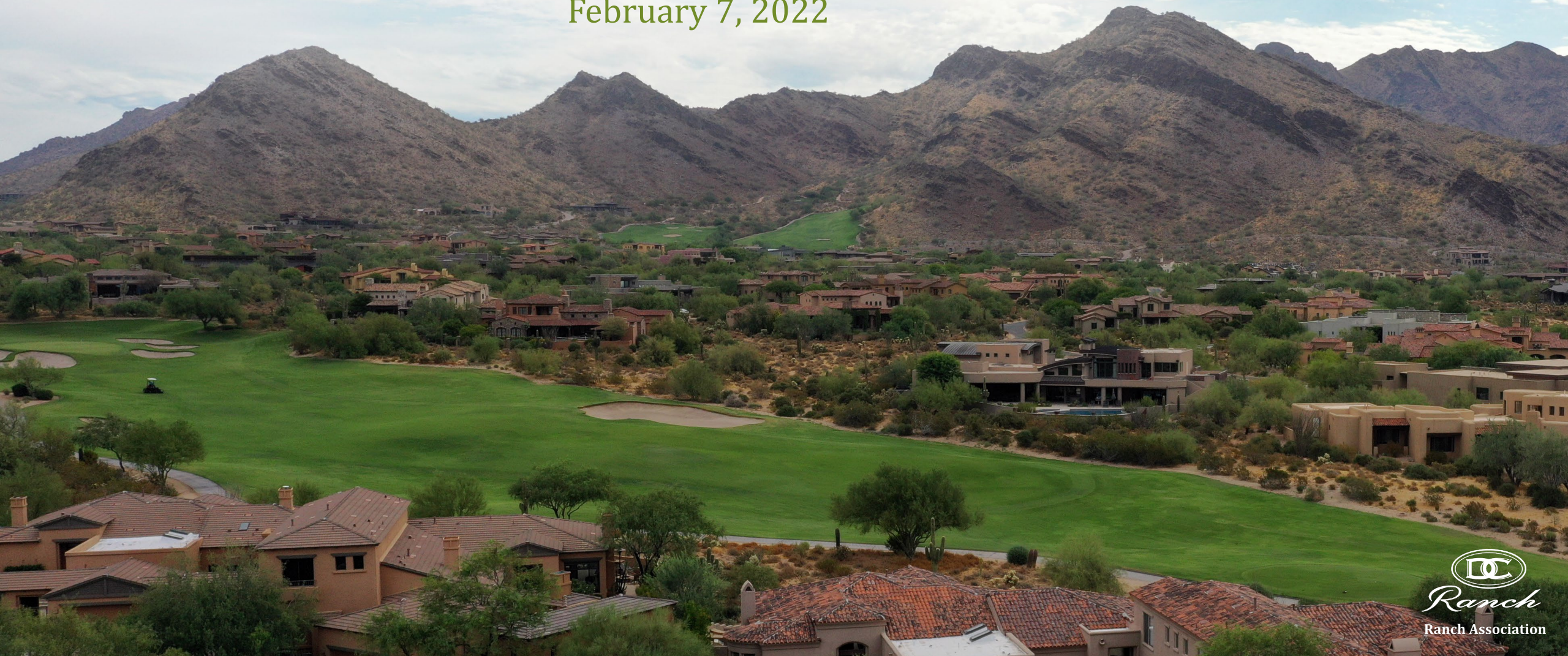


DC Ranch Association Board of Directors Meeting

February 7, 2022



Mission Statements

- **Ranch Association:** Emphasizing customer care and sustained property values. Protects fiscal and environmental assets. Provides professional financial, landscape, and maintenance staff. Manages security services.
- **Community Council:** Visioning and facilitating initiatives that enhance residents' quality of life and serve collective interests. Provides recreational, educational, cultural, and volunteer opportunities. Promotes the DC Ranch brand and manages communication programs.
- **Covenant Commission:** Establishes and maintains standards for architectural and landscape design while working with property owners, builders, and architects to preserve harmony with our desert environment.

