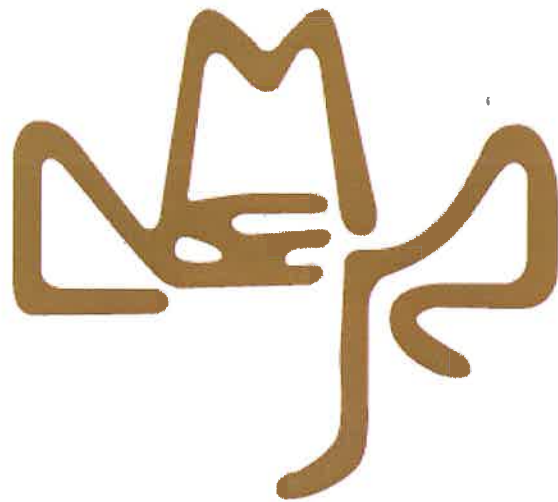


McCormick Ranch Property Owners' Association



Facts & Figures

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McCormick Ranch Acreage

<u>Acreage Classification</u>	<u>Acres</u>	<u>Percent Developed</u>
Residential	1,771	99%
Commercial	542	98%
City	93	100%
Hospital	61	85%
School District	42	100%
Common Area	184	100%
Lakes	120	100%
Golf Course	303	100%

Acreage Maintained by POA by Years

	<u>Turf</u>	<u>D/G</u>	<u>Lakes</u>	<u>City Medians</u>	<u>Other</u>	<u>Total</u>
1996	124	51	34	18	16	243
1997	124	51	34	18	16	243
1998	124	51	34	18	16	243
1999	122	50	34	18	16	240
2000	122	50	34	18	16	240
2001	122	50	34	18	16	240
2002	122	50	34	18	16	240
2003	122	50	34	18	16	240
2004	122	50	34	18	16	240
2005	122	50	34	18	16	240
2006	122	50	34	18	16	240
2007	122	50	34	18	16	240
2008	122	50	34	18	16	240
2009	122	50	34	18	16	240
2010	122	50	34	18	16	240
2011	122	50	34	18	16	240

Completed Residential Dwelling Units (including apartments)

	<u>Existing</u>	<u>Additions</u>	<u>Total</u>
1997	8486	9	8495
1998	8495	0	8495
1999	8495	4	8499
2000	8499	3	8502
2001	8502	85	8587
2002	8587	72	8659
2003	8659	3	8662
2004	8662	113	8775
2005	8775	0	8775
2006	8775	1	8776
2007	8776	8	8784
2008	8784	0	8784
2009	8784	128	8912
2010	8912	0	8912
2011	8912	0	8912

Remaining Single Family Lots: 1
 Parceled/Unbuilt condo units: 379

Commercial Property

	<u>Assessed Valuation</u>	<u>Income Generated</u>
1995	176,084,018	278,047.25
1996	210,561,769	335,705.37
1997	214,308,749	341,634.79
1998	240,983,995	387,581.54
1999	247,311,269	394,714.63
2000	312,174,723	485,811.33
2001	329,670,161	511,325.51
2002	381,125,082	620,561.78
2003	383,896,524	618,362.40
2004	381,218,232	608,095.27
2005	441,982,081	706,626.65
2006	461,097,959	735,503.58
2007	547,734,026	872,050.62
2008	693,172,121	1,098,138.95
2009	793,832,769	1,301,976.05
2010	923,328,989	1,512,786.41
2011	868,663,774	1,428,319.52

Improvement Projects 2011 Budget

Landscaping Renovations	\$ 50,000.00
Hayden & Shea Entryway	\$ 70,000.00
12 Replacement PBF Devices	\$ 12,000.00
Concrete Sidewalk Improvements	\$ 25,000.00
Retaining Walls	\$ 32,000.00
Concrete Header Work (turf and mailboxes)	\$ 10,000.00
Catch Basin and Drain Tile (CBW/Via Linda)	\$ 5,000.00
3 Electrical Service Pedestals	\$ 5,000.00
Weir Pond Repairs	\$ 6,000.00

TOTAL IMPROVEMENT PROJECTS

\$ 215,000

Income, Expenses and Annual Assessment Fees

	<u>Assessed Rate</u>	<u>Total Income</u>	<u>Total Expenses</u>	<u>Difference</u>
1997	175.00	2,393,141	2,075,984	317,157
1998	175.00	2,561,916	2,263,832	298,084
1999	175.00	2,247,975	2,252,780	(4,805)
2000	175.00	2,383,284	2,389,951	(6,667)
2001	175.00	2,467,812	2,339,810	128,002
2002	180.00	2,586,472	2,509,231	77,241
2003	180.00	2,592,252	2,446,003	146,249
2004	180.00	2,664,300	2,613,047	51,253
2005	180.00	2,761,985	2,593,039	168,946
2006	180.00	2,893,259	2,684,167	209,092
2007	180.00	3,020,930	2,888,523	132,407
2008	180.00	3,247,711	3,026,161	221,550
2009	185.00	3,520,642	3,188,378	332,264
2010	185.00	3,578,451	3,464,485	113,966
2011 Budget	185.00	3,600,000	3,603,000	(3,000)

Violation Notices Issued

	<u>Issued</u>	<u>Complied</u>
1995	1,709	1,709
1996	2,564	2,564
1997	1,366	1,366
1998	1,534	1,534
1999	1,054	1,054
2000	1,513	1,513
2001	1,547	1,547
2002	1,312	1,311
2003	1,056	1,055
2004	1,022	1,021
2005	1,756	1,708
2006	2,225	2,167
2007	1,908	1,860
2008	1,902	1,862
2009	1,821	1,746
2010	1,494	1,442