

Annual Meeting followed by Board of Directors Meeting

December 3, 2025

1. Call meeting to order and invocation

2. Introduction of Board and Guests, Verify Quorum



3. Proof of Notice of the Meeting



4. Reading or Waiver of Reading of Minutes of December 3, 2024

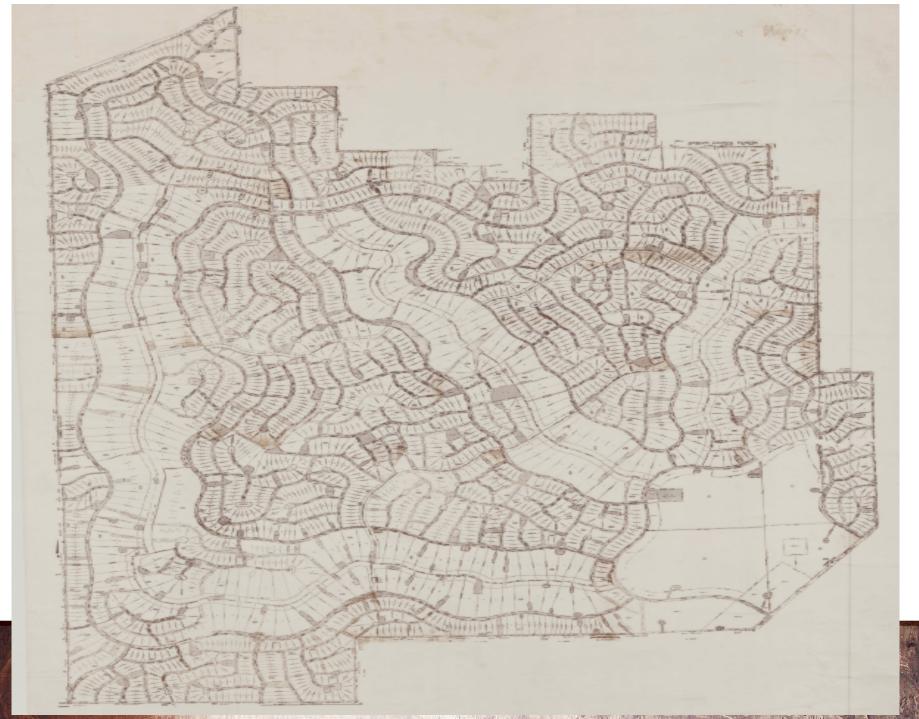
5. Reports from the Board

The Vision

In 1975, Sidney Colen purchased a 12,900-acre cattle ranch in Ocala, Florida known as Circle Square Ranch (the "Ranch").

- In the 1920s, the Ranch was established by James Norris.
- Mr. Colen's vision was to develop the land by combining:
 - an innovative, high-quality lifestyle, and
 - friendly, inviting neighborhoods.
- The vision also emphasized:
 - preserving the environment and natural beauty, and
 - building a tradition of excellence.
- As the master-planned community was developed, the land was divided:
 - some remained a working ranch, and
 - the rest became a carefully planned master-planned community.





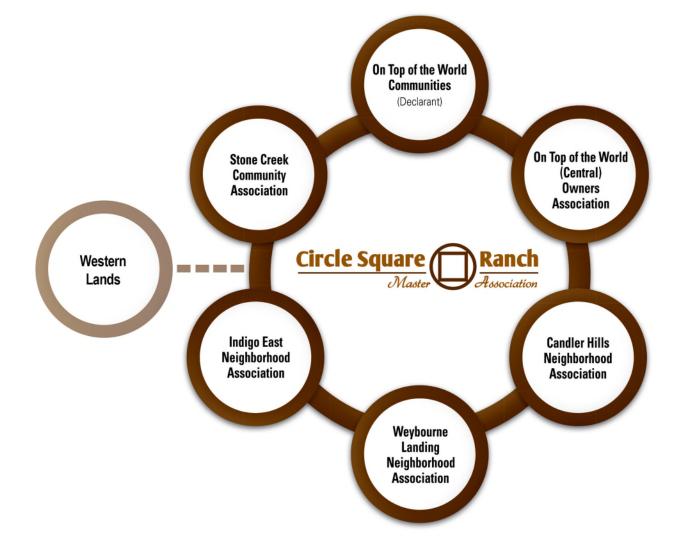
What is the Master Association?





