biographies will be available on the website, so please take the time to research the candidates.

The current Board of Directors would like to thank you for the opportunity to serve you. It has been an honor and we will continue to strive to keep Circle C the best and most sought after neighborhood in Austin.

THANKS COMPLETED PROJECTS

During 2011

- Construction of New Community Center and Pool
- Irrigation infrastructure improvements
- Turf replacement and bed upgrades
- Open space dead tree and brush removal
- Swim Center pump room roof repair
- Swim Center new pool tarps and lane lines
- Swim Center pool gutter piping repair
- Addition of shade structure over toddler pool pump room
- Swim Center Sundek coping repair
- Swim Center Light Pole repainting

CIRCLE C RANCH ANNUAL REPORT

Circle C Governing Documents

All of the Circle C HOA's defining documents can be found on the HOA website at www.circlecranch.info, under the Resource tab. Residents must register for the website in order to access the documents.

Board of Directors

The members of the CCHOA elect a volunteer Board of Directors (BOD) to run the Association. The board consists of seven people, all of whom must be property owners. Directors are elected for three year terms. We have two director seats that expire in 2012 (Joel Pace and Brad Compere). Rob Johnson, Russ Hodes and Chris Poynor's terms expire in 2013. Jason Bram and Steven Urban's terms expire in 2014.

As of this writing the CCHOA BOD has five officers: President (Jason Bram), Vice President (Brad Compere), Treasurer (Russ Hodes), Secretary (Chris Poynor) and Development Officers (Jason Bram and Joel Pace). Steve Urban and Rob Johnson also serve on the board. You can email the board at directors@circlecranch.info

Operations Staff

- **Operations Manager:**
Denise Nordstrom, CMCA, AMS
- **Financial Manager:**
Terri Giles, Giles & Shea
- **Operations Support Staff:**
Gale Foster and Ashley Gladden
- **Facility Maintenance Coordinator:**
Robert Bardeleben
- **Aquatics Director:**
Brandon Ducote, MS, LGI, CPO

Public Board Meetings

The CCHOA BOD holds monthly board meetings that are open to residents, currently scheduled at 6:30PM on the fourth Wednesday of each month. Beginning with the March 2012 board meeting, the location will be at the new Community Center. We allot time at the beginning of each meeting for a Homeowners Forum that allows residents to address the board.

Architectural Control Committee

- **Committee Members:**
 - A.E. Martin, former CCHOA Board Member
 - Laura Sherman, AIA Registered Architect
 - Trent Rush, Principal, TBG Partners, Reg. Landscape Architect
- **New Homes Reviewed:** 73 new homes were reviewed. These were homes by D.R. Horton, KB Home, and Standard Pacific Homes
- **Remodels/Residential Projects:**
The ACC reviewed 109 residential projects
The Architectural Control Committee also created new guidelines for Water Wise landscape installations in the front yard go assist residents in revamping their landscapes to meet drought conditions.
- **Current Circle C Residential Builders for New Homes:**
 - KB Home—Fairway Estates and Golf Course Estates
 - Standard Pacific—Avana
 - D.R. Horton is finishing their last homes in Alta Mira
- **Upcoming Residential Development**
 - Six lots are available on the east side of Barstow to be built by Origin Homes
 - Twenty two lots will go under development in the near future on the west side of Barstow with homes by Streetman Homes.

Annual Meeting for Members

The CCHOA holds its Annual Meeting in March. The Annual Meeting agenda includes election of directors, a financial review, and an operational report to members. In 2011, the HOA made a few changes to the

Annual Meeting in an effort to obtain the 10% quorum needed to call the meeting. The meeting is now held the week prior to Spring Break; the ballot and proxy are now included on the back of the February HOA assessment. The 2012 Annual Meeting will be held on Wednesday, March 7 at 6:30pm at the Circle C Community Center. Please be on the look-out for the February assessment with ballot and proxy on the back. We encourage everyone to attend the Annual Meeting as well as vote in the 2012 Board of Directors election.

Communications

There are several ways to contact the Association. You can submit a concern, report a deed violation or ask a question via the HOA website at www.circlecranch.info. You can email or call our manager, Denise Nordstrom. Her phone number is 512-288-8663, and her email address is info@circlecranch.info. You can speak to the Board at the monthly board meeting or send them an email at directors@circlecranch.info.

