

**Circle C Homeowners Association  
Board of Directors  
Report to the Members  
March 2011**

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 2010 for the Association, as well as an outline of our proposed activities and goals for 2011. We believe that 2010 was a year of significant progress for the Association, and we are committed to continuing that progress in 2011. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

**INTRODUCTION FROM THE PRESIDENT, Jason Bram**

Another great year has passed in Circle C. The new Circle C Community Center and Pool is about to become a reality. The building will consolidate all of our Circle C HOA services and provide highly requested facilities for homeowner use. The adjacent recreational pool meshes with our existing Swim Center and between the two facilities residents will have options for everything from serious swim training to fun family gatherings or quiet sunbathing. No doubt, the Center will add immeasurable value to Circle C and keep us one of Austin's premiere neighborhoods. I would like to thank all of the residents who provided input into the project and, in particular, the volunteers of the West Pool Committee, the CCHOA Board members and staff. All worked tirelessly on the project to ensure a great result.

As we move into 2011, we will need your patience as changes will start to be seen at the corner of Lacrosse and Spruce Canyon. We are working closely with Clayton for the safety of our children during construction and want everyone to be extra careful in that area during the construction phase. I know that many residents will be affected by this, but the end result will be well worth it.

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

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

**Completed Projects during 2010**

- ✓ Design and Testing for New Community Center and Swim Center
- ✓ Irrigation infrastructure improvements
- ✓ Turf replacement and bed upgrades
- ✓ Bed upgrade at La Crosse and Escarpment
- ✓ Replacement of bollard lights along Escarpment and improvement to entrance lighting at Escarpment and Slaughter
- ✓ New chemical controller and pumps for swimming pool
- ✓ Completion of upstairs work space at swim center office
- ✓ Addition of hand dryers in swim center restrooms
- ✓ Addition of shade over café order window at swim center

- ✓ New playscape and shade structure added to swim center
- ✓ Replacement of roof over main postal center in swim center plaza

### **Growth of Circle C Ranch**

| Year | Lots in the Association | Lots paying full assessment |
|------|-------------------------|-----------------------------|
| 2010 | 4622                    | 4378                        |
| 2011 | 4628                    | 4387                        |

### **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 two director seats that expire in 2011 (Jason Bram and Steve Urban). Brad Compere and Joel Pace’s terms expire in 2012. Russ Hodes, Rob Johnson and Chris Poynor’s terms expire in 2013.

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

### **Operations Staff**

- Operations Manager: Denise Nordstrom, CMCA, AMS
- Financial Manager: Terri Giles, Giles & Shea
- Operations Support Staff: Gale Foster and Lucy Jefferson
- HOA and Pool Maintenance: Robert Bardeleben
- Aquatics Director: Brandon Ducote, MS, LGI, CPO

### **Public Board Meetings**

The CCHOA BOD holds monthly board meetings that are open to residents, currently scheduled at 6:30PM on the third Wednesday of each month. The Circle C Child Development Center has kindly allowed us to use their meeting room for BOD meetings at no charge. We allot time at the beginning of each meeting for a Homeowners Forum that allows residents to address the board.

### **Committees**

The CCHOA had several ad hoc committees (active as needed) that served in 2010 including the Education Committee, Amenities Committee and the Special Events Committee.

- **Amenities Committee** – 2010 members include: Tony Gendron (chair), Kristy Estrello (Vice Chair), Cari Sherlock (Secretary), Kathryn Mercer, Lora Estrada, and Mike Killeen.

- **Education Committee** – 2010 members include: Bob Skrobarczyk serves as the committee’s chair, and members include: Jim Bailey, Andy Bennett, Delia Bustillo, Leisl Criswell, John Jolet, Elizabeth Leight, Mark Marostica, Carolyn Merritt, Joe Terracina.
- **Special Events Committee** – 2010 members includes: Michelle Moran, Daphne Bamburg, Terri Savage, Katy Hunt and Linda Graf. The Special Events Committee had another successful year! The committee hosted the following events in 2010: Annual Easter Egg Hunt, 4<sup>th</sup> of July Parade, Capital Area Food Drive, Holiday Lighting Contest and Kid’s Holiday Party. The Special Events committee is always looking for volunteers; please contact us at [info@circlecranch.info](mailto:info@circlecranch.info) if you are interested.
- **Architectural Control Committee** – Members include: A.E. Martin (former board member and engineer), Trent Rush (Principal, TBG Partners, ASLA) and Laura Sherman (Architect, AIA). The Architectural Control Committee completed the following reviews in 2010:

|                               |     |
|-------------------------------|-----|
| New Homes:                    | 55  |
| Remodeling, Pools, Additions: | 123 |

