

Circle C Homeowners Association

Board of Directors
Report to the Members
March 2024

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 2023 for the Association as well as an outline of our proposed activities and goals for 2023. We believe 2023 was a year of significant progress for the Association, and we are committed to continuing that progress in 2024. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

INTRODUCTION FROM THE PRESIDENT, Stephen Bega

2023 was a year of continuing to navigate inflation costs. We opened all our facilities and were fortunate to hire and certify enough lifeguards to open all 4 pools open through the summer season and extend pool hours into September.

At the end of January 2023, we all experienced the crippling ice storm that impacted Central Texas. This ice storm decimated trees throughout Circle C in the common areas and residents front yards. Thus started the large clean-up throughout the community. We first started by clearing streets and sidewalks for the safety of foot and vehicle traffic. At the same time, evaluations of the trees started. The only way to address the number of broken limbs in the trees was for arborist to go up in almost every tree along the main roads and remove those hazards. This took several months to complete and the cost to the association was \$426K.

The City of Austin provided free brush pick-up for the residents and the HOA for several months. Due to the amount of storm damage, the city took over the section of the Metropolitan Park closest to Slaughter/Escarpment as their drop zone for the trucks picking up the brush. They were able to chip all the brush that was collected and moved the chipped brush to another location. The city has plans for restoration of this area since there was damaged caused by the trucks driving in this area.

We continue to work 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.

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.

The Swim Center pool was due for a renovation and a replaster. At the end of 2023, the board approved 3 bids, replastering the pool, bringing the restrooms up to current code and replacement of the pool filters. This project started January 2nd and is expected to take 8-10 to complete. Once the project is completed, the restrooms will have a cement floor with floor drains, better lighting and ADA compliant showers and toilets. We are working hard to complete the project so that the Swim Center is open in time for Spring Break.

Circle C has three Elementary schools within the community, Kiker Elementary, Clayton Elementary and Bear Creek Elementary. Gorzycki Middle School is located on Slaughter Lane, Veritas Academy is located at the south end of Escarpment Blvd and Valor School coming to the intersection of MoPac/SH45. 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 board approved the Escarpment Loop wiring project. What does this mean? One of the issues that we have been working to resolve is the failing of the irrigation wiring. When the irrigation wiring breaks, it usually isn't able to be pulled back together. As a temporary fix, our landscapers have been installing residential node clocks (they don't make a commercial node clock) that allows us to keep watering areas of the community. Unfortunately, these run on a 9-volt battery that has about a 1-year life span and are prone to malfunctioning. We currently have node clocks throughout the community but the majority are on Escarpment, between the bridge to the fire station.

We have continued to 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. Food Trailer Nights are back starting in March for the Spring and the Fall months.

You will continue to hear 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 looking at how can we stabilize the systems. Our main concern is the wiring which we are working to move out of the right-of-way. As our infrastructure ages, so does the City of Austins and the different utilities. The more we can move the wiring out of the right-of-way, the less damage to our infrastructure.

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 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 five years ago with great success which helped us reach quorum prior to the meeting with a record 29.68% 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 2023

- ✓ 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
- ✓ CC Pool Replaster under warranty
- ✓ CC Pool Splash Pad Surface/Bollard Repair
- ✓ CC – Replace Rails/Repair Decking
- ✓ CC – Replace Sewage Grinder Pumps
- ✓ SC – AC Replacement
- ✓ SC Picnic Tables & Benches
- ✓ Replacement of Cluster mailbox at Via Grande

Growth of Circle C Ranch

Year	Lots in the Association	Lots paying full assessment
2022	5622	5612
2023	5622	5611

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 2024, John La Barge and one vacant position. Stephen Bega, David Lachance and Kimberly De La Garza’s terms expire in 2025. Joanne Kinzer and Paul Oveisi’s terms expire in 2026.

