

Board of Directors
Report to the Members
March 2023

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 2022 for the Association as well as an outline of our proposed activities and goals for 2023. We believe 2022 was a year of significant progress for the Association, despite the changes and adjustments that had to be made post pandemic. We are committed to continuing that progress in 2023. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

INTRODUCTION FROM THE VICE PRESIDENT, Stephen Bega

2022 was a year of navigating inflation costs and coming out of the pandemic. We opened all our facilities, hired new HOA staff, maintenance staff and aquatics staff. We were fortunate to hire and to certify enough lifeguards to open all 4 pools open through the summer season

We also applied for a Paycheck Protection Program loan (PPP funds Sept 2021) through the Small Business Administration (SBA). CCHOA qualified for \$399,000, due to the fact that we had a large payroll during the pandemic and we kept our staff employed. In April of 2022, the SBA reduced the forgivable portion of the loan to \$246,586 -- leaving \$152,786.50 as the amount not forgiven. For that reason, in May, the \$152,786.50 was paid back in full.

For the last several years, we worked with the Mobility Corridor Project folks on the shared use path along Slaughter Lane (from FM 1826 to MoPac) and the redesign of the intersection at Slaughter Lane and Escarpment Blvd. Through the discussions with the City of Austin on this project and how it affects Circle C, it always came back to one thing: “how to protect the trees and preserve the look of Circle C”. Since the last discussion with the City of Austin, it appears they will be working around the trees and the majority of the sidewalks will remain the same width, but with new ADA ramps at the intersections. At the intersection of Escarpment Boulevard and Slaughter Lane, there will be the addition of another turn lane on westbound Slaughter Lane to Escarpment Blvd. They will also be improving the curb ramps to each corner making them ADA compliant. Due to permitting issues, we do not have updated time frame for these projects.

We were able to obtain all needed permits from the City of Austin to complete the boring in Circle C North (Barstow Ave & Allerton Ave). An updated boring bid was obtained and approved at the February 2023 board meeting. Once the boring is completed, we will be able to proceed with bids for updating the irrigation and landscaping.

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 (under new management) which is now owned and operated by Circle C residents Patrick Cushing and Chris Thomas.

The Swim Center pool is open year-round and 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 175 seasonal employees.

Circle C has three Elementary schools within the community. Gorzycki Middle School is located on Slaughter Lane and Veritas Academy is located at the south end of Escarpment Blvd. There are three independent childcare/preschool facilities within walking distance from Kiker Elementary and Clayton Elementary: the CDC, CDC East (which are a non-profit) and The Goddard School of Austin, right off Archeleta Blvd. We also have an Active Living Community located at the front of GreyRock named ArborView, off of Archeleta Blvd 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. We are at the very end of development with 5,622 lots. 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 March and 2023 will be a celebration of 10-years of our partnership with HelloNabr.

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 of Austin's right of way and we need to replace all of the electrical wiring. This requires permits, digging, boring, and temporary lane closures. We will be laying out new sod and fresh plantings after the water and electrical lines are replaced.

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.

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 four 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 2022

- ✓ Continued the on-line Resales (ordering & payment). All resales are sent electronically.
- ✓ 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
- ✓ GreyRock shade structure

- ✓ CCCC Pool Replaster
- ✓ CCCC Pool Splash Pad UV System
- ✓ SC Picnic Tables & Benches
- ✓ Park Place Mailbox Replacement
- ✓ SC Roof
- ✓ Parking Lot repairs at Avana
- ✓ Parking Lot repairs at GreyRock
- ✓ Refinishing the basketball court.
- ✓ CCCC AC Replacement
- ✓ Drip Irrigation/Escarpment

Growth of Circle C Ranch

Year	Lots in the Association	Lots paying full assessment
2021	5622	5612
2022	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 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 2023, Jason Bram and Russ Hodes. Trinh Bartlett and Mark Blantons terms expire in 2024. Stephen Bega, David Lachance and Kimberly De La Garza's terms expire in 2025.