Principles of Civil Dialogue

Respect and diversity of thought are valued at DC Ranch. Civil dialogue should be used when addressing the Board, another resident, or a DC Ranch staff member.



Meeting Agenda

- Call to order
- Roll Call / Establish Quorum
- President's Comments
- Approval of Prior Meeting Minutes
 - January 10, 2022 Regular Meeting
 - January 10, 2022 Executive Session
- Executive Director's Report
- Director of Financial Operations-4th Quarter and Year End Report
- Unfinished Business
 - Budget and Finance Committee member appointment update
 - March Board Meeting location
- Committee Reports
 - Firewise Committee Update
- Announcements
- Adjournment

Roll Call

- Geoff Wilner – President
- Stephen Koven – Vice President
- Elaine Cottey – Secretary
- Sam Hawkins – Treasurer
- Phil Geiger – Director
- Greg Kiraly – Director
- Don Matheson - Director



President's Comments

Executive Director's Report

- Westgate gatehouse repair have been completed and reopened.
- Board of Director applications are available. No applications received as of this date.
- Completed renovations on Sterling Estate east courtyard fountain; beginning on west fountain in January.
- NVM Leadership training was held on January 26.
- Completed Anderson Security Agency's annual review.
- Firewise clearing to begin along wash behind Arcadia February 14.
- Collection letters sent to 19 owners for past due fines/fees of \$5,066.
- Employee team value awards to be awarded on February 25 based on five team values (fun, professionalism, innovation, passion and teamwork)
- Arcadia Sissoo tree update-DRB application under appeal with City.
- A year in review: Modification Applications-2020-270, 2021-339; up 26% from the previous year. Transfer/Disclosure-2020-438, 2021-428, Speeding infractions-2020-114, 2021-117.

Annual Election Timeline

2.7.2022	Election Kickoff at Board of Directors meeting
3.4.2022	Deadline for candidate applications 5 p.m.
3.14.2022	Meet the Candidates Night 6 p.m.
3.16.2022	Ballots mailed to Neighborhood Voting Members and to individual owners without NVM representation
4.11.2022	Annual Meeting/Election Results Announced 6 p.m.

Three Director terms expiring in April: Vice President-Stephen Koven, Treasurer-Sam Hawkins, and Director-Don Matheson.

Unfinished Business

2021 Year End Financial Report

Director of Financial Operations

Dee Nortman



Statement of Revenue and Expense (Operating) For the Period Ending December 31, 2021



	Month Ending December 2021			Year to Date through December 2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
Assessment	\$ 663,259	\$ 663,740	\$ (481)	\$ 7,965,494	\$ 7,965,089	\$ 405
Non-Assessment	75,189	77,777	(2,588)	757,458	670,194	87,264
Total Revenue	738,448	741,517	(3,069)	8,722,952	8,635,283	87,669
Expenses						
Operating Expenses	700,147	656,315	43,832	6,777,879	6,927,412	(149,533)
Reserve Funding	143,815	143,815	-	1,750,780	1,750,780	-
Non-Operating Costs	(3,606)	1,000	(4,606)	(3,606)	1,000	(4,606)
Total Expense	\$ 840,356	\$ 801,130	\$ 39,226	\$ 8,525,052	\$ 8,679,192	\$ (154,140)
Net Income/(Loss)	\$ (101,908)	\$ (59,613)	\$ (42,295)	\$ 197,899	\$ (43,909)	\$ 241,808

Statement of Revenue and Expense (Operating)

