



*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

November 7, 2024 | 5:30 p.m.

Hybrid Meeting; Attendance welcome at The Homestead Community Center or via [Zoom](#)

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### AGENDA

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- |       |   |                                   |
|-------|---|-----------------------------------|
| I.    | Call to Order   | Vice-President Kepuraitis         |
| II.   | Establish Quorum  | Vice-President Kepuraitis         |
| III.  | Approval of Board Meeting Minutes                       | Vice-President Kepuraitis         |
|       | a. September 26, 2024                                   |                                   |
|       | b. October 17, 2024                                     |                                   |
| IV.   | Staff Reports   |                                   |
|       | a. Staff Update   | Jona Davis, Deputy Exec. Director |
|       | b. Financial Report – Monthly Financials & Benefit Fee  | Dee Nortman, Dir. of Fin./Admin.  |
| V.    | Old Business - None                                     |                                   |
| VI.   | New Business  |                                   |
|       | a. Consider Approval of the 2025 Operating Budget       | Dee Nortman, Dir. of Fin./Admin.  |
|       | b. Consider Request for Use of Contractor's Contingency | Jenna Kohl, Executive Director    |
|       | c. Consider Approval of 2025 Council Meeting Schedule   | Jenna Kohl, Executive Director    |
| VII.  | Other Comment*  | Vice-President Kepuraitis         |
| VIII. | Adjourn Meeting   | Vice-President Kepuraitis         |

*\*Residents wishing to speak during the meeting are asked to submit a comment card to the Executive Assistant 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
- Healthy Lifestyles
- Artistic and Cultural Opportunities
- Diversity and Inclusiveness
- Lifelong Learning
- Family
- Environmental Stewardship
- Relationship with the Larger Community



# Staff Report

## November 2024

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### Finance and Administration

- *Anniversaries.* Congratulations to team members that celebrated anniversaries in September: Alexandra Duemer – 6 years; October: Devin Haggerty – 9 years
- *Personnel.* Welcome part-time team members Tiffany Horstman – Communications Support Coordinator; Olivia Olson, Olivia David, and Aubriana Garvy- Community Center Concierge. Jay Hinnant has also joined the DC Ranch team as IT Manager. Jay will continue building the IT foundation, oversee IT daily operations and advance IT initiatives, projects and innovations. He brings significant experience, having worked as Senior Network Administrator for Arizona Materials, Senior Director of Information Systems for St. Mary's Food Bank, and most recently designing, developing and managing a new data center in Goodyear, AZ.
- *Office Relocation.* The Ranch Office move is complete. The Community Council, Ranch Association and Covenant Commission staff are now located in Canyon Village at 18867 N. Thompson Peak Parkway, Suite 100, Scottsdale AZ 85255.
- *The DC Ranch Team wishes the Board and residents a safe, happy, and healthy Thanksgiving holiday.*

### Events, Programs and Recreation

- *Trivia Night.* In September, Trivia Night kicked off the fall season with 28 residents testing their knowledge in a multi-round game of team trivia. While they competed for prizes, residents enjoyed light bites and beverages.
- *Fitness Classes.* All Levels Yoga, Yoga Basics, and both Strength & Balance classes saw 100 registrants for September and October with a total of 43 drop-ins throughout both months.
- *Creative Arts Class: Fall Cookie Decorating.* As a start to the fall season, 26 adult residents learned the art of professional sugar cookie creation.
- *Health & Wellness.* In September, Deep Stretching Class attracted 11 residents who utilized props to enhance their poses, promoting deep stretching and restoring flexibility in their joints, tendons, bones, and ligaments.
- *Spotlight Speaker Series.* The Executive Director of Blue Zones Scottsdale was the featured speaker at October's event. Nearly 70 residents enjoyed the topic and healthy bites from Arcadia Farms (Blue Zone approved restaurant).
- *Line Dancing Lessons.* In September, DC Ranch hosted four weeks of line dancing lessons every Wednesday evening. The classes were sold out with 20 residents who learned four different line dances, made new friends and kicked up their heels.