As of this writing, the CCHOA BOD has four officers: President (Vacant), Vice President (Stephen Bega), Treasurer (David Lachance) and Secretary (Trinh Bartlett). Jason Bram, Russ Hodes, Kimberly De La Garza and Mark Blanton also serve on the Board. You can email the Board at directors@circlecranch.info

Operations Staff

- Operations Manager: Karen Hibpshman
- Assistant Manager: Dayna Wallace
- Community Center Coordinator: Kris Smith
- 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 in person and 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, 2022

Committee Members:

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

Remodels/Residential Reviews: 349 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:

There is one Estate Lot left in GreyRock. All other home lots have been 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 2023 Annual Meeting will be held on **Wednesday, March 22nd 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 2023 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. You can email or call our manager, Karen Hibpshman. 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 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 an electronic newsletter monthly which is posted on the website and also sent out in the weekly blast emails and maintain ten marquees around the neighborhood for announcements.

2022 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 2022 swim season was another challenging season. As the facilities fully opened up from the COVID-19 pandemic, we were able to fully staff the pools, reopen our seasonal locations and

continue to expand our programming offerings. Despite the challenges of coming out of a 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

Management Team

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

Operational Staff

Lifeguards	–	158
Front Desk	–	33
Instructors	–	12
Coaches	–	5

Total Aquatics Staff – 211

Facility Usage

Swim Center	2022	2021	2020
Resident Entries	37,547	30,493	9,419
Guest Entries	1,914	832	49
Program Entries	18,417	10,244	n/a
Total SC Entries	57,878	41,569	9,468

Community Center	2022	2021	2020
Resident Entries	14,513	6,921	0
Guest Entries	1,722	517	0
Total CC Entries	16,235	7,438	0

Avaña	2022	2021	2020
Resident Entries	11,933	8,414	0
Guest Entries	893	213	0
Total AV Entries	12,826	8,627	0

Greyrock	2022	2021	2020
Resident Entries	3,698	2,992	0
Guest Entries	194	55	0
Total GR Entries	3,892	3,047	0

All Facilities	2022	2021	2020
Resident Entries	67,673	48,820	9,419
Guest Entries	4,438	1,617	49
Program Entries	18,417	10,244	n/a
Total Entries	90,528	60,681	9,468

Reservations / Rentals

	2022	2021	2020
Area Reservations	28	n/a	n/a
Facility Rentals	7	n/a	n/a
Lap Lane Reservations	850	3,142	n/a
Family Swim Lane Rentals	n/a	128	n/a
Pool Use Reservations	n/a	708	n/a

Select Swim Team

Our Select Swim Team is a year-round, USA Swimming Certified program. Members of our Select Team attended 11 competitive events during the 2022 season.

Select Head Coach - Jennie Lou Leeder

Select Team Enrollment

Jan	-	86
Feb	-	80
Mar	-	84
Apr	-	82
May	-	81
Jun	-	67
Jul	-	63
Aug	-	65
Sep	-	101
Oct	-	105
Nov	-	109
Dec	-	93

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 lack of qualified instructors, our Group Swim Lesson Program was suspended for the 2022 season.

Private Swim Lessons

Instructors – CC Aquatics WSI Staff

Registrations: 1,325

Masters

Instructor – Erin Gerbrecht

Registrations: 20

Lifeguard Certification Courses

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

Registrations: 115

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 (Group Swim Lesson Program suspended through 2022)

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

Special Events

June 18 – Dive-in Movie Night

July 16 – Dive-in Movie Night

August 13 – Dive-in Movie Night

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
- Dreams of Hope, Special Olympics Swim Team
- CDC Camp Crew
- Kiker Summer Voyager Camp

Incidents

Incident Type	2022	2021	2020
Water Rescue	7	1	0
First Aid Response	60	18	0
Sudden Illness	8	1	0
Patron Behavior	12	6	3
Total Incidents	84	26	3

Landscape Services, 2022

Circle C Landscape continued to provide landscape maintenance and irrigation services for 2022. 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.

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 Escarpment Blvd due to Verizon installation
- 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, 2022)

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 2022 under budget.

