

Circle C Homeowners Association

**Board of Directors  
Report to the Members  
March 2019**

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 2018 for the Association as well as an outline of our proposed activities and goals for 2019. We believe that 2018 was a year of significant progress for the Association, and we are committed to continuing that progress in 2019. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

**INTRODUCTION FROM THE PRESIDENT, Russ Hodes**

2018 has been a great year for Circle C HOA. The HOA completed its first Reserve Study which cover lifecycles for each of our assets, from the irrigation infrastructure, parks, pools and Community Center. In conjunction with the Reserve Study, the HOA starts a Long-term planning list which covers repairs/replacements that are needed to improvements that residents would like to see in the community. One item that the HOA is focused on is the aging irrigation infrastructure throughout Circle C. The board hired Hitchcock Designs to do a redesign of the landscaping/irrigation on Escarpment Blvd, from the bridge to Aden Lane. This project is expected to take 3-5 years to complete.

Circle C now has 4 pools, 6 pocket parks and trails for the residents to enjoy. The Swim Center is also home to the Circle C Café which is owned and operated by residents Tray & Emily Horvath. The Swim Center pool is open year-round. It is heated during the winter and kept at 82°. The Community Center, Avana and GreyRock pools are seasonal pools and each pool can meet the needs of all the different user groups. Pool safety is still a high priority for the Board and staff. Increasing the number of lifeguards at the pool and implementation of new policies have helped to keep all residents safe at the pool. Circle C currently has 10 full time staff and during the pool season we have 125 seasonal employees.

Circle C has two Elementary schools and will have a third opening south of SH45 in the fall of 2020. Gorzycki Middle School is located on Slaughter Lane and Veritas Academy at the south end of Escarpment Blvd. We have two childcare/preschool facilities within walking distance from Kiker Elementary, the CDC which is a non-profit and Xplor.

The HOA continues to work on the irrigation infrastructure, upgrading bedding areas and adding river or flat rock where needed. The last sections of Circle C are being developed. Avaña, GreyRock, Avaña Estates and Hillside Estates are still being developed and built out. There is a new gated community called Lacrosse @ Circle C that will have 25 single family homes and is currently being developed next to St. Augustine. The Community Center continues to be a success and has been heavily used. It is a great place for our residents to gather for neighborhood functions, personal gatherings, kids summer camps and a variety of fitness programs. Food Trailer Nights have continued to be a huge success and will continue through 2019 and hopefully many years to come.

As we continue into 2019, there has been significant changes to the MoPac area at Slaughter Lane, La Crosse Ave & MoPac/SH45. In 2018 there has been significant work done at the Slaughter/Mopac by TxDot/Webber. A new bridge was built and the MoPac lanes were

constructed to go under the bridge (not all lanes are open). TxDot/Webber continue to work on this project which includes building a new bridge at MoPac/La Crosse which will include 4 lanes going under the La Crosse bridge. Once this project is complete, there will be addition pedestrian shared sidewalks and more trail connections that will make it easier to reach the Violet Crown Trail (Barton Springs to Kyle) and to cross Slaughter Creek. The SH45 project is getting closer to completion (est.Spring 2019) which will connect FM1626 to MoPac and/or SH45. At the MoPac/SH45 intersection, there will be a parking area for folks to walk or ride bicycles on the newly installed pedestrian shared sidewalks.

As we approach our annual meeting in March, I ask that you take the time to fill out your absentee ballot, name a proxy or cast your vote online through the website. 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. The Board introduced Online Voting this past year with great success which helped us reach quorum prior to the meeting with a record 28.19% quorum. This Board has worked hard this year and the best way to thank them is to participate in the Annual Meeting and vote. Candidate biographies are 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 the community. It has been an honor and we will continue to strive to keep Circle C the best and most sought-after neighborhood in Austin.