- Circle Square Ranch Master Association, Inc. (CSRMA) is an Association of Associations.
- A Master Association is a "parent" homeowners association (HOA) that governs the larger, overall community (the master-planned development), on top of any smaller HOA your specific neighborhood might have.

Master Association Current Membership



Purpose of the Master Association?

- Provides for the overall development, administration, maintenance and preservation of the Properties as a multi-use, multi-phase, master-planned community. It provides shared elements in common:
 - Maintenance of Principal Roadways/landscaping
 - Parks
 - Maintenance of Multi-modal trails
 - Recreational activities
 - Educational activities
 - Meeting facilities
 - Event programming serving Member Associations
 - Maintenance of certain gates systems
 - Community (Broadband) Systems
 - Visioning and connectivity of future member associations
 - Creates identity and shared sense of community



Master Association Operation

- Exists for the benefit of all Member Associations
 - Allocates shared costs equitably between all Member Associations
 - Assures a convenient and attractive environment in which to live, learn and play







Master Association Operation (cont.)

- Administers, operates, improves, and maintains for the benefit of Member Associations the following (not limited to):
 - Areas of Common Responsibility
 - Community Amenity Property
 - Community Systems & Internet Portal
 - Community Thoroughfares
 - Surface Water Management Facilities
 - Special Benefit Areas
- Consistency of Enforcement
 - Community-Wide Standard



Board of Directors

- Currently consists of three members
- Pursuant to Article X of the Articles of Incorporation:
 Each officer and director must be an officer, director,
 employee or appointee of one of the following: a Member Association or Declarant
- Declarant entitled to designate all members of Board until Owners other than Declarant own 50% of all Units administered by the CSRMA
- Board meets annually and on an as-needed basis.



