

Circle C Homeowners Association

**Board of Directors  
Report to the Members  
March 2022**

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 2021 for the Association as well as an outline of our proposed activities and goals for 2022. We believe that 2021 was a year of significant progress for the Association, despite the changes we made because of the ongoing pandemic. We are committed to continuing that progress in 2022. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

**INTRODUCTION FROM THE PRESIDENT, Russ Hodes**

2021 was yet another year of social distancing and closed amenities directly caused by the pandemic. We were able to keep our full-time permanent staff, many of whom worked from home. We were fortunate to retain enough certified lifeguards to keep all 4 pools open through the summer season. COVID 19 prevention protocols continue to be in place for the safety of the staff and our residents. We have posted the current rules on our website and at our facilities, but we rely on the staff to use their experience and judgment, as conditions and protocols change rapidly.

We survived the Winter Storm Uri (February 14<sup>th</sup>) by following our staff's contingency plans. Even with the loss of water pressure and sometimes electricity, the community came together to help each other during this unprecedented event. The HOA staff opened the Swim Center and Community Center pools for residents to collect water, once it was safe to drive on the roads.

The pools and bathhouse sustained considerable damage from the prolonged freeze. The Community Center pool had to be replastered this year (a year ahead of schedule) and that project will be completed in time for the next season. We also made an insurance claim for the freeze damages.

We also applied for a Paycheck Protection Program loan (PPP funds Sept 2021) through the Small Business Administration (SBA). CCHOA qualified for \$399,000, because we had a large payroll and we kept our people employed. That loan is forgivable, as well, so it will help us build the Reserve Fund, which is badly needed for rebuilding much of our infrastructure.

A significant portion of our landscaping was damaged or died during this storm. All of our large plant beds with Cacti, Carolina Jasmine, Rosemary, Water Iris's and Shrubs/Vines were either removed or cut back. A lot of the plants that were cut back have survived. Also, because we maintain the right of way landscaping in Circle C ranch along the major corridors, CCHOA was responsible for removing the dead or damaged trees. We had to get permits to remove some of the larger trees, as required by the city. Replacement plants were not readily available, as area suppliers also lost much of their inventory. We will be replanting as time and materials allow.

The City of Austin is moving forward with the Slaughter Corridor Project Design. Our staff have continued to stay in touch with the Corridor Project Folks and CM Paige Ellis's office to work through some challenges this project would bring to Circle C. The intersection of Escarpment Blvd and Slaughter Lane was scheduled to be the first part of the project that would include the addition of another turn lane on westbound Slaughter Lane at Escarpment Blvd. They will also be improving the curb ramps at each corner making them ADA compliant. Due to permitting issues, this part of the project has been shifted to the end which is expected sometime in 2023.

The Corridor Project team was able to move forward on the Pedestrian Hybrid Beacon (PHB) at the intersection of Vinemont and Slaughter Lane (in front of Vintage Place). This project started in September of 2021 and was expected to be completed by the end of 2021. Due to delays, it is expected to be completed in 2022.

The monument at Escarpment Blvd and Slaughter Lane was completed in 2020 and the landscaping was finished in 2021. We were able to finally have our new monument shine this past holiday season.

Circle C 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 9 full time staff and during the pool season we have 125 seasonal employees.

Circle C has three Elementary schools within the community, the 3<sup>rd</sup> Elementary school (Bear Creek Elementary) opened in 2020. The repairs to the common area landscaping were done by AISD in 2021 and the final walk-thru will be done in early 2022. Gorzycki Middle School is located on Slaughter Lane and Veritas Academy at the south end of Escarpment Blvd. There are two independent childcare/preschool facilities within walking distance from Kiker Elementary and Clayton Elementary, the CDC which is a non-profit and Xplor and a third independent childcare/preschool facility was built in the GreyRock section of Circle C which is The Goddard School of Austin, right off Archeleta Blvd. There is also an Active Living Community names ArborView off of Archeleta Blvd, right across the street from The Goddard School of Austin.

The HOA continues to work on the irrigation infrastructure, upgrading bedding areas and adding river or flat rock where needed. The last few lots of Circle C are being developed which are in Avaña and GreyRock. The Community Center continues to grow in popularity for neighborhood functions, personal gatherings, kids summer camps and a variety of fitness programs. We brought Food Trailer Nights back in May and will continue through 2022 and hopefully many years to come.

