

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 Meeting Agenda May 28, 2025 | 5:30 p.m.

Desert Camp - Trailblazer Room and Zoom

I. Call to Order Ron Belmont II. Establish Quorum Ron Belmont Adopt Agenda Ron Belmont III. Ron Belmont **Approval of Board Meeting Minutes** IV. a. March 27, 2025 Regular Meeting b. April 2, 2025 Special Meeting c. April 8, 2025 Special Meetings ٧. President's Report Ron Belmont a. Consider Committee Appointments **Presentation of Community-Wide Survey Findings** Elizabeth Bird | Kathy DeBoer, WG VI. Consider Acceptance of 2024 Audit Dee Nortman | Paul Hanson, BH VII. VIII. **Staff Reports** a. Staff Update Jona Davis b. Financial Report Dee Nortman IX. **Old Business** a. Consider Approval of Amendment to 2025 Cost Sharing Agreement Dee Nortman **New Business:** X. a. Consider Pedestrian Gates Request Tom Headley, ICON b. Reserve Study Update and Consider Appointment of Board Director to selection panel Jona Davis

COMMUNITY VALUES

- Healthy Lifestyles
- Artistic and Cultural Opportunities
- Diversity and Inclusiveness
- Lifelong Learning

- Family
- Environmental Stewardship
- Relationship with the Larger Community



- XI. Other Comment*
- XII. Adjourn Meeting

Ron Belmont

*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



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors

From: Iona Davis, Executive Director

Date: 5/21/2025

Subject: May 28, 2025 Board Meeting Agenda Item Summary

Here is a synopsis of the discussion items for the Board's May 28 meeting.

Consider Committee Appointments

The **Sustainability Committee** is a joint committee of the Community Council and Ranch Association. Each Board is invited to designate a board liaison to the committee. The committee intends to focus on supporting DCR2025 Strategic Initiative 6, which focuses on environmental sustainability, in 2025 and beyond.

Recommendation: The Board appoints Ron Belmont to the Sustainability Committee, to serve the one-year term of July 1, 2025 to June 20, 2026 with eligibility for reappointment.

The Community Council **Finance Committee** provides guidance and advice to the Council's Board of Directors, reviews financial statements, participates in audit firm selection and analyzes the audit, reviews and recommends financial policies, and attends the Board's budget meetings. Council Finance Committee member, Elaine Cottey, term expired as of June 30, 2025 and member Dave Underwood resigned.

Recommendation: The Board re-appoints Dinesh Kakwani and appoints Alexandra Pitea to the Council Finance Committee for a two-year term of July 1, 2025 to June 30, 2027.

Community-Wide Survey Findings

In accordance with the governing documents, the Community Council conducts a demographic and interest survey every three years to gather resident feedback and help plan for the future. For the 2025 survey, WestGroup Research was rehired to conduct the confidential online questionnaire including hosting the survey, managing all data collection, processing the results and reporting the findings on behalf of DC Ranch.

Communication plan: Residents were invited to participate via various means, including email invitations, postcard, text message, Ranch News, This Week on the Ranch, Ranch Roundup, large signs at the community centers and manned gates, a pop-up notification on the website and staff interactions.

Survey dates: The survey was open from March 15-31, 2025. Gift cards were provided as incentives to help drive participation; winners were randomly drawn from those residents who completed the survey and entered the drawing.

A total of 834 households completed the survey, representing approximately 27% of all households within the community.

The statistical margin of error for the 2025 study is +/- 3.4% at the 95% confidence level; statistically significant findings are noted where appropriate within the body of the report.

Kathy DeBoer, Chief Research Officer and Senior V.P., will be at the Board meeting to present high level results and answer questions.

Consider Acceptance of the 2024 Audit

Paul Butler of Butler Hansen will attend the meeting to present a summary of the 2024 audit report.

Recommendation: That the Board accept the 2024 audit as presented.

Old Business: Consider Approval of Amendment to 2025 Cost Sharing Agreement

Due to recent changes in the governance structure and shared staffing arrangements, an amendment to the 2025 Cost Sharing Agreement is necessary. Effective May 1, 2025, the Executive Director and Executive Assistant positions will no longer be shared with the Ranch Association. As a result, the Ranch's monthly reimbursement to the Council will decrease from \$46,085 to \$32,535.

Recommendation: Approve the amendment to the 2025 cost sharing agreement.

New Business: Consider Pedestrian Gates Request

ICON at Silverleaf sub association board member Tom Headley will present a request to consider locking four of the five pedestrian gates. As a general rule, locked pedestrian gates are not permitted in DC Ranch in support of DC Ranch's design as an interconnected community via the path and trail easements. The Council Board has received requests over time to approve locked pedestrian gates, but those requests have been consistently denied since at least 2015 (please reference the attached letters for examples).

Recommendation: Staff recommends that the Board take one of the following actions in response to the ICON subassociation's request for limiting open pedestrian gates in the ICON neighborhood:

Option 1: Deny the request to lock any pedestrian gates in the ICON subdivision. This action is consistent with the DC Ranch Community Council's long-standing practice of disallowing locked gates to honor the intent of DC Ranch's founders to foster a community where all residents can walk throughout the neighborhoods.

Option 2: Permit ICON to lock a selected number of pedestrian gates (designating how many and which specific gates must remain open). This allows DC Ranch residents access to walk through the community while recognizing the unique circumstances in subassociations. The Courtyards at Desert Parks and Courtyards at Market Street (has a pool) have locked pedestrian gates and were grandfathered in since the early days of DC Ranch.

