

DC Ranch Association 2023 Budget Presentation

October 10, 2022



The Budget Development Process

Date	Responsible Parties	Description
Tuesday, June 14, 2022	Executive Director	General Direction to Budget Planners
Tuesday, July 5, 2022	Director of Finance	Budget Worksheets sent to Directors/Managers
Friday, July 22, 2022	Managers /Department Heads	2022 Year End Forecasts Due
Friday, August 12, 2022	Managers /Department Heads	2023 Operating Budgets Due
Wednesday, August 31, 2022	Managers /Department Heads	2022 Reserve Forecasts/2023 Reserve Budgets Due
Tuesday, September 6, 2022	Director of Finance	2023 Budget Worksheets Complete
Monday, September 19, 2022	Budget and Finance Committee	General Overview/Key Assumptions
Monday, September 26, 2022	ED and Director of Finance	Review significant Y/Y changes and key focus areas: Insurance Package Review Payroll Increases/Changes Security Increases/Changes
Monday, October 3, 2022	Budget and Finance Committee	2023 Draft Budget and Reserve Plan
Wednesday, October 5, 2022	ED and Director of Finance	Final Budget Adjustments
Thursday, October 6, 2022	Executive Director	Packet due for 10/10 Board meeting
Monday, October 10, 2022	Board of Directors - Public Budget Meeting	Final Draft Budget and Reserve Plan
Monday, November 7, 2022	Board of Directors Meeting	Formal Approval Consideration
By November 30, 2022	Staff	Membership Communication

Historical Assessments Snapshot



Ranch Association Consolidated				
	2023	2022	Change \$	Change %
Operating Assessment	\$ 7,612,636	\$ 6,591,470	\$ 1,021,166	15.5%
Reserve Contribution(s)	2,017,248	1,869,000	148,248	7.9%
Capital Contribution(s)	-	25,000	(25,000)	-100.0%
Equity Adjustment(s)	41,858	(7,638)	49,496	-648.0%
Total Assessment	\$ 9,671,742	\$ 8,477,832	\$ 1,193,910	14.1%
	2021	2020	2019	2018
Operating Assessment	\$ 6,258,217	\$ 5,906,151	\$ 5,732,979	\$ 5,596,273
Reserve Contribution(s)	1,725,780	1,524,204	1,426,116	1,309,620
Capital Contribution(s)	25,000	-	-	-
Equity Adjustment(s)	(43,908)	(33,480)	-	(18,000)
Total Assessment	\$ 7,965,089	\$ 7,396,875	\$ 7,159,095	\$ 6,887,893

The Bottom Line



Expense Notables

- Staff costs (including temporary labor) increased by 10% over current year budget, to account for raises and benefit premium increases. A comprehensive salary and benefit survey was completed this year to guide wage adjustments and benefit offerings. *Employee costs remain static at 31% of total budget. Historically, we anticipate 3% increase, which we cannot sustain in this market and stay competitive with CPI so inflated.*
- Reserve contributions increased by 8% overall per the current repair and replacement schedule. A third-party audit will be conducted in 2023.
- No contribution to the Capital Fund is budgeted in 2023 which is the funding for the maintenance yard.
- Management fee expense (net) increased \$50k Y/Y. One FTE that is shared with Council was added in 2023.
- Fleet costs are rising 21% for vehicle leases and fuel costs.
- Utilities reflect an estimated 8% rate increase passed on by providers.
- Landscape and Maintenance supplies are forecast to increase anywhere from 14-17%.
- Estimating 15% increase in GL/Prop insurance premiums at 1/01/2023 renewal.
- Security expenses are increasing 19% over the current year budget and an estimated 10% over current year actuals. Efforts are being made to minimize the impact of security costs (ex. operations changes to reduce FTEs).

Revenue Notables

- Assessments increasing 14% over the current year.
- Other revenue (fines, fees etc.) are forecast to decrease \$50k or 8% as compared to current year budget.

Overall

- Total Expense increase is 12% over 2022 budget.
- Bottom line reflects a net \$42k surplus due to the need to replace or use operating equity to offset increases for certain neighborhoods.
- As the community ages, the schedule for work replacement, and with 54 miles of roads, the funding for repair, maintenance and replacement becomes a very large expense.

Operating Cost Centers

(listed in order of budget dollars)

- Security
- Landscape
- Facilities
- Administration/HR
- Utilities
- Community Standards
- Fleet
- Taxes/Insurance
- Information Technology
- Communications/
Community Relations

