



The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.

DC Ranch Community Council Board of Directors BOARD MEETING

January 25, 2024 | 5:30 p.m.

Hybrid Meeting; Attendance welcome at The Homestead Community Center or via [Zoom](#)
(Council Board and Staff will be in person at The Homestead.)

AGENDA

- | | | |
|-------|--|------------------|
| I. | Call to Order | Ethan Knowlden |
| II. | Establish Quorum | Ethan Knowlden |
| III. | Approval of Board Meeting Minutes | Ethan Knowlden |
| | a. November 2, 2023 | |
| | b. December 5, 2023 | |
| IV. | New Business | |
| | a. Consider Habitat for Humanity Program | Lynette Whitener |
| | b. Consider Governance Agreement | Ethan Knowlden |
| V. | Nominating Committee: Board Director Recruitment | Ethan Knowlden |
| VI. | Staff Reports | |
| | a. Staff Update | Jenna Kohl |
| | b. Financial Report – 2023 Year-End Financial and Benefit Fees | Dee Nortman |
| | c. Desert Camp Site Improvement Project Update | Jenna Kohl |
| | d. Public Affairs Update | Chris Irish |
| VII. | Old Business: Consider Change to Framework for Public Policy | Chris Irish |
| VIII. | Other Comment* | |
| IX. | Adjourn Meeting | Ethan Knowlden |

**Residents wishing to speak during the meeting are asked to submit a comment card to Melissa Fuentes prior to the start of the meeting. Residents should note whether they wish to speak on a specific listed agenda item or under Other Comment. Each resident will be acknowledged and invited to speak; comments are generally limited to 3 minutes. All residents should step to the podium to speak in person; if attending virtually, they will be unmuted and invited to speak.*

COMMUNITY VALUES

- | | | |
|--------------------------------------|------------------------------|---|
| ●Sense of Community | ●Diversity and Inclusiveness | ●Family |
| ●Healthy Lifestyles | ●Lifelong Learning | ●Environmental Stewardship |
| ●Artistic and Cultural Opportunities | | ●Relationship with the Larger Community |



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors

From: Jenna Kohl, Executive Director

Date: 1/19/2024

Subject: *January 25 Agenda Topics*

Here is a synopsis of the discussion items for the Board's January 25 meeting.

Habitat for Humanity Proposal

Habitat for Humanity of Central Arizona (HFHCAZ) representatives Jason Barlow (President and CEO) and J. David Smith (Chief Development Officer) will give a brief presentation on an opportunity for partnership, a "Home Sweet Home" sponsorship. Collaborating with HFHCAZ, DC Ranch would invite residents to make monetary donations to cover the cost of a complete home build (\$120,000) and to participate in optional volunteer days to help build the home alongside the future homeowner. DC Ranch would receive a variety of sponsor recognitions. If pursued, the partnership would begin in 2025. Board feedback is requested to pursue this partnership for DC Ranch's charitable event in 2025.

Brief history: As part of DC Ranch's 20th anniversary celebration and in partnership with HFHCAZ, DC Ranch hosted "Habitat at the Ranch" in March 2018. The event consisted of two components: A build project and Blueprints & Blue Jeans Gala, both onsite at The Homestead Community Center. Since then, resident Dave Underwood, who serves on the HFHCAZ Board, has pursued continuing this partnership through a "Home Sweet Home" sponsorship.

Governance Agreement

This agreement was drafted by legal counsel and outlines the relationship between the Community Council, Ranch Association and the Covenant Commission as it relates to consolidation of internal staff leadership. Recommended for approval.

Nominating Committee: Board Director Recruitment

Board director recruitment is underway; application forms can be found [here](#). Three applications have been received as of Jan. 19.

Desert Camp Site Improvement Project Update

Executive Director Kohl will provide a report at the meeting.

Public Affairs

DC Ranch Community Council currently has nine Public Affairs Engagement Plans. Chris will provide an update on four:

1. 40 Acres at Bell and 94th Street
2. Mack Innovation Park

3. AZ State Land sales
4. City bond projects

There is nothing new to report on Sky Harbor NextGen, Scottsdale Airport, DC Ranch Neighborhood Park, Reata Wash Flood Control Project, or vacant land at Copper Ridge School.

Framework for Public Policy

Public Affairs Director Chris Irish will propose a minor change to the [Framework for Public Policy](#) at the meeting. Recommendation: Approval of the change.



Staff Report

January 2024

Finance and Administration

- *Desert Camp Site Improvement Project Loan.* Loan paperwork was executed and signed on Jan. 12, 2024. The loan will only be used at the end of the project if additional funding is needed.
- *Planning Sessions.* The Council team held planning sessions in November and December to set goals for 2024 in alignment with board direction and the 2024 budget.
- *CFD.* Council and Ranch Association team members have been working with Council Treasurer Elizabeth Kepuraitis to develop a proposal for City of Scottsdale consideration for adjusting the [Community Financing District](#) (CFD) allocation to DC Ranch to reflect the current cost of maintaining the public common areas covered under the CFD.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in:
 - December: Samantha Kallas – 1 year and Arianna Zambito – 1 year
 - January: Rafael Lopez – 18 years, Elizabeth Dankert – 12 years, Scott Dennerline – 20 years, Jeff Shaw – 1 year, Kristin Coons – 8 years, and Lindsay Vanegas – 8 years.

Events and Programs

- *Kids Cuisine.* Eleven young foodies joined chef Canepa in The Homestead kitchen to prepare a meal together from around the world. They created recipes such as red pepper gazpacho, turkey sopas and French crepes with fruit filling. After cooking, the young chefs enjoyed their creations family style.
- *Dueling Pianos.* A rousing night of singing, dancing and clapping was had by over 100 residents as they enjoyed the top rated, Vegas-style AZ Dueling Pianos at The Homestead Community Center. At this unforgettable night, residents enjoyed watching performers sing and play pianos with added comedy. Beverages and light bites were included.
- *Speaker Series.* Owner of Vino Stache Winery and DC Ranch resident, Brooke Lowry Ide, led a discussion of her career path to vinology in the Sonoita-Elgin region of Arizona, where she produces 100% Arizona-grown and cellared wine. She spoke of how AZ wine is made and how she developed as a businesswoman. Beverages and light bites were provided.
- *Social Hour.* Social Hour continues to be a popular program with November and December both having waitlists. Social Hour in November saw 45 residents with a waitlist of 8. December hosted 51 residents with a waitlist of 14. Social Hour promotes an intimate environment where residents can connect to their neighbors.
- *DC Ranch Women's Club.* Eleven ladies headed to Market Street to enjoy a tasty brunch at Eggstasy in November. In December, 17 women celebrated the spirit of giving with a gift exchange, beverages and light bites at The Homestead.
- *Home for the Holidays: Nights of Lights.* Nights of Lights was a dazzling holiday spectacle as the perimeter of The Homestead was adorned by enchanting white lights, colorful characters, and an 18ft, color-changing tree for December. Nights of Lights replaced the

Merry & Bright Trail of Lights due to DCSIP. An estimated 300 residents enjoyed the lights throughout the month. The closest neighbors requested that the lights continue annually.