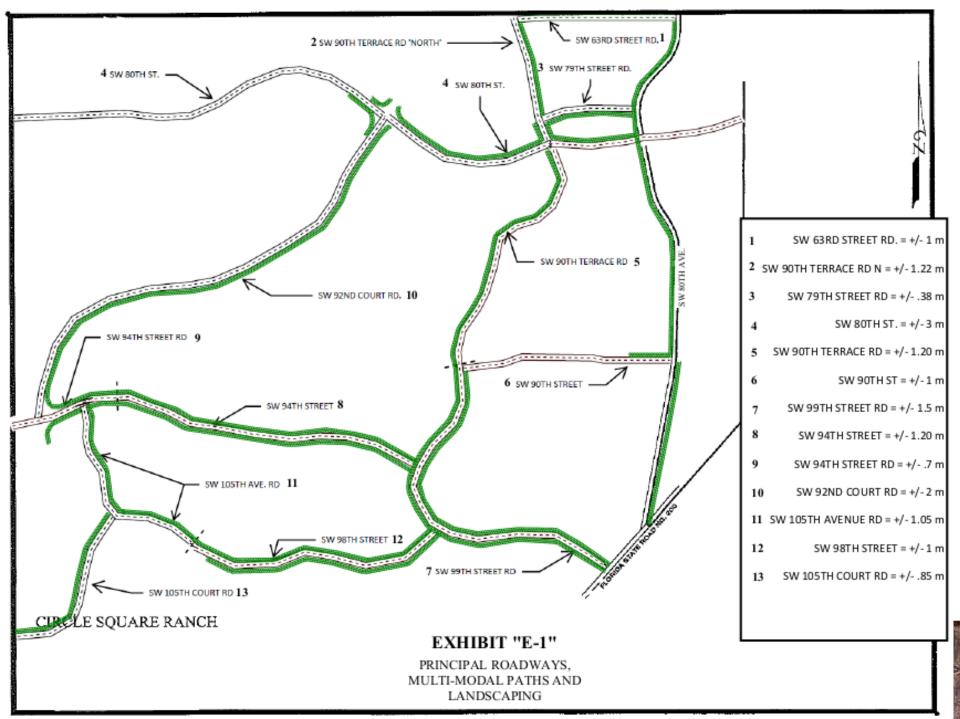
Closed Homes Report 10/31/2025

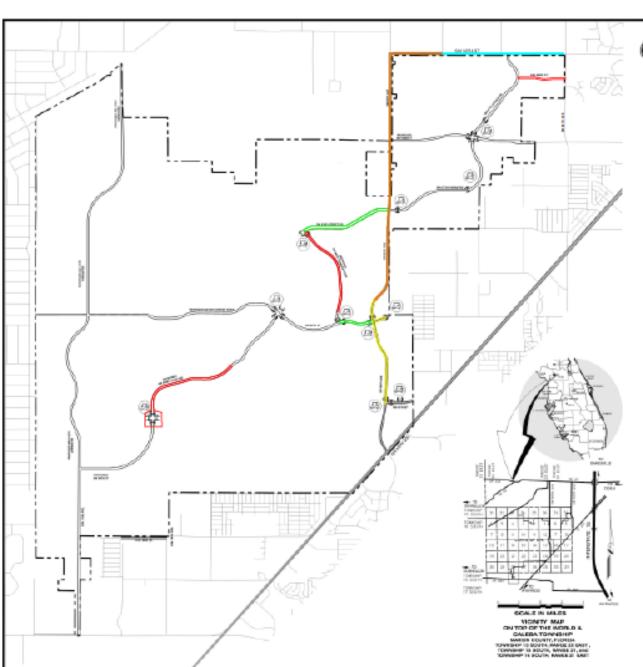
- On Top of the World Communities, LLC.
 - On Top of the World (Central) Owners Assoc. 5,265
 - Candler Hills Neighborhood Association 1,785
 - Indigo East Neighborhood Association 593
 - Weybourne Landing Neighborhood Association 744
- Pulte (Stone Creek, includes all neighborhoods)
 - Currently 3,430 homes

Boe Stepp

Roadways, Multi-Modal Paths, Landscaping







On Top of The World & Calesa Township Master Roadway Corridor Map

- NOTATIONS

 **PER LANGE CONTROL AND THE REPORT BASES FROM TOURISH TOWARD GRAPT TO CORRECT THE BASES FROM THE BAS

GOLF CART CIRCULATION PLAN LEGEND

DOSTING-OWT CROSSING

LEGENE

EXPERIMENTAL AND PROPERTY FOR P TOTAL CALCUL TOWARD IN HYDRIAL PRIVATE SOLUTION

Physical Fox

ON TOP OF THE WORLD, L.L.C. COLEN BUILT DEVELOPMENT, LLC

8445 SOLITHWEST 80th STREET OCALA, FLORIDA



2025.01.24

08:24:45

'00105-

NOT VALID UNLESS SIGNED AND SEALED BY A PROPERSIONAL ENGINEER

Guy Woolbright

2026 Budget



Budgets/Reserves/Assessments

- Annual Budget for ensuing calendar year approved at Annual Board of Directors meeting
- Management Company currently underwrites ~28% of annual budget
- Reserves none
- Assessments currently single family units are assessed:
 - One-time only contribution (Master Working Capital Contribution) at time of closing on new homes
 - Annually (CSRMA Line Item in each Association Budget)
 - Annually (Special Benefit Area Assessments Line Item in Association Budget, if applicable)



Budget Impacts

Existing amenities:

- Circle Square Cultural Center
- The Ranch Fitness & Spa
- The Town Square facilities
- Meeting Rooms
- Master The Possibilities

Community Systems

Universal Broadband (100/10
 Mbps), Roadways & Common Areas

New amenity - Irons 9

A brand-new 9-hole Pitch and Putt golf course designed for golfers of all skill levels. Perfect for a quick round or for sharpening your short game, The Irons offers a relaxed and welcoming atmosphere for families, friends, and golf enthusiasts alike. Nestled in a scenic location, this soon-to-open course combines beautifully manicured greens with a casual vibe, making it the ideal spot to enjoy the game. Get ready to tee off at Irons 9—coming soon!