The Committee also worked on refining guidelines for new roof types, including energy efficient roofs, solar panels, and reviewed swim center and other common area improvements.

### **Annual Meeting for Members**

The CCHOA holds its Annual Meeting in March. The Annual Meeting agenda includes election of directors, a financial review, and an operational report to members. In 2010, the HOA made a few changes to the Annual Meeting in an effort to obtain the 10% quorum needed to call the meeting. The meeting is now held the week prior to Spring Break; the ballot and proxy are now included on the back of the February HOA assessment. The 2011 Annual Meeting will be held on **Tuesday, March 8 at 6:30pm at Kiker Elementary**. 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 2011 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, Denise Nordstrom. 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 ways we use for neighborhood communications. Our web page is at <http://www.circlecranch.info> (please register if you haven’t already), we publish a newsletter monthly, sent to your home by first class mail. We maintain ten marquees around the neighborhood for announcements.

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

## Circle C Commons Areas

### Swim Center Report

#### FACILITY OPERATIONS

##### Attendance

January-237 February-195 March-1,529 April-3,185 May-9,075 June-12,936 July -13,009 August -12,828 September-3,815 October-1,731 November -590 December-291

##### Facility Projects

**Chlorine System** -The MIOX chlorine generation system was installed November 12<sup>th</sup> and is creating a chlorine solution for the pool. Construction of the chemical storage building was completed and passed inspection several months before the chlorine generation system was installed. Additionally, pool staff converted to CO<sub>2</sub> vs Sulfuric Acid as the Ph balancer for both pools as part of this project, however the added expense of continually using this product proved to be excessive, therefore pool staff switched the system back to acid.

**Office Computers**- Four office computers (2 lap top and 2 desk top) have been installed and all operational software installed.

**Pool Pump**- The New Competition Pool Pump was installed on Saturday December 4<sup>th</sup>. The new pumps approximate increase in water flow is 10%, which equates to 144,000 gallons more circulation/filtration per day.

**Hand Dryer** - Two hand dryers have been installed in the men's and women's restroom.

**Shade Café**- The Café awning has been installed and 24 small café style tables have been placed around the facility near the lounge chairs .

**Upstairs Work Space**- The upstairs work space was completed during the first part of 2010 adding two 10x7 offices and a 20x8 break area/ class room. Part of this project included reconfiguring the bathroom entrances, so a permanent stair case leading to the upstairs area could be installed. In addition, two walls were moved downstairs to create additional space for a first aid station and work/ office storage area.

**Lounge** Ten additional lounge chairs were purchased for the swim center.

**Pavers** The area between the café and swim center office now has artificial turf and misters.

The recycling program was successful collecting large amounts of plastic water bottles, paper and aluminum cans.

The Large Umbrellas have been power washed and repairs have been made with rip stop

Four new lifeguard umbrellas have been purchased and installed.

##### Events

###### Movies

June 12—Where the Wild Things Are

July 10—Cloudy With A Chance of Meatballs

Aug 14—Planet 51

The Mutual of Omaha Stars of Swimming Clinic conducted by NAACP Champion, Matt Lowe was held June 6th with 23 attendees.

April 3rd from 9:30-11am a portion of the Circle C annual Easter Egg Hunt was held at the pool.

##### Front Desk

Guest Policy & Waiver: Due to a lack of provided information on the guest sign-in clipboard, the Swim Center is now using a Guest Information Form on which the guest may provide all information one-time and get a valid signature either from self or parent / legal guardian. These forms are kept in a binder behind the front desk and each time the guest attends the Swim Center, there is a space where a staff member can record the guest's admittance. To ensure information is up-to-date, these forms will expire at the end of each calendar year.

