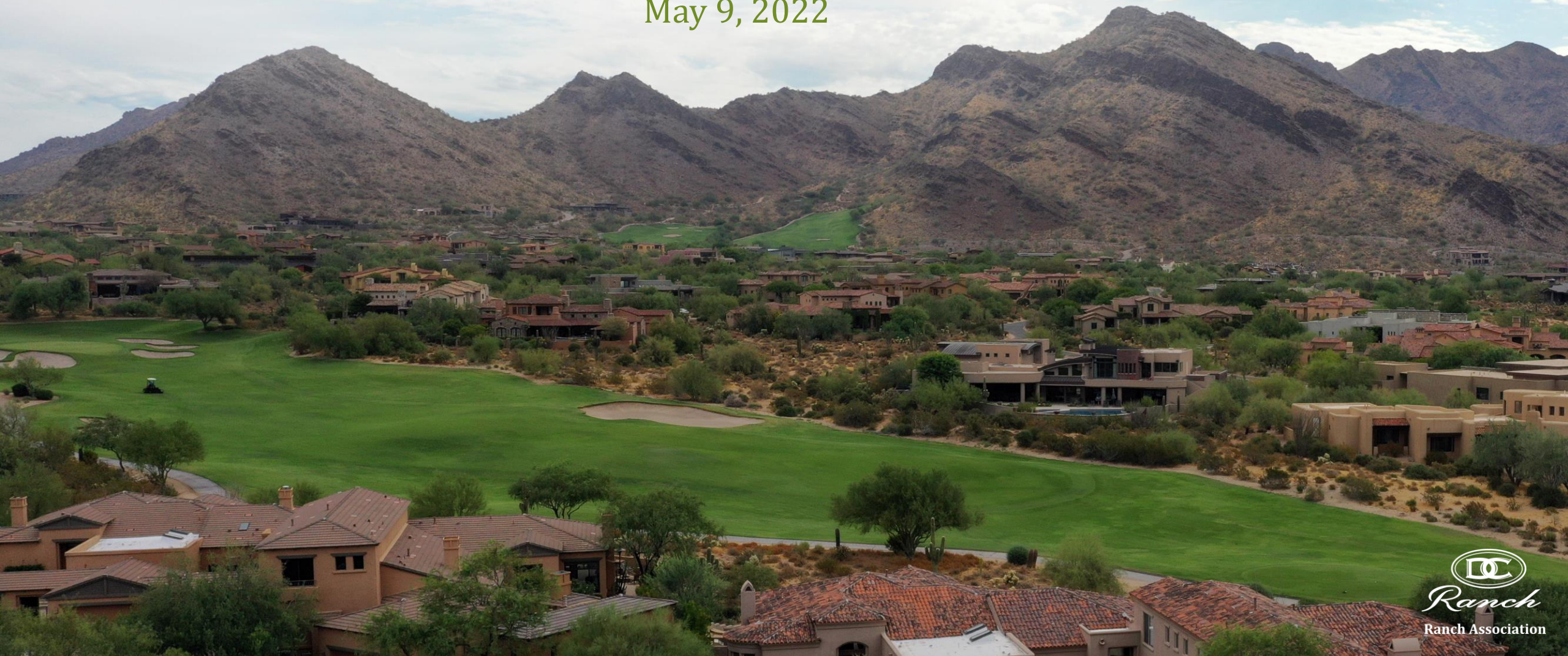


DC Ranch Association Board of Directors Meeting

May 9, 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
 - March 7, 2022 Regular Meeting
 - March 7, 2022 Executive Session
 - April 11, 2022 Special Meeting
- Executive Director's Report
- Director of Financial Operations-1st Quarter Report
- Unfinished Business
- New Business
 - Firewise Bid Approval
 - Ethics Policy Update
 - Firestick Plants
- Committee Reports
 - Firewise Committee Update
 - Budget and Finance
 - Modification Committee Update
- Announcements
- Adjournment

Roll Call

- Phil Geiger— President
- Greg Kiraly— Vice President
- Elaine Cottey – Secretary
- John Shaw— Treasurer
- Marla Walberg— Director
- Geoff Wilner— Director
- Don Matheson - Director