DC Ranch Association Consolidated Operating Budget



2023 Consolidated Operating Budget				
	2888 Units			
	<u>2023</u>	<u>2022</u>	<u>\$ Variance</u>	<u>% Variance</u>
ASSESSMENT	\$ 9,671,754	\$ 8,477,832	\$ 1,193,922	14.08%
TOTAL REVENUE	<u>10,285,800</u>	<u>9,142,956</u>	<u>1,142,844</u>	<u>12.50%</u>
EXPENSES				
SECURITY	\$ 2,641,364	\$ 2,222,036	\$ 419,328	18.87%
LANDSCAPE	1,974,622	1,797,227	177,395	9.87%
FACILITIES	951,617	886,607	65,010	7.33%
ADMINISTRATION/HR	773,204	778,874	(5,670)	-0.73%
UTILITIES	637,363	589,797	47,566	8.06%
COMMUNITY STANDARDS	545,714	393,088	152,626	38.83%
FLEET	250,005	207,460	42,545	20.51%
TAXES/INSURANCE	229,325	203,441	25,884	12.72%
IT/MIS	200,180	161,608	38,572	23.87%
COMM REL/COMMUNICATIONS	23,300	16,456	6,844	41.59%
TOTAL OPERATING EXPENSES	<u>\$ 8,226,694</u>	<u>\$ 7,256,594</u>	<u>\$ 970,100</u>	<u>13.37%</u>
RESERVE CONTRIBUTION	2,017,248	1,869,000	148,248	7.93%
CAPITAL CONTRIBUTION	-	25,000	(25,000)	N/A
TOTAL EXPENSES	<u>\$ 10,243,942</u>	<u>\$ 9,150,594</u>	<u>\$ 1,093,348</u>	<u>11.95%</u>
NET REVENUE (LOSS)	<u>\$ 41,858</u>	<u>\$ (7,638)</u>	<u>\$ 49,496</u>	

2023 Assessment Analysis



<u>Neighborhood</u>	<u>Total Assessment</u>	<u>\$ Change</u>	<u>% Change</u>	<u>\$ Change in Reserves</u>	<u>% Change in Reserves</u>	<u>\$ Change in Operating</u>	<u>% Change in Operating</u>
Ranch Master	\$ 124.10	\$ 20.65	19.96%	\$ 1.00	20.00%	\$ 19.65	19.96%
Desert Haciendas	288.90	31.40	12.19%	5.00	7.69%	5.75	6.46%
Terrace West	250.60	32.30	14.80%	5.00	10.78%	6.60	9.64%
Park & Manor	235.15	28.80	13.96%	3.00	6.51%	5.15	9.06%
Country Club	290.25	38.30	15.20%	-	0.00%	17.65	16.96%
Estates	207.60	31.20	17.69%	4.00	15.53%	6.55	13.88%
Terrace East	250.75	29.05	13.10%	2.00	4.44%	6.40	8.74%
Rosewood	273.00	28.40	11.61%	2.00	3.03%	5.75	7.65%
Camelot	238.40	29.40	14.07%	2.00	4.44%	6.75	11.15%
Haciendas	230.20	28.50	14.13%	5.00	17.86%	2.85	4.06%
Market St Villas	627.40	58.75	10.33%	10.00	4.26%	28.10	12.21%
Montelana	283.15	29.85	11.78%	1.00	2.20%	8.20	7.86%
Windgate	381.70	41.80	12.30%	6.00	7.91%	15.15	9.43%
Arcadia	520.95	62.10	13.53%	20.00	18.69%	21.45	8.64%
Horseshoe	295.50	32.70	12.44%	2.40	5.73%	9.65	8.21%
Sterling	452.40	55.25	13.91%	1.00	3.08%	33.60	12.86%
Pioneer	210.10	30.25	16.82%	5.00	14.29%	4.60	11.11%

2023 Reserve Fund-Component Life Cycles

- Roofs
 - Flat Roofs – 20 years
 - Sloped Roofs – 25 years
- Painting
 - Wood/Metal Surfaces – 5 years
 - Stucco Surfaces – 10 years
 - Shotcrete Staining – 10 years
 - View Fencing – 10 years
- Gate Equipment
 - Gate Operators – 15 years
 - Gate Cameras – 5 years
- Streets
 - Sealcoating – every 6 years
 - Paving – 25-30 years (depending on traffic load)
- Cluster mailboxes – 10 years (was 25 years, but mailboxes are not holding up for 25 years)
- Landscape Controllers – 10 years
- Playground Equipment – 10 years (repairs are all that are reserved, not replacement of the item-was previously 15 years)
- Park furniture – 6 years
- Playground soft surface – 7 years



The Sixteen (16)
Neighborhoods
& Ranch Master
Association
in Detail

Ranch Master Operating Budget



Ranch Master Association				
2888 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 124.10	\$ 103.45	\$ 20.65	16.6%
REVENUE	4,868,013	4,182,650	685,363	14.1%
EXPENSES				
SECURITY	1,234,235	1,027,076	207,159	16.8%
LANDSCAPE	922,690	772,958	149,732	16.2%
ADMINISTRATION/HR	773,204	759,374	13,830	1.8%
FACILITIES	536,876	512,001	24,875	4.6%
COMMUNITY STANDARDS	545,714	393,088	152,626	28.0%
FLEET	250,005	207,460	42,545	17.0%
IT/MIS	122,944	105,720	17,224	14.0%
UTILITIES	76,886	69,596	7,290	9.5%
TAXES/INSURANCE	125,705	121,181	4,524	3.6%
COMM REL/COMMUNICATIONS	23,300	16,456	6,844	29.4%
TOTAL OPERATING EXPENSES	4,611,559	3,984,910	626,649	13.6%
RESERVE CONTRIBUTION	207,936	172,740	35,196	16.9%
CAPITAL CONTRIBUTION	-	25,000	(25,000)	
TOTAL EXPENSES	4,819,495	4,182,650	636,845	13.2%
NET REVENUE (LOSS)	\$ 48,518	\$ -	\$ 48,518	0.0%
<u>2023 RANCH ASSOCIATION MONTHLY ASSESSMENT</u>				
2023 Ranch Association Assessment	\$ 124.10			
2022 Ranch Association Assessment	103.45			
Change in Assessment	\$ 20.65			