2026 Annual Budget

- Build out estimated 32,400 homes; October 31, 2025 at 11,817 closed homes
- Neighborhood Association fees for 2026 budget \$7,487,185, based on an average number of homes in the Master Association, in any fiscal year

2026 Proposed Budget Expenses

Expenses	Budget	Includes:
Common Areas, Roadways & Community Systems	\$ 5,025,815	Operations & Maintenance of principal roadways (main boulevards) and common areas & delivery of internet services
Services Agreement	\$ 1,349,451	Community Amenities Provider agreement with Management Company to provide recreational, educational, business and/or cultural facilities
Operating Expenses and Overhead	\$ 3,652,030	Includes all services & operating expenses for Community Amenities
Management Fees	\$ 268,460	Management fees



2026 Proposed Budget Expenses

Expenses	Budget	Includes:
Insurance Expense	\$ 95,000	General liability and D&O insurance for Master Association
Licenses, Real Estate Taxes and Other Taxes	\$ 10,132	Filing fees for State of Florida: annual report, real estate taxes on the common property
Legal & Accounting		Legal expenses, annual audited financial statement as operating budget exceeds \$500,000; includes tax returns and state filings
Services Agreement Abatement	\$(2,936,683)	Management Company's current contribution: ~28% of budget
Net Operating Expenses	\$ 7.487.185	



Membership Benefits

For less than \$68/month:

- Enjoy Free weekly entertainment and special events at The Town Square
 - Spring Jam
 - Patriotic Celebration
 - Oktoberfest
 - And more!
- Bulk Rate Broadband Service 100/10 Mbps (OTOW and Stone Creek)
- Weekly Farmers Market
- Discounted Rates apply for:
 - Master the Possibilities select classes
 - Tickets to events at The Cultural Center
 - The Ranch Fitness Memberships and Spa services
 - Irons 9 greens fees (coming soon!)



Annual Meeting (cont.)

- 6. Other Business and Discussion
- 7. Adjournment



Board of Directors Meeting

<u>Agenda</u>

- Call to Order
- 2. Proof of Notice of Meeting
- 3. Reading and approval or Waiver of Reading of Minutes of December 4, 2024 Meeting
- 4. Consideration of Resolution 2025-01 adopting the 2026 Master Association Operating Budget
- Consider, if necessary or desired, to record a notice of preservation of the Circle Square Ranch Master Association, Inc. Declaration per F.S. Section 720.303(2)(e)
- 6. Other Business and Discussion
- 7. Adjournment



Thank You for Attending

As 2025 comes to a close, let us take a moment to appreciate the blessings in our lives and the community in which we live.

Best wishes for a safe and joyous holiday season!

THE TOWN SQUARE

- Festivals
- Entertainers
- Farmers Market
- Events







Circle Square Cultural Center











- Fitness classes.
- Certified personal trainers.
- Full service salon & spa.
- Indoor Warm-Water Pool.
- No long term obligation.





Circle Square Ranch Master Association, Inc.

Welcome to the Circle Square Ranch Master Association, Inc. Web site (Circle Square Ranch Master Association, Inc. also referred to as the "Master Association").