- Income was \$4,937,915 (vs. \$4,836,721 last year).
- Expenses were \$4,893,601 (vs. \$4,363,951 last year).
- Retained Earnings \$5,522,683 (vs. \$5,216,476 last year).

The income break-down is \$4,141,242 from HOA dues (83.86%) and \$796,672 from other sources (16.13%). Under expenses, the larger categories were \$2,143,688 (43.8%) for common area services, \$1,294,083 (26.44%) for the Aquatics Facilities, \$440,875 (9%) for capital improvement projects and \$1,014,955 (20.74%), 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 2022:

- The General Reserve Fund is \$1,497,145.69

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during June 2022, for the budget year that ended on December 31st, 2021. 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.circlec ranch.com.

All of the Board members participated in preparing the 2023 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 22nd at the Community Center in person and via ZOOM.

David Lachance
CCHOA Treasurer

CIRCLE C HOMEOWNERS ASSOCIATION 2022 INCOME & EXPENSE STATEMENT (Unaudited)

INCOME:

HOMEOWNER INCOME	
HOMEOWNERS DUES	\$4,141,242.25
RESALE CERTIFICATE INCOME	\$49,500.00
TRANSFER FEE INCOME	\$43,070.00
LATE FEES COLLECTED	\$24,691.18
LIEN ADMIN FEE INCOME	\$364.00
FILING FEE INCOME	\$1,526.00
NSF FEE INCOME	<u>\$0.00</u>
TOTAL HOMEOWNER INCOME	\$4,260,393.43
ARCHITECTURAL REVIEW INCOME	<u>\$15,880.00</u>
TOTAL ARCHITECTURAL REVIEW INCOME	\$15,880.00
RENTAL INCOME	
OFFICE RENT	\$9,320.94
GRILL RENT	<u>\$6,030.30</u>
TOTAL RENTAL INCOME	\$15,351.24
SWIM CENTER INCOME	
POOL PROGRAMS	\$76,483.05
POOL PROGRAMS-SWIM TEAM	\$193,980.50
GUEST FEES/FACILITY RENTALS	<u>\$50,290.65</u>
TOTAL SWIM CENTER INCOME	\$320,754.20
CIRCLE C COMMUNITY CENTER INCOME	
CCCC FACILITY RENTALS	<u>\$71,352.50</u>
TOTAL COMMUNITY CENTER INCOME	\$71,352.50
OTHER OWNER LANDSCAPE REIMBURSEMENTS	

STRATUS LANDSCAPE REIMB	\$97,000.00
COA LANDSCAPE REIMB	<u>\$17,600.00</u>
TOTAL OTHER OWNER L/S REIMB	\$114,600.00
MISCELLANEOUS INCOME	
INTEREST INCOME	<u>\$18,012.69</u>
TOTAL MISCELLANEOUS INCOME	\$18,012.69
COVE AT CIRCLE C HOA	\$13,848.08
ROWELL HOA	<u>\$107,722.39</u>
TOTAL INCOME	\$4,937,914.53
<u>EXPENSES:</u>	
COMMONS AREAS SERVICES	
LANDSCAPE MAINTENANCE CONTRACT	\$1,373,326.32
SC CONTRACT LANDSCAPE	\$35,097.72
CCCC CONTRACT LANDSCAPE	\$35,097.72
AV CONTRACT LANDSCAPE	\$24,888.72
GR CONTRACT LANDSCAPE	\$24,888.72
COMMON AREA HOLIDAY LIGHTING	\$48,287.08
LANDSCAPE REPAIRS	\$156,405.73
LANDSCAPE UTILITIES – WATER	\$263,211.27
COA WATER UTILITY COMPLIANCE	\$8,063.00
LANDSCAPE UTILITIES - ELECTRIC	\$32,297.10
TREE CARE	\$89,005.92
FENCE REPAIRS & MAINT	\$4,098.56
ELECTRICAL REPAIRS & MAINT	\$11,218.29
NEIGHBORHOOD REPAIRS & MAINTENANCE	\$17,804.00
NON-CONTRACT MAINTENANCE	\$19,998.15
TOTAL COMMONS AREA SERVICES	\$2,143,688.30
SWIM CENTER FACILITY	
ADMINISTRATIVE	\$31,074.19
SUPPLIES - POOL	\$18,035.29
SUPPLIES – CHEMICALS	\$66,355.40
SUPPLIES & FEES – SWIM TEAM	\$14,627.73
MAINTENANCE – POOL	\$72,065.38
MAINTENANCE – BUILDING	\$49,056.68
PAYROLL – STAFF	\$779,701.09
PAYROLL – PROGRAMMING STAFF	\$28,638.48
PAYROLL – SWIM TEAM	\$99,170.43
SC-UTILITIES – WATER	\$24,530.08
AV – UTILITIES – WATER	\$9,476.83
GR-UTILITIES-WATER	\$6,477.57
SC-UTILITIES – ELECTRIC	\$24,268.40
AV – UTILITIES – ELECTRIC	\$11,698.16
GR- UTILITIES-ELECTRIC	\$5,428.99
SC-UTILITIES – GAS	\$31,378.03
SC-UTILITIES – PHONE/INTERNET	\$12,373.87
AV – PHONE/INTERNET/CAM	\$4,972.70
GR – PHONE/INTERNET/CAM	<u>\$4,753.80</u>
TOTAL SWIM CENTER FACILITY	\$1,294,083.10
COMMUNITY CENTER FACILITY	
UTILITIES – WATER	\$7,913.27