2023 Reserve Fund-Notables-Ranch Master

- Street Sign replacement \$42,493
- Landscape Improvement/Drainage \$45,000

Desert Haciendas Operating Budget



1.11 Desert Haciendas				
87 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 164.80	\$ 154.05	\$ 10.75	7.0%
REVENUE	\$ 172,737	\$ 163,451	\$ 9,286	5.7%
EXPENSES				
<i>ADMINISTRATION</i>	3,816	3,060	756	24.7%
<i>LANDSCAPE</i>	51,626	48,293	3,333	6.9%
<i>FACILITIES</i>	14,145	14,509	(364)	-2.5%
<i>UTILITIES</i>	21,303	20,889	414	2.0%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	<u>99,657</u>	<u>95,591</u>	<u>4,066</u>	<u>4.3%</u>
<i>RESERVE CONTRIBUTION</i>	<u>73,080</u>	<u>67,860</u>	<u>5,220</u>	<u>7.7%</u>
TOTAL EXPENSES	<u>172,737</u>	<u>163,451</u>	<u>9,286</u>	<u>5.7%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 164.80	\$ 10.75	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 288.90			

2023 Reserve Fund-Notables-Desert Haciendas

- Common wall stucco repair/painting, view fencing \$58,900
- Landscape and Plant enhancements/tree replacement \$8,000
- Sidewalk partial replacement \$4,728
- Gate cameras/gate equipment \$20,100

- Potential projects that may be accelerated:
 - Mailbox replacement \$20,000
 - Playground Structure renovation/spring toys/soft surface \$45,500

Terrace Homes West Operating Budget



1.13 Terrace Homes West				
74 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 126.50	\$ 114.85	\$ 11.65	10.1%
REVENUE	\$ 112,767	\$ 103,828	\$ 8,939	8.6%
EXPENSES				
<i>ADMINISTRATION</i>	3,600	3,060	540	17.6%
<i>LANDSCAPE</i>	30,306	27,686	2,620	9.5%
<i>FACILITIES</i>	12,165	11,180	985	8.8%
<i>UTILITIES</i>	12,293	11,890	403	3.4%
<i>SECURITY</i>	8,767	8,816	(49)	-0.6%
TOTAL OPERATING EXPENSES	<u>67,131</u>	<u>62,632</u>	<u>4,499</u>	<u>7.2%</u>
<i>RESERVE CONTRIBUTION</i>	45,636	41,196	4,440	10.8%
TOTAL EXPENSES	<u>112,767</u>	<u>103,828</u>	<u>8,939</u>	<u>8.6%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 126.50	\$ 11.65	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 250.60			

2023 Reserve Fund-Notables- Terrace Homes West

- Maintenance Seal R&R \$25,300
- Tree Replacement \$3,000
- Gate Cameras \$20,100
- Firewise Clearing \$25,000

- Potential projects that may be accelerated:
 - Playground structure renovation \$15,000
 - Large Playground equipment \$30,000
 - Spring Toys \$6,000
 - Soft Surface \$15,000

Park & Manor Operating Budget



1.17 Park & Manor				
165 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 111.05	\$ 102.90	\$ 8.15	7.9%
REVENUE	\$ 220,713	\$ 207,230	\$ 13,483	6.5%
EXPENSES				
<i>ADMINISTRATION</i>	3,840	3,060	780	25.5%
<i>LANDSCAPE</i>	62,306	59,438	2,868	4.8%
<i>FACILITIES</i>	23,248	20,083	3,165	15.8%
<i>UTILITIES</i>	25,436	24,633	803	3.3%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	<u>123,597</u>	<u>116,054</u>	<u>7,543</u>	<u>6.5%</u>
<i>RESERVE CONTRIBUTION</i>	<u>97,116</u>	<u>91,176</u>	<u>5,940</u>	<u>6.5%</u>
TOTAL EXPENSES	<u>220,713</u>	<u>207,230</u>	<u>13,483</u>	<u>6.5%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Nearhood Assessment	\$ 111.05	\$ 8.15	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 235.15			

2023 Reserve Fund-Notables-Park & Manor

- Firewise Clearing \$30,000
- Maintenance Streets Seal-\$90,000
- Sidewalk Repair Replacement \$8,775
- Tree replacement \$4,000
- Gate Cameras \$20,100