**Completed Projects during 2018**

- ✓ Provided the option for on-line Resales (ordering & payment)
- ✓ Continued with Online voting for the Annual Meeting
- ✓ Irrigation infrastructure improvements
- ✓ Bed upgrades throughout the community
- ✓ Rock work throughout Circle C
- ✓ Tree work throughout Circle C
- ✓ Replaced the artificial turf at the Swim Center
- ✓ Replaced the light pole at the Community Center pool

**Growth of Circle C Ranch**

Year	Lots in the Association	Lots paying full assessment
2018	5550	5201
2019	5620	5364

**Circle C Governing Documents**

All of the Circle C HOA’s defining documents can be found on the HOA website at [www.circlecranch.info](http://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 three director seats that expire in 2019 (Natalie Placer-McClure, James Moseley and Dan

Vavasour). Russ Hodes and Jason Bram's terms expire in 2020. Kim Ackermann & Steve Urban's terms expire in 2021.

As of this writing, the CCHOA BOD has four officers: President (Russ Hodes), Vice President (Jason Bram), Treasurer (Kim Ackermann) and Secretary (James Moseley). Natalie Placer-McClure, Steve Urban and Dan Vavasour also serve on the Board. You can email the Board at [directors@circlecranch.info](mailto:directors@circlecranch.info)

### **Operations Staff**

- Operations Manager: Karen Hibpshman
- Community Center Coordinator: Lestine Hungerford
- Facility Maintenance Coordinator: Robert Bardeleben
- Aquatics Director: Brody McKinley
- Financial Manager: Terri Giles, Giles & Shea

### **Public Board Meetings**

The CCHOA BOD holds monthly Board meetings that are open to residents, currently scheduled at 6:30PM on the last Tuesday of each month at the Circle C 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 Annual Report, 2018**

**Committee Members:** A.E. Martin, Former CCHOA Board Member, Retired Engineer  
Trent Rush, Principal, TBG Partners, Registered Landscape Architect  
Randall Owen – Hatch+Ulland Owen Architects

**New Home Reviews:** 137 New Homes were reviewed and approved  
**Remodels/Residential Reviews:** 252 Residential Projects were reviewed

**Common Areas:** A final review of the GreyRock Amenity Center building, pool and landscaping was conducted after repairs were completed and was accepted. Common areas located behind the Grey Rock pool and the Barstow parkland were reviewed and accepted.

### **Residential Development Update:**

Lennar continues to offer new homes for sale in Avaña, GreyRock, Avaña Estates, and Hillside Estates. Avaña and GreyRock are being developed in phases, Avaña Estates is almost built out and Hillside Estates is in the sales phase. AVI Homes is developing the Lacrosse @ Circle C next to St. Augustine University.

### **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. The 2018 Annual Meeting will be held on **Wednesday, March 6<sup>th</sup> 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 2017 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](http://www.circlecranch.info). You can email or call our manager, Karen Hibpshman. Her phone number is 512-288-8663, and her email address is [info@circlecranch.info](mailto:info@circlecranch.info). You can speak to the Board at the monthly Board meeting or send them an email at [directors@circlecranch.info](mailto:directors@circlecranch.info).

We have several methods for neighborhood communication. Our web page is at <http://www.circlecranch.info> (please register if you haven't already) which we utilize a Community Email database for Circle C HOA announcements. We publish a newsletter monthly, sent to your home by first class mail and maintain ten marquees around the neighborhood for announcements.

## **2019 Annual Aquatics Report**

Circle C Aquatics operates one year-round facility, the Circle C Aquatics Swim Center (SC). Additionally, we operate three seasonal facilities, the Community Center Aquatics Facility (CC), the Avaña Aquatics Facility (AV) and, our newest addition, the Greyrock Aquatics Facility (GR).

We offer programming, lessons, lap swimming, and a competitive year-round swim team at the SC location and maintain our aquatics staff throughout the entire year.

Our Aquatics staff, again, successfully completed the American Red Cross Aquatic Examiner Service during the summer of 2018. Our Lifeguard Program has been recognized by the American Red Cross as one of the top programs in Texas and recognized for our commitment to safety, training, and drowning prevention.