We have several ways we use for neighborhood communications. Our web page is at <http://www.circlecranch.info> (please register if you haven't already), we publish a newsletter monthly, sent to your home by first class mail. We maintain ten marquees around the neighborhood for announcements.

We also utilize a Community Email database for Circle C HOA announcements. Please take a moment to sign up to receive timely HOA news via email by logging onto: www.circlecranch.info

Growth of Circle C Ranch

2011

Lots in the Association 4628

Lots Paying Full Assessment 4387

2012

Lots in the Association 4387

Lots Paying Full Assessment 4280

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Areas Swim Center Report

ATTENDANCE

- **2011 Summary-** 71,910 residents checked in at the Circle C Swim Center

FACILITY

- **Inspection-** Annual Austin Travis County Swimming Pool Inspection was conducted with no deficiencies noted and the facility scored 100% on all compliance items
- **Pool Deck-** Sundeck deck surface around the entire swim center was repaired and painted
- **Bathhouse Enclosure-** Plexiglass wind blocks installed in bathhouse
- **Return Circulation Repair-** Competition pool gutter system leaks were repaired in addition to 30 ft of the recirculation system being replaced, and 4 new gauges and 5 valves replaced.
- **Competition Pool Covers-** All 9 pool covers were replaced
- **Roof Repair-** Pump room roof and gutter system was replaced
- **Lane Lines-** All lane lines replaced with the addition of 50 meter extension to offer long course swimming
- **Light Poles-** All three 30ft tall light poles were repainted
- **Fencing-** Perimeter fence painted and repaired
- **Privacy Curtains in Changing Area-** Curtains were installed between the bathroom stalls and the changing/shower area
- **Competition Pool Expansion Joint-** The 2 expansion joints for completion pool were redone utilizing underwater M-1 sealant and scuba equipment.
- **MIOX Chlorination System-** 2nd MIOX system installed during the last half of 2011 continues to produce sanitizing solution without any issues.

EVENTS

- **2011 Summer Movies at the Swim Center**
How to Train Your Dragon
MegaMind
Tangled
- **2011 Carnival at the Pool-** Face Painting, Hair Coloring, Dart Throwing, Fishing Pond, Pie Eating Contest, Dunking Booth, Snow Cones

FRONT DESK

- Online registration for swim meets was implemented for the 2011 Short Course season.
- All swim center forms were made available online as well as pool policies and staff information
- The swim center program guide was published online as an interactive PDF booklet for easy reference
- A Beta Web site has been designed to enhance resident's ability to find information regarding amenities and the new community center and pool as well as providing residents with access to private lesson schedules and PDF forms for ease of registration.

CIRCLE C SELECT SWIM TEAM

The 2011 Select Team is lead by Head Coach Hayley McGregory and Assistant Coach Beverly Hetrick . Monthly participation ranged from 54-130 swimmers with the height of participation at the beginning of the short course season. The team has operated for 3 years.

• **Team participation**

January	92 Swimmers were registered
February	54 Swimmers were registered
March	75 Swimmers were registered
April	59 Swimmers were registered
May	62 Swimmers were registered
June	47 Swimmers were registered
July	34 Swimmers were registered
July	Swim Team Clinics 41 swimmers
August	85 Swimmers were registered
September	130 Swimmers were registered
October	125 Swimmers are registered
November	101 Swimmers are registered
December	73 Swimmers are registered

• **Swim Meets**

Beat Valeo Meet, Round Rock Unclassified, Great pumpkin Invitational, Spooky Spirit Unclassified, UT November Unclassified, CCAA Reindeer Races, ST Championship Meets

SPRING & SUMMER GROUP SWIM LESSONS

April 19-29th session of swim lessons 24 swimmers registered
May 3-13th session of swim lessons 16 swimmers registered
May 17th-27th session of swim lessons 43 swimmers registered
June 7th-17th session of swim lessons 79 swimmers registered
June 20th-July 1st session of swim lessons 72 swimmers registered
July 5th-15th session of swim lesson 61 swimmers registered
July 19th-29th session of swim lessons 82 swimmers registered
August 2nd-12th session of swim lessons 70 swimmers registered
605 Swimmers were served through the Circle C Swim Center Private Lesson Program

WATER AEROBICS

Water Aerobics had 5-12 participants from May through October. This program has been has been instructed by Marilyn Vaillant for the past 4 years.