President's Comments

Approval of Prior Meeting Minutes

- March 7, 2022 Regular Board Meeting
- March 7, 2022 Executive Session Meeting
- April 11, 2022 Special Board Meeting

Executive Director's Report

- Plant and tree install project at 1.14 has been completed.
- All pots with flowers will be replanted in the next two weeks.
- We will be fertilizing the turf in two weeks to kickstart the Bermuda throughout the community. Turf will be in transition over the next few weeks as rye grass is starting to burn off.
- Gravel refresh project at Sterling Villas, as well as adding new plants in the planting bed along a driveway and repairing irrigation in the planted pots on the columns to water pots without damaging the columns.
- We added 42 new plants at Desert Springs Park by the seating area. We still have one Chitalpa tree to plant.
- Three of the new fleet trucks are finally here. We are trading in two of the expired leased trucks and will complete the rest of the trade when the rest of the new trucks arrive.
- Evergreen Elm tree did get approved by the City of Scottsdale as a replacement tree for the Sissoo's in Arcadia.
- Ordered final phase of park furniture. (\$249,500) One phased order from last year has been delivered, expecting the other in June.
- Maintenance office has been relocated to the Peaks complex on Scottsdale Road and Pinnacle Peak. Equipment all at Kitchell yard.
- Wood fencing in Horseshoe getting repairs.
- Parks playground equipment to be repaired and updated as needed.
- Sidewalk and bollard lighting on path and trail maintenance has begun.
- Getting bids for stucco wall repair and painting throughout the community.
- Ethyl's Garden water feature refurbishment.

Executive Director's Report

- Bill Lord has resigned and returned to his last position at his previous employer.
- We have posted the position, completed interviews and made a job offer. The new title will be Community Services Director, which is responsible for management of Landscape and Maintenance teams, special projects, Reserve Study, and budget.
- Victoria Wick has been hired and been working in the part-time role of Communications Coordinator.
- Debra Lanza, our new receptionist started mid-April and

Director of Financial Operations-Dee Nortman

2022 First Quarter Financial Report

1st Quarter 2022 Financial Report

Director of Financial Operations

Dee Nortman



Statement of Revenue and Expense (Operating) For the Period Ending March 31, 2022



	Month Ending March 2022			Year to Date through March 2022		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
Assessment	\$ 705,932	\$ 706,486	\$ (554)	\$ 2,117,795	\$ 2,119,458	\$ (1,663)
Non-Assessment	56,246	51,618	4,628	150,457	153,701	(3,244)
Total Revenue	762,178	758,104	4,074	2,268,253	2,273,159	(4,906)
Expenses						
Operating Expenses	622,637	556,907	65,730	1,732,056	1,670,513	61,543
Reserve Funding	155,750	155,750	-	492,250	492,250	-
Non-Operating Costs	-	-	-	-	-	-
Total Expense	\$ 778,387	\$ 712,657	\$ 65,730	\$ 2,224,306	\$ 2,162,763	\$ 61,543
Net Income/(Loss)	\$ (16,209)	\$ 45,447	\$ (61,656)	\$ 43,946	\$ 110,396	\$ (66,450)