You will be hearing a lot more about the "Infrastructure" projects in the future, because they are over-due and they are going to be very expensive. We are currently focused on ensuring our Reserve Fund is sizable enough to cover the costs associated with these projects and planning to

re-bid those projects in smaller sections. Our irrigation water lines need to be moved out of the city right of way and we need to replace all of the electrical wiring. This requires permits, digging, boring, and temporary land closures. We will be laying out new sod and fresh plantings after the water and electrical lines are replaced.

We are currently working on Barstow and Allerton in Circle C North, awaiting city permits for boring. These upgrades are going to cost millions of dollars. The only option we have to grow our Reserve Fund is by increasing the annual assessments

As we continue into 2022, there have been significant improvements to the MoPac area at Slaughter Lane, La Crosse Ave & MoPac/SH45. In 2018 there was been significant work done at the Slaughter/Mopac by TxDot/Webber which included a new bridge using the “diverging diamond intersection.

In 2019, at MoPac and La Crosse Ave, the TxDot crew ran into a few construction halting issues. Caves were found in the area of the new bridge supports which required TxDot to go back and redesign the bridge. Along with this, they had to submit mitigation plans on how to address these caves. While this was taking place, the crews focused on completing other parts of the project including the sound walls. In 2020, the new bridge at MoPac/La Crosse Ave opened after several delays which allowed easier access for residents to their homes and neighbors. The sound walls were completed and work is continuing on the last of the project. As we continue into 2022, TxDot is busy installing new plants and trees along MoPoc as required per their plans.

At the MoPac/SH45 intersection (GreyRock neighborhood entrance), there is a parking area for folks to walk or ride bicycles on the pedestrian shared sidewalk that runs the length of SH45 and has an overlook at Bear Creek. In the future it will connect to the Violet Crown Trail.

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 three years ago with great success which helped us reach quorum prior to the meeting with a record 33.24% 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 2021**

- ✓ 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
- ✓ Avana shade structure
- ✓ SC Wade Pool Repairs
- ✓ SC Benches

## **Growth of Circle C Ranch**

Year	Lots in the Association	Lots paying full assessment
2020	5645	5459
2021	5622	5612

## **Circle C Governing Documents**

All of the Circle C HOA's defining documents can be found on the HOA website at [www.circlecranch.com](http://www.circlecranch.com) 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 2022, Natalie Placer-McClure, Michael Chu & Stephen Bega. Russ Hodes and Jason Bram's expire in 2023. Theresa Bastian and Trinh Bartlett's terms expire in 2024.

As of this writing, the CCHOA BOD has four officers: President (Russ Hodes), Vice President (Natalie Placer-McClure), Treasurer (Michael Chu) and Secretary (Trinh Bartlett). Jason Bram, Theresa Bastian and Stephen Bega also serve on the Board. You can email the Board at [directors@circlecranch.info](mailto:directors@circlecranch.info)

## **Operations Staff**

- Operations Manager: Karen Hibpshman
- Assistant Manager: Marnie McLeod
- Community Center Coordinator: Dayna Wallace
- 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 Wednesday of each month at the Circle C Community Center via Zoom. 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, 2021**

### **Committee Members:**

Trent Rush, Principal, TBG Partners, Registered Landscape Architect  
Randall Owen – Hatch+Ulland Owen Architects  
Casey Giles – Manhard Consulting

**New Home Reviews:** 6 New Homes were reviewed and approved  
**Remodels/Residential Reviews:** 423 Residential Projects were reviewed

**ACC Guidelines:** The ACC produced a document of guidelines for the commons areas in order to ensure consistent regulations on signage, common area amenities, fixtures and furnishings.

### **Residential Development Update:**

Lennar continues to offer new homes for sale in Avaña and GreyRock. Avaña and GreyRock are almost completely developed.

### **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 2022 Annual Meeting will be held on **Wednesday, March 23<sup>rd</sup> at 6:30pm via Zoom.** 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 2022 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.com](http://www.circlecranch.com). 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.com> (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.