In 1975 Sidney Colen purchased a 12,900-acre cattle rai (established by James Norris in the 1940s) known as Cir Square Ranch in Ocala, Florida. Colen had a vision to develop this land in a way that combines an innovative, superior lifestyle with friendly and inviting neighborhoods vision of preserving the environment and natural beauty together with establishing a tradition of excellence. With

development of a master-planned community at Circle Square Ranch, portions of the land continute to be a working ranch while the remainder of the property moved into a new, carefully thought out

CircleSquareRanchMA.com



World Communities, Inc. (Declarant), the member associations currently consist of:

. On Top of the World (Central) Owners Association, Inc.

· Candler Hills Neighborhood Association, Inc.

Indigo East Neighborhood Association, Inc.
 Stone Creek Community Association, Inc.

Master the

Lifelong Learning Adult Education Center

At the Heart of It All! CIRCLE SQUARE Commons



8413 SW 80th Street, Suite 1, Ocala, FL 34481 (352) 873-4817 | MyBridgenet.com Monday - Friday, 8 am - 4:30 pm



8409 SW 80th Street, Ocala, FL 34481 (352) 306-4904 | FamilyDentalOcala.com Monday - Friday, 8 am - 5 pm



Leading in Lifelong Learning 8415 SW 80th Street, Suite 2, Ocala, FL 34481 (352) 861-9751 | MasterthePossibilities.org

Monday - Friday, 9 am - 4 pm

On Top of the World Real Estate of Marion, LLC Resales

8413 SW 80th Street, Suite 3, Ocala, FL 34481 (352) 854-2394 | OTOWRealEstate.com

> Monday - Saturday, 9 am - 5 pm Sunday, 10 am - 5 pm

> > Open 7 Days a Week



8385 SW 80th Street, Ocala, FL 34481 (352) 861-8180 | RanchOcala.com

Monday - Thursday, 5:30 am - 8 pm; Friday 5:30 am - 7 pm; Saturday, 7 am - 5 pm; Sunday, 8 am - 4 pm



8395 SW 80th Street, Ocala, FL 34481 (352) 854-3670 | CSCulturalCenter.com Monday - Saturday, 11 am - 2 pm



8413 SW 80th Street, Suite 4, Ocala, FL 34481 (352) 554-9449 | ffbf.com

Bank: Wednesday & Thursday, 9 am - 4 pm Mortgage Lending: Monday - Saturday, 9 am - 5:30 pm; Sunday, 10 am - 5 pm

24 Hour ATM Available



8413 SW 80th Street, Suite 2, Ocala, FL 34481 (352) 351-0500

Monday - Thursday 8:30 am - 4 pm; Friday, 8:30 am - noon



8415 SW 80th Street, Suite 2, Ocala, FL 34481 (352) 387-7402

> Monday - Saturday, 7:30 am - 3 pm Sunday, 8 am - 1 pm Serving Breakfast, Lunch and Coffee!



8405 SW 80th Street, Suite 14, Ocala, FL 34481 (352) 620-8484 | VisitingAngels.com

Monday - Friday, 9 am - 5 pm

Edward Jones

Anthony Montemurro, CFP®, CRPC 8399 SW 80th Street, Suite 15, Ocala, FL 34481 (352) 237-2008 Monday - Friday, 8:30 am - 4:30 pm



8405 SW 80th Street, Suite 11, Ocala, FL 34481 (352) 387-7647

Monday - Friday, 8:30 am - 5 pm



8399 SW 80th Street, Suite 16, Ocala, FL 34481 (352) 237-4777

Ice cream, healthy smoothies, lunch and much more!



8399 SW 80th Street, Suite 17, Ocala, FL 34481 (352) 401-5611 | Baldwin.com/Medicare/

Monday - Friday, 9 am - 5 pm



Dr. Patrycja Garces, Dr. Andrea Prince, Dr. Lynnette Santana, & Caterina Gccone, APRN 8409 SW 80th Street, Ocala, FL 34481 (352) 414-1922 | GetVIPCare.com Monday - Friday, 8 am - 5 pm

8405 SW 80th Street, Ocala, Florida 34481 | CircleSquareCommons.com



MASTER ROADWAY CORRIDOR MAP