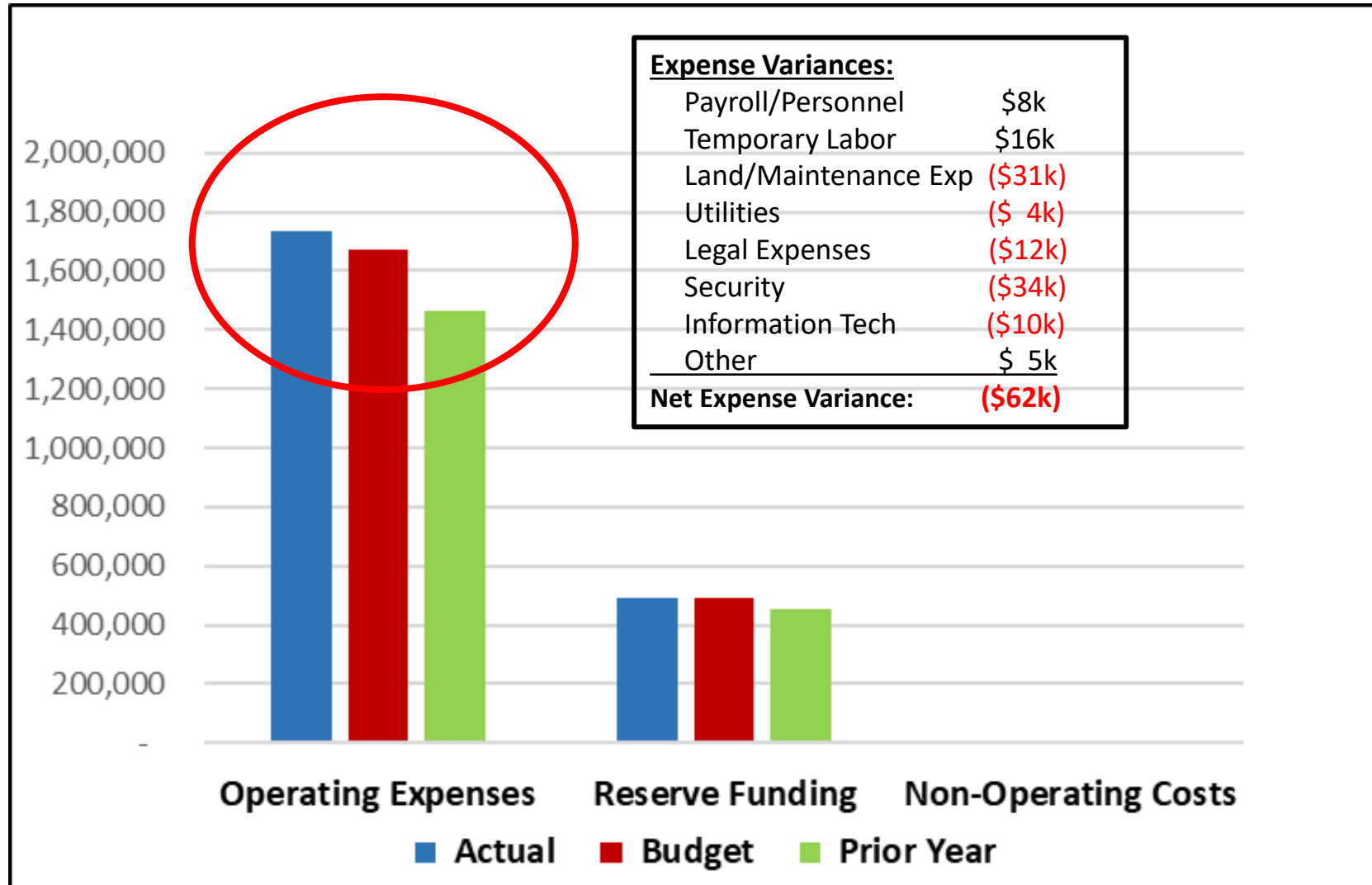
Statement of Revenue and Expense (Operating) For the Period Ending March 31, 2022



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Expense Comparison

For the Period Ending March 31, 2022



Balance Sheet at 3/31/2022



Assets			
	<u>3/31/2022</u>	<u>12/31/2021</u>	<u>Y/Y Change</u>
Operating Cash	\$ 1,293,377	\$ 1,321,423	\$ (28,046)
Reserve Funds	10,001,220	9,685,520	315,700
Capital Funds	71,796	50,000	21,796
Accounts Receivable, Net	105,521	18,357	87,164
Intercompany Receivables	0	18,420	(18,420)
Prepaid Expenses	244,410	129,149	115,260
Other	-	-	-
Total Current Assets	<u>349,930</u>	<u>165,926</u>	<u>184,004</u>
Fixed Assets			
Property & Equipment	356,062	356,062	0
Depreciation	(211,132)	(195,058)	(16,074)
	<u>144,930</u>	<u>161,004</u>	<u>(16,074)</u>
Total Assets	<u>\$ 11,861,253</u>	<u>\$ 11,383,873</u>	<u>\$ 477,380</u>