- Potential projects that may be accelerated:
 - Playground equipment repairs \$28,000
 - Soft Surface \$20,000
 - Mailbox replacement \$30,000

Country Club Operating Budget



Country Club				
568 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 166.15	\$ 148.50	\$ 17.65	11.9%
REVENUE	\$ 1,149,894	\$ 1,029,579	\$ 120,315	11.7%
EXPENSES				
<i>ADMINISTRATION</i>	11,860	8,848	3,012	34.0%
<i>LANDSCAPE</i>	159,994	138,761	21,233	15.3%
<i>FACILITIES</i>	62,550	56,646	5,904	10.4%
<i>UTILITIES</i>	90,126	85,604	4,522	5.3%
<i>SECURITY</i>	520,840	435,352	85,488	19.6%
<i>FLOOD INSURANCE</i>	1,548	1,392	156	11.2%
TOTAL OPERATING EXPENSES	846,918	726,603	120,315	16.6%
<i>RESERVE CONTRIBUTION</i>	302,976	302,976	-	0.0%
TOTAL EXPENSES	1,149,894	1,029,579	120,315	11.7%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%
2023 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 166.15	\$ 17.65	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	124.10	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 290.25			

2023 Reserve Fund-Notables-Country Club

- 12 Gate operators \$42,000
- Gatehouse Refurbishment \$37,864
- Firewise Clearing \$182,500
- Street Sign Replacement \$20,247
- Tree Replacement \$4,121
- Wood Fencing-4.1 Boundary \$30,000

The Estates Operating Budget



1.18 The Estates

	111 Units			
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 83.50	\$ 72.95	\$ 10.55	14.5%
REVENUE	\$ 118,332	\$ 105,753	\$ 12,579	11.9%
LESS: EQUITY ADJUSTMENT	(6,660)	(6,633)	(27)	0.0%
TOTAL REVENUE	\$ 111,672	\$ 99,120	\$ 12,552	12.7%
EXPENSES				
ADMINISTRATION	3,840	3,060	780	25.5%
LANDSCAPE	34,069	30,667	3,402	11.1%
FACILITIES	18,536	16,853	1,683	10.0%
UTILITIES	13,496	12,037	1,459	12.1%
SECURITY	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	78,708	71,457	7,251	10.1%
RESERVE CONTRIBUTION	39,624	34,296	5,328	15.5%
TOTAL EXPENSES	118,332	105,753	12,579	11.9%
NET REVENUE (LOSS)	\$ (6,660)	\$ (6,633)	\$ (27)	0.0%
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 83.50	\$ 10.55	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	124.10	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 207.60			

2023 Reserve Fund-Notables-The Estates

- Firewise Clearing \$48,000
- Gate cameras \$20,100
- Playground Equipment repairs \$27,000
- Maintenance Street-Sealcoat \$42,600
- Tree replacement \$4,000

- Potential projects that may be accelerated:
 - Mailbox replacement \$20,000

Terrace Homes East Operating Budget



1.14 Terrace Homes East

77 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 126.65	\$ 118.25	\$ 8.40	7.1%
REVENUE	\$ 117,570	\$ 111,379	\$ 6,191	5.6%
EXPENSES				
<i>ADMINISTRATION</i>	3,720	3,060	660	21.6%
<i>LANDSCAPE</i>	32,922	29,444	3,478	11.8%
<i>FACILITIES</i>	13,537	13,202	335	2.5%
<i>UTILITIES</i>	15,148	15,205	(57)	-0.4%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	<u>74,094</u>	<u>69,751</u>	<u>4,343</u>	<u>6.2%</u>
<i>RESERVE CONTRIBUTION</i>	<u>43,476</u>	<u>41,628</u>	<u>1,848</u>	<u>4.4%</u>
TOTAL EXPENSES	<u>117,570</u>	<u>111,379</u>	<u>6,191</u>	<u>5.6%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 126.65	\$ 8.40	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 250.75			

2023 Reserve Fund-Notables- Terrace Homes East

- Firewise Clearing \$30,000
- Maintenance Seal R&R 1.14-\$31,100
- Sidewalk Partial Replacement \$4,000
- Gate Cameras \$20,100

- Potential projects that may be accelerated:
 - Mailbox Replacement \$20,000
 - Playground Structure renovation \$30,000
 - Spring Toys \$6,000
 - Soft Surface \$15,000

Rosewood Operating Budget



2.15 Rosewood				
34 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 148.90	\$ 141.15	\$ 7.75	5.5%
REVENUE	\$ 60,744	\$ 57,581	\$ 3,163	5.5%
EXPENSES				
<i>ADMINISTRATION</i>	3,840	3,060	780	25.5%
<i>LANDSCAPE</i>	10,852	10,585	267	2.5%
<i>FACILITIES</i>	4,635	3,925	710	18.1%
<i>UTILITIES</i>	4,906	4,243	663	15.6%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	<u>33,000</u>	<u>30,653</u>	<u>2,347</u>	<u>7.7%</u>
<i>RESERVE CONTRIBUTION</i>	<u>27,744</u>	<u>26,928</u>	<u>816</u>	<u>3.0%</u>
TOTAL EXPENSES	<u>60,744</u>	<u>57,581</u>	<u>3,163</u>	<u>5.5%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
2023 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 148.90	\$ 7.75	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 273.00			