### **Aquatics Staff**

#### **Lead Staff**

Aquatics Director:	<b>Brody McKinley</b> , CPO, LGIT, WSIT
Program Coordinator:	<b>Amanda Hartman</b> , CPO, LGI, WSI
Admin Coordinator:	<b>Sam Bridgers</b> , LGI
Select Head Coach:	<b>Jennie Lou Leeder</b> , USA Swimming

#### **Operational Staff**

Lifeguards	–	114
Front Desk	–	11
Instructors	–	4
Coaches	–	8

**Total Aquatics Staff – 137**

### **Facility Usage**

#### **Resident Entries**

SC	–	43,755
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CC	-	16,418
AV	-	9,876
GR	-	3,221
<b>Total</b>	-	<b>73,270</b>

**Guest Entries**

SC	-	3,669
CC	-	2,780
AV	-	997
GR	-	331
<b>Total</b>	-	<b>7,777</b>

**Total Facility Entries – 81,047**

**Area Reservations**

SC	-	26
CC	-	53
AV	-	27
GR	-	4
<b>Total</b>	-	<b>110</b>

**Facility Rentals**

SC	-	5
CC	-	5
AV	-	1
GR	-	0
<b>Total</b>	-	<b>11</b>

**Select Swim Team**

Our Select Swim Team is a year-round, USA Swimming Certified program. Members of our Select Team attended 21 competitive events during 2018, including STAGS, and Jr. STAGS.

**Select Head Coach** - Jennie Lou Leeder

**Select Team Enrollment**

Jan		75
Feb	-	69
Mar	-	75
Apr	-	65
May	-	63
Jun	-	44
Jul	-	36
Aug	-	36

Sep	-	61
Oct	-	64
Nov	-	58
Dec	-	42

## **Aquatics Programming**

### **Group Swim Lessons**

Instructors – CC Aquatics WSI Staff  
 Registrations: 413

Circle C Aquatics is an authorized provider of the American Red Cross Swim Lesson Program. Our 2018 program was recognized by the Red Cross and received the Gold Level Award.

### **Private Swim Lessons**

Instructors – CC Aquatics WSI Staff  
 Registrations: 660

### **Water Aerobics**

Instructor – Group-Led  
 Registrations: 77

### **Masters**

Instructor – Erin Gerbrecht  
 Registrations: 100

Our Masters Swimming program is a USA Swimming Certified program.

### **Lifeguard Certification Courses**

Instructors – Brody McKinley, Amanda Hartman, Mariana Lira  
 Registrations: 59

We are an authorized provider of the American Red Cross Lifeguard Certification Course. Our lifeguards, head guards, Supervisors, and Lead Staff are all certified in the American Red Cross Program.

### **Water Safety Instructor Courses**

Instructors – Brody McKinley, Amanda Hartman  
 Registrations: 13

We are an authorized provider of the American Red Cross Water Safety Instructor Course. Our instructors are all WSI Certified.

### **Scout Swim Testing**

Instructors – CC Aquatics Head Guard Staff  
 Registrations: 81

## **Special Events**

- Polar Plunge (January 28)
- Dive-In Movie Nights (June 16, July 21, August 4)
- Community Water Safety Day (June 9)
- 4<sup>th</sup> of July Parade (July 4)
- Guard-A-Thon (December 2)

### **Contracted Rentals**

- Bowie High School Swim Team
- Crockett High School Swim Team
- CDC Summer Camp
- Boy Scouts of America
- Dreams of Hope Ranch Special Olympics
- Kiker Summer Voyager Summer Camp
- Seals Swim Team
- Veritas Swim Team
- Austin Water Polo

### **Incidents**

Water Rescues	-	16
Injuries Treated	-	27
Sudden Illnesses Treated	-	3
Patron Behavior Incidents	-	4
<b>Total Incidents</b>	-	<b>50</b>

### **Landscape Services, 2018**

Circle C Landscape continued to provide landscape maintenance and irrigation services for 2018. New capital projects were also implemented after being identified on the CCHOA Long-term Planning report to bring outdated landscape areas up to current standards. A complete copy of a detailed Annual Report presented to the CCHOA Board of Directors can be found at [www.circlecranch.info](http://www.circlecranch.info).