Lane Usage: The Swim Center has set forth a lane usage chart, being used by all staff members, and are currently planning for summer lanes, when programming will increase.

### CIRCLE C SELECT SWIM TEAM

The 2010 Select Team started in August 2010 with Dave Kalange as the new Head Coach, Brittany Sacco as Assistant Coach, Amanda Hartman as Instructional Coach, and Dale Rogers conducting Dry Land practices. The team registered over 170 swimmers this season.

#### Team participation

December - 113 swimmers  
November - 143 swimmers  
October- 163 swimmers  
September - 160 swimmers  
August-121 swimmers

#### Swim Meets

60 - UT November Invite  
35 -Texas Gold Best Times meet.  
34- Corpus Christi Team  
114- Round Rock Swim Meet  
November 21<sup>st</sup> team photos  
Dec 4 Select Holiday team dinner at The County Line  
October ended with the Swim Team Halloweenie Roast on Friday, October 29, from 7:30-10:00 p.m.

Payment Plans: The Swim Center is now offering payment plan option for Swim Team participants. This plan sets-up to automatically charge a designated credit card for each month's tuition on the first of each month.

The AISD Off-Campus PE Waiver application was approved and the program was started for 2010 with the Front Desk Coordinator acting as the OCPE coordinator and liaison between AISD and the Select Swim Team.

### CIRCLE C SEALS

The Circle C Seals had a great summer season finishing in 1<sup>st</sup> place in overall competition for the Capital City Summer League. The team had over 250 swimmers.

### SPRING & SUMMER 2010 GROUP SWIM LESSONS

|                                 |     |              |
|---------------------------------|-----|--------------|
| Parent & Infant (6-18 months)   | 11  | participants |
| Parent & Toddler (18-36 months) | 24  | participants |
| Jellyfish (3 yrs.)              | 35  | participants |
| Pollywog (4-5 years Beginner)   | 60  | participants |
| Minnow (4-5 years Intermediate) | 51  | participants |
| Sting Ray (4-5 years Advanced)  | 53  | participants |
| Level 1, 2, and 3 for ages 6-13 | 186 | participants |

### 2010 PRIVATE SWIM LESSONS

310 Participants

## 2010 WATER AEROBICS

Water Aerobics has over 10 participants from May through September.

## 2010 MASTERS

Masters Swimming- Monday and Wednesday 7:45am-9am

## RENTALS

T3/ Adult Coached Swim 5:45-7:15am Mon,Wed and Friday mornings.  
Child Development Center 6 and under group using the wading pool Tues and Thurs 10-11am during the summer  
Kaleidoscope day camp from 11:15am-12:30pm on Tues and Thurs during the summer  
Voyager day camp from 1-2:30pm on Tues and Thurs during the summer  
Special Olympics has a group of competitive swimmers that train Thurs 7-8pm July-October

## **Landscape Report**

Circle C Landscape LLC continued as the landscape maintenance provider for the extensive commons areas owned or maintained by the Circle C Homeowners Association. The standard maintenance contract includes all of the routine landscape tasks of mowing, bed care, treatments, trimming and pruning, trash pick-up, irrigation monitoring and water scheduling, landscape light monitoring and daily supervision. This year, under the supervision of Circle C Landscape, Bartlett Tree Services provided arborist services for tree pruning and specialized care. Circle C Landscape works on the property year round on a daily basis excluding Sundays. The details of their work are presented to the CCHOA Manager and Board of Directors through monthly reports and in the 2010 "Annual Review of Landscape Services". This report is available by contacting the CCHOA manager at 512-288-8663 or [info@circlecranch.info](mailto:info@circlecranch.info). Full details of all Commons Areas/Landscape Capital Budget Items can be found in the 2009 Capital Budget Project Review for Landscape, Irrigation and Landscape Lighting. Please contact the CCHOA Manager at 288-8663 or [info@circlecranch.info](mailto:info@circlecranch.info) if you would like to see a copy.

In addition to maintenance services, the following capital budget improvements were completed in 2010.