2023 Reserve Fund-Notables-Rosewood

- Gate Cameras \$20,100
 - Common view fencing, stucco painting/repair \$15,000
 - Street Sign Replacement \$3,050
 - Landscape Improvement/Drainage \$5,000
-
- Potential Project move in
 - Mailbox replacement \$10,000

Camelot Operating Budget



2.13-2.14 Camelot				
166 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 114.30	\$ 105.55	\$ 8.75	8.3%
REVENUE	\$ 227,669	\$ 210,210	\$ 17,459	8.3%
EXPENSES				
<i>ADMINISTRATION</i>	12,120	9,000	3,120	34.7%
<i>LANDSCAPE</i>	45,454	41,982	3,472	8.3%
<i>FACILITIES</i>	9,743	9,372	371	4.0%
<i>UTILITIES</i>	40,427	33,636	6,791	20.2%
<i>SECURITY</i>	26,301	26,580	(279)	-1.0%
TOTAL OPERATING EXPENSES	134,045	120,570	13,475	11.2%
<i>RESERVE CONTRIBUTION</i>	93,624	89,640	3,984	4.4%
TOTAL EXPENSES	227,669	210,210	17,459	8.3%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 114.30	\$ 8.75	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	124.10	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 238.40			

2023 Reserve Fund-Notables- Camelot 2.13/2.14

- Gate Camera Replacement project \$60,000 (3 gates)
- Mailbox replacement \$50,000
- Street Sign Replacement \$7,048
- Tree Replacement \$12,364

Haciendas Operating Budget



2.17 Haciendas				
89 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 106.10	\$ 98.25	\$ 7.85	8.0%
REVENUE	\$ 113,338	\$ 104,938	\$ 8,400	8.0%
EXPENSES				
<i>ADMINISTRATION</i>	3,840	3,060	780	25.5%
<i>LANDSCAPE</i>	33,822	33,602	220	0.7%
<i>FACILITIES</i>	10,615	10,560	55	0.5%
<i>UTILITIES</i>	21,050	18,972	2,078	11.0%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	<u>78,094</u>	<u>75,034</u>	<u>3,060</u>	<u>4.1%</u>
<i>RESERVE CONTRIBUTION</i>	<u>35,244</u>	<u>29,904</u>	<u>5,340</u>	<u>17.9%</u>
TOTAL EXPENSES	<u>113,338</u>	<u>104,938</u>	<u>8,400</u>	<u>8.0%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
2023 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 106.10	\$ 7.85	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 230.20			

2023 Reserve Fund-Notables-Haciendas

- Gate cameras \$20,100
- Landscape and Plant replacements \$2,000
- Sidewalk partial replacement \$1,800
- Street sign replacement \$5,100

- Potential Projects Moved in
 - Mailbox Replacement \$20,000

Market Street Villas Operating Budget



2.3 Market Street Villas

90 Units				
	2023	2022	Variance	Percent Variance
ASSESSMENT	\$ 503.30	\$ 465.20	\$ 38.10	8.2%
REVENUE	\$ 543,538	\$ 502,394	\$ 41,144	8.2%
EXPENSES				
<i>ADMINISTRATION</i>	3,840	3,060	780	25.5%
<i>LANDSCAPE</i>	109,416	108,176	1,240	1.1%
<i>FACILITIES</i>	19,257	16,656	2,601	15.6%
<i>UTILITIES</i>	37,854	33,082	4,772	14.4%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
<i>INSURANCE</i>	99,804	78,780	21,024	26.7%
TOTAL OPERATING EXPENSES	278,938	248,594	30,344	12.2%
<i>RESERVE CONTRIBUTION</i>	264,600	253,800	10,800	4.3%
TOTAL EXPENSES	543,538	502,394	41,144	8.2%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%
2023 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 503.30	\$ 38.10	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	124.10	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 627.40			

2023 Reserve Fund-Notables- Market Street Villas

- Building Exterior Stucco \$10,125
- Garage Doors- Repair/Replace \$78,750
- Stucco, walls, view fence and mailbox clusters repaint-\$225,000
- Gate Cameras \$20,100
- Street Sign Replacement \$5,850