As of this writing, the CCHOA BOD has four officers: President (Stephen Bega), Vice President (Kimberly De La Garza), Treasurer (David Lachance) and Secretary (Joanne Kinzer). Paul Oveisi and John La Barge also serve on the Board, the seventh board position is vacant. You can email the Board at directors@circlecranch.info

Operations Staff

- Operations Manager: Karen Hibpshman
- Assistant Manager: Dayna Wallace

2023 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 2023 swim season was a challenging season as we were busy hiring and training new staff. As we started opening the seasonal facilities in May, some of the challenges included extending pool hours, ensuring we had the staff needed to open all the pools and managing staff during the extreme heat. Despite the challenges of national lifeguard shortage, 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, AFO, LGIT, WSIT
Program Coordinator:	Amanda Hartman, CPO, LGIT, WSI
Select Head Coach:	Jennie Lou Leeder, USA Swimming

Operational Staff

Lifeguards	–	156
Front Desk	–	24
Instructors	–	10
Coaches	–	7

Total Aquatics Staff – 211

Facility Usage

Swim Center	2023	2022	2021
Resident Entries	50,335	37,547	30,493
Guest Entries	4,452	1,914	832
Program Entries	20,716	18,417	10,244
Total SC Entries	75,503	57,878	41,569

Community Center	2023	2022	2021
Resident Entries	14,654	14,513	6,921
Guest Entries	1,423	1,722	517
Total CC Entries	16,077	16,235	7,438

Avaña	2023	2022	2021
Resident Entries	12,027	11,933	8,414
Guest Entries	892	893	213
Total AV Entries	12,919	12,826	8,627

Greyrock	2023	2022	2021
Resident Entries	3,451	3,698	2,992
Guest Entries	172	194	55
Total GR Entries	3,623	3,892	3,047

All Facilities	2023	2022	2021
Resident Entries	80,467	67,673	48,820
Guest Entries	6,939	4,438	1,617
Program Entries	20,716	18,417	10,244
Total Entries	108,122	90,528	60,681

Reservations / Rentals

	2023	2022	2021
Area Reservations	36	28	n/a
Facility Rentals	7	7	n/a
Lap Lane Reservations	788	850	3,142

Select Swim Team

Our Select Swim Team is a year-round, USA Swimming Certified program. Members of our Select Team attended 32 competitive events during the 2023 season.

Select Head Coach - Jennie Lou Leeder

Select Team Enrollment

Jan		91
Feb	-	89
Mar	-	93
Apr	-	97
May	-	81
Jun	-	53
Jul	-	50
Aug	-	88
Sep	-	127
Oct	-	129
Nov	-	113
Dec	-	106

Aquatics Programming

Circle C Aquatics is an authorized provider of the American Red Cross Learn-To-Swim Instruction Program.

Program	Instructors	Registrations
Group Swim Lessons	CC Aquatics WSI Staff	156
Private Swim Lessons	CC Aquatics WSI Staff	810
Masters Swimming	Erin Gerbrecht	30
Water Aerobics	Group-Led	29

Aqua Jogging	Self-Led	40
Scout Swim Tests	CC Aquatics Head Guard Staff	5

American Red Cross Certification Courses

Circle C Aquatics is 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 Lifeguarding Program. We are also an authorized provider of the American Red Cross Water Safety Instructor Course. Our swim instructors are all WSI Certified.

Program	Instructors	Registrations
Lifeguard Certification	Brody McKinley, LGIT Amanda Hartman, LGI CC Aquatics LGI Staff	136
Safety Training for Swim Coaches	Amanda Hartman, LGI	3
Water Safety Instructor	Brody McKinley, WSIT	11
Lifeguard Instructor Certification	Brody McKinley, LGIT	8

Special Events

June 17 – Dive-in Movie Night
 July 8 – Dive-in Movie Night
 August 5 – Dive-in Movie Night

Contracted Rentals

- Seals Summer League Swim Team
- Bowie High School Swim Team
- Crockett High School Swim Team
- Austin Waldorf Swim Team
- Magnolia Masters
- Dreams of Hope, Special Olympics Swim Team
- CDC Camp Crew
- Kiker Summer Voyager Camp
- Austin Triathlon Club

Incidents

Incident Type	2023	2022	2021
Water Rescue	14	7	1
First Aid Response	61	60	18
Sudden Illness	20	8	1
Patron/Facility Incidents	23	12	6
Biohazard Cleanups	29	26	0
Total Incidents	111	84	26

Landscape Services, 2023

Circle C Landscape continued to provide landscape maintenance and irrigation services for 2023. 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.