### Irrigation Infrastructure-- \$16,000

Installation of drip irrigation and bubblers to trees on Escarpment, north of bridge  
Installation of bubblers to new trees, Escarpment median, north of LaCrosse  
Irrigation installation, south side of LaCrosse at new sidewalk area  
Slaughter Lane infrastructure improvements, valves and doublechecks  
Slaughter Lane infrastructure improvements, replace all median heads with rain bird rotary heads

### Turf Replacement-- \$20,000

18,700 s.f. Pallasdes Zoysia Sod installed at Escarpment, north of LaCrosse  
Remainder of sod budget was used to install sod at SH 45/Spruce Canyon and on the corner returns along Spruce Canyon at Georgian Oaks, Tanaqua, and Doswell

### LaCrosse Median, Phase I \$20,000

Remove declining Bradford Pear Trees  
Install replacement trees to include 51 diversified trees

### Bed Upgrades-- \$18,000

Plant replacement and renovation occurred in the following areas:

Circle C North, entrance and Hillside Terrace  
LaCrosse at Tollesboro  
LaCrosse at Curahee  
Slaughter at HEB driveway median  
Slaughter at Beckett median  
Slaughter at MoPac  
SH 45 at Spruce Canyon  
Muirfield  
Escarpment/LaCrosse intersection  
Doswell Post Office  
Spruce Canyon at Via Grande  
Escarpment south of LaCrosse  
Aden Lane Post Office  
Dahlgreen Post Office

Outlying Areas-- \$3,000

Rockwork was installed in non-irrigated areas as an upgrade  
Vintage Place end lot  
Doswell Post Office  
Blissfield Post Office and Right of Way area  
Capstone Pass Through  
Capstone Post Office

Bollard Light Replacement \$36,000

The remaining bollard lights were replaced with the newer model and 10 additional lights were purchased to use in the future

Entrance Lighting \$10,000

New lighting was installed at Wildflower Park, Escarpment/LaCrosse northwest corner and entrances to Park West

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

The HOA was very busy in 2010 working on the development of the new community center and pool. Project manager (Square One) was hired at the first of the year to oversee the design and construction of the new community center and pool. Their first order of business was developing and issuing an RFP for the design team, which included a construction manager at risk. Ultimately, the board voted to contract with Land Strategies to lead the design of the project and Chasco Contractors to perform as the construction manager at risk. The HOA used all the input gathered in previous years, including the research and recommendations of the former West Pool Committee to assist the design team in designing a community center building and pool. A Town Hall meeting was held in September 2010 to present those plans to the community. Currently, the design team is obtaining the necessary permits from the City of Austin and anticipates a first quarter start date. The HOA will be working with area residents and Clayton Elementary during the construction process to help facilitate the lowest impact possible to the site's neighbors. If you would like more information on this project, please contact the HOA office at 288-8663.

## **Development Report**

### Commercial Property

#### Stratus Properties

Tract 107: Stratus Properties has begun construction on the south side of Slaughter and MoPac of a new commercial center. The initial phase will include Alamo Draffhouse (approximately 38000 square feet), Austin Diagnostic Clinic (15,000 s.f.), and two retail buildings. The Austin Diagnostic Clinic will include an urgent care center, general practice, allergies, and pediatric divisions. Tenants for the retail buildings will include Coffee Bean and Tea Leaf, and ATX Bikes. Other tenants currently negotiating leases include a Mexican restaurant, a pizza restaurant, a yoga center, children's retail, a salon, dry cleaners and ice cream shop. Construction began in mid February and they are hoping to have Alamo open before Thanksgiving.

Tract 110: A buyer is purchasing land from Stratus at the corner of MoPac and LaCrosse. They are planning to build a post-graduate physical therapy college. No time line has been given for construction of the building.

Several cell service providers are working with Stratus on obtaining land for a 120 foot cell tower to be located on MoPac next to the LCRA Electrical Service Station. The purpose is to have a cell tower with multiple providers which would enhance cell phone service to Circle C.