## **2021 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 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.

The 2021 swim season was another challenging season. Due to the COVID-19 global pandemic, we continued modified operations at the Swim Center throughout the year. However, we were able to bring back several of our program offerings. We were also able to reopen all of our seasonal locations. Despite the challenges brought by the pandemic, our Aquatics Team was able to operate our facilities in a safe and effective manner. Our Lifeguard Program has been recognized by the American Red Cross as one of the top programs in Texas and our operations have been recognized for our commitment to safety, training, and drowning prevention.

**Aquatics Staff**

**Lead Staff**

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

**Operational Staff**

Lifeguards	–	120
Front Desk	–	21
Instructors	–	11
Coaches	–	8

**Total Aquatics Staff – 160**

**Facility Usage**

<b>Swim Center</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Resident Entries	30,493	9,419	43,755
Guest Entries	832	49	3,669
Program Entries	10,244	n/a	n/a
<b>Total SC Entries</b>	<b>41,569</b>	<b>9,468</b>	<b>47,454</b>

<b>Community Center</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Resident Entries	6,921	0	16,418
Guest Entries	517	0	2,780
<b>Total CC Entries</b>	<b>7,438</b>	<b>0</b>	<b>19,198</b>

<b>Avaña</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Resident Entries	8,414	0	9,878

Guest Entries	213	0	997
<b>Total CC Entries</b>	<b>8,627</b>	<b>0</b>	<b>10,875</b>

<b>Greyrock</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Resident Entries	2,992	0	3,221
Guest Entries	55	0	331
<b>Total CC Entries</b>	<b>3,047</b>	<b>0</b>	<b>3,552</b>

<b>All Facilities</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Resident Entries	48,820	9,419	73,272
Guest Entries	1,617	49	7,777
Program Entries	10,244	n/a	n/a
<b>Total Entries</b>	<b>60,681</b>	<b>9,468</b>	<b>81,049</b>

**Reservations / Rentals**

	<b>2021</b>	<b>2020</b>	<b>2019</b>
Area Reservations	0	0	110
Facility Rentals	0	0	11
Lap Lane Reservations	3,142	n/a	n/a
Family Swim Lane Rentals	128	n/a	n/a
Pool Use Reservations	708	n/a	n/a

## **Select Swim Team**

Our Select Swim Team is a year-round, USA Swimming Certified program. Due to the COVID-19 pandemic, our team was unable to practice for a portion of the 2021 season. During times where the pandemic kept the team from practicing in the water, our coach worked with participants virtually to keep them engaged in the program. Members of our Select Team attended 11 competitive events during the 2021 season.

**Select Head Coach** - Jennie Lou Leeder

### **Select Team Enrollment**

Jan	-	39
Feb	-	39
Mar	-	39
Apr	-	28
May	-	41
Jun	-	45
Jul	-	40
Aug	-	55
Sep	-	73
Oct	-	79
Nov	-	88
Dec	-	87

## **Aquatics Programming**

### **Group Swim Lessons**

Instructors – CC Aquatics WSI Staff

Registrations: 0

Circle C Aquatics is an authorized provider of the American Red Cross Swim Lesson Program. Due to the ongoing COVID-19 pandemic, our Group Swim Lesson Program was suspended for the 2021 season.

### **Private Swim Lessons**

Instructors – CC Aquatics WSI Staff

Registrations: 445

### **Masters**

Instructor – Erin Gerbrecht, Jason Schmidt

Registrations: 19

### **Lifeguard Certification Courses**

Instructors – Brody McKinley, Amanda Hartman, Emma Davis, Logan Saari, Jorge Bulnes

Registrations: 78

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: 0 (suspended due to the ongoing pandemic)

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: 0 (suspended due to the ongoing pandemic)

### **Special Events**

Due to the pandemic, there were no special events held in 2021.

### **Contracted Rentals**

- Seals Summer League Swim Team
- Bowie High School Swim Team
- Crockett High School Swim Team
- Veritas Swim Team
- Waldorf Swim Team
- Austin Water Polo
- Lady Bird Lake Rentals – SUP Yoga

### **Incidents**

<b>Incident Type</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Water Rescue	1	0	16
First Aid Response	18	0	27
Sudden Illness	1	0	3
Patron Behavior	6	3	4
<b>Total Incidents</b>	<b>26</b>	<b>3</b>	<b>50</b>

### **Landscape Services, 2021**

Circle C Landscape continued to provide landscape maintenance and irrigation services for 2021. 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.com](http://www.circlecranch.com).