Montelana Operating Budget



2.10 Montelana				
	46 Units			
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 159.05	\$ 149.85	\$ 9.20	6.1%
REVENUE	\$ 87,808	\$ 82,729	\$ 5,079	6.1%
EXPENSES				
<i>ADMINISTRATION</i>	3,840	3,060	780	25.5%
<i>LANDSCAPE</i>	31,668	29,365	2,303	7.8%
<i>FACILITIES</i>	5,710	5,055	655	13.0%
<i>UTILITIES</i>	12,155	11,293	862	7.6%
<i>SECURITY</i>	8,767	8,840	(73)	-0.8%
TOTAL OPERATING EXPENSES	<u>62,140</u>	<u>57,613</u>	<u>4,527</u>	<u>7.9%</u>
<i>RESERVE CONTRIBUTION</i>	<u>25,668</u>	<u>25,116</u>	<u>552</u>	<u>2.2%</u>
TOTAL EXPENSES	<u>87,808</u>	<u>82,729</u>	<u>5,079</u>	<u>6.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 159.05	\$ 9.20	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 283.15			

2023 Reserve Fund-Notables-Montelena

- Firewise Clearing \$46,512
 - Gate Cameras \$20,100
 - Landscape Improvement/Drainage \$5,000
 - Street Sign Replacement \$3,450
-
- Potential Move in project
 - Mailbox Replacement \$10,000

Windgate Operating Budget



Silverleaf - Windgate				
382 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 257.60	\$ 236.45	\$ 21.15	8.9%
REVENUE	\$ 1,189,620	\$ 1,092,694	\$ 96,926	8.9%
EXPENSES				
<i>ADMINISTRATION</i>	5,500	3,976	1,524	38.3%
<i>LANDSCAPE</i>	237,209	242,730	(5,521)	-2.3%
<i>FACILITIES</i>	108,825	97,111	11,714	12.1%
<i>UTILITIES</i>	153,607	143,481	10,126	7.1%
<i>SECURITY</i>	308,531	257,000	51,531	20.1%
<i>FLOOD INSURANCE</i>	756	696	60	8.6%
TOTAL OPERATING EXPENSES	814,428	744,994	69,434	9.3%
<i>RESERVE CONTRIBUTION</i>	375,192	347,700	27,492	7.9%
TOTAL EXPENSES	1,189,620	1,092,694	96,926	8.9%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 257.60	\$ 21.15	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	124.10	20.65	<i>increase</i>	
2022 Total Monthly Assessment	\$ 381.70			

2023 Reserve Fund-Notables-Windgate

- Firewise Clearing \$21,000
- Landscape Improvement/Drainage \$20,000
- Pergola Repair \$5,000
- Reconstruction overlay streets G.3 \$41,100
- Street Sign Replacement \$42,236
- Windgate Guardhouse Refurbishment \$30,000

- Potential Project move in
 - Playground equipment \$80,000 (5 parks)

Arcadia Operating Budget



Silverleaf - Arcadia

123 Units

	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 396.85	\$ 355.40	\$ 41.45	11.7%
REVENUE	\$ 594,537	\$ 533,388	\$ 61,149	11.5%
EXPENSES				
<i>ADMINISTRATION</i>	8,380	21,628	(13,248)	-61.3%
<i>LANDSCAPE</i>	99,599	97,988	1,611	1.6%
<i>FACILITIES</i>	34,275	29,196	5,079	17.4%
<i>UTILITIES</i>	50,137	45,248	4,889	10.8%
<i>SECURITY</i>	213,938	180,700	33,238	18.4%
<i>FLOOD INSURANCE</i>	756	696	60	8.6%
TOTAL OPERATING EXPENSES	<u>407,085</u>	<u>375,456</u>	<u>31,629</u>	<u>8.4%</u>
<i>RESERVE CONTRIBUTION</i>	<u>187,452</u>	<u>157,932</u>	<u>29,520</u>	<u>18.7%</u>
TOTAL EXPENSES	<u>594,537</u>	<u>533,388</u>	<u>61,149</u>	<u>11.5%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 396.85	\$ 41.45	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 520.95			

2023 Reserve Fund-Notables-Silverleaf Arcadia

- Guard House Roof Repair \$18,107
- Landscape and Plant enhancements \$3,090
- Park Wall Pots \$5,768
- Street Sign Replacement \$9,932
- Tree Maintenance/Replacement \$19,300
- Gate camera replacement \$57,300

Horseshoe Operating Budget



Silverleaf - Horseshoe				
	300 Units			
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 171.40	\$ 159.35	\$ 12.05	7.6%
REVENUE	\$ 625,853	\$ 582,440	\$ 43,413	7.5%
EXPENSES				
<i>ADMINISTRATION</i>	5,200	3,796	1,404	37.0%
<i>LANDSCAPE</i>	82,499	98,245	(15,746)	-16.0%
<i>FACILITIES</i>	65,972	61,324	4,648	7.6%
<i>UTILITIES</i>	53,522	51,939	1,583	3.0%
<i>SECURITY</i>	258,616	215,792	42,824	19.8%
<i>FLOOD INSURANCE</i>	756	696	60	8.6%
TOTAL OPERATING EXPENSES	<u>466,565</u>	<u>431,792</u>	<u>34,773</u>	<u>8.1%</u>
<i>RESERVE CONTRIBUTION</i>	<u>159,288</u>	<u>150,648</u>	<u>8,640</u>	<u>5.7%</u>
TOTAL EXPENSES	<u>625,853</u>	<u>582,440</u>	<u>43,413</u>	<u>7.5%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
2023 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 171.40	\$ 12.05	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 295.50			