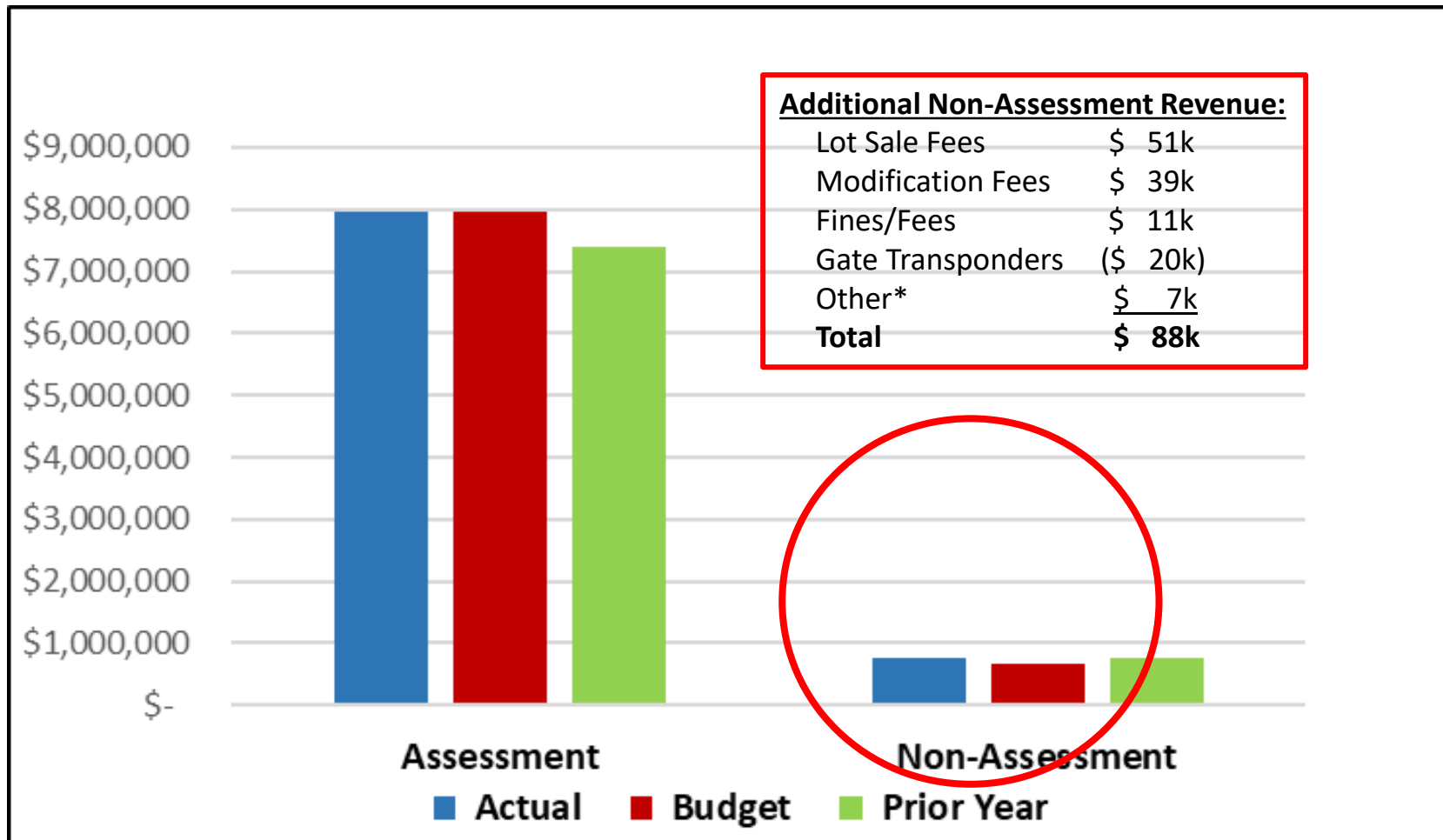
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Revenue Comparison

