



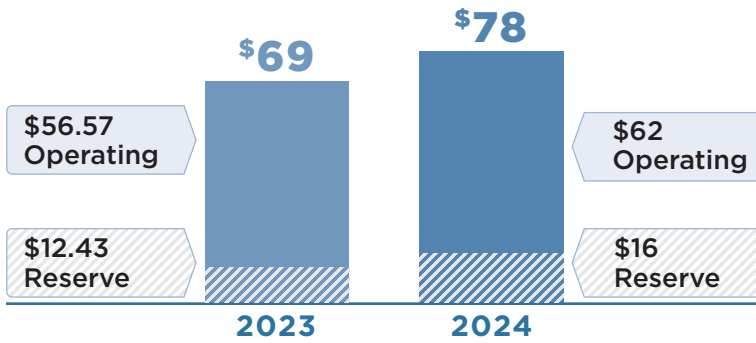
2024 COMMUNITY COUNCIL BUDGET

The DC Ranch Community Council operating fund budget supports programs, events, facilities and services that facilitate a connected and welcoming community and instill pride and belonging in residents. The Community Council funding sources and expenses are separate from the Ranch Association HOA.

STRONG FINANCIAL POSITION

The Community Council Board of Directors passed a balanced budget of **\$5,230,725** and approved an assessment increase from \$69 to **\$78** a month. The Council will start 2024 in a strong financial position, with Reserve funding at **87%**. DC Ranch home values continue to be around **135%** higher than the 85255 zip code. This is due in part to the value that the Council brings through quality programming and amenities.

ASSESSMENT BREAKDOWN



In 2024, \$62 will be allocated to Operating while **\$16** will be allocated to Reserve, an increase from \$12.43 in 2023. As financial stewards, the Community Council Board is committed to protecting the community's assets through a well-funded Reserve, a benchmark of the financial health of a well-maintained community. Strong reserves, funded at a minimum of 80% or above as required, are crucial for sustaining property values and ensuring quality amenities now and into the future through consistent repair and replacement of existing physical assets.

COST CENTERS



Facilities and Amenities

- Desert Camp Community Center
- The Homestead Community Center
- Paths & Trails
- Market Street Park



Community Engagement

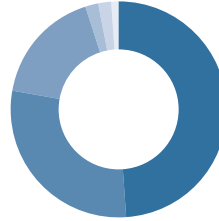
- Communications
- Public Affairs
- Events and Celebrations
- Recreation Programming



Financial and Administrative Services

- Information Technology and Office Costs
- Professional Services (legal, audit, etc.)
- Other (insurance, special projects, etc.)

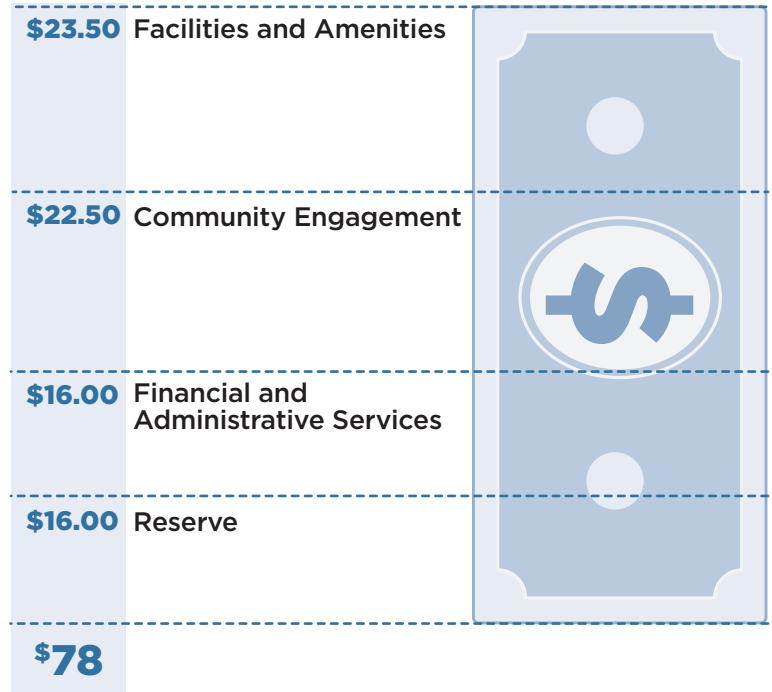
2024 REVENUE



- 49%** Residential Assessments
- 29%** Benefit Fee
- 17%** Commercial Assessments
- 2%** Cost Sharing (net)
- 2%** Program Fees
- 1%** Other

Benefit Fee revenue results from 1/2% of the sales price of every property in DC Ranch (residential and commercial). Of that revenue, **\$1.5M** is allocated to the Operating Fund with any excess going to the Capital Fund, which funds the Master Plan, new assets and enhancements to existing assets.

2024 EXPENSES: WHERE ASSESSMENT DOLLARS ARE ALLOCATED



BUDGET HIGHLIGHTS

In 2024, there will be a temporary decrease in facilities expenses during Desert Camp Community Center construction. Once the project is complete, costs will normalize, as residents utilize a new and larger fitness center, dedicated fitness studio, additional pickleball courts, an extended walking path, increased gathering spaces and expanded programming.