

2026 Charron Circle Commons Condominium Association
Annual Meeting

Opening Statement

Goals for Today's Meeting

- Inform Community on current status on the site, and financial status of the Association
- Elect 3 New Board Members
- Solicit opinions and recommendations for future strategies and operations

Site overview

Lawns: Were in fairly good shape

Due to watering restriction time may be required to recover



These Activities are Restricted for Level 4:

- Landscape watering is prohibited. Hand watering of gardens or flower beds is allowed.
- Washing of streets, driveways, sidewalks or other impervious areas is prohibited.
- Washing of vehicles or boats at a non-commercial facility shall be prohibited.

Financial Overview

2025 Financial Performance

Accounts and Purposes

Estimated Reserve Fund Levels

Current

When estimated disbursement shall be required

The state of the finances and ability to fund reserve requirements was stated as excellent

2026 Charron Circle Commons Condominium Association Annual Meeting

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserve Balance	\$ 18,980	\$ 25,140	\$ 31,374	\$ 36,959	\$ 44,643	\$ 56,697	\$ 65,401	\$ 72,940	\$ 80,209	\$ 87,201	\$ 94,783
Income	\$ 23,381	\$ 25,859	\$ 25,742	\$ 25,742	\$ 25,744	\$ 27,740	\$ 27,752	\$ 27,752	\$ 27,752	\$ 27,752	\$ 27,752
Expenses	17,133	\$ 28,894	\$ 19,634	\$ 20,157	\$ 18,245	\$ 17,477	\$ 19,331	\$ 20,540	\$ 20,848	\$ 21,161	\$ 21,478
Reserve Contribution	\$ -	\$ 6,065	\$ 6,108	\$ 5,585	\$ 7,498	\$ 10,263	\$ 8,421	\$ 7,212	\$ 6,904	\$ 6,591	\$ 6,274
Balance Forward	\$ 10,100	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
							Yr. 20				
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserve Balance	\$ 102,768	\$ 110,467	\$ 117,872	\$ 124,977	\$ 131,776	\$ 139,821	\$ 147,555	\$ 154,969	\$ 162,058	\$ 168,814	\$ 178,478
Income	\$ 29,312	\$ 29,312	\$ 29,312	\$ 29,312	\$ 29,312	\$ 30,872	\$ 30,872	\$ 30,872	\$ 30,872	\$ 30,872	\$ 32,432
Expenses	\$ 21,800	\$ 22,127	\$ 22,459	\$ 22,796	\$ 23,138	\$ 23,485	\$ 23,838	\$ 24,195	\$ 24,558	\$ 24,926	\$ 25,300
Reserve Contribution	\$ 7,512	\$ 7,185	\$ 6,853	\$ 6,516	\$ 6,174	\$ 7,387	\$ 7,034	\$ 6,677	\$ 6,314	\$ 5,946	\$ 7,132
Balance Forward	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	Yr. 25										
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserve Balance	\$ 186,123	\$ 193,420	\$ 200,364	\$ 206,945	\$ 214,716	\$ 222,117	\$ 229,140	\$ 235,777	\$ 242,020	\$ 249,420	\$ 258,911
Income	\$ 32,432	\$ 32,432	\$ 32,432	\$ 32,432	\$ 33,992	\$ 33,992	\$ 33,992	\$ 33,992	\$ 33,992	\$ 35,552	\$ 35,552
Expenses	\$ 25,680	\$ 26,065	\$ 26,456	\$ 26,853	\$ 27,256	\$ 27,664	\$ 28,079	\$ 28,501	\$ 28,928	\$ 29,362	\$ 29,802
Reserve Contribution	\$ 6,752	\$ 6,367	\$ 5,976	\$ 5,579	\$ 6,736	\$ 6,328	\$ 5,913	\$ 5,491	\$ 5,064	\$ 6,190	\$ 5,750
Balance Forward	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000

Member Comments

Suggestions/Questions

Officer Election

3 members

Elected:

Katelyn Schmalz

Brenda Hall

Irene Hall

Final Closing

Retiring President provides Contact info for Vendors/Town of Exeter/etc.

Accomplished

New Board to meet to elect officers

Meeting Occurred-Minutes to be distributed