### Residential Property:

Two new subdivisions are in the process of being added to the Circle C Homeowners Association through the provisions provided by the Conditions, Covenants, and Restrictions of Circle C Ranch. These are areas that were added in 2000 with the Bradley Parties Settlement Agreement under the 42<sup>nd</sup> or 43<sup>rd</sup> amendment to the CCRs. As they are now being construction, they are activated in the CCHOA by the filing of a supplemental amendment which details specifics of the subdivision.

-The first area is the two parcels of land at the front of Circle C North. The east side parcel, Barstow Village will have six homes and the west side parcel, Barstow Court will have 22 homes. All homes will be 100% masonry and homes on the west side will range from 1750 to 3200 square feet depending on lot size. Landscape and wall improvements will be required and approved by the Architectural Control Committee.

-The other area is located south of Escarpment across SH 45. It is a subdivision of 163 lots located on the northern portion of what is known as Avana. The homes will be 100% masonry and range in square footage from 1800 to 3400 square feet. The owner is Standard Pacific and it will be the builder as well. All common improvements such as walls, fences, landscaping will be approved by the Architectural Control Committee.

### Community and Area Improvements:

- AT&T installed infrastructure for the implementation of U-verse in Circle C.



## Financial Report (2010)

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 2010 under budget and received a clean opinion from the auditors.

- Income was \$2,689,592
- Expenses were \$2,372,782
- Retained Earnings \$316,810

Of the income, \$2,192,968 was directly from dues (82%) and \$496,623 (18%) from other sources (fees, reimbursements and recreation programs). CCHOA continues to maintain a very high collection rate: 1.1% was uncollected in 2010, as opposed to 0.9% last year.

Expenses were similar to previous years with \$966,915 (41%) for Landscaping, \$549,973 (23%) for the Swim Center and \$332,986 (14%) for Capital Improvements. The remaining \$522,907 (22%) was for staffing, services, and operations.

The developer's Amenity Fund contribution has been put into an FDIC insured portfolio of CDs. It is now tracked and reported separately on our income reports, which are included with the annual audits. The developer continues to collect \$1,000 for every home sold in Circle C Ranch and will continue to add to this fund.

CCHOA has applied for a Construction loan for our new Circle C Community Center and swimming pool (the "CCCC" project). The board worked with dozens of banks over a 4 year period, choosing Austin Telco Credit Union in 2010, which will finance half of the project with a 10 year mortgage.

All of the Reserve funds are currently kept in interest bearing, liquid accounts. We will be using all of these Reserve funds to meet our funding obligations on the new CCCC project.

- The General Reserve Fund is \$211,655
- The Swim Center Reserve Fund is \$93,120
- The West Pool Reserve Fund is \$315,427

Tilson-Lynch prepared our state and federal tax returns.

- Federal Income tax **\$0** (vs \$2,564 in 2009)
- The Texas Franchise Tax was \$13,963 (vs \$13,341 in 2009).

The required annual audit was completed by Tilson-Lynch. The inspections took place during the summer of 2010, for the budget year that ended on December 31st, 2009. The CCHOA budgets and audits are always available for inspection, by any HOA member at the HOA office, during the usual office hours.

All of the board members participated in preparing the 2011 budget this year. As always, we will answer your questions at the annual meeting on Tue, March 8<sup>th</sup>.