- *Home for the Holidays: Winter Celebration - Rockefeller Ranch.* The Nights of Lights set the scene for 276 residents to enjoy a holiday celebration to rival New York's own. Residents made memories together at Rockefeller Ranch while ice skating on an artificial rink, dancing to Rock Lobster, and indulging in fresh desserts and a hot cocoa bar. Youth participated in multiple winter crafts and were surprised by special guests, Santa Claus and two of his elves. As a holiday surprise, residents were gifted DC Ranch 25th anniversary holiday ornaments to decorate and take home. Staff overheard a resident saying, "I can't wait to see how they top this next year!"
- *Home for the Holidays: Yappy Holidays.* 27 residents and their four-legged friends attended a December Yappy Hour on The Homestead lawn underneath the dazzling holiday lights. Residents were treated to snacks and beverages while their pets were spoiled with holiday themed dog cookies, pet treats, and festive bandanas that they could take home.
- *Home for the Holidays: Holiday Cocktails.* Sold out with 2 on the waitlist, 25 residents joined a local chef/mixologist to whip up some delicious holiday inspired drinks. Participants made a Fireside, Rumplesnuggler, Frost Bite and Bourbon Apple drinks. While learning the details of each drink, residents snacked on holiday treats and mingled.
- *Home for the Holidays: Cookies with Mrs. Claus.* A holiday tradition continued this season as Mrs. Claus flew her sleigh all the way to the Ranch to join families in decorating cookies. Jolly fun was had by youth up to age 10 singing holiday carols, watching magic tricks, coloring, writing letters to Santa and getting pictures with Mrs. Claus. Two sessions were offered with 44 children and their family members in attendance.
- *25th Anniversary Celebration.* 2023 was a celebratory year with programming focusing on the brand promise, community values and mission with many touchpoints throughout the year. The penny press was a highlight at the community centers and over 900 pennies were pressed. The 25th anniversary logo "wheel" has been replaced by DC Ranch's traditional logo and pennies can be pressed in the lobby at The Homestead Community Center.

Recreation

- *Fitness Classes.* Due to popular demand, fitness class offerings continue to expand and promote healthy lifestyles for DC Ranch residents. Indoor classes included *Strength & Balance, Yoga Basics, All Levels Yoga, & Zumba*. 127 of 190 available registration spots were filled for Nov. and Dec. and drop-in registrations continue to see a steady increase. An additional Strength & Balance class session was added beginning in January to accommodate the growing request for this popular class. *Aqua Fitness* was paused beginning in November due to DCSIP.
- *Grapenuts.* In November, 35 residents enjoyed a day trip to the annual Walkin' on Main event hosted by the Verde Valley Wine Consortium in Cottonwood. Residents boarded a bus that took them to taste wine, visit art exhibits, retail vendors, a car show and live music.
- *Food Truck.* In November, families enjoyed a night off from cooking as East Coast Joe's served up their famous lobster rolls and garlic crab fries and Poky's Cocina served favorites like carne asada tacos and quesadillas. In December, families took a pause from the hustle and bustle of the season by enjoying Carolina's Mexican Food and Batchelor Pad BBQ while indoors at The Homestead watching *Home Alone 2: Lost in New York* to continue with the Rockefeller winter theme.
- *Health & Wellness.* In November, 13 residents participated in CPR & First Aid training led by a skilled and knowledgeable instructor. The training covered a wide range of essential topics related to CPR and First Aid for both infants and adults. In December, 13 residents

learned skills geared toward solo travelers and adventurers. Tools and topics included how to recognize red flags, create boundaries, communicate, and defend yourself, if necessary.

- *Card and Game Clubs.* In November and December, the Hand and Foot Canasta Club continued to meet weekly while the Mah Jongg Club met monthly with 55 total residents participating.
- *RanchCache.* In November RanchCache launched offering a unique twist on traditional treasure hunting. This program invites adventurers of all ages to connect with nature while uncovering the fascinating geological features and rich history throughout DC Ranch. Residents pick up their “Path & Trail Passport” along with a sticker and first aid kit at The Homestead.

Community Engagement

- *DC Ranch Gives.* The Holiday Toy Drive was held November through mid-December with almost 600 toys collected for Childhelp. The donations helped provide comfort and a sense of normalcy to a child who has experienced domestic violence. Nine residents volunteered with Phoenix Rescue Mission in December at their annual Winter Celebration to assist families with selecting holiday gifts for children, hygiene care items, and food totes.
- *Volunteer of the Year.* Nominations for Volunteer of the Year awards are collected year-round. Recipients will be selected by a committee of previous award recipients and honored at the annual Volunteer Appreciation Celebration. Consider nominating a resident or community partner in the following categories: Leadership, Good Neighbor, Philanthropy, Youth, and Community Partner. Nominations are due Friday, March 8.
- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. The winter themed bags include new resident welcome information, City of Scottsdale collateral, new resident free fitness pass, travel mugs, and a picnic blanket with the 25th anniversary logo. The Sunset Tour, traditionally in November, was rescheduled to early December. This tour began at Vito’s Italian Ristorante before traveling around the community, showcasing all four Villages to new residents. The tour concluded in Upper Canyon with a sunset toast and totes filled with goodies from the local merchants.
- *Resident Milestone Home Anniversary Program.* Over 600 households celebrated a milestone anniversary in 2023. As a token of gratitude; the 1 and 5 year anniversaries were sent a congratulatory email, 10 year anniversaries were mailed a special postcard, 15 year anniversaries were gifted a leather coaster set and a card, 20 year anniversaries were gifted a wine tumbler set and hand-signed card by the Executive Directors, and the 25 year anniversaries were gifted a gift card to Vic & Ola’s and a hand-signed card by the Executive Directors. All gifts featured the 25th Anniversary logo.
- *Resident Leadership Academy Class IV.* Nine residents applied for Class IV and have been notified of their acceptance into the program after applications were reviewed by staff. Preparations for the program have started; the first session begins on Jan. 16.
- *DC Ranch Ambassadors.* Ambassadors are utilized a few times each month to help promote activities and happenings within DC Ranch. Ambassadors have recently encouraged residents to attend Home for the Holidays events, apply for Resident Leadership and sign up for the DC Ranch Gives Blood Drive.