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 Google Fiber 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, 2023)

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 2023 under budget.

- Income was \$5,345,192.27 (vs. \$4,937,915 last year).
- Expenses were \$5,951,691.33 (vs. \$4,893,601 last year).
- Retained Earnings \$6,600,445.65 (vs. \$5,522,683 last year).

The income break-down is \$4,498,013.83 from HOA dues (84.15%) and \$847,178.44 from other sources (15.84%). Under expenses, the larger categories were \$2,304,593.10 (38.72%) for common area services, \$1,721,850.54 (28.93%) for the Aquatics Facilities, \$777,397.42 (13.06%) for capital improvement projects and \$1,147,860.27 (19.28%), 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 2023:

- The General Reserve Fund is \$1,529,898.27

The required annual audit was completed by Ron Meyer, P.L.L.C. The inspections took place during May 2023, for the budget year that ended on December 31st, 2022. 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.

All of the Board members participated in preparing the 2024 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 20th at the Community Center in person and via ZOOM.

David Lachance
CCHOA Treasurer

CIRCLE C HOMEOWNERS ASSOCIATION 2023 INCOME & EXPENSE STATEMENT (Unaudited)

INCOME:

HOMEOWNER INCOME	
HOMEOWNERS DUES	\$4,498,013.83
RESALE CERTIFICATE INCOME	\$47,700.00
TRANSFER FEE INCOME	\$36,343.00
LATE FEES COLLECTED	\$31,308.58
LIEN ADMIN FEE INCOME	\$1,377.46
FILING FEE INCOME	\$1,542.54
NSF FEE INCOME	<u>\$75.00</u>
TOTAL HOMEOWNER INCOME	\$4,616,360.41
ARCHITECTURAL REVIEW INCOME	<u>\$13,355.00</u>
TOTAL ARCHITECTURAL REVIEW INCOME	\$13,355.00
RENTAL INCOME	
OFFICE RENT	\$7,336.44
GRILL RENT	<u>\$5,653.45</u>
TOTAL RENTAL INCOME	\$12,989.89
SWIM CENTER INCOME	
POOL PROGRAMS	\$79,513.47
POOL PROGRAMS-SWIM TEAM	\$207,053.61
GUEST FEES/FACILITY RENTALS	<u>\$55,425.16</u>
TOTAL SWIM CENTER INCOME	\$341,992.24
CIRCLE C COMMUNITY CENTER INCOME	
CCCC FACILITY RENTALS	<u>\$86,267.25</u>
TOTAL COMMUNITY CENTER INCOME	\$86,267.25

OTHER OWNER LANDSCAPE REIMBURSEMENTS	
STRATUS LANDSCAPE REIMB	\$54,500.00
COA LANDSCAPE REIMB	<u>\$17,600.00</u>
TOTAL OTHER OWNER L/S REIMB	\$72,100.00

MISCELLANEOUS INCOME	
CREDIT CARD REWARDS	\$11,500.00
INTEREST INCOME	\$116,658.45
SALES TAX TIMELY DISCOUNT	<u>\$0.30</u>
TOTAL MISCELLANEOUS INCOME	\$128,158.75

COVE AT CIRCLE C HOA	\$18,071.61
ROWELL HOA	<u>\$55,897.12</u>

TOTAL INCOME **\$5,345,192.27**

EXPENSES:

COMMONS AREAS SERVICES	
LANDSCAPE MAINTENANCE CONTRACT	\$1,510,659.00
SC CONTRACT LANDSCAPE	\$38,607.00
CCCC CONTRACT LANDSCAPE	\$38,607.00
AV CONTRACT LANDSCAPE	\$27,377.58
GR CONTRACT LANDSCAPE	\$27,376.92
COMMON AREA HOLIDAY LIGHTING	\$53,115.03
LANDSCAPE REPAIRS	\$143,106.59
LANDSCAPE UTILITIES – WATER	\$287,856.22
COA WATER UTILITY COMPLIANCE	\$8,864.18
LANDSCAPE UTILITIES - ELECTRIC	\$35,586.18
TREE CARE	\$76,624.28
FENCE REPAIRS & MAINT	\$681.09
ELECTRICAL REPAIRS & MAINT	\$11,126.80
NEIGHBORHOOD REPAIRS & MAINTENANCE	\$24,333.91
NON-CONTRACT MAINTENANCE	\$20,387.28
PERMITS AND INSPECTIONS	<u>\$284.04</u>
TOTAL COMMONS AREA SERVICES	\$2,304,593.10

SWIM CENTER FACILITY	
ADMINISTRATIVE	\$53,579.02
SUPPLIES - POOL	\$14,724.48
SUPPLIES – CHEMICALS	\$80,064.55
SUPPLIES & FEES – SWIM TEAM	\$14,725.10
MAINTENANCE – POOL	\$103,913.06
MAINTENANCE – BUILDING	\$64,175.66
PAYROLL – STAFF	\$1,125,228.44
PAYROLL – PROGRAMMING STAFF	\$27,758.34
PAYROLL – SWIM TEAM	\$115,445.59
SC-UTILITIES – WATER	\$27,745.55
AV – UTILITIES – WATER	\$8768.70
GR-UTILITIES-WATER	\$3333.59
SC-UTILITIES – ELECTRIC	\$24,463.20
AV – UTILITIES – ELECTRIC	\$10,366.47
GR- UTILITIES-ELECTRIC	\$5,942.42
SC-UTILITIES – GAS	\$22,421.52
SC-UTILITIES – PHONE/INTERNET	\$11,217.66
AV – PHONE/INTERNET/CAM	\$4,172.19

GR – PHONE/INTERNET/CAM	<u>\$3,805.00</u>
TOTAL SWIM CENTER FACILITY	\$1,721,850.54
COMMUNITY CENTER FACILITY	
UTILITIES – WATER	\$7,439.84
UTILITIES – ELECTRIC	\$20,200.95
UTILITES – PHONE/INTERNET	\$8,203.27
EVENTS SALARIES	\$11,582.79
MAINTENANCE – BUILDING	<u>\$32,535.07</u>
TOTAL COMMUNITY CENTER FACILITY	\$79,961.92
MAINTENANCE OPERATIONS	
OFFICE SUPPLIES – MAINT	\$1,321.76
EMPLOYEE EDUCATION – MAINT	\$215.00
UNIFORMS – MAINT	\$1,356.37
STAFF RECRUITMENT HIRING – MAINT	\$216.33
SAFETY EQUIP & SUPPLIES – MAINT	\$737.00
MAINTENANCE PAYROLL	\$216,772.44
POOL TECHNICIANS	\$61,000.85
MAINT PAYROLL TAXES	\$15,495.06
COMPUTERS/SOFTWARE – MAINT	\$3,236.87
TOOLS/SUPPLIES – MAINT	<u>\$4,879.30</u>
TOTAL MAINTENANCE OPERATIONS	\$305,230.98
HOA OPERATIONS	
OFFICE SUPPLIES	\$4,831.53
OFFICE EQUIPMENT & MAINTENANCE	\$10,132.11
HOA OWNED VEHICLE EXPENSE	\$3,989.05
POSTAGE/DELIVERY	\$18,370.83
WEBSITE OPERATIONS	\$2,987.31
PRINTING/HOA OFFICE	\$5,540.96
HOA MEETINGS	\$4,969.39
DEED RESTRICTIONS	\$2,877.80
PROFESSIONAL FEES	\$0.00
HOA SPECIAL EVENTS	\$33,781.50
RESERVE STUDY UPDATE	<u>\$5,350.00</u>
HOA OPERATIONS TOTAL	\$92,830.48
FINANCIAL MANAGEMENT	
FINANCIAL MANAGEMENT SERVICES	\$111,315.60
RESALE CERTIFICATE EXPENSE	\$10,450.00
LIEN FILING FEES	\$7,214.00
BANK FEES	\$68,749.97
CPA/AUDIT	<u>\$10,858.58</u>
TOTAL FINANCIAL MANAGEMENT	\$208,588.15
HOA MANAGEMENT	
MANAGEMENT SALARIES	\$214,307.82
MANAGEMENT PAYROLL TAXES	\$15,907.01
MILEAGE REIMBURSEMENT	\$5,493.79
HEALTH INSURANCE STIPEND	<u>\$42,580.20</u>
MANAGEMENT STAFF TOTAL	\$278,288.82
ARCHITECTURAL REVIEW	<u>\$11,390.00</u>
TOTAL ARCHITECTURAL REVIEW	\$11,390.00
LEGAL	<u>\$10,334.00</u>