Liabilities/Equity			
	<u>3/31/2022</u>	<u>12/31/2021</u>	<u>Y/Y Change</u>
Liabilities			
Current Liabilities			
Accounts Payable	\$ 251,091	\$ 335,732	\$ (84,641)
Intercompany Payable	255,918	221,988	33,930
Accrued Expenses	123,120	106,125	16,995
Prepaid Assessments	347,019	274,737	72,282
Deferred Revenue	-	0	0
Other Current Liabilities	-	0	0
	<u>977,148</u>	<u>938,583</u>	<u>38,565</u>
Long-Term Liabilities			
Note Payable - Equipment	20,142	27,695	(7,553)
Other	-	-	-
	<u>20,142</u>	<u>27,695</u>	<u>(7,553)</u>
Equity			
Operating Equity	824,789	824,789	0
Reserve Equity	50,000	50,000	0
Capital Equity	9,542,807	9,542,807	0
CY Net Income/(Loss)	446,368	0	446,368
	<u>10,863,964</u>	<u>10,417,596</u>	<u>446,368</u>
Total Liabilities/Equity	<u>\$ 11,861,253</u>	<u>\$ 11,383,873</u>	<u>\$ 477,380</u>

Balance Sheet at 3/31/2022



Assets				Liabilities/Equity			
	<u>3/31/2022</u>	<u>12/31/2021</u>	<u>Y/Y Change</u>		<u>3/31/2022</u>	<u>12/31/2021</u>	<u>Y/Y Change</u>
Operating Cash	\$ 1,293,377	\$ 1,321,423	\$ (28,046)	Liabilities			
Reserve Funds	10,001,220	9,685,520	315,700	Current Liabilities			
Capital Funds	71,796	50,000	21,796	Accounts Payable	\$ 251,091	\$ 335,732	\$ (84,641)
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Other	-	-	-	Deferred Revenue	-	0	0
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Property & Equipment	356,062	356,062	0	Long-Term Liabilities			
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	<u>144,930</u>	<u>161,004</u>	<u>(16,074)</u>	Other	-	-	-
Total Assets	<u>\$ 11,861,253</u>	<u>\$ 11,383,873</u>	<u>\$ 477,380</u>		<u>20,142</u>	<u>27,695</u>	<u>(7,553)</u>
				Equity			
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Balance Sheet at 3/31/2022



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Total Liabilities/Equity	<u>\$ 11,861,253</u>	<u>\$ 11,383,873</u>	<u>\$ 477,380</u>

Statement of Cash Flows

for period ending March 31, 2022



	<u>Current Month</u> Month Ended March 2022	<u>Year-to-Date</u> Year Ended March 2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 75,891	\$ 446,368
Adjustments to reconcile net income (deficit)		
Depreciation	5,358	16,074
<u>(Increase)/Decrease in:</u>		
Accounts receivable	115,270	(91,032)
Intercompany receivables	-	18,420
Prepaid expenses	(21,111)	(115,260)
<u>Increase/(Decrease) in:</u>		
Accounts payable	30,756	(64,326)
Accrued payroll expenses	23,738	16,995
Deferred revenue	-	-
Prepaid assessments	33,467	2,878
Prepaid Council assessments	8,367	69,404
Intercompany payables	(117,418)	33,930
Other liabilities	31,641	(16,446)
NET CASH FROM OPERATING ACTIVITIES	185,959	317,003
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Note Payable PPP Funds	-	-
Principal payments of long-term debt	(2,518)	(7,553)
NET CASH FROM FINANCING ACTIVITIES	(2,518)	(7,553)
NET INCREASE (DECREASE) IN CASH	183,442	309,450
CASH, BEGINNING OF PERIOD	11,182,952	11,056,943
CASH, END OF PERIOD	\$ 11,366,393	\$ 11,366,393