Communications

- *Winter Program Guide.* The Winter Program Guide was mailed to residents in November. The publication outlines events and programs in December, January and February. A digital version was uploaded to DCRanch.com.
- *DCSIP Communication.* The Communications Team continued to send email updates regarding the project and keep DCRanch.com/DCSIP and other resources up to date. As construction nears, the team is preparing for those communications as well as coordinating with Haydon's communication team to brainstorm topics and produce photos/videos during construction to keep residents informed.
- *Mack DRB Meetings.* In conjunction with Chris Irish, Director of Public Affairs, several email communications regarding two DRB meetings for the Mack Project were sent out to residents, informing them of opportunities and ways to provide feedback to the city.
- *Budget Letters.* The Communications Team re-designed the 2024 budget letters for the Community Council and Ranch Association, producing one-pagers with graphics and charts that better explain and visualize each budget.
- *RanchCache logo, brochure and sticker.* The graphics team designed a logo and sticker for this new program, along with a brochure that residents can pick up at The Homestead Community Center that outlines how to navigate to each community landmark.
- *Annual Report.* Collection of content for the 2023 Annual Report is underway. The publication is a joint effort between the Community Council, Ranch Association and Covenant Commission. It is expected to be completed before the March Community Council Board of Directors meeting.
- *Historic Committee:* The December issue of *Ranch News* was a 25th anniversary commemorative issue with contributions from members on the history of DC Ranch. The committee is also beginning work on an oral history project to interview early residents.

Facilities

- *Community Center use.* Residents have been enjoying the use of the Homestead Community Center during the Desert Camp closure. 373 residents have dropped into the lobby at the Homestead. Card and game drop in use continues to increase with 157 participants in November and December. Access to the fitness center and swimming pool is still available with 1,898 residents taking advantage of the Desert Camp amenities that remain available. Residents are enjoying the use of the outdoor amenities during the cooler weather. 240 tennis court and 376 pickle ball courts bookings were made over two months. After a brief pause in facility rentals, the facilities team was able to offer a limited number of rentals. Four facility rentals took place in November and December. Requests for facility space are strong for the first quarter of 2024. The Ranch Association team worked to replace and plant additional desert plants around the Homestead Community Center in November. This was an all-team effort with the Ranch Association landscape team to complete the enhancement within a week's time.
- *Facility Maintenance.* The facilities team completed two projects during November and December. The installation of Portofino lights on The Homestead veranda was completed in early December. Residents can enjoy the ambiance of the lights in the morning and evening hours. The facilities team along with the Ranch Association electrician placed a timer on the basketball courts at The Homestead Community Center. This will help reduce the amount of light pollution when the basketball courts are not in use in the evening hours.
- *DCSIP.* Residents continue to have key fob access to the fitness center and pool until demolition begins. One tennis court was modified into two pickleball courts allowing

residents to continue to play both pickleball and tennis. Residents were also provided alternative neighboring facilities to utilize during construction on a trial basis.

Public Affairs

- *Public Affairs:* Chris Irish will be at the meeting to give an update on the four of the eight areas the Community Council has Engagement Plans for – 40 Acres at Bell and 94th Street, Mack Innovation Park, AZ State Land sales, and City bond projects.



Legend
 - Use dash (-) for programs not scheduled that month
 0 Use 0 if program was cancelled for another reason (low attendance, weather, etc)