TOTAL LEGAL	\$10,334.00
TAXES	
TAXES – PROPERTY	\$16,619.50
TAXES – INCOME/FRANCHISE	<u>\$12,837.80</u>
TOTAL TAXES	\$29,457.30
INSURANCE	
GEN'L, PROPERTY, B&M & AUTO	\$90,911.90
INSURANCE – AUTO	\$5,422.20
INSURANCE - D & O	\$13,155.00
INSURANCE - WORKERS COMP	<u>\$19,284.67</u>
TOTAL INSURANCE	\$128,773.77
COMMUNITY ENHANCEMENT	
DONATIONS	\$500.00
ASSOCIATION MEMBERSHIPS	<u>\$2,494.85</u>
TOTAL COMMUNITY ENHANCEMENT	\$2,994.85
CAPITAL BUDGET PROJECTS	
SC POOL COVERS	\$8,129.57
SC LANE LINES	\$9,826.82
SC LOUNGE CHAIRS	\$2,000.00
SC BENCH/TABLE REP	\$11,495.07
CC LOUNGE CHAIRS	\$2,323.88
CC SPLASH PAD REFINISH	\$3,586.82
SPLASH PAD RESURFACE/BOLL	\$6,775.12
CC SEWAGE/GRINDER PUMPS	\$16,106.00
CC REPLACE/REPAIR DECK	\$1,136.13
SC AC REPLACEMENT	\$10,691.40
NODE CLOCK REPLACEMENT	\$78,093.75
ROCK WORK	\$25,005.75
CCN IMPROVEMENT	\$74,310.00
CONSTRUCTION REPAIRS	\$50,421.17
STORM DAMAGE	\$426,137.57
AVANA POOL LEAK REPAIR	\$13,800.00
SC POOL RENOVATION	<u>\$37,558.37</u>
TOTAL CAPITAL BUDGET PROJECTS	\$777,397.42
TOTAL EXPENSES	<u>\$5,951,691.33</u>
EXCESS REVENUE OVER EXPENSES	(\$606,499.06)
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CALENDAR OF EVENTS 2024

Circle C Homeowners Association

www.circlecranch.com

DEC 29, 2023 - JAN 1, 2024

New Year Holiday, HOA Office Closed

JAN 15, 2024

Deadline for removal of Holiday Lights/Decor

FEB 1, 2024

First ½ of annual assessment mailed; Due 3/1/24
Board Ballot & Proxy printed on back of assessment

FEB 15, 2024

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

MAR 20, 2024

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

MAR 29, 2024

Good Friday, HOA Office Closed

MAR 30, 2024

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

APR 20, 2024

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

MAY 27, 2024

Memorial Day, Pools Open, HOA Office closed

JUL 1, 2024

Second ½ of annual assessment mailed; Due 8/1/24

Jul 4, 2024

4th of July Event – 9AM

JUL 4, 2024

Independence Day - Pools open; HOA Office closed

SEPT 2, 2024

Labor Day, Pools open, HOA Office closed

OCT 12, 2024

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

NOV 27, 2024 – NOV 29, 2024

Thanksgiving - HOA Office closed

DEC 7, 2024

Kid's Holiday Party Saturday 10:00am – 1:00pm CCCC

Entry is 1 new unwrapped toy per child

DEC 24, 2023 – DEC 26, 2024

Christmas Break, HOA Office closed

DEC 31, 2024 - JAN 1, 2025

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