UTILITIES – ELECTRIC	\$20,559.04
UTILITES – PHONE/INTERNET	\$8,124.53
EVENTS SALARIES	\$9,643.87
MAINTENANCE – BUILDING	<u>\$35,616.52</u>
TOTAL COMMUNITY CENTER FACILITY	\$81,857.23
MAINTENANCE OPERATIONS	
OFFICE SUPPLIES – MAINT	\$971.40
EMPLOYEE EDUCATION – MAINT	\$923.68
UNIFORMS – MAINT	\$1,398.55
STAFF RECRUITMENT HIRING – MAINT	\$175.00
SAFETY EQUIP & SUPPLIES – MAINT	\$472.50
MAINTENANCE PAYROLL	\$193,410.04
POOL TECHNICIANS	\$36,011.60
MAINT PAYROLL TAXES	\$17,170.25
COMPUTERS/SOFTWARE – MAINT	\$1,166.39
TOOLS/SUPPLIES – MAINT	<u>\$4,912.25</u>
TOTAL MAINTENANCE OPERATIONS	\$256,611.66
HOA OPERATIONS	
OFFICE SUPPLIES	\$6,543.09
OFFICE EQUIPMENT & MAINTENANCE	\$10,608.91
HOA OWNED VEHICLE EXPENSE	\$2,852.41
POSTAGE/DELIVERY	\$16,777.27
WEBSITE OPERATIONS	\$1,473.89
PRINTING/HOA OFFICE	\$5,517.80
HOA MEETINGS	\$5,575.14
DEED RESTRICTIONS	\$2,946.02
PROFESSIONAL FEES	\$139.00
HOA SPECIAL EVENTS	<u>\$35,244.74</u>
HOA OPERATIONS TOTAL	\$87,678.27
FINANCIAL MANAGEMENT	
FINANCIAL MANAGEMENT SERVICES	\$111,315.60
RESALE CERTIFICATE EXPENSE	\$11,250.00
LIEN FILING FEES	\$1,786.00
BANK FEES	\$67,755.25
CPA/AUDIT	\$8,000.00
INTEREST EXPENSE	<u>\$1,669.03</u>
TOTAL FINANCIAL MANAGEMENT	\$201,775.88
HOA MANAGEMENT	
MANAGEMENT SALARIES	\$178,620.84
MANAGEMENT PAYROLL TAXES	\$16,663.84
MILEAGE REIMBURSEMENT	\$4,418.86
HEALTH INSURANCE STIPEND	<u>\$44,986.60</u>
MANAGEMENT STAFF TOTAL	\$244,690.14
ARCHITECTURAL REVIEW	
TOTAL ARCHITECTURAL REVIEW	<u>\$13,907.00</u> \$13,907.00
LEGAL	
TOTAL LEGAL	<u>\$5,880.00</u> \$5,880.00
TAXES	
TAXES – PROPERTY	\$7,091.50
TAXES – INCOME/FRANCHISE	<u>\$116.19</u>