2023 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Arts and Education Performances	-	0	-	-	-	-	-	-	-	18	101	-	119
Aqua Fitness	15	15	16	20	15	11	12	10	10	7	-	-	131
Aqua Fitness Drop-in	1	0	1	2	1	4	3	3	11	2	-	-	28
Bridge Club - Social (Attendance)	4	-	-	-	-	-	-	-	-	-	15	16	35
Canasta Club (traditional)	-	-	-	-	-	-	-	-	-	-	-	-	0
Canasta Club (Hand and Foot)	56	64	46	41	26	22	17	27	23	27	36	19	404
Cookies with Mrs. Claus	-	-	-	-	-	-	-	-	-	-	-	44	44
CPR Class	-	-	-	-	-	20	-	-	-	-	13	-	33
Creative Arts Workshop	-	20	-	-	-	-	11	-	21	-	-	25	77
DC Ranch Gives (Attendance)	-	20	-	-	11	-	-	-	19	-	-	9	59
Food Truck Night (Attendance)	77	53	57	62	-	-	-	-	58	36	49	53	445
Grapenuts	25	25	20	9	-	-	-	-	18	15	35	-	147
Health & Wellness	30	-	-	-	-	-	18	-	-	9	13	-	70
Landscape Stroll (former Wildflower Walk)	-	-	48	-	-	-	-	-	-	-	-	-	48
Lifelong Learning	-	18	0	-	-	-	-	-	0	-	-	-	18
Card and Tile Classes (Mahj, Canasta and Bridge)	-	-	-	-	-	-	-	-	-	20	-	-	20
Fun Kits	-	-	-	-	-	7	6	-	-	-	-	-	13
Off the Ranch	-	-	-	28	-	-	-	-	-	-	-	28	56
Path & Trail Programs	-	-	-	-	-	-	-	-	-	-	-	-	0
Pickleball Club (Fri/Sun)	103	117	110	220	145	120	120	96	103	133	-	-	1,267
Pickleball Club (Wednesdays)	-	-	8	35	32	25	25	21	30	-	-	-	176
Pickleball Tournament	-	-	14	-	-	-	-	-	-	-	-	-	14
Racquet Clinics	-	-	44	56	-	-	-	-	22	-	-	-	122
Reel Deal (Attendance)	-	0	-	-	0	87	45	-	-	-	-	-	132
Spotlight Speaker Series (Attendance)	-	-	86	-	-	-	-	-	-	80	-	30	196
Strength and Balance	25	25	25	25	23	12	13	11	14	15	25	20	233
Strength and Balance (Drop In)	26	30	29	24	10	6	6	2	8	6	26	26	199
Summer Saturday	-	-	-	-	-	70	67	-	-	-	-	-	137
Sunset Tour (Attendance)	28	-	24	-	-	-	-	-	17	-	-	30	99
Tweens & Lil' Wranglers Program	-	-	-	-	-	-	-	-	8	24	-	0	32
Wet & Wild Wednesdays	-	-	-	-	-	185	125	-	-	-	-	-	310
Women's Club	26	10	34	9	14	20	0	25	16	29	10	17	210
Yoga (M/W) All Levels	14	16	12	15	9	9	6	9	8	10	11	13	132
Yoga (M/W) All Levels Drop-in	1	3	7	10	13	1	8	5	3	4	4	8	67
Yoga Basics (T/TH)	26	25	25	26	16	16	10	13	18	17	23	22	237
Zumba (F)	-	-	-	-	-	-	-	-	7	7	9	4	27
Zumba (F) Drop - in	-	-	-	-	-	-	-	-	5	4	3	3	15
Yoga Basics (T/TH) Drop-In	16	12	9	13	5	6	0	3	4	10	13	12	103
Registrant Total	473	453	615	595	320	621	492	225	423	473	386	379	5,455
Community Events & Celebrations Participants													Total
Adult Specialty Events	-	-	-	-	-	79	0	0	-	-	-	-	79
Back to School Bash/Bounce	-	-	-	-	-	-	-	52	-	-	-	-	52
Community Celebrations	-	-	-	-	-	-	-	-	-	-	-	-	0
Concert Series	-	-	400	200	350	-	-	-	-	-	-	-	950
DC Ranch Day	425	-	-	-	-	-	-	-	-	-	-	-	425
Eggstravaganza	-	-	-	650	-	-	-	-	-	-	-	-	650
Neighborhood Park Parties	-	-	150	120	-	-	-	-	-	-	-	-	270
Prickly Pumpkin	-	-	-	-	-	-	-	-	-	53	-	-	53
Social Hour	48	49	48	48	36	39	30	40	39	43	45	51	516
Special Celebrations	-	75	-	-	-	-	-	-	-	70	-	-	145
Spooky Carnival	-	-	-	-	-	-	-	-	-	420	-	-	420
Volunteer Appreciation Event	-	-	-	55	-	-	-	-	-	-	-	-	55
Winter Celebrations	-	-	-	-	-	-	-	-	-	-	-	276	276
Yappy Hour	32	29	-	-	-	-	-	-	-	45	-	27	133
Registrant Total	505	153	598	1,073	386	118	30	92	39	631	45	354	4,024
Playhouse Theatre Participants													Total
Audience (Attendance)	-	-	-	-	640	-	-	-	-	-	-	-	640
Auditions	61	-	-	-	-	-	-	-	-	-	-	-	61
Backstage Program/Volunteers	-	-	-	-	32	-	-	-	-	-	-	-	32
Cast Members	34	-	-	-	-	-	-	-	-	-	-	-	34
Workshops, Camps, Classes	-	-	-	-	-	-	-	-	-	-	-	-	0
Registrant Total	95	0	0	0	672	0	0	0	0	0	0	0	767

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Lifestyle Event Participants													Total
Fall Charitable Event	-	-	-	-	-	-	-	-	-	-	-	-	0
Spring Charitable Event	-	-	-	-	-	-	-	-	-	-	-	-	0
Registrant Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Communications													Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0	0	0	0	0	1	0	0	1	2
DCRanch.com Users	6,513	5,202	7,677	6,234	5,594	4,503	Not available						35,723
Emails	23	23	35	31	22	22	27	37	22	40	27	23	332
Text Messages	6	5	15	8	7	4	6	9	5	8	5	6	84
Facebook Posts	4	7	10	8	7	6	6	5	2	8	4	7	74
Instagram Posts	6	8	7	7	4	4	5	5	3	7	4	5	65
Program Guides, Postcards, Other	2	1	0	1	0	0	0	1	0	0	1	0	6
Ranch News Articles	11	13	13	13	13	12	NA	10	16	15	14	14	144
Communications Total	6,565	5,259	7,757	6,302	5,647	4,551	44	67	49	78	55	56	36,430
Desert Camp Use (# of bookings)													Total
Sponsored Club/Meetings	5	5	7	4	5	6	4	6	4	5	-	-	51
Non-Sponsored Club/Meetings	-	-	-	-	-	-	-	-	-	-	-	-	0
Drop-In Card/Game Groups (# of Tables)	38	32	33	27	26	20	17	15	17	18	-	-	243
Community Council Events & Programs	0	0	3	3	1	1	-	-	-	1	-	-	9
DC Ranch Meetings & Events	5	12	4	2	9	3	-	2	2	1	-	-	40
Sub Association Meetings	-	-	-	1	-	-	-	1	-	1	-	-	3
Fitness Center Entries (Key Fob Swipes)	3,863	3,463	3,391	2,567	1,992	1,944	2,094	2,273	1,909	1,410	943	955	26,804
Front Desk/Lobby Check-In	2,335	2,061	2,415	1,688	1,228	1,097	1,018	1,127	1,052	866	-	-	14,887
Unique Visitors	336	356	340	494	488	454	383	354	345	301	-	-	3,851
Charity Events	-	-	-	-	-	-	-	-	-	-	-	-	0
Arts & Education	-	1	-	-	-	1	2	-	-	-	-	-	4
Playhouse	-	-	-	-	-	-	-	-	-	-	-	-	0
Fitness & Wellness	8	8	12	9	7	14	12	9	9	8	-	-	96
Room & Patio Rentals	2	3	4	3	6	3	-	1	-	-	-	-	22
Pool Cabana Rentals	0	0	0	2	7	2	-	1	-	-	-	-	12
Use Total	6,592	5,941	6,209	4,800	3,769	3,545	3,530	3,789	3,338	2,611	943	955	46,022
Desert Camp Drop Ins (# of people)													Total
Card Drop Ins	167	107	136	119	98	80	47	66	63	66	59	98	1,106
Meetings (Club)	-	-	-	-	-	-	-	-	-	-	-	-	0
Drop Ins Total	167	107	136	119	98	80	47	66	63	66	59	98	1,106
Desert Camp Tennis & Pickleball Bookings													Total
Tennis Court 1	151	148	140	147	103	93	75	75	73	88	113	127	1,333
Tennis Court 2	136	135	130	136	82	71	45	51	69	65	-	-	920
Pickleball #1	224	217	233	227	174	101	50	64	74	106	116	84	1,670
Pickleball #2	223	204	211	201	175	115	58	72	83	85	95	81	1,603
Court Bookings Total	734	704	714	711	534	380	228	262	299	344	324	292	5,526
The Homestead Use (# of bookings)													Total
Sponsored Club/Meetings	1	-	-	-	-	-	-	-	2	2	3	6	14
Non-Sponsored Club/Meetings	-	-	-	-	-	-	-	-	-	-	-	-	0
Community Council Events & Programs	3	-	3	5	-	2	2	3	1	6	1	4	30
DC Ranch Meetings & Events	11	7	4	5	2	8	5	6	8	7	5	3	71
Sub Association Meetings	1	1	2	-	-	-	1	1	-	-	-	-	6
Front Desk/Lobby Check-In	8	15	68	68	-	14	17	16	45	40	195	178	664
Charity Events	-	-	-	-	-	-	-	-	-	-	-	-	0
Arts & Education	-	2	-	-	-	-	1	-	2	2	2	2	11
Playhouse	3	7	7	15	8	-	-	-	-	-	-	-	40
Fitness & Wellness	23	22	29	25	26	25	24	30	26	32	32	27	321
Room & Patio Rentals	1	2	6	4	4	3	1	2	-	-	2	2	27
Use Total	51	56	119	122	40	52	51	58	84	89	240	222	1,184