MASTERS

Adult Coached Swimming Monthly participation ranged from 5-14 participants throughout the year. The Masters program has been an ongoing program for the past 4 years

RENTALS

- Circle C Seals Summer League
- Bowie High School Swim Team
- St. Michael's High School Swim Team

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CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Area - Continued from page III

- Veritas/ Waldorf Swim Teams
- T3 Triathlete Group
- TriZones Triathlete Group
- American Swimming Association 3 on 3 event
- Dream of Hopes Ranch Special Olympics Group
- Voyager Summer Camp
- Kaleidoscope Summer Camp
- Boy Scout and Cub Scout Swim Testing

INCIDENTS / ACCIDENTS 2011 SUMMARY

- **12 Bee Stings-** Due to the reoccurrence of this type of injury at the swim center the following steps have been taken;
 1. Source of sugar from soda and candy in the trash cans is removed every hour
 2. Central Texas Bee Rescue and Preserve is helping relocate the bees
 3. The Circle C Café is notifying patrons when they purchase items that attract bees
- **11 Head Injuries-** Various locations and methods of injury, therefore no further action was required.
- **7 Cuts-** Various locations and methods of injury, one instance required pavers to be leveled.
- **5 Scrapes-** Various locations and mechanisms of injury
- **29 other incidents/accidents** with no need to mitigate risk associated with injury.
- **11 times guards entered the water to make a rescue**

SWIM CENTER HOURS OF OPERATION 2011

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • Winter Hours-
Jan 1st thru March 12, 2011
and Oct 17th-Dec 31st - Lap
Swim Only
<u>Monday – Friday</u>
6-10 a.m. & 3:30-7p.m.
<u>Saturday</u>
8-11 a.m.
<u>Sunday</u>
Closed | • Summer Hours-
June 4 - August 21, 2011
<u>Tuesday - Friday</u>
6-10 a.m. Lap Swim Only
10 a.m. - 8 p.m. Rec. & Lap Swim
<u>Saturday</u>
7-10 a.m. Lap Swim Only
10 a.m. - 8 p.m. Rec. & Lap Swim
<u>Sunday</u>
10 a.m. - 8 p.m. Rec. & Lap Swim
<u>Monday</u>
CLOSED |
| • Spring Hours-
March 13 thru June 3, 2011
<u>Monday - Friday</u>
6-10 a.m. Lap Swim Only
3:30-8 p.m. Recreation &
Lap Swim
<u>Saturday</u>
7-10 a.m. Lap Swim Only
10 a.m.-6 p.m. Recreation &
Lap Swim
<u>Sunday</u>
10 a.m.-6 p.m. Recreation &
Lap Swim | • Fall Hours- August 22 thru
October 16, 2011
<u>Monday - Friday</u>
6-10 a.m. Lap Swim Only
3:30-8 p.m. Rec. & Lap Swim
<u>Saturday</u>
7-10 a.m. Lap Swim Only
10 a.m.-6 p.m. Rec. & Lap
Swim
<u>Sunday</u>
10 a.m.-6 p.m. Rec. & Lap
Swim |

Landscape Report

We have to say that by far, 2011 was the most challenging year for landscape maintenance due to the extreme weather conditions. For the first time in my experience, we had three days of continuous freezing temperatures which affected our vegetation. Then we moved to one of the driest and hottest years on record and the implementation of Stage 2 water restrictions with the City of Austin. The extreme heat and limited water was hard on the landscaped areas, however, they have bounced back pretty well with the December soaking rains. Much of our time was spent hand watering trees and plants throughout the year.

STANDARD MAINTENANCE:

The Circle C Commons areas were maintained according to the contracted schedule for mowing services, trash pickup, bed pruning and care, mulching, fertilization and water management.

CAPITAL IMPROVEMENTS

• **Infrastructure Improvements:**

- Drip Irrigation has been installed under all hedges that line the commons areas
- Bubblers were installed to young trees
- Quick Couplers (secured hose bibs) were installed along the common area medians
- Irrigation Central Control was upgraded with new controllers and radios

• **Turf Improvements:**

Due to the drought, the turf improvements were delayed until 2012

• **Bed Upgrades:**

Bed upgrades continued throughout, and emphasis was on using rock work to eliminate the need for irrigation in locations such as median tips which are difficult to water efficiently.