**Landscape Maintenance Services** which include all mowing, weeding, pruning, trimming, trash pick-up, irrigation monitoring and repair were performed according to the specifications of the landscape contract. The services occur year-round and Circle C Landscape provides a highly trained and experienced crew six days per week on the property.

**The Green Community Landscape & Irrigation Model** for all Circle C landscaping continues to be the standard of operations for the community. This includes focused efforts on water conservation, drought tolerant vegetation, limited turf areas, tree diversification, use of rock work in applicable areas, conversion of standard irrigation to drip irrigation where possible, and limited use of herbicides and pesticides.

**Water Management and Irrigation Management.** In coordination with the CCHOA, Circle C Landscape provides two complete irrigation system checks, and instigates repairs based on requests from the CCHOA and from field observation. The goal is to enhance irrigation efficiency and promote water conservation. Circle C Landscape also coordinates and supervises any required water audits by the City of Austin.

**Tree Care** for the 2700 shade trees on the property is supervised by Circle C Landscape.

**Capital Improvements** included the following for 2018:

- Renovation of the Doswell median in accordance with the Green Community & Irrigation Model.
- Repaired the Cornerstone drainage issue at the entrance and corrected the issues with the irrigation system, installed new drainage rock and Palisades Zoysia turf.
- Renovation and installation of patio stone and river rock to the South Bay mail center
- River Rock and Patio Stone added to the Doswell side strip.
- Redesign of the two corners on the north side of the La Crosse at Dahlgreen to correct visibility issues.
- Participated in a joint project with Park West HOA to renovate Park West Pass and Fox Creek entries according to the Green Community Landscape and Irrigation Model.
- Supervised ball moss removal and tree health pruning on Escarpment.

**Construction Repair and Consultation.**

- Due to the extensive construction by outside contractors on the common's areas, Circle C Landscape provided expertise and repairs as requested by the CCHOA for instances where contractors are installing improvements in irrigated and landscape areas.
- Circle C Landscape has informed the CCHOA Board of Directors of the status of the irrigation systems in the older areas. These systems are 30 plus years old and at the end of their life. Circle C Landscape suggested staged improvements on these areas.
- Circle C Landscape consulted with the planners for the CCHOA reserve study which shows how resources should be allocated across the community to maintain current standards.

**Financial Report (for the period ending December 31, 2018)**

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 2018 under budget.

- Income was \$4,159,607 (vs. \$3,801,219 last year).
- Expenses were \$3,944,933.15 (vs. \$3,690,200 last year)
- Retained Earnings \$4,950,157 (vs. \$4,836,245 last year)

The income break-down is \$3,365,165 from HOA dues (81%) and \$794,441 from other sources



(19%). Under expenses, the larger categories were \$1,602,367 (41%) for common area services, \$1,169,322 (31%) for the Aquatics Facilities, \$220,567 (6%) for capital improvement projects and \$869,803 (22%), for operations. The Delinquency rate for HOA dues remains the same as last year at 2.8%.

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.

CCHOA continues to maintain a reserve fund for emergencies. The goal of the Reserve fund is to cover 10% of our annual expenses. This is the current fund size for 2018:

- The General Reserve Fund is \$713,587

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during November of 2018, for the budget year that ended on December 31<sup>st</sup>, 2017. The CCHOA budgets and audits are always available for inspection, by any HOA member at the HOA office, during the usual office hours or can be found on the CCHOA website at [www.circlecranch.info](http://www.circlecranch.info).

All of the Board members participated in preparing the 2019 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 6<sup>th</sup> at the Community Center located at 7817 La Crosse Ave.