- *Food Truck Night.* In October, 60 residents enjoyed a night off from cooking. While some opted to take their food to go, others enjoyed their meal al fresco on the veranda at The Homestead underneath the Spooky Carnival lighting.
- *Youth and Teen: Cooking Class.* 17 young foodies traveled by bus to Classic Cooking Academy in September to create a specially crafted French meal.
- *Prickly Pumpkin Patch.* Drawing 150 residents of all ages for an out-of-this-world experience, this space-themed annual favorite featured a photo op, crafts, games, and delicious cookies.
- *Spooky Carnival: Alien Invasion.* This Signature Event is a highlight of DC Ranch's fall event season. Approximately 375 residents of all ages dressed up in their favorite costumes and enjoyed a spooky evening at The Homestead. The carnival included games, prizes, crafts, photo-ops, a DJ, alien entertainers, and a laser tag course. The night also included a catered dinner, desserts, and other refreshments including one served by an alien.
- *Grapenuts.* Twenty-one residents embarked on an intergalactic evening of blind wine tasting in late October choosing their favorite wine without knowing the label.
- *Resident-Led Clubs.* Participation in Clubs will grow as residents return from the summer.
  - *Women's Club.* In September, 18 women visited community neighbor, Revel McDowell Mountain, at the Welcome Back Social. They enjoyed light bites, wine, and expansive views of the mountains from the Sky Deck. In October, 34 women participated the annual Bingo Night.
  - *Card Clubs.* Bridge and Hand & Foot resumed meeting weekly in September and averaged 6-8 residents each week. Mah Jongg met in October and kicked off their fall season with 10 players.
  - *Hiking Club.* In October, the Hiking Club held its first adventure at the Marcus Landslide Trail. Twelve residents enjoyed the beautiful fall weather, hiked and made new friends.
  - *Mountain Biking Club.* In October, four riders signed up for the Mountain Biking Club's first ride of the year with an exhilarating 15-mile adventure through scenic trails which started at Pima-Dynamite Trailhead.

## **Community Engagement**

- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags (reusable grocery totes with goodies). New residents are emailed monthly an invitation to Social Hours - a few seats are saved at this popular evening just for new residents.
- *'Round the Ranch Sunset Tour.* As part of the New Resident Welcome program, 35 residents attended the Sunset Tour in late September as Scottsdale historian, Joan Fudala, shared the community's unique history, pointed out landmarks, and told fun facts and stories.
- *DC Ranch Gives.* In September, 16 resident volunteers showed love and creativity by creating Sweet Dreams cards for St. Vincent de Paul. In October, over 40 cars drove through The Homestead parking lot to donate clothing and home goods to The Salvation Army for a one-day donation drive. The Gives Newsletter was sent to 196 (increased from 189 this past summer) resident email addresses in July and featured upcoming volunteer opportunities, recap of past opportunities, and spotlighted resident Ethan Knowlden for his volunteer experiences with veterans.

## Communications

- *The Ranch Office Move.* The Communications Team provided support for the office move, including updating residents through email, creating an office location and parking map to assist residents in navigation to the new office, correcting Google Maps listings, and coordinating updates to email signatures and signage.
- *Winter Program Guide.* The Winter Program Guide was completed in October. The publication outlines events and programs in December, January and February. A digital version will be available on DCRanch.com.
- *Ranch Association Board Vacancy.* In September, the Communications Team notified residents of a vacancy on the Ranch Association Board of Directors and in October sent the announcement regarding which applicant had been appointed by the Board.
- *Community Safety Forum.* The Communications Team provided communications and design work for the Ranch Association's annual Community Safety Forum held on Oct. 23.
- *DCSIP Communication.* The Communications Team continues to send email updates regarding the project and keep DCRanch.com/DCSIP and other resources up to date. In October, the team kept residents informed during the closure of the playground, courts, and path for reserve projects. The team also supported facilities in launching the community center access update from key fobs to a smartphone app, including sending emails to residents and creating a webpage, DCRanch.com/CenterAccess, to hold all forms and detailed information about what steps residents need to take.
- *Historic Committee.* The committee reconvened to discuss phase two of the oral history project and participation at the grand reopening of Desert Camp. The committee has put out a request for resident Desert Camp stories and photos to create a collage called "If these walls could talk" to display. The Scottsdale Historical Society has also agreed to loan DC Ranch an oil painting of E.O. Brown on horseback for one year, which will be showcased at Desert Camp Community Center.

## Facilities

- *Community Center.* The Homestead Community Center saw its busiest days of the year due to the rollout of the new access system, Verkada. To date, 456 residents signed up for the new mobile access system (almost 30% of key fob owners).
  - The months of September and October saw 217 and 430 walk-ins, respectively, and 249 drop-ins for card games.
  - The tennis courts had 25 rentals in September and 23 in October. The pickleball courts (on the tennis courts) had 110 rentals before closing on Oct. 21 for painting and acrylic work.
  - Overall, The Homestead recorded 1,769 residents and guests during the month of October from hourly capacity counts during regular business hours.
- *Facility Rentals.* The Homestead calendar remains open for rentals and has had a fair amount of activity in the past two months. There were seven total rentals for the months of September and October.
- *Facility Maintenance and Custodial.* The Maintenance and Custodial Team continues to use the DCSIP closure to focus on deep cleaning and repairs at The Homestead and Gate Houses. Staff continue to work on reserve projects completed concurrently with DCSIP including the

completion of a water feature, tennis/basketball court resurfacing, and playground cushioned tot spot resurfacing. The Ranch Association Landscape Team dredged under the bridges at Desert Camp and refreshed the granite and DC cobble at The Homestead.