• **Outlying Areas:**

Several of our enclosed greenbelts and drainage areas located close to homes and inaccessible for fire protection were cleared of debris, dead trees, dead cedar, and trimmed up to meet Firewise specifications set by the State of Texas.

LANDSCAPE LIGHTING UPGRADES

solar lighting was installed in all of the outlying mail centers that do not have electricity; replacement lighting was added in several areas

New Community Center and Pool Report, Jason Bram (President and Development Officer)

The HOA was very busy in 2011 working on the construction of the new Community Center and Recreational Pool at the corner of La Crosse Avenue and Spruce Canyon. The site location and a 1.3 million dollar amenity fund were transferred to the HOA

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CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Area - Continued from page IV in 2009. The Board unanimously voted to approve a \$4million dollar project (\$2 million of which is a loan) and went through a series of plans and negotiations to bring the project just under the total \$4million. Due to a conservative spending cycle in 2010 and 2011, the HOA was able to carry over enough cash to allocate an additional \$220,000 towards the project in 2011. This allowed the Board to revert to original materials in various areas of the project and to accommodate unforeseen changes from the original plans. This project has by far, been the largest the HOA has overseen and we are excited to unveil Circle C's largest and newest amenity to the membership.

Commercial Development Report

STRATUS PROPERTIES

• **Tract 107:**

Stratus Properties has almost completed construction on the south side of Slaughter and MoPac of a new commercial center. The initial phase includes Alamo Drafthouse (approximately 38000 square feet), Austin Diagnostic Clinic (15,000 s.f.), and two retail buildings. Tenants for the retail buildings include Coffee Bean and Tea Leaf, ATX Bikes, Z Pizza, TCBY, AT&T, KOKO Fit Club, a dentist and nail salon.

• **Tract 110:**

The University of St. Augustine, a post graduate physical therapy college, purchased a tract of land from Stratus at the corner of MoPac and La Crosse. They are planning to build a post-graduate physical therapy college. They have begun construction and plan to finish by mid-summer.

Financial Report

(for the period ending December 31, 2011)

The CCHOA Treasurer has very specific responsibilities, which are detailed in our By-Laws (Article VIII, section 8, (d)). Those duties include ensuring that our funds are collected and accounted for in the bank accounts and books, securing the annual audit, and reporting our financial condition at the annual members meeting.

The CCHOA completed 2011 under budget and we borrowed two million dollars for the new Community Center and Pool

- Income was \$2,914,276 (vs. \$2,689,592 2,428,424 last year)
- Expenses were \$2,280,416 (vs. \$2,372,782 2,288,882 last year)
- Retained Earnings \$633,860 (vs. \$316,810 139,542 last year)

The income break-down is \$2,382,837 from HOA dues (82%) and \$531,439 from other sources (18%). Under expenses, \$1,008,818 (44%) was for landscaping services, \$547,748 (24%) for the swim center, \$240,542 (11%) for capital improvement projects and \$483,308 (21%), for operations. The Delinquency rate for the HOA dues was slightly higher than last year (2.3% vs. 1.1% in 2010).

CCHOA used a combination of their dedicated reserve funds, the developer collected Amenity Fund, and a 10-year mortgage loan to finance the Circle C Community Center (CCCC). Our minimum loan payment is \$173,000 per year and our budget assigns \$266,000 for debt repayment (pay off estimated in 7 years). The interest rate is expected to be 4.75 % or less. We will pay half of one percent for the loan origination fee. The closing has not been scheduled, but it should be in late March or April.

The developer continues to collect an Amenity fee for every home sold in Circle C Ranch and will continue to add to this fund, as new lots are sold to home builders. The result is that CCHOA can anticipate more than \$600,000 of income over the next 10-15 years, which goes into the

capital improvements and amenities for the neighborhood.

Greyrock Ridge is the newest section of Circle C Ranch (at the corner of Mopac and SH 45), which includes 385 lots. It was formerly known as Wildflower Commons, but the project has changed back to residential, single family homes.

The Avana neighborhood (163 lots) is being built by Standard Pacific. It is the first of three sub-divisions, totaling 388 lots along Escarpment Blvd, south of SH 45. All of these new residents are members of Circle C Ranch and CCHOA. They do pay HOA dues, they will share our amenities and they will contribute additional amenities.