Kim Ackermann  
CCHOA Treasurer

**CIRCLE C HOMEOWNERS ASSOCIATION  
2018 INCOME & EXPENSE STATEMENT (Unaudited)**

**INCOME:**

HOMEOWNER INCOME

HOMEOWNERS DUES	\$3,365,165.86
RESALE CERTIFICATE INCOME	\$74,600.00
TRANSFER FEE INCOME	\$96,525.47
LATE FEES COLLECTED	\$19,374.41
LIEN ADMIN FEE INCOME	\$406.00
FILING FEE INCOME	\$1,694.00
NSF FEE INCOME	<u>\$125.00</u>
<b>TOTAL HOMEOWNER INCOME</b>	<b>\$3,557,890.74</b>

ARCHITECTURAL REVIEW INCOME

<b>TOTAL ARCHITECTURAL REVIEW INCOME</b>	<u>\$66,560.00</u> <b>\$66,560.00</b>
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RENTAL INCOME

OFFICE RENT	\$8,355.36
GRILL RENT	<u>\$9,137.50</u>
<b>TOTAL RENTAL INCOME</b>	<b>\$17,492.86</b>

SWIM CENTER INCOME	
POOL PROGRAMS	\$86,523.62
POOL PROGRAMS-SWIM TEAM	\$107,483.25
GUEST FEES/FACILITY RENTALS	\$45,869.73
<b>TOTAL SWIM CENTER INCOME</b>	<b>\$239,876.60</b>
CIRCLE C COMMUNITY CENTER INCOME	
CCCC FACILITY RENTALS	\$77,227.50
<b>TOTAL COMMUNITY CENTER INCOME</b>	<b>\$77,227.50</b>
OTHER OWNER LANDSCAPE REIMBURSEMENTS	
STRATUS LANDSCAPE REIMB	\$145,500.00
COA LANDSCAPE REIMB	\$17,600.00
<b>TOTAL OTHER OWNER L/S REIMB</b>	<b>\$163,100.00</b>
MISCELLANEOUS INCOME	
INTEREST INCOME	\$17,423.81
SALES TAX TIMELY FILE DISCOUNT	\$1.21
<b>TOTAL MISCELLANEOUS INCOME</b>	<b>\$17,425.02</b>
ROWELL HOA	\$20,034.94
<b>TOTAL ROWELL HOA</b>	<b>\$20,034.94</b>
<b>TOTAL INCOME</b>	<b>\$4,159,607.66</b>
<b><u>EXPENSES:</u></b>	
COMMONS AREAS SERVICES	
LANDSCAPE MAINTENANCE CONTRACT	\$1,108,106.88
SC CONTRACT LANDSCAPE	\$29,021.14
CCCCC CONTRACT LANDSCAPE	\$28,875.00
AV CONTRACT LANDSCAPE	\$20,475.00
GR CONTRACT LANDSCAPE	\$20,475.00
2017 LAND ADDITIONS	\$12,187.69
COMMON AREA HOLIDAY LIGHTING	\$41,551.76
LANDSCAPE REPAIRS	\$61,980.59
LANDSCAPE UTILITIES – WATER	\$173,893.36
COA WATER UTILITY COMPLIANCE	\$3,375.00
LANDSCAPE UTILITIES - ELECTRIC	\$36,685.68
TREE CARE	\$24,995.00
FENCE REPAIRS & MAINT	\$4,676.40
ELECTRICAL REPAIRS & MAINT	\$9,496.22
NEIGHBORHOOD REPAIRS & MAINTENANCE	\$13,242.01
NON-CONTRACT MAINTENANCE	\$13,330.99
CCCC NON-CONTRACT MAINTENANCE	\$0.00
AV NON-CONTRACT MAINTENANCE	\$0.00
GR NON-CONTRACT MAINTENANCE	\$0.00
<b>TOTAL COMMONS AREA SERVICES</b>	<b>\$1,602,367.72</b>
SWIM CENTER FACILITY	
ADMINISTRATIVE	\$38,143.97
SUPPLIES - POOL	\$11,229.57