- *DCSIP*. Recently completed work includes installation of sod and plants, roof installation, fitness flooring, paint, chandelier installation, carpeting; stone finishes are also almost complete. Upcoming work includes installation of the Acoustifence, acoustical ceiling, glass doors, mirrors, bathroom accessories, wallpaper. Parking lot demolition begins Nov. 11.

## **Public Affairs**

- *City Elections*. Chris Irish, Director of Public Affairs, met with new Councilwoman Jan Dubauskas and will continue to build that relationship. Dubauskas is a DC Ranch resident and was elected in the primary. Chris will meet with others who are elected in the general election during the next couple months. The Community Council's support of Prop 490 and 491 was communicated to residents. Chris spoke with several residents who wanted more information; we received one complaint.
- *Traffic on 94<sup>th</sup> and 91<sup>st</sup> Street*. Chris met with city traffic engineers over resident concerns about heavy school traffic on 94<sup>th</sup> Street. Chris submitted a request for a traffic count to be done and has met with the Desert Haciendas NVM to keep the neighborhood in the loop. The city has decided a future roundabout is the best solution for traffic at 91<sup>st</sup> and Trailside View intersection; Chris is working to get more information to share with residents.
- *Thompson Peak Bridge Expansion*. The city is slated to start the design phase for the project in FY24/25; to date it has not started. Chris will continue to monitor and seek support from city officials to keep it on time.



**DC Ranch Community Council  
Financial Highlights  
for period ending September 30, 2024**

**Summary by Fund - YTD**

	<b><u>Operating</u></b>	<b><u>Reserve</u></b>	<b><u>Capital</u></b>	<b><u>Total CC</u></b>
Revenue	\$ 5,354,709	\$ 84,192	\$ 230,588	\$ 5,669,489
Expenses	3,143,585	376,280	5,297,909	8,817,774
<b>Operating Income/(Loss)</b>	<b>\$ 2,211,124</b>	<b>\$ (292,087)</b>	<b>\$ (5,067,322)</b>	<b>\$ (3,148,285)</b>
Depreciation	-	-	28,472	28,472
<b>Total Income/(Loss)</b>	<b>\$ 2,211,124</b>	<b>\$ (292,087)</b>	<b>\$ (5,095,794)</b>	<b>\$ (3,176,757)</b>
Transfers In/(Out)	(1,528,768)	528,768	1,000,000	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 682,356</b>	<b>\$ 236,681</b>	<b>\$ (4,095,794)</b>	<b>\$ (3,176,757)</b>

**Revenue**

Operating revenue for September totaled \$524k, higher than budget by \$126k (32%). Year-to-date revenue is favorable to budget by \$1.4 mil (34%). Significant variances to budget include:

- Community Benefit Fees came in \$80k (90%) higher than forecast for September. Benefit Fees YTD reflect a revenue surplus of \$928k (76%).
- Assessments are higher than budget due to the commercial lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized.
- Shared staff costs in the management fee agreement were recalculated in accordance with the restructure; as a result the amount each entity is due/owes will differ from the original budget amount.
- Interest has a \$38k positive variance to budget due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured).

**Expense**

Operating expenses for September came in \$29k (7%) favorable to budget, with year-to-date expense \$116k (3%) lower than budget. A transfer of \$1 mil was made to the capital fund. Notable expense variances include:

**Administration**

- Personnel costs are \$57k higher than estimated in the budget YTD due to changes to the governance structure. Open positions and the recalculation of cost sharing amounts have offset some of this overage.

**Programs**

- Program expenses are favorable to budget by \$64k YTD due to cost savings for spring events and the timing of expenses for community engagement and communications.

Facilities

- Facilities expense overall are \$103k below budget mainly due to the savings in utilities and contract services at Desert Camp. These savings are expected to continue until DCSIP is complete and Desert Camp Community Center reopens.

Reserve

- Reserve expenditures total \$376k so far for the year.
- Interest income totals \$84k YTD.

Capital

- The Desert Camp Site Improvement Project is on track with expenditures totaling \$536k in September and \$5.3 mil YTD.
- Depreciation expense (non-cash) totals \$28k for the year.
- Interest income totals \$231k YTD.