FEBRUARY 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Yoga Basics Strength & Balance Hand and Foot Canasta Club	2 Zumba Comedy Night	3
4 Pickleball Club	5 All Levels Yoga Strength & Balance	6 Yoga Basics	7 All Levels Yoga Strength & Balance	8 Yoga Basics Strength & Balance Hand and Foot Canasta Club	9 Zumba	10
11 Pickleball Club	12 All Levels Yoga Strength & Balance Mah Jongg Club Yappy Hour	13 Yoga Basics	14 All Levels Yoga Strength & Balance	15 Yoga Basics Strength & Balance Hand and Foot Canasta Club Food Truck Night	16 Zumba Ranch Walk: Desert Parks Village Loop	17
18 Pickleball Club	19	20 Yoga Basics Japanese Friendship Garden Tea and Tour	21 All Levels Yoga Strength & Balance Grapenuts: Wines of Austria	22 Yoga Basics Strength & Balance Hand and Foot Canasta Club	23 Zumba Social Hour at The Homestead	24
25 Pickleball Club	26 All Levels Yoga Strength & Balance Women's Club: Pottery Class	27 Yoga Basics	28 All Levels Yoga Strength & Balance Gives: Group Service Project Early Release Fun Day	29 Yoga Basics Strength & Balance Hand and Foot Canasta Club		

EVENTS AND PROGRAMS

Comedy Night

Friday, Feb. 2 | 6:30 to 8 p.m.
The Homestead
Ages 21+ | [\\$23](#)

Join neighbors for a night filled with laughter as comedians take the stage. Jim Tavaré, internationally acclaimed comedian and actor, will perform with his famous stand-up bass. Light bites and beverages provided. Doors open at 6 p.m., performance begins at 6:30 p.m.

Yappy Hour

Monday, Feb. 12 | 5 to 6 p.m.
The Homestead Lawn
All ages | [RSVP](#)

Bring your leashed four-legged friend to enjoy a casual gathering with other residents. Beverages, snacks and pup treats provided.

Food Truck Night

Thursday, Feb. 15 | 5 to 7 p.m.
The Homestead Veranda

Enjoy some of the Valley's best food trucks as they roll into DC Ranch.



Ranch Walk: Desert Parks Village Loop

Friday, Feb. 16 | 9 to 10 a.m.
Meet at The Homestead
All ages | [RSVP](#)

Explore the natural beauty of DC Ranch. Enjoy a leisurely walk (less than 3 miles) with neighbors to learn about the path and trail system. Please wear appropriate shoes and bring a water bottle.

Japanese Friendship Garden Tea and Tour

Tuesday, Feb. 20 | 9 a.m. to Noon
Departs from The Homestead
Ages 16+ | [\\$55](#)

Visit the Japanese Friendship Garden for an exclusive docent-led tour. Residents will admire seasonal art displays while learning about the history of the Tea House and modern Japanese tea culture. Afterwards, experience a casual tea tasting service.

Grapenuts: Wines of Austria

Wednesday, Feb. 21 | 6 to 8 p.m.
The Homestead
Ages 21+ | [RSVP](#)

A presenter from Atlas Wine Shop will take residents on a guided tasting through the vineyards of Austria to discover this best-kept-secret region of wine.

Social Hour

Friday, Feb. 23 | 5:30 to 6:30 p.m.
The Homestead
Ages 21+ | [RSVP](#)

Mingle at The Homestead for a relaxing happy hour. These casual gatherings provide a nice way to end the week and chat with friends or get to know new neighbors. Light snacks, beer and wine provided.



Women's Club: Pottery Class

Monday, Feb. 26 | 5:30 to 8 p.m.
The Homestead
Ages 21+ | [\\$45](#)

Learn the art of shaping clay with your hands to create a unique, functional ceramic piece under the guidance of an experienced instructor. Beverages and light snacks included.



Gives: Group Service Project

Wednesday, Feb. 28 | 10:45 a.m. to 1:30 p.m.
Departs from The Homestead
Ages 10+ | [\\$10](#)

Join neighbors and volunteers to build food boxes for Hope Women's Center. Volunteers will sort food donations for women and their families in need.

Early Release Fun Day

Wednesday, Feb. 28 | 1 to 3 p.m.
The Homestead
Ages 6+ | [RSVP](#)

Kids are invited to spend time playing with neighbors and friends on an early release day from school. They will enjoy craft activities, organized games and snacks.