2023 Reserve Fund-Notables- Horseshoe Canyon

- Bridge Repair \$5,000
- T.1 Stream Filter Pumps \$3,200
- Guard House Improvements \$29,000
- Landscape Drainage Improvements \$15,000
- Park Plant Pots \$11,600
- Maintenance Seal Coat T1 \$12,950
- Light Pole Replacement \$11,800
- Street sign replacement \$22,885
- Tree Replacement \$18,000

Sterling Estates Operating Budget



Sterling Estates 1-16				
16 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 156.90	\$ 134.35	\$ 22.55	16.8%
REVENUE	\$ 30,120	\$ 26,788	\$ 3,332	12.4%
LESS: EQUITY ADJUSTMENT	-	(1,000)	1,000	0.0%
TOTAL REVENUE	\$ 30,120	\$ 25,788	\$ 4,332	16.8%
EXPENSES				
ADMINISTRATIVE	-	300	(300)	-100.0%
LANDSCAPE	11,805	11,315	490	4.3%
FACILITIES	7,354	5,160	2,194	42.5%
UTILITIES	4,529	3,773	756	20.0%
TOTAL OPERATING EXPENSES	23,688	20,548	3,140	15.3%
RESERVE CONTRIBUTION	6,432	6,240	192	3.1%
TOTAL EXPENSES	30,120	26,788	3,332	12.4%
NET REVENUE (LOSS)	\$ 0	\$ (1,000)	\$ 0	0.0%
2023 RANCH ASSOCIATION MONTHLY ASSESSMENT				
Sterling Estates Neighborhood Specific Assessment	\$ 156.90	\$ 22.55	<i>increase</i>	
Horseshoe Neighborhood Assessment	171.40	12.05	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	124.10	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 452.40			

2023 Reserve Fund-Notables-Sterling Estates

- Landscape and Plant Enhancements \$30,000
- Gravel Refresh streetscape \$13,200
- Common wall stucco repair/paint, view fencing \$12,000

Pioneer Operating Budget



Pioneer				
49 Units				
	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 86.00	\$ 76.40	\$ 9.60	12.6%
REVENUE	\$ 50,568	\$ 44,922	\$ 5,646	12.6%
EXPENSES				
<i>ADMINISTRATION</i>	-	300	(300)	-100.0%
<i>LANDSCAPE</i>	18,385	15,992	2,393	15.0%
<i>FACILITIES</i>	4,175	3,774	401	10.6%
<i>UTILITIES</i>	4,488	4,276	212	5.0%
TOTAL OPERATING EXPENSES	<u>27,048</u>	<u>24,342</u>	<u>2,706</u>	<u>11.1%</u>
<i>RESERVE CONTRIBUTION</i>	23,520	20,580	2,940	14.3%
TOTAL EXPENSES	<u>50,568</u>	<u>44,922</u>	<u>5,646</u>	<u>12.6%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2023 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 86.00	\$ 9.60	<i>increase</i>	
Community Council Assessment	TBD	-	<i>TBD</i>	
Ranch Master Association Assessment	<u>124.10</u>	20.65	<i>increase</i>	
2023 Total Monthly Assessment	\$ 210.10			

2023 Reserve Fund-Notables-Pioneer

- Shotcrete Repair \$16,800
- Shotcrete Staining \$12,720
- View Fence painting \$12,480
- Street Sign Replacement \$3,150