SUPPLIES – CHEMICALS	\$58,081.31
SUPPLIES & FEES – SWIM TEAM	\$15,679.62
MAINTENANCE – POOL	\$66,027.17
MAINTENANCE – BUILDING	\$42,841.80
PAYROLL – STAFF	\$712,763.83
PAYROLL – PROGRAMMING STAFF	\$35,896.97
PAYROLL – SWIM TEAM	\$80,174.44
SC-UTILITIES – WATER	\$25,088.05
AV – UTILITIES – WATER	\$2,263.89
GR-UTILITIES-WATER	\$2,896.62
SC-UTILITIES – ELECTRIC	\$20,634.85
AV – UTILITIES – ELECTRIC	\$9,825.49
GR- UTILITIES-ELECTRIC	\$5,025.49
SC-UTILITIES – GAS	\$26,328.04
SC-UTILITIES – PHONE/INTERNET	\$9,421.28
AV – PHONE/INTERNET/CAM	\$3,143.57
GR – PHONE/INTERNET/CAM	<u>\$3,856.34</u>
<b>TOTAL SWIM CENTER FACILITY</b>	<b>\$1,169,322.30</b>
<b>COMMUNITY CENTER FACILITY</b>	
UTILITIES – WATER	\$12,827.01
UTILITIES – ELECTRIC	\$21,596.81
UTILITES – PHONE/INTERNET	\$8,923.01
EVENTS SALARIES	\$6,033.50
FURNITURE	\$762.10
MAINTENANCE – BUILDING	<u>\$31,375.35</u>
<b>TOTAL COMMUNITY CENTER FACILITY</b>	<b>\$81,517.78</b>
<b>MAINTENANCE OPERATIONS</b>	
OFFICE SUPPLIES – MAINT	\$1,249.12
EMPLOYEE EDUCATION – MAINT	\$1,172.71
UNIFORMS – MAINT	\$1,224.47
SAFETY EQUIP & SUPPLIES – MAINT	\$873.64
MAINTENANCE PAYROLL	\$155,830.54
POOL TECHNICIANS	\$58,307.52
MAINT PAYROLL TAXES	\$12,746.52
COMPUTERS/SOFTWARE – MAINT	\$1,582.59
TOOLS/SUPPLIES – MAINT	\$5,511.33
OFFICE FURNITURE – MAINT	<u>\$214.34</u>
<b>TOTAL MAINTENANCE OPERATIONS</b>	<b>\$238,712.78</b>
<b>HOA OPERATIONS</b>	
OFFICE SUPPLIES	\$7,035.53
OFFICE EQUIPMENT & MAINTENANCE	\$8,155.85
HOA OWNED VEHICLE EXPENSE	\$3,460.77
POSTAGE/DELIVERY	\$11,387.86
WEBSITE OPERATIONS	\$2,458.56
PRINTING/HOA OFFICE	\$1,549.01
HOA MEETINGS	\$2,561.97
DEED RESTRICTIONS	\$3,419.24
HOA SPECIAL EVENTS	<u>\$24,000.80</u>
<b>HOA OPERATIONS TOTAL</b>	<b>\$64,029.59</b>
<b>FINANCIAL MANAGEMENT</b>	
FINANCIAL MANAGEMENT SERVICES	\$104,941.65
RESALE CERTIFICATE EXPENSE	\$20,267.04
LIEN FILING FEES	\$1,764.00