FITNESS & WELLNESS

All Levels Yoga

Monday and Wednesday | 9 to 10 a.m.
The Homestead

Strength and Balance

Monday and Wednesday | 10:30 to 11:30 a.m.
Thursday | 10:30 to 11:30 a.m.
The Homestead

Yoga Basics

Tuesday and Thursday | 9 to 10 a.m.
The Homestead

Zumba

Friday | 10 to 11 a.m.
The Homestead

Pickleball Club

Sunday | 8 to 11 a.m.
Desert Camp Tennis Court



DC Ranch Community Council **Financial Highlights – Director Analysis** **for period ending December 31, 2023**

Financial statements are preliminary, pending year-end adjustments and audit review

Summary by Fund - YTD				
	Operating	Reserve	Capital	Total CC
Revenue	\$ 6,154,218	\$ 85,812	\$ 319,071	\$ 6,559,101
Expenses	4,267,456	106,090	866,839	5,240,385
Operating Income/(Loss)	\$ 1,886,762	\$ (20,278)	\$ (547,768)	\$ 1,318,716
Depreciation	-	-	48,053	48,053
Total Income/(Loss)	\$ 1,886,762	\$ (20,278)	\$ (595,821)	\$ 1,270,663
Transfers In/(Out)	(1,547,716)	535,288	1,022,386	9,958
Total Surplus/(Deficit)	\$ 339,046	\$ 515,010	\$ 426,564	\$ 1,280,621

Revenue

Operating revenue for December totaled \$555k, higher than budget by \$105k (23%). Year-to-date revenue is favorable to budget by \$1.06 mil (21%). Significant variances to budget include:

- Community Benefit Fees came in \$88k (57%) higher than forecast for December. Benefit Fees YTD reflect a revenue surplus of \$1.02 mil (67%).
- Assessments are slightly higher than budget due to the lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized.
- Program Revenue YTD reflects the absence of \$50k in revenue from the spring charitable event, which has been cancelled. However, there are also corresponding cost savings resulting in no effect to the bottom line.
- Interest has a \$71k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured).

Expense

Operating expenses for December came in \$53k (12%) unfavorable to budget, with year-to-date expense \$275k (5%) lower than budget. A transfer of \$1 mil was made to the capital fund. Notable expense variances include:

Administration

- Personnel costs are \$151k lower than estimated in the budget YTD due to several vacancies throughout the year.
- Administrative expenses are lower than budget due to the timing of office supplies and special projects.
- Travel/Mtgs/ERR is \$8k under budget YTD due to timing of expenses for uniforms and professional development.

Programs

- Program expenses are favorable to budget by \$83k YTD due to cost savings for DC Ranch Day and Eggstravaganza, cancellation of the spring charitable event, and timing of recreation, communications and community engagement program expenses. A portion of the savings (\$20k) was put toward one-time enhancements for the Winter Celebration: Rockefeller Ranch in December.

Facilities

- Facilities expense overall are \$23k below budget due to reduced holiday décor expenditures, supply purchases and contracted service expenditures.

Reserve

- Reserve expenditures total \$106k so far for the year, \$173k under budget YTD due to the scheduling of projects deferred to 2024.
- Interest income totals \$86k YTD, which is \$50k higher than estimated due to increased rates.

Capital

- Capital expenditures for DCSIP are \$807k YTD, plus an additional \$50k for other projects.
- Depreciation expense (non-cash) totals \$48k for the year.
- Interest income for the capital fund is \$319k through year end.
- A summary of the DCSIP estimated cost and payments, as well as benefit fee revenue received YTD, is shown below.

DCSIP Summary as of 12/31/2023	
Project Cost Estimate	\$ 10,394,896
Project Costs Paid	<u>(1,032,847)</u>
<i>Remaining Project Balance</i>	\$ 9,362,049
Capital Funds available	\$ 7,977,800
Reserve Funds to be used	<u>202,744</u>
Surplus/(Deficit) Project Funding	<u>\$ (1,181,505)</u>

Benefit Fee Revenue Summary as of 12/31/2023	
Benefit Fees Received YTD	\$ 2,516,582
Benefit Fee Operating Budget	<u>(1,500,000)</u>
2023 Budget Surplus/(Deficit)	\$ 1,016,582
Transfer(s) made to Capital Fund	<u>(1,000,000)</u>

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 4.3 months as of 12/31/2023. A \$1 mil transfer from operating to capital was made in November.
- As of 12/31, there is \$8 mil in the capital fund and \$2.6 mil in the reserve fund. Reserves are currently 88.02% funded.

Looking Forward

- Future escrow amounts *in progress* are as follows:

Month	Currently in escrow	Budgeted Benefit Fees
January 2024	\$245,721	\$77,987
February 2024	\$140,168	\$174,409

Community Council is ending the year in a positive position with \$1.3 mil in net income. Community Benefit Fees were up and down over the course of the year, but performed well against budget making possible an additional \$1 mil transfer to the capital fund.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending December 2023