CCHOA continues to maintain reserve funds for emergencies. The goal of the General Reserve fund is to cover 10% of our annual expenses (roughly, one month of operating expenses). The West Pool Reserve Fund (\$225,266) was used on the new CCCC project and that account has been closed. These are the current fund sizes for 2011:

- The General Reserve Fund is \$211,589.
- The Swim Center Reserve Fund is \$93,055.

Stephen M. Tilson PC prepared our state and federal tax returns for 2010 and the following was paid in 2011.

- Federal Income tax was \$0.
- The Texas Franchise Tax was \$15,465.

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during the summer of 2011, for the budget year that ended on December 31st, 2010. The CCHOA budgets and audits are always available for inspection, by any HOA member at the HOA office, during the usual office hours.

All of the board members participated in preparing the 2012 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 7th, at our new Community Center, next to Clayton Elementary school.

Russ Hodes, CCHOA Treasurer

CIRCLE C RANCH ANNUAL REPORT

CIRCLE C HOMEOWNERS ASSOCIATION 2011 INCOME & EXPENSE STATEMENT

(unaudited)

INCOME:

HOMEOWNER INCOME

Homeowners Dues	\$2,382,837.14
Resale Certificate Income	\$52,500.00
Transfer Fee Income.....	\$61,775.00
Late Fees Collected	\$13,661.98
Lien Admin Fee Income.....	\$450.00
Filing Fee Income	\$360.00
<u>TOTAL HOMEOWNER INCOME.....</u>	<u>\$2,511,584.12</u>

<u>ARCHITECTURAL REVIEW INCOME</u>	\$30,575.00
<u>TOTAL ARCHITECTURAL REVIEW INCOME</u>	<u>\$30,575.00</u>

RENTAL INCOME

Office Rent	\$2,747.21
Grill Rent	\$8,400.00
<u>TOTAL RENTAL INCOME</u>	<u>\$11,147.21</u>

SWIM CENTER INCOME

Pool Programs.....	\$98,597.45
Pool Retail Merchandise.....	\$(1,368.79)
Pool Programs-Swim Team.....	\$107,317.31
Guest Fees/Facility Rentals.....	\$40,974.46
<u>TOTAL SWIM CENTER INCOME</u>	<u>\$245,520.43</u>

OTHER OWNER LANDSCAPE REIMBURSEMENTS

Stratus Landscape Reim	\$97,000.00
Coa Landscape Reimb	\$17,600.00
<u>TOTAL OTHER OWNER L/S REIMB</u>	<u>\$114,600.00</u>

MISCELLANEOUS INCOME

Interest Income.....	\$849.03
<u>TOTAL MISCELLANEOUS INCOME</u>	<u>\$849.03</u>

<u>TOTAL INCOME</u>	<u>\$2,914,275.79</u>
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CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VI

EXPENSES:

COMMONS AREAS SERVICES

Landscape Maintenance Contract	\$692,602.80
2011 Land Additions	\$0.00
Landscape Repairs.....	\$41,894.42
Landscape Utilities – Water.....	\$208,292.04
Landscape Utilities - Electric.....	\$29,587.51
Tree Pruning.....	\$19,068.55
Fence Repairs & Maint	\$5,376.70
Electrical Repairs & Main.....	\$11,995.95
TOTAL COMMONS AREA SERVICES	\$1,008,817.97

SWIM CENTER COMPOUND

Swim - Water Utilities.....	\$22,139.03
Swim - Gas Utilities	\$26,373.58
Swim - Electric Utilities	\$33,572.49
Swim - Telephone Utilities	\$3,538.37
Swim - Contract Repair/Maint	\$21,108.72
Swim -Non-Contract Irrig & L/S.....	\$2,615.18
Swim - Bldg Maintenance.....	\$16,591.28
Pool Maintenance	\$13,967.66
Pool Supplies	\$28,653.95
Swim – Office Supplies	\$8,666.33
Swim - Retail Merchandise	\$0.00
Swim - Special Events	\$562.99
Swim - Staff Salaries.....	\$245,136.28
Swim Program Salaries.....	\$45,553.93
Swim Center Swim Team Staff.....	\$43,323.04
Swim – Program Expense.....	\$736.00
Swim Team Expenses	\$3,206.96
Swim – Employee Training	\$2,284.84
Swim Payroll Taxes.....	\$29,716.93
TOTAL SWIM CENTER COMPOUND	\$547,747.53