For the Period Ending December 31, 2021



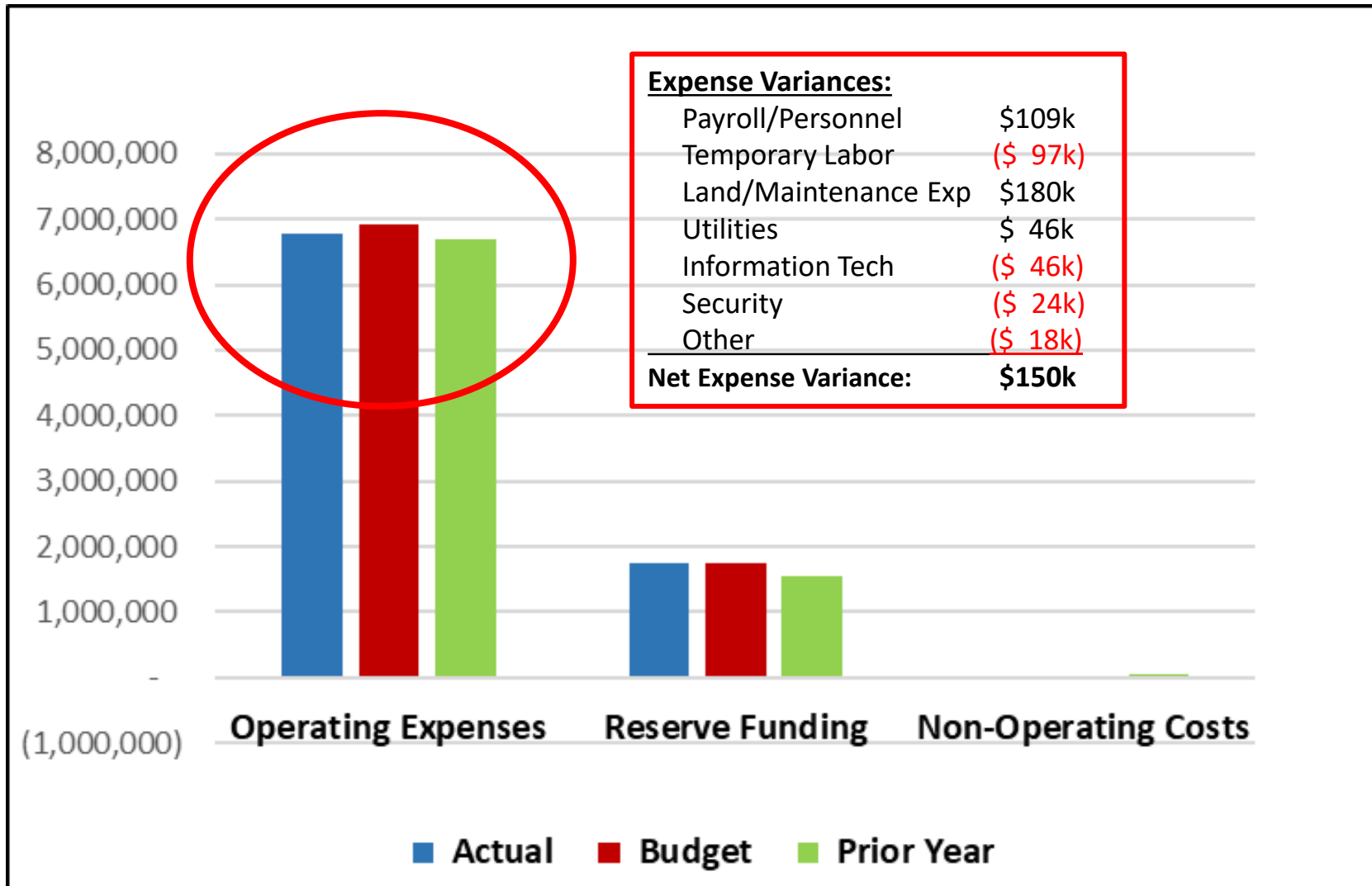
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Expense Comparison