	December 2023			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2023 Budget
INCOME							
Residential Assessments	\$ 188,301	\$ 188,301	\$ -	\$ 2,259,612	\$ 2,259,612	\$ -	\$ 2,259,612
Commercial Assessments	66,930	65,067	1,863	803,160	780,804	22,356	780,804
Community Council Benefit Fees	242,100	153,725	88,375	2,516,582	1,500,000	1,016,582	1,500,000
Total Assessment Revenue	497,331	407,093	90,238	5,579,354	4,540,416	1,038,938	4,540,416
Community Celebrations & Events	3,333	1,020	2,313	18,186	70,595	(52,409)	70,595
Community Programming	5,542	3,180	2,362	68,534	66,398	2,136	68,308
Total Program Revenue	8,875	4,200	4,675	86,720	136,993	(50,273)	138,903
Community Center Rentals	875	500	375	18,955	13,100	5,855	13,100
Resident Access	20	150	(130)	4,220	3,400	820	3,400
Total Facilities Revenue	895	650	245	23,175	16,500	6,675	16,500
Management Fee	31,420	31,420	-	377,040	377,040	-	377,040
Advertising	-	1,080	(1,080)	360	7,200	(6,840)	7,200
Interest	5,883	71	5,812	71,708	665	71,043	665
Other Income	10,163	5,226	4,937	15,862	10,986	4,876	9,076
Total Other Income	47,465	37,797	9,668	464,970	395,891	69,079	393,981
Total Operating Income	554,566	449,740	104,826	6,154,218	5,089,800	1,064,418	5,089,800
EXPENSES							
Reserve Contributions	45,643	45,643	-	547,716	547,716	-	547,716
Capital Contributions	1,000,000	-	1,000,000	1,000,000	-	1,000,000	-
Total Reserve Expense	1,045,643	45,643	1,000,000	1,547,716	547,716	1,000,000	547,716
Personnel Expenses	237,837	235,929	1,908	2,671,146	2,821,802	(150,656)	2,821,802
Administration	23,080	23,786	(706)	275,729	303,228	(27,499)	303,228
Travel/Mtgs/ERR	7,279	6,855	424	58,504	66,529	(8,025)	66,529
Total Administrative Expense	268,196	266,570	1,626	3,005,378	3,191,559	(186,181)	3,191,559
Community Celebrations & Events	65,621	44,291	21,330	297,221	346,282	(49,061)	346,282
Community Programming	10,797	11,030	(233)	112,613	144,560	(31,947)	144,560
Community Engagement	10,421	2,595	7,826	39,967	44,040	(4,073)	42,100
Communications & Public Affairs	11,021	8,271	2,750	61,191	59,270	1,921	61,210
Total Program Expense	97,860	66,187	31,673	510,992	594,152	(83,160)	594,152
Ranch Offices	31,256	16,765	14,491	220,317	204,380	15,937	204,380
Desert Camp Community Center	28,676	26,094	2,582	255,417	260,395	(4,978)	260,395
The Homestead Community Center	6,829	7,522	(693)	81,709	85,447	(3,738)	85,447
MS Park/P&T/Seasonal Décor	14,694	13,238	1,456	85,187	115,060	(29,873)	115,060
Total Facilities Expense	81,454	63,619	17,835	642,631	665,282	(22,651)	665,282
Insurance (non-EE) & Taxes	6,872	6,085	787	83,430	73,020	10,410	73,020
Other Expenses	1,859	1,167	692	25,026	18,071	6,955	18,071
Total General Expense	8,731	7,252	1,479	108,456	91,091	17,365	91,091
Total Operating Expense	1,501,884	449,271	1,052,613	5,815,172	5,089,800	725,372	5,089,800
Operating Income/(Loss)	(947,318)	469	(947,787)	339,046	-	339,046	-
Reserve Net Income/(Loss)	41,754	48,643	(6,889)	515,010	304,327	210,683	304,327
Capital Net Income/(Loss)	1,005,812	(3,761)	1,009,573	426,564	(45,132)	471,696	(45,132)
Reserve & Capital Net Income/(Loss)	1,047,566	44,882	1,002,684	941,574	259,195	682,379	259,195
Total Net Income/(Loss)	\$ 100,248	\$ 45,351	\$ 54,897	\$ 1,280,621	\$ 259,195	\$ 1,021,426	\$ 259,195

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

At December 31, 2023

	12/31/2023	12/31/2022	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 1,824,454	\$ 1,508,330	\$ 316,124
Petty Cash	500	500	-
TOTAL OPERATING CASH	<u>1,824,954</u>	<u>1,508,830</u>	<u>316,124</u>
RESERVE FUND			
Cash	1,015,626	603,051	412,575
Investments (Net)	<u>1,559,821</u>	<u>1,469,129</u>	<u>90,692</u>
TOTAL RESERVE FUND	<u>2,575,447</u>	<u>2,072,180</u>	<u>503,267</u>
CAPITAL FUND			
Cash	3,000,016	1,135,106	1,864,910
Investments (Net)	<u>4,977,784</u>	<u>6,366,675</u>	<u>(1,388,892)</u>
TOTAL CAPITAL FUND	<u>7,977,800</u>	<u>7,501,781</u>	<u>476,018</u>
Accounts Receivable (Net)	12,495	25,435	(12,939)
Intercompany Receivable	205,436	154,192	51,245
Prepaid Expenses	98,061	40,979	57,082
Other Current Assets	134,273	-	134,273
Operating Lease Right-to-Use Asset	<u>199,974</u>	<u>199,974</u>	<u>-</u>
OTHER CURRENT ASSETS	<u>650,239</u>	<u>420,579</u>	<u>229,660</u>
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	184,143	164,860	19,283
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	<u>110,112</u>	<u>110,112</u>	<u>-</u>
TOTAL PROPERTY, PLANT & EQUIPMENT	<u>484,192</u>	<u>464,909</u>	<u>19,283</u>
<i>Less Accumulated Depreciation</i>	<u>(361,412)</u>	<u>(313,359)</u>	<u>(48,053)</u>
PROPERTY, PLANT AND EQUIPMENT, NET	<u>122,780</u>	<u>151,551</u>	<u>(28,770)</u>
TOTAL ASSETS	<u><u>\$ 13,151,220</u></u>	<u><u>\$ 11,654,921</u></u>	<u><u>\$ 1,496,299</u></u>
LIABILITIES			
Accounts Payable	\$ 96,451	\$ 163	\$ 96,287
Intercompany Payable	-	12,702	(12,702)
Accrued Liabilities	204,223	242,288	(38,065)
Deferred Revenue	10,173	8,962	1,211
Prepaid Assessments	102,593	67,630	34,963
Operating Lease Right-to-Use Liability	199,974	199,974	-
Other Current Liabilities	<u>133,334</u>	<u>(650)</u>	<u>133,984</u>
TOTAL CURRENT LIABILITIES	<u>746,747</u>	<u>531,069</u>	<u>215,678</u>
TOTAL LIABILITIES	<u><u>\$ 746,747</u></u>	<u><u>\$ 531,069</u></u>	<u><u>\$ 215,678</u></u>
NET ASSETS			
Reserve Equity	2,148,782	2,148,782	-
Capital Equity	7,536,183	7,536,183	-
Operating Equity	1,438,888	1,438,888	-
Current Year Profit/Loss	<u>1,280,621</u>	<u>-</u>	<u>1,280,621</u>
TOTAL NET ASSETS	<u><u>\$ 12,404,473</u></u>	<u><u>\$ 11,123,852</u></u>	<u><u>\$ 1,280,621</u></u>
TOTAL LIABILITIES & NET ASSETS	<u><u>\$ 13,151,220</u></u>	<u><u>\$ 11,654,921</u></u>	<u><u>\$ 1,496,299</u></u>

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date December 31, 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$ 1,280,621
Adjustments to reconcile Net Income (deficit)	
Depreciation	48,053
<u>(Increase)/Decrease in:</u>	
Accounts Receivable	12,939
Intercompany Receivable	(51,245)
Prepaid Expense	(33,820)
Prepaid Insurance	(23,262)
<u>Increase/(Decrease) in:</u>	
Accounts Payable	96,287
Intercompany Payable	(12,702)
Accrued Payroll Expenses	24,911
Accrued Expenses	(62,975)
Deferred Revenue	1,211
Prepaid Assessments	34,963
Other Liabilities	(289)

NET CASH FROM OPERATING ACTIVITIES **\$ 1,314,692**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment (19,283)

NET INCREASE (DECREASE) IN CASH **\$ 1,295,409**

CASH, BEGINNING OF PERIOD \$ 11,082,792

CASH, END OF PERIOD **\$ 12,378,201**

ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

Per Board policy, operating funds should be between 3-6 months of budgeted annual operating expenses.