**Balance Sheet/Cash Flow**

- Operating cash on hand is equal to 5.44 months as of 9/30/2024. A couple of items to note here; a \$1 mil transfer was made to the capital fund in June, and the cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan.
- There is \$4.2 mil in the capital fund and \$2.9 mil in the reserve fund. Reserves are currently 100.62% funded. This will change significantly with the addition of new DCSIP assets, as well as possible adjustments from the reserve study.

**Looking Forward**

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

<b><u>Month</u></b>	<b><u>Currently in escrow</u></b>	<b><u>Budgeted Benefit Fees</u></b>
October 2024	\$207,040	\$101,806
November 2024	\$33,195	\$93,780

***The Community Council remains in a strong financial position, reporting over \$1.6 mil in operating net income year-to-date. Community Benefit Fees continue to perform moderately above budget, with the total amount received surpassing the annual \$1.5 mil budgeted amount. Any additional transfers to the capital fund will be considered if operating cash on hand approaches the six-month policy threshold.***

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending September 30, 2024

	September 2024			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2024 Budget
<b>INCOME</b>							
Residential Assessments	\$ 212,862	\$ 212,862	\$ -	\$ 1,915,758	\$ 1,915,758	\$ -	\$ 2,554,344
Commercial Assessments	75,660	73,554	2,106	680,940	661,986	18,954	882,648
Community Council Benefit Fees	168,085	88,362	79,723	2,141,522	1,213,506	928,016	1,500,000
<b>Total Assessment Revenue</b>	<b>456,607</b>	<b>374,778</b>	<b>81,829</b>	<b>4,738,220</b>	<b>3,791,250</b>	<b>946,970</b>	<b>4,936,992</b>
Community Celebrations & Events	598	1,150	(552)	11,106	11,650	(544)	24,500
Community Programming	3,484	7,645	(4,161)	52,964	52,143	821	83,940
<b>Total Program Revenue</b>	<b>4,082</b>	<b>8,795</b>	<b>(4,713)</b>	<b>64,070</b>	<b>63,793</b>	<b>277</b>	<b>108,440</b>
Community Center Rentals	2,980	-	2,980	14,015	-	14,015	-
Resident Access	20	200	(180)	460	400	60	1,000
<b>Total Facilities Revenue</b>	<b>3,000</b>	<b>200</b>	<b>2,800</b>	<b>14,475</b>	<b>400</b>	<b>14,075</b>	<b>1,000</b>
Management Fee	52,210	11,525	40,685	469,890	103,725	366,165	138,300
Advertising	2,160	360	1,800	4,680	7,560	(2,880)	8,280
Interest	5,944	2,385	3,559	59,524	21,465	38,059	28,613
Other Income	-	-	-	3,850	3,850	0	9,100
<b>Total Other Income</b>	<b>60,314</b>	<b>14,270</b>	<b>46,044</b>	<b>537,944</b>	<b>136,600</b>	<b>401,344</b>	<b>184,293</b>
<b>Total Operating Income</b>	<b>524,003</b>	<b>398,043</b>	<b>125,960</b>	<b>5,354,709</b>	<b>3,992,043</b>	<b>1,362,666</b>	<b>5,230,725</b>
<b>EXPENSES</b>							
Reserve Contributions	58,752	58,752	-	528,768	528,768	-	705,024
Capital Contributions	-	-	-	1,000,000	-	1,000,000	-
<b>Total Reserve Expense</b>	<b>58,752</b>	<b>58,752</b>	<b>-</b>	<b>1,528,768</b>	<b>528,768</b>	<b>1,000,000</b>	<b>705,024</b>
Personnel Expenses	241,251	242,666	(1,415)	2,148,795	2,092,208	56,587	2,827,270
Administration	16,423	19,268	(2,845)	192,863	198,755	(5,892)	270,645
Travel/Mtgs/ERR	867	2,950	(2,083)	37,775	50,713	(12,938)	69,620
<b>Total Administrative Expense</b>	<b>258,541</b>	<b>264,884</b>	<b>(6,343)</b>	<b>2,379,433</b>	<b>2,341,676</b>	<b>37,757</b>	<b>3,167,535</b>
Community Celebrations & Events	4,999	6,637	(1,638)	163,915	170,646	(6,731)	309,707
Community Programming	5,913	9,115	(3,202)	86,763	102,455	(15,692)	149,200
Community Engagement	5,090	4,575	515	31,637	59,195	(27,558)	69,245
Communications	3,295	3,547	(252)	44,563	58,986	(14,423)	74,720
<b>Total Program Expense</b>	<b>19,296</b>	<b>23,874</b>	<b>(4,578)</b>	<b>326,878</b>	<b>391,282</b>	<b>(64,404)</b>	<b>602,872</b>
Ranch Offices	17,645	17,747	(102)	168,159	167,723	436	220,964
Desert Camp Community Center	4,273	19,898	(15,625)	70,507	156,322	(85,815)	227,711
The Homestead Community Center	6,737	9,049	(2,312)	56,288	60,662	(4,374)	81,962
MS Park/P&T/Seasonal Décor	3,799	5,370	(1,571)	42,894	56,515	(13,621)	110,310
<b>Total Facilities Expense</b>	<b>32,454</b>	<b>52,064</b>	<b>(19,610)</b>	<b>337,849</b>	<b>441,222</b>	<b>(103,373)</b>	<b>640,947</b>
Insurance (non-EE) & Taxes	7,733	7,575	158	69,513	68,175	1,338	90,900
Other Expenses	2,721	1,750	971	29,912	17,177	12,735	23,447
<b>Total General Expense</b>	<b>10,454</b>	<b>9,325</b>	<b>1,129</b>	<b>99,426</b>	<b>85,352</b>	<b>14,074</b>	<b>114,347</b>
<b>Total Operating Expense</b>	<b>379,498</b>	<b>408,899</b>	<b>(29,401)</b>	<b>4,672,353</b>	<b>3,788,300</b>	<b>884,053</b>	<b>5,230,725</b>
<b>Operating Income/(Loss)</b>	<b>144,505</b>	<b>(10,856)</b>	<b>155,361</b>	<b>682,356</b>	<b>203,743</b>	<b>478,613</b>	<b>-</b>
Reserve Net Income/(Loss)	56,013	208	55,805	236,681	197,804	38,877	-
Capital Net Income/(Loss)	(523,162)	(1,191,250)	668,088	(4,095,794)	(6,717,473)	2,621,679	-
<b>Reserve &amp; Capital Net Income/(Loss)</b>	<b>(467,149)</b>	<b>(1,191,042)</b>	<b>723,893</b>	<b>(3,859,113)</b>	<b>(6,519,669)</b>	<b>2,660,556</b>	<b>-</b>
<b>Total Net Income/(Loss)</b>	<b>\$ (322,644)</b>	<b>\$ (1,201,898)</b>	<b>\$ 879,254</b>	<b>\$ (3,176,757)</b>	<b>\$ (6,315,926)</b>	<b>\$ 3,139,169</b>	<b>\$ -</b>



# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET

At September 30, 2024

	9/30/2024	12/31/2023	Y/Y Change
<b>ASSETS</b>			
<b>OPERATING FUND</b>			
Cash	\$ 1,997,754	\$ 1,824,454	\$ 173,300
Petty Cash	500	500	-
<b>TOTAL OPERATING CASH</b>	1,998,254	1,824,954	173,300
<b>RESERVE FUND</b>			
Cash	1,382,451	1,015,626	366,824
Investments (Net)	1,527,153	1,559,821	(32,668)
<b>TOTAL RESERVE FUND</b>	2,909,604	2,575,447	334,156
<b>CAPITAL FUND</b>			
Cash	4,170,200	3,000,016	1,170,183
Investments (Net)	-	4,977,784	(4,977,784)
<b>TOTAL CAPITAL FUND</b>	4,170,200	7,977,800	(3,807,600)
Accounts Receivable (Net)	21,334	10,872	10,462
Intercompany Receivable	194,577	254,131	(59,554)
Prepaid Expenses	138,154	95,333	42,821
Interfund Transfers	-	134,273	(134,273)
Operating Lease Right-to-Use Asset	88,105	88,105	-
<b>OTHER CURRENT ASSETS</b>	442,170	582,713	(140,543)
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	184,143	184,143	-
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
Construction In Progress	418,934	-	418,934
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	903,127	484,192	418,934
<i>Less Accumulated Depreciation</i>	(389,884)	(361,412)	(28,472)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	513,243	122,780	390,463
<b>TOTAL ASSETS</b>	<b>\$ 10,033,470</b>	<b>\$ 13,083,695</b>	<b>\$ (3,050,225)</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 609,645	\$ 96,328	\$ 513,317
Intercompany Payable	-	224	(224)
Accrued Liabilities	152,129	355,066	(202,937)
Deferred Revenue	17,004	10,173	6,831
Prepaid Assessments	46,410	102,593	(56,183)
Interfund Transfers	-	134,273	(134,273)
Operating Lease Right-to-Use Liability	88,105	88,105	-
<b>TOTAL CURRENT LIABILITIES</b>	913,293	786,761	126,532
<b>TOTAL LIABILITIES</b>	<b>\$ 913,293</b>	<b>\$ 786,761</b>	<b>\$ 126,532</b>
<b>NET ASSETS</b>			
Reserve Equity	2,663,792	2,663,792	-
Capital Equity	7,820,014	7,820,014	-
Operating Equity	1,813,127	1,813,127	-
Current Year Profit/Loss	(3,176,757)	-	(3,176,757)
<b>TOTAL NET ASSETS</b>	<b>\$ 9,120,177</b>	<b>\$ 12,296,933</b>	<b>\$ (3,176,757)</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 10,033,470</b>	<b>\$ 13,083,695</b>	<b>\$ (3,050,225)</b>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date September 30, 2024

### CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(3,176,757)
Adjustments to reconcile Net Income (deficit)		
Depreciation		28,472
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(10,462)
Intercompany Receivable		59,554
Prepaid Expense		(48,759)
Prepaid Insurance		5,938
<i>Increase/(Decrease) in:</i>		
Accounts Payable		513,317
Intercompany Payable		(224)
Accrued Payroll Expenses		(30,299)
Accrued Expenses		(172,637)
Deferred Revenue		6,831
Prepaid Assessments		(56,183)
Other Liabilities		-

<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>\$</b>	<b>(2,881,210)</b>
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### CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment (CIP)		(418,934)
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<b>NET INCREASE (DECREASE) IN CASH</b>	<b>\$</b>	<b>(3,300,144)</b>
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CASH, BEGINNING OF PERIOD		12,378,201
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<b>CASH, END OF PERIOD</b>	<b>\$</b>	<b>9,078,057</b>
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### ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

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

<b>Number of months budgeted expenses in cash, end of period:</b>	<b>5.44 *</b>
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Operating Cash at 9/30/24	\$	1,998,254
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Total 2024 operating budget expenses	\$	5,230,725
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<b>MINIMUM</b> - Average of three months	\$	896,836
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Amount over minimum	Amount under minimum
\$ 1,101,418	N/A

<b>MAXIMUM</b> - Average of six months	\$	2,204,518
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Amount over maximum	Amount under maximum
N/A	\$ 206,264

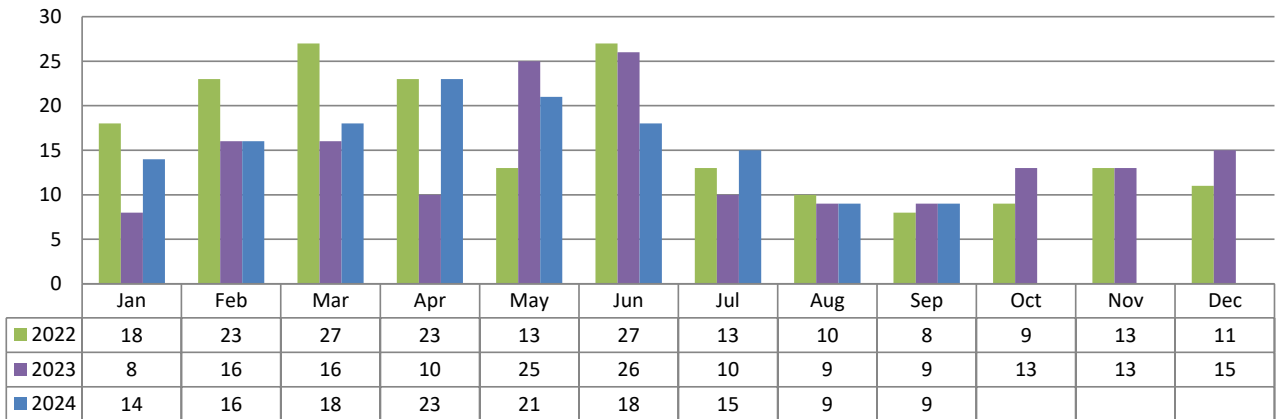
*\*Note: Cash on hand threshold has been adjusted, per tenant improvement funding plan.*