**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 2800 shade trees on the property is supervised by Circle C Landscape.

### **Construction Repair and Consultation.**

- Repairs to the GreyRock entrance due to commercial construction. Grass and plantings will take place in the spring.
- 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.

### **Financial Report (for the period ending December 31, 2021)**

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 2021 under budget.

- Income was \$4,836,721 (vs. \$4,350,189 last year).
- Expenses were \$4,363,951 (vs. \$3,916,618 last year).
- Retained Earnings \$5,216,476 (vs. \$5,189,490 last year).

The income break-down is \$4,207,170 from HOA dues (85%) and \$629,551 from other sources (15%). Under expenses, the larger categories were \$1,966,840 (50%) for common area services, \$987,341 (25%) for the Aquatics Facilities, \$448,882 (11%) for capital improvement projects and \$960,887 (25%), for operations. The Delinquency rate for HOA dues remains the same as last year at 2.8%.

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 2021:

- The General Reserve Fund is \$1,254,684.00

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during July 2021, for the budget year that ended on December 31<sup>st</sup>, 2020. 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.com](http://www.circlecranch.com).

All of the Board members participated in preparing the 2022 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 23<sup>rd</sup> at the Community Center via ZOOM.

Michael Chu  
CCHOA Treasurer

**CIRCLE C HOMEOWNERS ASSOCIATION  
2021 INCOME & EXPENSE STATEMENT (Unaudited)**

**INCOME:**

HOMEOWNER INCOME	
HOMEOWNERS DUES	\$4,207,170.17
RESALE CERTIFICATE INCOME	\$80,100.00
TRANSFER FEE INCOME	\$61,075.00
LATE FEES COLLECTED	\$38,689.50
LIEN ADMIN FEE INCOME	\$810.00
FILING FEE INCOME	\$3,320.00
NSF FEE INCOME	<u>\$100.00</u>
<b>TOTAL HOMEOWNER INCOME</b>	<b>\$4,391,264.67</b>
ARCHITECTURAL REVIEW INCOME	<u>\$19,685.00</u>
<b>TOTAL ARCHITECTURAL REVIEW INCOME</b>	<b>\$19,685.00</b>
RENTAL INCOME	
OFFICE RENT	\$9,918.82
GRILL RENT	<u>\$5,515.65</u>
<b>TOTAL RENTAL INCOME</b>	<b>\$15,434.47</b>
SWIM CENTER INCOME	
POOL PROGRAMS	\$34,503.00
POOL PROGRAMS-SWIM TEAM	\$100,658.00
GUEST FEES/FACILITY RENTALS	<u>\$26,480.10</u>
<b>TOTAL SWIM CENTER INCOME</b>	<b>\$161,641.10</b>
CIRCLE C COMMUNITY CENTER INCOME	
CCCC FACILITY RENTALS	<u>\$31,763.75</u>
<b>TOTAL COMMUNITY CENTER INCOME</b>	<b>\$31,763.75</b>
OTHER OWNER LANDSCAPE REIMBURSEMENTS	
STRATUS LANDSCAPE REIMB	\$97,000.00
COA LANDSCAPE REIMB	<u>\$17,600.00</u>
<b>TOTAL OTHER OWNER L/S REIMB</b>	<b>\$114,600.00</b>
MISCELLANEOUS INCOME	
INTEREST INCOME	\$4,476.62