Number of months budgeted expenses in cash, end of period: **4.30**

Operating Cash at 12/31/23 \$ 1,824,954

Total 2023 operating budget expenses \$ 5,089,800

MINIMUM - Average of three months \$ 1,272,450

Amount over
minimum

\$ 552,504

Amount under
minimum

N/A

MAXIMUM - Average of six months

\$ 2,544,900

Amount over
maximum

N/A

Amount under
maximum

\$ 719,946

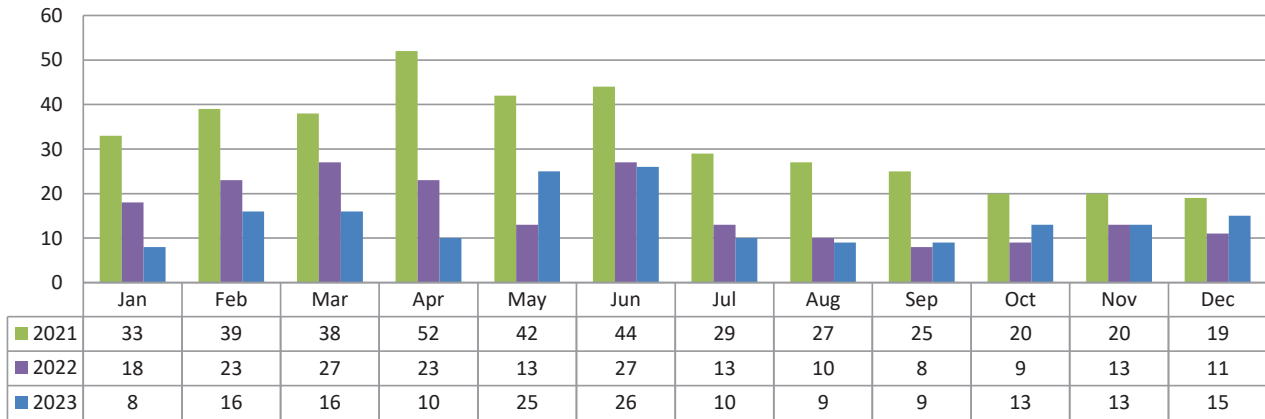
DC Ranch Community Council

Resale Benefit Fee Trend - December 2023

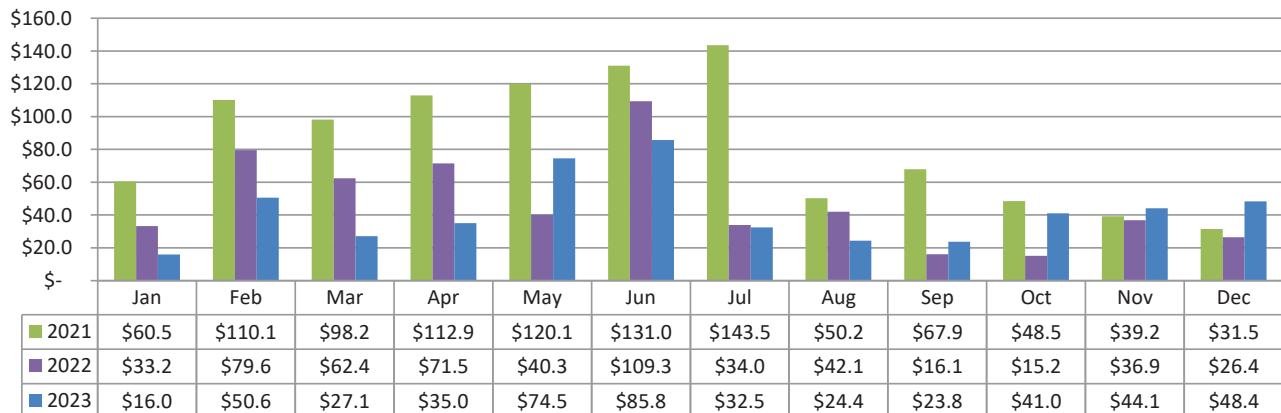
Month	2021 Actual	2022 Actual	In Process	2023 Actual	2023 Budget	Budget Variance	Change from Prior Year
January	\$ 283,272	\$ 165,815	\$ -	\$ 80,113	\$ 65,696	\$ 14,417	\$ (85,702)
February	530,781	397,845	-	253,134	157,940	95,194	(144,711)
March	491,131	311,878	-	135,311	150,646	(15,335)	(176,567)
April	564,467	357,798	-	174,973	123,732	51,241	(182,825)
May	526,293	201,745	-	372,637	103,217	269,420	170,892
June	654,990	546,370	-	429,010	168,234	260,776	(117,360)
July	717,439	170,030	-	162,622	137,311	25,311	(7,408)
August	251,248	197,500	-	122,175	97,896	24,279	(75,325)
September	301,195	80,700	-	118,794	98,797	19,997	38,094
October	242,518	75,744	-	205,100	131,840	73,260	129,356
November	196,165	184,613	-	220,614	110,966	109,648	36,001
December	157,487	132,175	-	242,100	153,725	88,375	109,925
Annual Total	\$ 4,916,984	\$ 2,822,213	\$ -	\$ 2,516,582	\$ 1,500,000	\$ 1,016,582	\$ (305,630)

Property Sale Breakdown				
Location	December	YTD	Average Price	YTD Average
PU 1 - House	2	38	\$ 1,340,000	\$ 1,184,413
PU 2 - House	4	46	\$ 760,000	\$ 1,487,353
PU 4 - House	1	28	\$ 4,550,000	\$ 2,999,136
Silverleaf - House	8	52	\$ 4,768,750	\$ 5,544,319
PU 4 - Land	0	1	\$ -	\$ 3,900,000
Silverleaf - Land	0	4	\$ -	\$ 2,677,500
Commercial	0	1	\$ -	\$ 3,000,000
Total/Average	15	170	\$ 3,228,000	\$ 2,960,684

Count of Property Sales



Property Sales by Month (in Millions)



SCOTTSDALE CORPORATE CORRIDOR