Russ Hodes  
CCHOA Treasurer

**CIRCLE C HOMEOWNERS ASSOCIATION**  
**2010 INCOME & EXPENSE STATEMENT**  
*(Unaudited)*

**INCOME:**

|  |                       |
|--|-----------------------|
| HOMEOWNER INCOME                         |                       |
| HOMEOWNERS DUES                          | \$2,192,968.15        |
| RESALE CERTIFICATE INCOME                | \$50,750.00           |
| TRANSFER FEE INCOME                      | \$59,500.30           |
| LATE FEES COLLECTED                      | \$16,640.81           |
| LIEN ADMIN FEE INCOME                    | \$1,050.00            |
| FILING FEE INCOME                        | <u>\$756.00</u>       |
| <b>TOTAL HOMEOWNER INCOME</b>            | <b>\$2,321,665.26</b> |
| <br>                                     |                       |
| ARCHITECTURAL REVIEW INCOME              | <u>\$19,790.00</u>    |
| <b>TOTAL ARCHITECTURAL REVIEW INCOME</b> | <b>\$19,790.00</b>    |
| <br>                                     |                       |
| RENTAL INCOME                            |                       |
| OFFICE RENT                              | \$3,120.00            |
| GRILL RENT                               | <u>\$8,400.00</u>     |
| <b>TOTAL RENTAL INCOME</b>               | <b>\$11,520.00</b>    |
| <br>                                     |                       |
| SWIM CENTER INCOME                       |                       |
| POOL PROGRAMS                            | \$68,922.34           |
| POOL RETAIL MERCHANDISE                  | \$755.65              |
| POOL PROGRAMS-SWIM TEAM                  | \$126,188.81          |
| GUEST FEES/FACILITY RENTALS              | <u>\$21,923.40</u>    |
| <b>TOTAL SWIM CENTER INCOME</b>          | <b>\$217,790.20</b>   |
| <br>                                     |                       |
| 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>   |
| <br>                                     |                       |
| MISCELLANEOUS INCOME                     |                       |
| INTEREST INCOME                          | <u>\$4,226.45</u>     |
| <b>TOTAL MISCELLANEOUS INCOME</b>        | <b>\$4,226.45</b>     |
| <br>                                     |                       |
| <b>TOTAL INCOME</b>                      | <b>\$2,689,591.91</b> |

**EXPENSES:**

COMMONS AREAS SERVICES

|                                    |                     |
|------------------------------------|---------------------|
| LANDSCAPE MAINTENANCE CONTRACT     | \$685,486.56        |
| 2010 LAND ADDITIONS                | \$15,597.60         |
| LANDSCAPE REPAIRS                  | \$49,955.48         |
| LANDSCAPE UTILITIES – WATER        | \$145,162.98        |
| LANDSCAPE UTILITIES - ELECTRIC     | \$34,849.19         |
| TREE PRUNING                       | \$19,999.34         |
| FENCE REPAIRS & MAINT              | \$2,234.61          |
| ELECTRICAL REPAIRS & MAINT         | <u>\$13,630.00</u>  |
| <b>TOTAL COMMONS AREA SERVICES</b> | <b>\$966,915.76</b> |

SWIM CENTER COMPOUND

|                                   |                     |
|-----------------------------------|---------------------|
| SWIM - WATER UTILITIES            | \$20,720.12         |
| SWIM - GAS UTILITIES              | \$29,481.33         |
| SWIM - ELECTRIC UTILITIES         | \$34,065.44         |
| SWIM - TELEPHONE UTILITIES        | \$4,235.09          |
| SWIM - CONTRACT REPAIR/MAINT      | \$21,108.72         |
| SWIM -NON-CONTRACT IRRIG & L/S    | \$4,370.59          |
| SWIM - BLDG MAINTENANCE           | \$22,650.21         |
| POOL MAINTENANCE                  | \$19,974.70         |
| POOL SUPPLIES                     | \$28,641.02         |
| SWIM – OFFICE SUPPLIES            | \$8,939.12          |
| SWIM - RETAIL MERCHANDISE         | \$425.70            |
| SWIM - SPECIAL EVENTS             | \$274.22            |
| SWIM - STAFF SALARIES             | \$218,693.44        |
| SWIM PROGRAM SALARIES             | \$36,956.48         |
| SWIM CENTER SWIM TEAM STAFF       | \$38,936.25         |
| SWIM CASH OVER (SHORT)            | \$32.50             |
| SWIM TEAM EXPENSES                | \$32,442.06         |
| SWIM – EMPLOYEE TRAINING          | \$1,765.61          |
| SWIM PAYROLL TAXES                | <u>\$26,260.60</u>  |
| <b>TOTAL SWIM CENTER COMPOUND</b> | <b>\$549,973.20</b> |

ARCHITECTURAL REVIEW

|                                   |                           |
|-----------------------------------|---------------------------|
| <b>TOTAL ARCHITECTURAL REVIEW</b> | <b><u>\$10,835.50</u></b> |
|-----------------------------------|---------------------------|