## DC Ranch Community Council Resale Benefit Fee Trend - September 2024

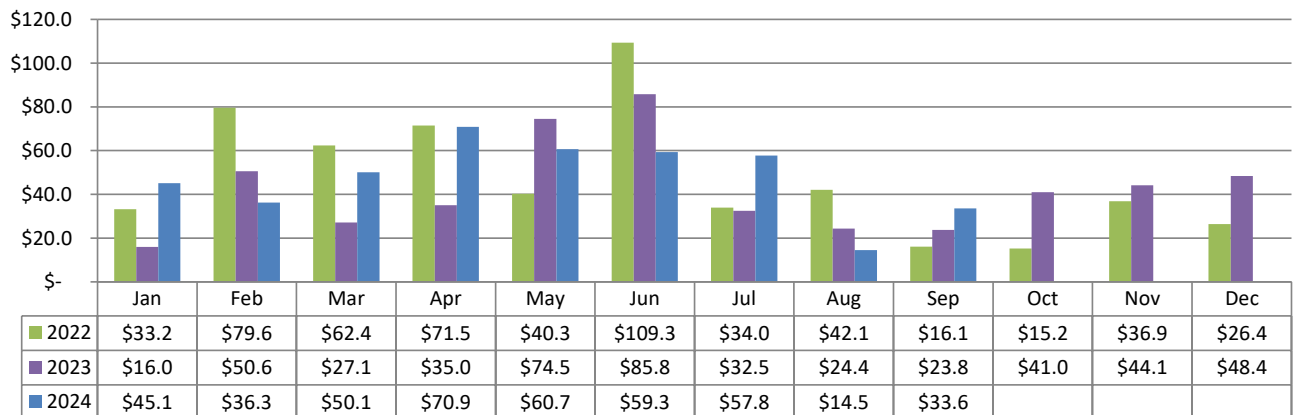
Month	2022 Actual	2023 Actual	In Process	2024 Actual	2024 Budget	Budget Variance	Change from Prior Year
January	\$ 165,815	\$ 80,113	\$ -	\$ 225,406	\$ 77,987	\$ 147,419	\$ 145,293
February	397,845	253,134	-	181,623	174,409	7,214	(71,511)
March	311,878	135,311	-	250,528	146,338	104,190	115,216
April	357,798	174,973	-	354,636	152,412	202,224	179,663
May	201,745	372,637	-	303,452	116,686	186,766	(69,185)
June	546,370	429,010	-	296,406	208,735	87,671	(132,604)
July	170,030	162,622	-	289,095	154,251	134,844	126,473
August	197,500	122,175	-	72,293	94,326	(22,034)	(49,883)
September	80,700	118,794	-	168,085	88,362	79,723	49,291
October	75,744	205,100	207,040	-	101,806	-	-
November	184,613	220,614	33,195	-	93,780	-	-
December	132,175	242,100	20,240	-	90,908	-	-
<b>Annual Total</b>	<b>\$ 2,822,213</b>	<b>\$ 2,516,582</b>	<b>\$ 260,475</b>	<b>\$ 2,141,522</b>	<b>\$ 1,500,000</b>	<b>\$ 928,016</b>	<b>\$ 292,754</b>

Property Sale Breakdown				
Location	September	YTD	Average Price	YTD Average
PU 1 - House	3	31	\$ 1,365,833	\$ 1,400,900
PU 2 - House	3	37	1,435,833	1,533,666
PU 4 - House	0	18	-	2,631,389
Silverleaf - House	3	48	8,404,000	5,078,563
PU 4 - Land	0	2	-	1,950,000
Silverleaf - Land	0	7	-	4,727,814
Commercial	0	0	-	-
<b>Total/Average</b>	<b>9</b>	<b>143</b>	<b>\$ 3,735,222</b>	<b>\$ 2,995,135</b>

### Count of Property Sales



### Property Sales by Month (in Millions)





# DC Ranch Community Council

**To:** DC Ranch Community Council Board of Directors

**From:** Jenna Kohl, Executive Director  
Jona Davis, Deputy Executive Director  
Dee Nortman, Director of Finance & Administration

**Date:** 11/1/2024

**Subject:** *2025 Operating Budget Proposal*

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## **Recommendation**

It is recommended that the Community Council Board approve the 2025 DC Ranch Community Council Operating Fund budget as presented.

## **Summary**

The proposed 2025 Operating Fund budget is presented to the Board for consideration and vote at the Nov. 7, 2024 Board meeting. The budget as proposed is balanced at \$6,271,460, including an assessment increase of 5% at \$4 (\$1 of which is for the increase to the Reserve contribution), for a total assessment amount of \$82, \$17 of which is allocated to Reserve.

The budget is conservative while sustaining high quality resident services, amenities and programs. A modest assessment increase will support the newly renovated and expanded Desert Camp Community Center, provide additional reserve funding and cover other escalating annual costs.

The budget is driven by Board and Finance Committee direction, governing documents, core services, prior years' experience, strategic plans, resident input, and Reserve Fund requirements.