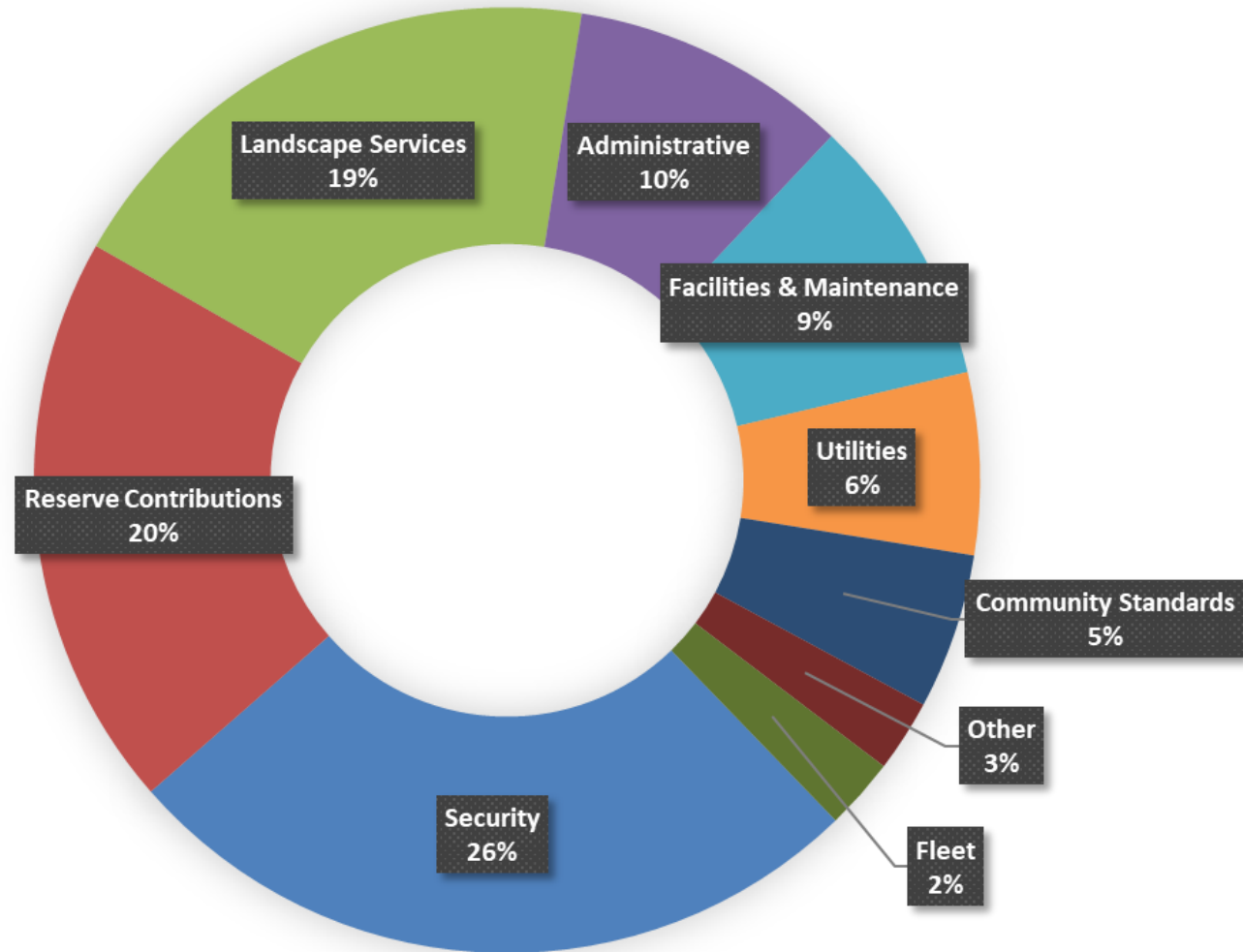
2023 Reserve Fund-Background/Factors

- A third-party vendor has been contracted to conduct a full reserve study of each neighborhood. It has not been done by a professional vendor since 2013.
- Detailed site inspections and cost estimate adjustments are resulting in many updates.
- Independent third-party professionals utilized to determine useful lives of all roof styles and systems, stucco and painting repair, mailbox replacement, playground renovations, soft surface replacement; reserve study schedules are being adjusted accordingly.
- We use a contractor to review and provide updated costs for all paving of roads. Costs for paving, repair, maintenance and replacement of roads has increased substantially. Supply costs, as well as oil issues are impacting costs, sometimes up to 25-50% more. Reserves are road driven.
- Reserve funding schedules for future years are only estimates and are subject to change due to cost, deferral and scheduling factors.



The Final Numbers at a Glance

2023 Consolidated Expenses



2022/2023 Assessment Comparison



Ranch Master
Desert Haciendas
Terrace West
Park & Manor
Country Club
Estates
Terrace East
Rosewood
Camelot
Haciendas
Market St Villas
Montelana
Windgate
Arcadia
Horseshoe
Sterling
Pioneer

2022 Assessments		
Neighborhood	Master	Total
\$ -	\$ 103.45	\$ 103.45
154.05	103.45	257.50
114.85	103.45	218.30
102.90	103.45	206.35
148.50	103.45	251.95
72.95	103.45	176.40
118.25	103.45	221.70
141.15	103.45	244.60
105.55	103.45	209.00
98.25	103.45	201.70
465.20	103.45	568.65
149.85	103.45	253.30
236.45	103.45	339.90
355.40	103.45	458.85
159.35	103.45	262.80
293.70	103.45	397.15
76.40	103.45	179.85

2023 Assessments				
Reserve	Operating	Neighborhood	Master	Total
\$ 6.00	\$ 118.10	\$ -	\$ 124.10	\$ 124.10
70.00	94.80	164.80	124.10	288.90
51.40	75.10	126.50	124.10	250.60
49.05	62.00	111.05	124.10	235.15
44.45	121.70	166.15	124.10	290.25
29.75	53.75	83.50	124.10	207.60
47.05	79.60	126.65	124.10	250.75
68.00	80.90	148.90	124.10	273.00
47.00	67.30	114.30	124.10	238.40
33.00	73.10	106.10	124.10	230.20
245.00	258.30	503.30	124.10	627.40
46.50	112.55	159.05	124.10	283.15
81.85	175.75	257.60	124.10	381.70
127.00	269.85	396.85	124.10	520.95
44.25	127.15	171.40	124.10	295.50
33.50	294.80	328.30	124.10	452.40
40.00	46.00	86.00	124.10	210.10



Questions?