SALES TAX TIMELY FILE DISCOUNT	<u>\$(2.13)</u>
<b>TOTAL MISCELLANEOUS INCOME</b>	<b>\$4,474.49</b>
COVE AT CIRCLE C HOA	\$2,109.00
ROWELL HOA	<u>\$95,749.25</u>
<b>TOTAL INCOME</b>	<b>\$4,836,721.73</b>
<b><u>EXPENSES:</u></b>	
<b>COMMONS AREAS SERVICES</b>	
LANDSCAPE MAINTENANCE CONTRACT	\$1,299,602.88
SC CONTRACT LANDSCAPE	\$33,426.36
CCCC CONTRACT LANDSCAPE	\$33,426.36
AV CONTRACT LANDSCAPE	\$23,703.48
GR CONTRACT LANDSCAPE	\$23,703.48
2021 LAND ADDITIONS	\$3,500.00
COMMON AREA HOLIDAY LIGHTING	\$46,466.32
LANDSCAPE REPAIRS	\$134,072.27
LANDSCAPE UTILITIES – WATER	\$237,968.23
COA WATER UTILITY COMPLIANCE	\$7,920.00
LANDSCAPE UTILITIES - ELECTRIC	\$35,067.86
TREE CARE	\$44,885.00
FENCE REPAIRS & MAINT	\$1,714.29
ELECTRICAL REPAIRS & MAINT	\$11,169.88
NEIGHBORHOOD REPAIRS & MAINTENANCE	\$15,273.10
NON-CONTRACT MAINTENANCE	\$14,940.68
<b>TOTAL COMMONS AREA SERVICES</b>	<b>\$1,966,840.19</b>
<b>SWIM CENTER FACILITY</b>	
ADMINISTRATIVE	\$34,109.25
SUPPLIES - POOL	\$9,324.05
SUPPLIES – CHEMICALS	\$60,513.73
SUPPLIES & FEES – SWIM TEAM	\$17,720.41
MAINTENANCE – POOL	\$77,909.97
MAINTENANCE – BUILDING	\$38,660.61
PAYROLL – STAFF	\$530,177.29
PAYROLL – PROGRAMMING STAFF	\$10,484.93
PAYROLL – SWIM TEAM	\$101,316.97
SC-UTILITIES – WATER	\$24,211.41
AV – UTILITIES – WATER	\$6,493.04
GR-UTILITIES-WATER	\$2,279.90
SC-UTILITIES – ELECTRIC	\$21,881.50
AV – UTILITIES – ELECTRIC	\$9,814.04
GR- UTILITIES-ELECTRIC	\$4,890.99
SC-UTILITIES – GAS	\$19,432.99
SC-UTILITIES – PHONE/INTERNET	\$10,183.07
AV – PHONE/INTERNET/CAM	\$4,443.53
GR – PHONE/INTERNET/CAM	<u>\$3,494.18</u>
<b>TOTAL SWIM CENTER FACILITY</b>	<b>\$987,341.86</b>
<b>COMMUNITY CENTER FACILITY</b>	
UTILITIES – WATER	\$5,989.70
UTILITIES – ELECTRIC	\$16,176.80
UTILITES – PHONE/INTERNET	\$7,968.84
EVENTS SALARIES	\$2,796.79

MAINTENANCE – BUILDING	<u>\$28,920.14</u>
<b>TOTAL COMMUNITY CENTER FACILITY</b>	<b>\$61,852.27</b>
MAINTENANCE OPERATIONS	
OFFICE SUPPLIES – MAINT	\$669.10
EMPLOYEE EDUCATION – MAINT	\$499.77
UNIFORMS – MAINT	\$1,530.05
STAFF RECRUITMENT HIRING – MAINT	\$35.00
SAFETY EQUIP & SUPPLIES – MAINT	\$546.36
MAINTENANCE PAYROLL	\$182,904.24
POOL TECHNICIANS	\$56,281.14
MAINT PAYROLL TAXES	\$22,188.73
COMPUTERS/SOFTWARE – MAINT	\$162.36
TOOLS/SUPPLIES – MAINT	<u>\$3,906.85</u>
<b>TOTAL MAINTENANCE OPERATIONS</b>	<b>\$268,723.60</b>
HOA OPERATIONS	
OFFICE SUPPLIES	\$4,772.98
OFFICE EQUIPMENT & MAINTENANCE	\$8,749.88
HOA OWNED VEHICLE EXPENSE	\$2,102.04
POSTAGE/DELIVERY	\$15,627.85
WEBSITE OPERATIONS	\$1,234.52
PRINTING/HOA OFFICE	\$1,746.72
HOA MEETINGS	\$6,635.42
DEED RESTRICTIONS	\$2,954.24
HOA SPECIAL EVENTS	<u>\$29,068.34</u>
<b>HOA OPERATIONS TOTAL</b>	<b>\$72,891.99</b>
FINANCIAL MANAGEMENT	
FINANCIAL MANAGEMENT SERVICES	\$112,034.98
RESALE CERTIFICATE EXPENSE	\$17,550.00
LIEN FILING FEES	\$1,222.00
BANK FEES	\$47,529.78
CPA/AUDIT	<u>\$7,800.00</u>
<b>TOTAL FINANCIAL MANAGEMENT</b>	<b>\$186,136.76</b>
HOA MANAGEMENT	
MANAGEMENT SALARIES	\$183,745.84
MANAGEMENT PAYROLL TAXES	\$15,968.50
MILEAGE REIMBURSEMENT	\$3,626.00
HEALTH INSURANCE STIPEND	\$42,542.04
CONTINUING ED/SKILLS ENHANCEMENT	<u>\$139.00</u>
<b>MANAGEMENT STAFF TOTAL</b>	<b>\$246,021.38</b>
ARCHITECTURAL REVIEW	
<b>TOTAL ARCHITECTURAL REVIEW</b>	<b>\$15,652.50</b>
LEGAL	
<b>TOTAL LEGAL</b>	<b>\$5,573.59</b>
TAXES	
TAXES – PROPERTY	<u>\$4,339.35</u>
<b>TOTAL TAXES</b>	<b>\$4,339.35</b>
INSURANCE	
GEN'L, PROPERTY, B&M & AUTO	\$76,506.72