FINANCIAL MANAGEMENT

|                                   |                    |
|-----------------------------------|--------------------|
| FINANCIAL MANAGEMENT SERVICES     | \$80,884.36        |
| RESALE CERTIFICATE EXPENSE        | \$8,427.05         |
| LIEN FILING FEES                  | \$302.00           |
| BANK CHARGES                      | \$2,016.17         |
| CPA/AUDIT                         | <u>\$5,900.00</u>  |
| <b>TOTAL FINANCIAL MANAGEMENT</b> | <b>\$97,529.58</b> |

|                                      |                     |
|--------------------------------------|---------------------|
| LEGAL                                | <u>\$3,224.60</u>   |
| <b>TOTAL LEGAL</b>                   | <b>\$3,224.60</b>   |
| TAXES                                |                     |
| TAXES – PROPERTY                     | \$9,115.61          |
| TAXES – OTHER                        | <u>\$12,800.40</u>  |
| <b>TOTAL TAXES</b>                   | <b>\$21,916.01</b>  |
| INSURANCE                            |                     |
| GEN'L, PROPERTY, B&M & AUTO          | \$54,810.78         |
| INSURANCE - D & O                    | \$17,110.80         |
| INSURANCE - WORKERS COMP             | <u>\$8,061.46</u>   |
| <b>TOTAL INSURANCE</b>               | <b>\$79,983.04</b>  |
| NEIGHBORHOOD OPERATIONS              |                     |
| DEED RESTRICTIONS                    | \$2,734.87          |
| PRINTING                             | \$2,733.18          |
| WEB OPERATIONS                       | \$2,780.00          |
| COMMUNITY EVENTS                     | \$22,990.02         |
| HOLIDAY LIGHTING                     | \$10,000.00         |
| POSTAGE/DELIVERY                     | \$11,157.83         |
| NEIGHBORHOOD DIRECTORY               | \$6,904.86          |
| OFFICE EQUIPMENT & FURNITURE         | \$2,963.97          |
| OFFICE REPAIRS & MAINT               | \$3,991.18          |
| OFFICE SUPPLIES                      | \$3,650.10          |
| UTILITIES - TELEPHONE                | \$1,820.12          |
| NEIGHBORHOOD MAINT/REPAIRS           | \$19,574.12         |
| GRILL REPAIR AND MAINTENANCE         | \$14,795.15         |
| PARKING LOT MAINT & DUMPSTER         | \$5,823.48          |
| HOMEOWNER MEETINGS                   | \$5,060.82          |
| AWARDS                               | \$1,071.08          |
| OPERATIONAL EXPENSES – MISC          | <u>\$83.87</u>      |
| <b>TOTAL NEIGHBORHOOD OPERATIONS</b> | <b>\$118,134.65</b> |
| MANAGEMENT STAFF                     |                     |
| OPERATIONS SALARIES                  | \$160,160.49        |
| PAYROLL TAXES – MANAGEMENT           | \$12,406.64         |
| MILEAGE REIMBURSEMENT                | \$3,301.50          |
| HEALTH INSURANCE REIMB               | \$6,976.00          |
| STAFF EDUCATION & SKILLS ENHAN       | <u>\$2,653.38</u>   |
| <b>TOTAL MANAGEMENT STAFF</b>        | <b>\$185,498.01</b> |
| COMMUNITY ENHANCEMENT                |                     |
| DONATIONS                            | \$1,235.00          |
| ASSOCIATION MEMBERSHIPS              | <u>\$4,878.00</u>   |