ARCHITECTURAL REVIEW

TOTAL ARCHITECTURAL REVIEW	\$13,216.00
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FINANCIAL MANAGEMENT

Financial Management Services.....	\$81,783.79
Resale Certificate Expense.....	\$8,781.12
Lien Filing Fees.....	\$2,260.00
Bank Charges.....	\$1,680.00
Cpa/Audit.....	\$6,200.00
TOTAL FINANCIAL MANAGEMENT	\$100,705.00

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CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VII

LEGAL	\$1,657.20
TOTAL LEGAL.....	\$1,657.20

TAXES

Taxes – Property	\$5,707.73
Taxes – Other	\$15,465.00
TOTAL TAXES	\$21,172.73

INSURANCE

Gen'l, Property, B&M & Auto	\$37,139.86
Insurance - D & O	\$17,192.00
Insurance - Workers Comp	\$9,574.37
TOTAL INSURANCE.....	\$63,906.23

NEIGHBORHOOD OPERATIONS

Deed Restrictions.....	\$1,494.56
Printing	\$441.22
Web Operations.....	\$2,386.00
Community Events.....	\$15,120.87
Holiday Lighting	\$10,000.00
Postage/Delivery	\$10,110.48
Office Equipment & Furniture	\$4,556.10
Building Maintenance	\$10,974.53
Office Supplies.....	\$5,283.19
Utilities - Telephone	\$2,281.70
Neighborhood Maint/Repairs	\$19,348.77
Grill Repair And Maintenance.....	\$6,405.11
Parking Lot Maint & Dumpster	\$0.00
Homeowner Meetings.....	\$658.73
Awards.....	\$0.00
Operational Expenses – Misc.....	\$0.00
TOTAL NEIGHBORHOOD OPERATIONS	\$89,061.26

MANAGEMENT STAFF

Operations Salaries	\$165,390.34
Payroll Taxes – Management	\$12,486.22
Mileage Reimbursement	\$3,001.00
Health Insurance Reimb	\$8,800.00
Staff Education & Skills Enhan.....	\$2,751.50
TOTAL MANAGEMENT STAFF	\$192,429.06

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CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VIII

COMMUNITY ENHANCEMENT

Donations.....	\$1,000.00
Association Memberships.....	\$161.00
TOTAL COMMUNITY ENHANCEMENT	\$1,161.00

DEBT SERVICES (NEW COMMUNITY CENTER LOAN)

CCCC Debt Services.....	\$0.00
Circle C Community Center	\$118,297.11
TOTAL RESERVE FUND.....	\$118,297.11

CAPITAL BUDGET PROJECTS

Swim Chem Ctlr & Pumps.....	\$196.90
Landscape – Irrig Infra Imp	\$25,000.00
Landscape – Turf Replace.....	\$0.00
Landscape – Bed Upgrades	\$11,654.76
Landscape – Outlying Areas.....	\$1,017.00
Landscape Lighting Upgrade.....	\$2,401.74
Dead Tree/Brush Removal	\$15,046.70
TOTAL LANDSCAPE & ELEC PROJECT	\$55,317.10

Swim – Pool Tarps	\$18,664.00
Swim – Lane Lines.....	\$10,221.68
Swim – Pump Room Roof Repairs.....	\$9,600.00
Swim – Gutter Piping Repair.....	\$8,628.99
Swim – Pain Locker	\$779.40
Swim – Shade Structure Baby Poo	\$3,476.99
Swim – Sundek Coping	\$5,044.47
Swim – Light Pole Paint.....	\$912.43
TOTAL SWIM CENTER PROJECTS.....	\$57,327.96