INSURANCE – AUTO	\$4,622.59
INSURANCE - D & O	\$10,902.00
INSURANCE - WORKERS COMP	<u>\$5,555.64</u>
<b>TOTAL INSURANCE</b>	<b>\$97,586.95</b>
COMMUNITY ENHANCEMENT	
DONATIONS	\$400.00
ASSOCIATION MEMBERSHIPS	<u>\$1,708.92</u>
<b>TOTAL COMMUNITY ENHANCEMENT</b>	<b>\$2,108.92</b>
CAPITAL BUDGET PROJECTS	
POOL COVERS	\$10,296.00
SC WADE POOL REPAIRS	\$28,263.49
AVANA SPLASH PAD	\$4,409.77
SC/CAFÉ EXTERIOR WALLS	\$25,313.98
FUNBRELLAS	\$11,983.28
AVANA SHADE STRUCTURE	\$42,347.41
SC SEALCOAT/RESTRIPE	\$8,657.62
CCN IMPROVEMENT	\$34,125.00
CONSTRUCTION REPAIRS	\$36,611.95
STORM DAMAGE REPAIR	\$167,045.09
NODE CLOCK REPLACEMENT	\$47,250.00
MONUMENT L/S IMPROVEMENT	\$32,578.45
<b>TOTAL CAPITAL BUDGET PROJECTS</b>	<b>\$448,882.04</b>
<b>TOTAL EXPENSES</b>	<b><u>\$4,363,951.40</u></b>
<b>EXCESS REVENUE OVER EXPENSES</b>	<b>\$472,770.33</b>
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# CALENDAR OF EVENTS 2022

*Circle C Homeowners Association*

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

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 2

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

MAR 23

Annual Meeting, Virtual via Zoom: 6:30-9:30pm

APR 9

Easter Event 10:00am-1:00pm

APR 15

Good Friday, HOA Office Closed

APR 17

Easter Sunday

APR 30

Circle C Community Wide Garage Sale

(Recycle/Shred Day at CCCC)

MAY 30

Memorial Day, Pools Open, HOA Office closed

JUL 1

Second ½ years assessment mailed, due August 1st

JUL 2

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

JUL 4

Pools open, HOA Office closed

SEPT 5

Labor Day, HOA Office closed

OCT 22

Circle C Community Wide Garage Sale

(Recycle/Shred Day at CCCC)

NOV 25-27

Thanksgiving, HOA Office closed

DEC 3

Kid' Holiday Party Saturday 10am-1pm CCCC

Entry is one new unwrapped toy per child

DEC 23-26

Christmas Break, CCHOA Office closed

DEC 30-JAN 1

New Year Holiday, HOA Office Closed

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

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

\*\*All dates subject to change