TOTAL TAXES	\$7,207.69
INSURANCE	
GEN'L, PROPERTY, B&M & AUTO	\$81,624.50
INSURANCE – AUTO	\$5,160.77
INSURANCE - D & O	\$10,895.00
INSURANCE - WORKERS COMP	<u>\$15,745.86</u>
TOTAL INSURANCE	\$113,426.13
COMMUNITY ENHANCEMENT	
DONATIONS	\$450.00
ASSOCIATION MEMBERSHIPS	<u>\$1,470.57</u>
TOTAL COMMUNITY ENHANCEMENT	\$1,920.57
CAPITAL BUDGET PROJECTS	
SC PICNIC TABLES/BENCH	\$4,743.39
GR SHADE STRUCTURE	\$37,773.83
CC POOL SPLASH PAD UV	\$8,995.58
POOL REPLASTER	\$80,440.67
CC POOL SLIDE REPAIRS	\$5,408.75
CC SPLASH PAD REFINISH	\$4,500.00
AV PARKING LOT SEAL/STRIPE	\$6,743.70
GR PARKING LOT SEAL/STRIPE	\$5,372.22
SC LOUNGE CHAIRS	\$8,221.00
SC WADE POOL BUCKET	\$6,370.00
NODE CLOCK REPLACEMENT	\$75,000.00
ROCK WORK	\$49,838.79
ESCARPMENT PROJECT	\$2,470.00
CCN IMPROVEMENT	\$10,145.76
CONSTRUCTION REPAIRS	\$45,963.75
SC ROOF	\$26,412.44
MAILBOX REPLACEMENT	\$17,770.58
IRRIGATION IMPROVEMENTS	\$31,330.40
AIR CONDITIONER REPAIR	<u>\$13,374.63</u>
TOTAL CAPITAL BUDGET PROJECTS	\$440,875.49
TOTAL EXPENSES	<u>\$4,893,601.46</u>
EXCESS REVENUE OVER EXPENSES	\$44,313.07
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CALENDAR OF EVENTS 2023

Circle C Homeowners Association

www.circlecranch.com

DEC 30, 2022 - JAN 2, 2023

New Year Holiday, HOA Office Closed

JAN 15, 2023

Deadline for removal of Holiday Lights/Decor

FEB 1, 2023

First ½ of annual assessment mailed; Due 3/1/23
Board Ballot & Proxy printed on back of assessment

FEB 15, 2023

Board of Directors Candidate Forum/Meet & Greet 6:00 pm

MAR 22, 2023

CC HOA Annual Meeting 6:30 pm – 9:00 pm

APR 1, 2023

Easter Event at CDC 9:00 am – 11:00 pm

APR 7, 2023

Good Friday, HOA Office Closed

APR 29, 2023

Circle C Community Wide Garage Sale
(Recycle/Donate/Shred Day at CCCC 10:00 am -2:00 pm)

MAY 29, 2023

Memorial Day, Pools Open, HOA Office closed

JUL 1, 2023

4th of July Event – 9:00 am
Second ½ of annual assessment mailed; Due 8/1/23

JUL 4, 2023

Independence Day - Pools open; HOA Office closed

SEPT 4, 2023

Labor Day, Pools open, HOA Office closed

OCT 21, 2023

Circle C Community Wide Garage Sale
(Recycle/Donate/Shred Day at CCCC 10:00 am -2:00 pm)

NOV 23, 2023

Thanksgiving - HOA Office closed 11/22/23 - 11/24/23

DEC 2, 2023

Kid's Holiday Party Saturday 10:00am – 1:00pm CCCC
Entry is 1 new unwrapped toy per child

DEC 25, 2023 – Dec 26, 2023

Christmas Break, CCHOA Office closed

DEC 29, 2023 - JAN 1, 2024

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**

****All dates subject to change**