BANK FEES	\$37,278.72
CPA/AUDIT	<u>\$7,400.00</u>
<b>TOTAL FINANCIAL MANAGEMENT</b>	<b>\$171,651.41</b>
HOA MANAGEMENT	
MANAGEMENT SALARIES	\$184,564.32
MANAGEMENT PAYROLL TAXES	\$15,590.50
MILEAGE REIMBURSEMENT	\$5,093.23
HEALTH INSURANCE STIPEND	\$39,800.89
CONTINUING ED/SKILLS ENHANCEMENT	<u>\$322.07</u>
<b>MANAGEMENT STAFF TOTAL</b>	<b>\$245,371.01</b>
ARCHITECTURAL REVIEW	<u>\$28,784.75</u>
<b>TOTAL ARCHITECTURAL REVIEW</b>	<b>\$28,784.75</b>
LEGAL	<u>\$31,579.06</u>
<b>TOTAL LEGAL</b>	<b>\$31,579.06</b>
TAXES	
TAXES – PROPERTY	<u>\$4,982.43</u>
<b>TOTAL TAXES</b>	<b>\$4,982.43</b>
INSURANCE	
GEN'L, PROPERTY, B&M & AUTO	\$61,166.11
INSURANCE - D & O	\$10,765.00
INSURANCE - WORKERS COMP	<u>\$12,761.55</u>
<b>TOTAL INSURANCE</b>	<b>\$84,692.66</b>
COMMUNITY ENHANCEMENT	
DONATIONS	\$400.00
ASSOCIATION MEMBERSHIPS	<u>\$954.00</u>
<b>TOTAL COMMUNITY ENHANCEMENT</b>	<b>\$1,354.00</b>
CAPITAL BUDGET PROJECTS	
LOUNGE CHAIR REPLACE SC	\$15,447.00
IRRIGATION INFRASTRUCTURE	\$50,000.00
ROCK WORK	\$34,800.00
REP LIGHT POLE CC POOL	\$3,129.51
REPLACE TURF GRASS SC	\$19,525.89
POOL COVERS	\$5,721.00
PICNIC TABLE/BENCHES SC	\$6,867.02
SC POOL FILTER SAND CHG	\$7,659.98
SC PARKING LOT REPAIRS	\$6,156.72
SC PLAYGROUND	\$20,913.90
CONSTRUCTION REPAIRS	\$24,923.33
MONUMENTS	\$8,144.72
RESERVE STUDY	\$4,700.00
ESCARPMENT PROJECT	\$12,578.59
<b>TOTAL CAPITAL BUDGET PROJECTS</b>	<b>\$220,567.66</b>

**TOTAL EXPENSES**

**\$3,944,933.15**

**EXCESS REVENUE OVER EXPENSES**

**\$214,674.51**

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## CALENDAR OF EVENTS 2019

*Circle C Homeowners Association*

[www.circlecranch.info](http://www.circlecranch.info)

Dec 31<sup>st</sup> - JAN 1

New Year Holiday, HOA Office Closed

JAN 15

Holiday Lights/Décor must be removed

FEB 1

First ½ years assessment mailed, Due March 1<sup>st</sup>

Ballot & Proxy printed on back of assessment

FEB 5

Board of Directors Candidate Forum: 6:30-7:30pm

MAR 6

Annual Meeting, Community Center: 6:30-9:30pm

APR 6

Circle C Community Wide Garage Sale

(Recycle/Shred Day at CCCC)

APR 19

Good Friday, HOA Office Closed

APR 20

Easter Egg Hunt Swim Center Plaza 9am

MAY 27

Memorial Day, Pools Open, HOA Office closed

JUL 1

Second ½ years assessment mailed, due August 1<sup>st</sup>

JUL 4

4<sup>th</sup> of July Community Parade, Pool Plaza, 9-11am

JUL 4

Pools open, HOA Office closed

SEPT 2

Labor Day, HOA Office closed

OCT 19

Circle C Community Wide Garage Sale

(Recycle/Shred Day at CCCC)

NOV 27 - 29

Thanksgiving, HOA Office closed

DEC 6

Adult Holiday Party Friday 7-10pm CCCC

DEC 14

Kid's Holiday Party Saturday 10am-1pm CCCC

Entry is one new unwrapped toy per child

DEC 24-27

Christmas Break, CCHOA Office closed

DEC 31-JAN 1

New Year Holiday, HOA Office Closed

Board of Directors Meeting, last Tuesday of every month,  
6:30 pm at the Circle C Community Center (CCCC)

Swim Center Events, please see website, [www.circlecranch.info](http://www.circlecranch.info)

**\*\*All dates subject to change**