



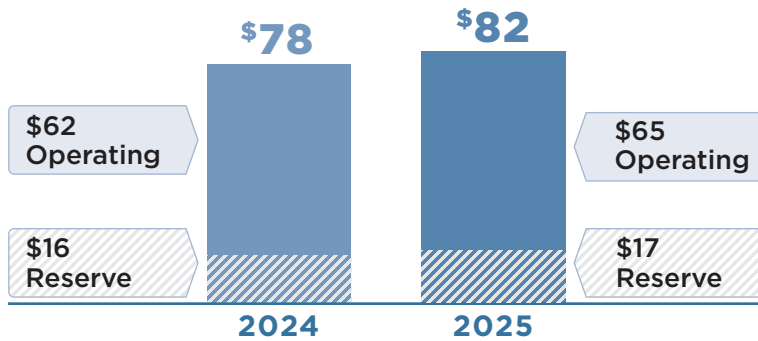
2025 COMMUNITY COUNCIL BUDGET

The DC Ranch Community Council operating budget supports programs, events, facilities and services that foster 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.

FINANCIAL POSITION REMAINS STRONG

The Community Council Board of Directors passed a balanced budget of **\$6,271,460** and approved an assessment increase from \$78 to **\$82** a month. The Council will start 2025 in a strong financial position, with Reserve funding at **95%** as of Jan. 1. DC Ranch home values continue to be around **141%** 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 2025, \$65 will be allocated to Operating while **\$17** will be allocated to Reserve, an increase from \$16 in 2024. 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 Programs

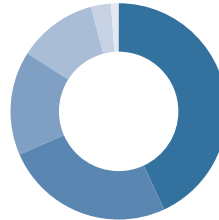
- Communications
- Public Affairs
- Events, Celebrations and Programming
- Community Engagement



Financial and Administrative Services

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

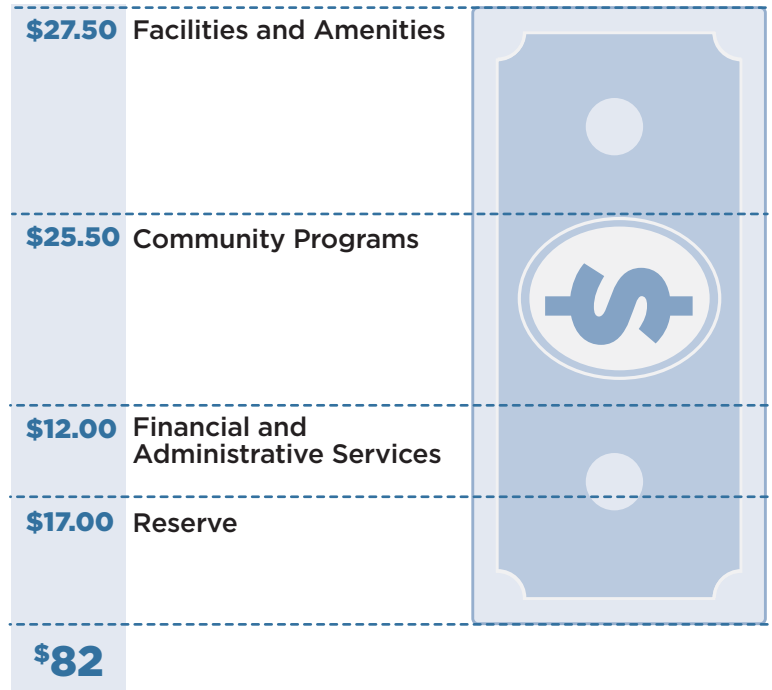
2025 REVENUE



- 43%** Residential Assessments
- 26%** Benefit Fee
- 15%** Commercial Assessments
- 12%** Cost Sharing (net)
- 3%** 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, **\$1.65M** is allocated to the Operating Fund. Any additional Benefit Fee revenue above that amount will be reallocated as determined by the Board. The cost-sharing arrangement highlights the partnership and efficiencies achieved with both the Ranch Association and the Covenant Commission.

2025 EXPENSES: WHERE ASSESSMENT DOLLARS ARE ALLOCATED



BUDGET HIGHLIGHTS

The budget covers a full year of expanded operations and new programs at Desert Camp Community Center, completed in 2024 (on budget and with no debt incurred). Operating costs have modestly increased due to cost of living and inflation. Engagement opportunities continue, adding value and enhancing community life.