For the Period Ending December 31, 2021



Balance Sheet at 12/31/2021



Assets			
	<u>12/31/2021</u>	<u>12/31/2020</u>	<u>Y/Y Change</u>
Operating Cash	\$ 1,321,423	\$ 1,476,558	\$ (155,135)
Reserve Funds	9,685,520	8,446,217	1,239,303
Capital Funds	50,000	25,000	25,000
Accounts Receivable, Net	18,057	109,325	(91,268)
Intercompany Receivables	0	11,866	(11,866)
Prepaid Expenses	129,149	120,948	8,201
Other	-	10,612	(10,612)
Total Current Assets	<u>147,206</u>	<u>252,752</u>	<u>(105,546)</u>
Fixed Assets			
Property & Equipment	366,506	331,229	35,277
Depreciation	(205,502)	(144,308)	(61,195)
	<u>161,004</u>	<u>186,922</u>	<u>(25,918)</u>
Total Assets	<u>\$ 11,365,153</u>	<u>\$ 10,387,449</u>	<u>\$ 977,704</u>

Liabilities/Equity			
	<u>12/31/2021</u>	<u>12/31/2020</u>	<u>Y/Y Change</u>
Liabilities			
Current Liabilities			
Accounts Payable	\$ 356,519	\$ 256,887	\$ 99,631
Intercompany Payable	204,623	164,249	40,375
Accrued Expenses	106,125	111,773	(5,648)
Prepaid Assessments	274,737	246,555	28,182
Deferred Revenue	-	0	0
Other Current Liabilities	-	147	(147)
	<u>942,004</u>	<u>779,611</u>	<u>162,394</u>
Long-Term Liabilities			
Note Payable - Equipment	27,695	57,907	(30,212)
Note Payable - PPP Funds	-	492,300	(492,300)
	<u>27,695</u>	<u>550,207</u>	<u>(522,512)</u>
Equity			
Operating Equity	594,907	594,906	0
Reserve Equity	8,437,725	8,437,725	(0)
Capital Equity	25,000	25,000	0
CY Net Income/(Loss)	1,337,823	0	1,337,823
	<u>10,395,454</u>	<u>9,057,631</u>	<u>1,337,823</u>
Total Liabilities/Equity	<u>\$ 11,365,153</u>	<u>\$ 10,387,449</u>	<u>\$ 977,704</u>

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Statement of Cash Flows

for period ending December 31, 2021



	<u>Current Month</u> Month Ended December 2021	<u>Year-to-Date</u> Year Ended December 2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ (44,051)	\$ 1,337,823
Adjustments to reconcile net income (deficit)		
Depreciation	5,100	61,195
<u>(Increase)/Decrease in:</u>		
Accounts receivable	22,449	82,016
Intercompany receivables	-	11,866
Prepaid expenses	(47,306)	(8,201)
<u>Increase/(Decrease) in:</u>		
Accounts payable	50,555	69,535
Accrued payroll expenses	(12,310)	(5,648)
Deferred revenue	(4,773)	-
Prepaid assessments	57,593	28,182
Prepaid Council assessments	(54,286)	-
Intercompany payables	120,137	50,987
Other liabilities	33,382	39,202
NET CASH FROM OPERATING ACTIVITIES	126,489	1,666,957
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property, Plant & Equipment	-	(35,277)
NET CASH FROM INVESTING ACTIVITIES	-	(35,277)
CASH FLOWS FROM FINANCING ACTIVITIES		
Note Payable PPP Funds	-	(492,300)
Principal payments of long-term debt	(2,518)	(30,212)
NET CASH FROM FINANCING ACTIVITIES	(2,518)	(522,512)
NET INCREASE (DECREASE) IN CASH	123,972	1,109,168
CASH, BEGINNING OF PERIOD	10,932,972	9,947,775
CASH, END OF PERIOD	\$ 11,056,943	\$ 11,056,943