Neigh Maint Office Roof.....	\$9,600.00
TOTAL NEIGHBORHOOD PROJECTS	\$9,600.00

TOTAL EXPENSES	\$2,280,416.15
<u>EXCESS REVENUE OVER EXPENSES</u>	<u>\$633,859.64</u>

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association

Calendar of Events 2012

January 2, 2012.....	New Year Holiday.....	HOA Office Closed
January 15, 2012.....	Holiday Lights must be removed.....	January 15, 2012
February 1, 2012.....	CCHOA Annual Report in February Newsletter	
February 1, 2012.....	First ½ year assessment mailed.....	Due March 1st
	**Ballot & Proxy to be printed on back of assessment	
February 13, 2012.....	Board of Directors Candidate Forum	6:30pm to 7:30pm
March 7, 2012	Annual Meeting	6:30pm-9:30pm
	Circle C Community Center	
April 7, 2012.....	Easter Egg Hunt.....	9:30am to 11am
April 8, 2012.....	Pool closed for Easter Holiday.....	
April 21, 2012.....	Community Wide Garage Sale	8 am to 5 pm
May 28, 2012.....	Memorial Day, Pools Open.....	HOA Office closed
July 1, 2012.....	Second ½ year assessment mailed	Due August 1st
July 4, 2012.....	Fourth of July Community Parade	9am to 11am
July 4, 2012.....	Pools Open.....	HOA Office closed
November 22 & 23.....	Thanksgiving.....	HOA Office Closed
December 1, 2012.....	Family Holiday Party	(time to be determined)
	(entry is one new unwrapped toy per child) Circle C Community Center	
Dec. 14-16, 2012	Holiday Lighting Contest.....	All three days
Dec. 24-26, 2012.....	Christmas Break.....	HOA Office Closed

Board of Directors Meetings

4th Wednesday of every month,
6:30 pm at the Circle C Community Center.

Monthly Calendar View on pg. XI

CIRCLE C RANCH ANNUAL REPORT

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25 BOD Meeting	26	27	28
29	30	31				

July						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25 BOD Meeting	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22 BOD Meeting	23	24	25
26	27	28	29			

August						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22 BOD Meeting	23	24	25
26	27	28	29	30	31	

March						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28 BOD Meeting	29	30	31

September						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 BOD Meeting	27	28	29

April						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25 BOD Meeting	26	27	28
29	30					

October						
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24 BOD Meeting	25	26	27
28	29	30	31			

May						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23 BOD Meeting	24	25	26
27	28	29	30	31		

November						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21 BOD Meeting	22	23	24
25	26	27	28	29	30	

June						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27 BOD Meeting	28	29	30

December						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 BOD Meeting	27	28	29

REACHING YOUR NEIGHBORS

and many others...

AUSTIN

Avery Ranch
 Barton Creek
 Bee Cave
 Bella Vista
 Baltara
 Canyon Creek
 Cedar Park Town Center
 Cherry Creek on Brodia Lane
 Circle C Ranch
 Courtyard
 Davenport Ranch
 Forest Creek
 Granada Hills
 Hidden Glen
 Highland Park West Balconas
 Highpointe
 Jester Estates
 Lakeline Ranch
 Lakeway
 Lakewood
 Laurel Oaks NA
 Legend Oaks II
 Long Canyon
 Lost Creek
 Mayfield Ranch
 Meadows of Bushy Creek
 Pemberton Heights
 Plum Creek
 Ranch at Brushy Creek
 River Place
 Sanders
 Shady Hollow
 Sonoma
 Steiner Ranch
 Stone Canyon
 Teravista
 Travis Country West
 Twin Creeks
 Villages of Westan Oaks
 Vista Oaks
 Vista Ridge
 Westcreek
 Westminster Glen
 Westside at Buttercup Creek
 Wood Glen

HOUSTON

Blackhorse Ranch
 Bridgeland
 Chelsea Harbour
 Coles Crossing
 Copperfield
 Cypress Mill
 Cypress Point
 Eagle Springs
 Enchanted Valley
 Fairfield
 Fairwood
 Harvest Bend The Villages
 Lakemont
 Lakes of Fairhaven
 Lakes of Rosehill
 Lakes of Savannah
 Lakes on Eldridge
 Lakes on Eldridge North
 Lakewood Grove
 Legends Ranch
 Longwood
 North Lake Forest
 Riata Ranch
 Shadow Creek Ranch
 Silverlake
 Steapachasa
 Stone Gate
 Summerwood
 Village Creek
 Villages of NorthPointe
 Willowbridge
 Willowlake
 Willow Pointe
 Winchester Country
 Winchester Trails
 Windermere Lakes
 Woodedge Village
 Wortham Villages

DALLAS FT. WORTH

Brook Meadows
 Timerron
 Woodland Hills

SAN ANTONIO

Alamo Heights
 Cross Mountain Ranch
 Mountain Lodge
 Olmos Park
 Rivermist
 Springwood
 Stage Run
 The Dominion
 Wildhorse

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