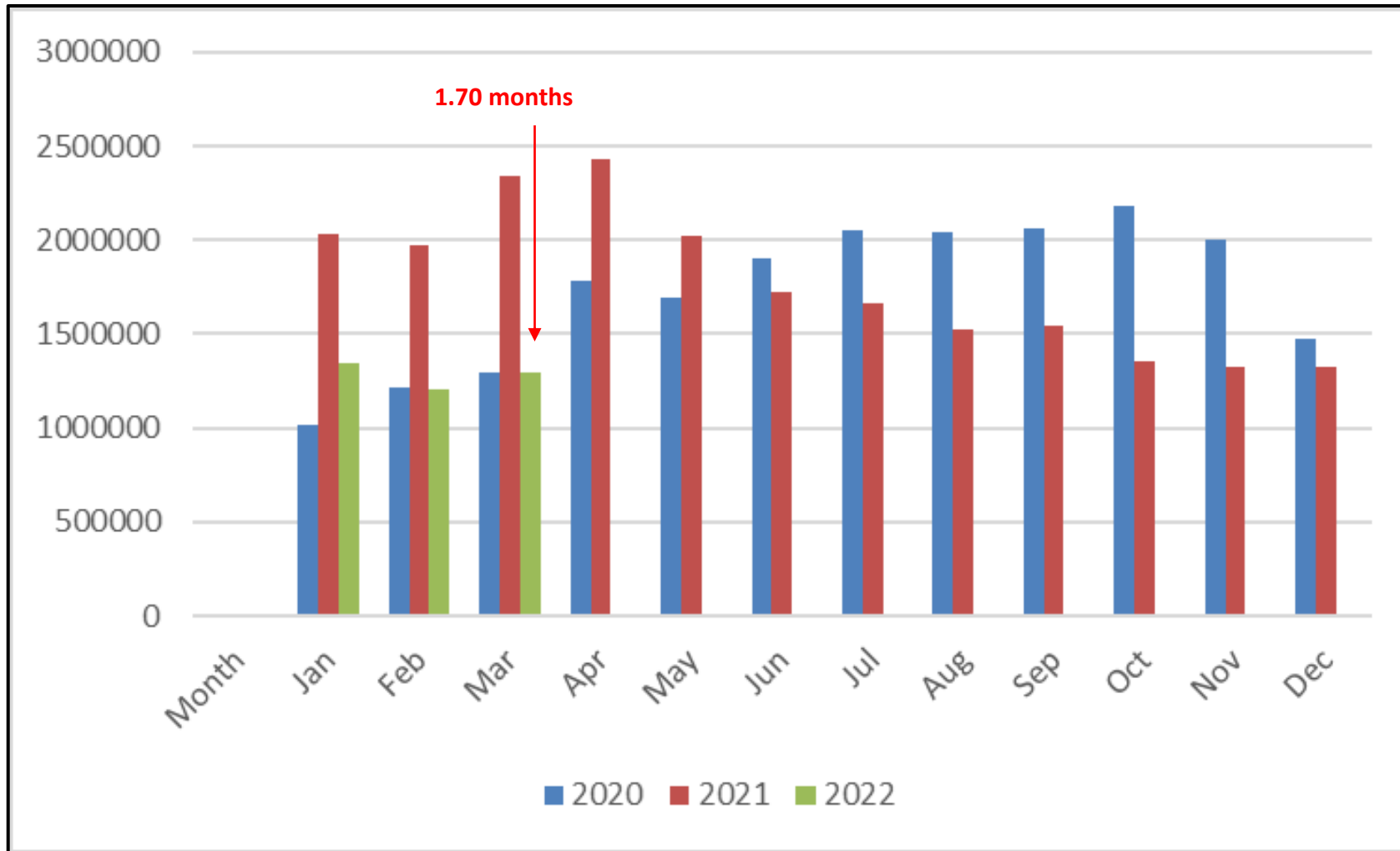
Statement of Cash Flows

for period ending March 31, 2022



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CASH, BEGINNING OF PERIOD	11,182,952	11,056,943
CASH, END OF PERIOD	\$ 11,366,393	\$ 11,366,393

Operating Cash Balances by Month



Questions?



Unfinished Business

- Firewise Bid Approval

New Business

- a. Ethics Policy Update
- b. Firestick plants

Committee Reports

- Firewise Committee next meeting, July 26, 1 pm, Main Conference Room/zoom.
- Budget and Finance Committee Report
- Modification Committee Report

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- Board Retreat, May 13, 9 am-4:30 pm
- Next Board Meeting, June 6, 6 pm

Adjournment