|   |                              |
|---|------------------------------|
| <b>TOTAL COMMUNITY ENHANCEMENT</b>        | <b>\$6,113.00</b>            |
| <br>                                      |                              |
| RESERVE FUND                              |                              |
| GENERAL RESERVE                           | \$0.00                       |
| CIRCLE C WEST POOL RESERVE                | <u>\$0.00</u>                |
| <b>TOTAL RESERVE FUND</b>                 | <b>\$0.00</b>                |
| <br>                                      |                              |
| CAPITAL BUDGET                            |                              |
| LANDSCAPE – IRRIG INFRA IMP               | \$15,954.17                  |
| LANDSCAPE – TURF REPLACE                  | \$19,956.00                  |
| LANDSCAPE – LA CROSSE MED                 | \$20,000.00                  |
| LANDSCAPE – BED UPGRADES                  | \$16,942.02                  |
| LANDSCAPE – OUTLYING AREAS                | \$2,497.11                   |
| LANDSCAPE – BOLLARD LIGHTS                | \$33,800.00                  |
| LANDSCAPE ENT LIGHT UPGRADE               | <u>\$9,909.00</u>            |
| <b>TOTAL LANDSCAPE &amp; ELEC PROJECT</b> | <b>\$119,058.30</b>          |
| <br>                                      |                              |
| SWIM – SUNDEK REPAIR                      | \$140.00                     |
| SWIM – CHEM CTLLR & PUMPS                 | \$65,995.27                  |
| SWIM -- PAVERS                            | \$9,999.45                   |
| SWIM – LOUNGE CHAIRS                      | \$1,616.00                   |
| SWIM – HAND DRYER                         | \$1,560.41                   |
| SWIM – UPSTAIRS WORK SPACE                | \$29,172.62                  |
| SWIM – SHADE CAFE                         | \$978.58                     |
| SWIM – OFFICE COMPUTERS                   | \$2,313.16                   |
| CARRYOVER BABY POOL                       | <u>\$9,863.17</u>            |
| <b>TOTAL SWIM CENTER PROJECTS</b>         | <b>\$121,638.66</b>          |
| <br>                                      |                              |
| NEIGHBORHOOD AMENITIES                    | \$73,181.42                  |
| MAIN P.O. ROOF                            | <u>\$18,780.00</u>           |
| <b>TOTAL NEIGHBORHOOD PROJECTS</b>        | <b>\$91,961.42</b>           |
| <br>                                      |                              |
| <b>TOTAL EXPENSES</b>                     | <b><u>\$2,372,781.73</u></b> |
| <br>                                      |                              |
| <b>EXCESS EXPENSES OVER REV</b>           | <b>\$316,810.18</b>          |

## Circle C Homeowners Association Calendar of Events 2010

|   |   |                            |
|---|---|----------------------------|
| January 3, 2011 New Year Holiday, HOA Office Closed |   |                            |
| January 15, 2011                                    | Holiday Lights must be removed  | January 15, 2011           |
| February 1, 2011                                    | CCHOA Annual Report in February Newsletter  |                            |
| February 1, 2011                                    | First ½ year assessment mailed.   | Due March 1 <sup>st</sup>  |
| February 2011                                       | <b>**Ballot and Proxy to be printed on back of assessment</b><br>Board of Directors Candidate Forum | To be determined           |
| March 8, 2011                                       | Annual Meeting  | 6:30pm-9:30pm Kiker        |
| April 2, 2011                                       | Wildflower Seed Planting Day  | 1pm to 5 pm                |
| April 16, 2011                                      | Community Wide Garage Sale  | 8am to 5 pm                |
| April 23, 2011                                      | Easter Egg Hunt   | 9:30am to 11am CDC         |
| April 24, 2011                                      | Pool closed for Easter Holiday  |                            |
| May 30, 2011  | Memorial Day, Pool Open, HOA Office Closed  |                            |
| July 1, 2011  | Second ½ year assessment mailed.  | Due August 1 <sup>st</sup> |
| July 2, 2011  | Community Parade  | 9am to 11am Pool Plaza     |
| July 4, 2011  | Pool Open, HOA Office Closed  |                            |
| October 16, 2011                                    | Wildflower Seed Planting Day  | 1pm to 5 pm                |
| September 5, 2011                                   | Labor Day, Pool Open, HOA Office Closed   |                            |
| November 24 and 25                                  | Thanksgiving, HOA Office Closed   |                            |
| December 3, 2011                                    | Kid's Holiday Party (entry one new toy)   | 10am to 12:30pm CDC        |
| Dec 16-18   | Holiday Lighting Contest  | All three days             |
| Dec 22 and 23                                       | Christmas Break, HOA Office Closed  |                            |

**Board of Directors Meetings**, 3<sup>rd</sup> Wednesday of every month, 6:30 PM at the Child Development Center.

*\*\*All dates are subject to change.*