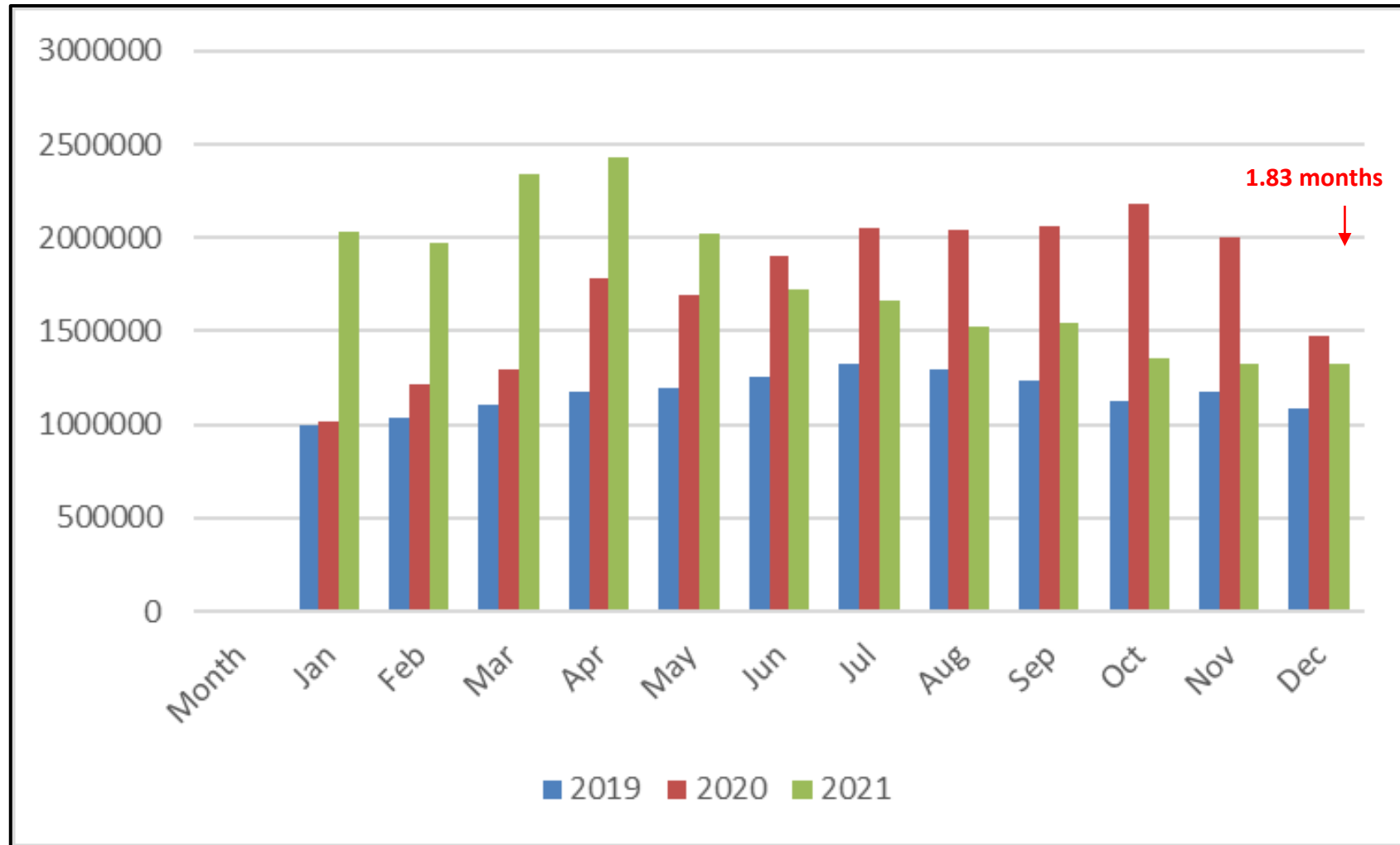
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for period ending December 31, 2021



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CASH, END OF PERIOD	\$ 11,056,943	\$ 11,056,943

Operating Cash Balances by Month



Questions?



New Business

- Budget and Finance Committee member appointment update
- March Meeting Zoom / Hybrid / In person?

Committee Reports

- Firewise Committee next meeting, February 22, 1 pm, Main Conference Room/zoom

Member Open Forum



We want to hear from residents
(three-minute limit).

Please raise your hand to be called
upon to speak.

Announcements

- Nomination forms for Volunteer of the Year are available, deadline is March 4
- Next regularly scheduled Board Meeting, March 7
- Home and Landscape Expo, April 20, 5-7 pm, Desert Camp

Adjournment