Following Board approval of a budget on Nov. 7, staff will prepare and distribute budget materials to residents in late November.

Attachment: 2025 Proposed Community Council Operating Budget

# DC RANCH COMMUNITY COUNCIL

## 2025 Operating Budget

Proposed 11/07/2024

	2025 Budget	2024 Projected	2024 Budget	2025 Budget v. 2024 Budget
<b>INCOME</b>				
Residential Assessments	\$ 2,685,336	\$ 2,554,344	\$ 2,554,344	\$ 130,992
Commercial Assessments	954,480	907,920	882,648	71,832
Community Benefit Fees	1,650,000	2,348,293	1,500,000	150,000
<b>Total Assessment Revenue</b>	<b>5,289,816</b>	<b>5,810,557</b>	<b>4,936,992</b>	<b>352,824</b>
Community Events & Celebrations	19,600	24,508	24,500	(4,900)
Community Programming	113,268	88,622	83,940	29,328
<b>Total Program Revenue</b>	<b>132,868</b>	<b>113,130</b>	<b>108,440</b>	<b>24,428</b>
Community Center Rentals	20,535	11,035	-	20,535
Resident Access	-	1,240	1,000	(1,000)
<b>Total Facilities Revenue</b>	<b>20,535</b>	<b>12,275</b>	<b>1,000</b>	<b>19,535</b>
Management Fee	740,280	626,520	138,300	601,980
Advertising	8,280	8,280	8,280	-
Interest	23,757	73,580	28,613	(4,856)
Other Income	55,924	9,100	9,100	46,824
<b>Total Other Income</b>	<b>828,241</b>	<b>717,480</b>	<b>184,293</b>	<b>643,948</b>
<b>Total Operating Income</b>	<b>6,271,460</b>	<b>6,653,442</b>	<b>5,230,725</b>	<b>1,040,735</b>
<b>EXPENSES</b>				
Reserve Contributions	754,596	705,024	705,024	49,572
Capital Contributions	-	1,350,000	-	-
<b>Total Reserve Expense</b>	<b>754,596</b>	<b>2,055,024</b>	<b>705,024</b>	<b>49,572</b>
Administration	1,760,171	1,543,206	1,285,592	474,579
<b>Total Administrative Expense</b>	<b>1,760,171</b>	<b>1,543,206</b>	<b>1,285,592</b>	<b>474,579</b>
Community Celebrations & Events	575,703	526,892	528,376	47,327
Community Programming	369,810	262,911	293,523	76,287
Community Engagement	449,395	421,717	406,732	42,663
Communications	422,832	345,779	379,571	43,261
<b>Total Program Expense</b>	<b>1,817,740</b>	<b>1,557,299</b>	<b>1,608,202</b>	<b>209,538</b>
Ranch Offices	233,407	221,502	220,964	12,443
Desert Camp Community Center	1,370,909	943,242	1,101,491	269,418
The Homestead Community Center	133,160	101,809	111,607	21,553
MS Park/P&T/Seasonal Décor	104,666	98,260	110,310	(5,644)
<b>Total Facilities Expense</b>	<b>1,842,142</b>	<b>1,364,813</b>	<b>1,544,372</b>	<b>297,770</b>
Insurance (non-EE) & Taxes	82,116	76,625	71,400	10,716
Other Expenses	14,695	27,605	16,135	(1,440)
<b>Total General Expense</b>	<b>96,811</b>	<b>104,230</b>	<b>87,535</b>	<b>9,276</b>
<b>Total Operating Expense</b>	<b>6,271,460</b>	<b>6,624,572</b>	<b>5,230,725</b>	<b>1,040,735</b>
<b>Net Operating Income/(Loss)</b>	<b>-</b>	<b>28,870</b>	<b>-</b>	<b>-</b>



## BOARD OF DIRECTORS 2025 MEETING SCHEDULE

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Board Meetings begin with a closed Executive Session at 4:30 p.m., if designated, with the meeting following at 5:30 p.m. Dates and locations are as follows:

- January 23, 2025: 4:30 p.m. at Desert Camp Community Center
- March 27, 2025: 4:30 p.m. at Desert Camp Community Center
- May 22, 2025: 4:30 p.m. at Desert Camp Community Center
- July 24, 2025: 4:30 p.m. at Desert Camp Community Center
- September 25, 2025: 4:30 p.m. at Desert Camp Community Center
- October 23, 2025: 4:30 p.m. at Desert Camp Community Center (BUDGET WORK SESSION)
- November 6, 2025: 4:30 p.m. at Desert Camp Community Center – early due to holiday