Option 3: Allow ICON to pursue the option of converting a designated number and location of pedestrian gates to fencing.

New Business: Reserve Study Update and Consider Appointment of Board Director to Selection Panel

The DC Ranch Community Council Reserve Study Request for Proposals (RFP) – Invitation to Bid was sent to eleven reserve companies on May 15. Council received Intent to Bid responses from seven companies. Bids are due June 3.

Scope. The scope of the RFP is to Conduct a Reserve Study in accordance with industry standards; recommend and assist with the implementation of an upgraded software solution to replace the current PRA system; and deliver all services in a timely, cost-effective, and professional manner. In addition to the study itself, Council anticipates working with the chosen company to set a schedule for on-going reserve updates and to refresh the Council's Reserve Policies and Procedures to ensure consistency with best practices.

Next Steps. The selection panel will evaluate proposals in accordance with established criteria and a scoring matrix from June 3-6. The panel will meet on Friday, June 6 at 10 a.m. to select finalists. Finalist interviews, if needed, are scheduled for June 9-11, with a determination as to a chosen firm made immediately thereafter. Staff will update the Board on the process at the June work session. Work on the Reserve Study is anticipated to start around July 1 and will conclude by late August with a report out to the Board at the August and/or September meetings.

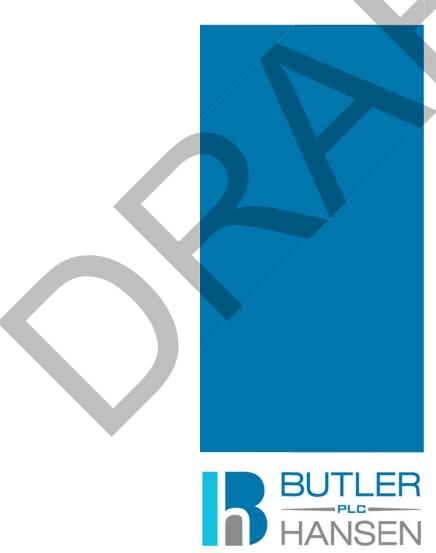
Staff recommends that the Board appoint a Board Director to serve on the selection panel to review the submittals, participate in the interview process, and work with the staff team to select the best and most qualified reserve partner to complete the 2025 Reserve Study. The liaison must be available for the review and interview dates listed above.

Recommendation. The Board appoint a Board Director to serve on the Reserve Study RFP selection panel.

Please reach out to Jona Davis in advance of the meeting with any questions or for additional information.

DC RANCH COMMUNITY COUNCIL, INC.

FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024 AND 2023 AND FOR THE YEARS THEN ENDED





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DC RANCH COMMUNITY COUNCIL, INC.

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In accordance with our Firm's policy, the Independent Auditor's Report, pages 1-2, has been omitted from this draft copy of your audited financial statements. For your information, we will be issuing an unmodified opinion, and the report will be included with the final copy.



DC RANCH COMMUNITY COUNCIL, INC.

BALANCE SHEET

DECEMBER 31, 2024 (WITH SUMMARIZED COMPARATIVE TOTALS AT DECEMBER 31, 2023)

	Ol	PERATING FUND	R	ESERVE FUND	C	CAPITAL FUND	TOTAL 2024		TOTAL 2023
<u>ASSETS</u>									
Cash and Cash Equivalents Investments	\$	1,617,317	\$	875,756 1,448,474	\$	2,316,485	\$ 4,809,558 1,448,474	\$	5,840,596 6,528,614
Accounts Receivable, Net of Allowance of									
of \$1,040 and \$2,564, 2024 and 2023, respectively		3,400		-		7	3,400		2,629
Commercial Assessments Receivable		1,560		-		-	1,560		4,692
Community Council Benefit Fees Receivable		5,625		-		-	5,625		3,550
Related Party Net Receivable - Covenant Commission		514		-	_ `	-	514		-
Related Party Net Receivable - DC Ranch Association		320,669		3,169		-	323,838		254,131
Prepaid Expenses		101,861		-		-	101,861		95,333
Interest Receivable		-		8,330		-	8,330		8,991
Property and Equipment, Net		-		-		747,640	747,640		122,781
Operating Lease Right-of-Use Assets		1,149,748		-		-	1,149,748		88,105
Interfund Balances		(2,412)	4	-	_	2,412	 		-
TOTAL ASSETS	\$	3,198,282	\$	2,335,729	\$	3,066,537	\$ 8,600,548	\$	12,949,422
LIABILITIES AND FUND BALANCES									
LIABILITIES					٦				
Accounts Payable	\$	83,848	\$	10,050	\$	71,151	\$ 165,049	\$	96,328
Accrued Expense		249,698		-		88,135	337,833		347,302
Accrued Operating Lease Payable		-				-	-		7,762
Prepaid Assessments		170,779	45	-		-	170,779		102,593
Deferred Revenue		24,386		-		-	24,386		10,173
Related Party Net Payable - Covenant Commission		-		-		-	-		224
Related Party Net Payable - DC Ranch Association		3,874		-		-	3,874		-
Operating Lease Liability	_	1,149,748	<u> </u>	-			 1,149,748		88,105
TOTAL LIABILITIES		1,682,333		10,050		159,286	 1,851,669	_	652,487
FUND BALANCES									
Operating Fund		1,515,949		_		_	1,515,949		1,813,128
Reserve Fund		-		2,325,679		_	2,325,679		2,663,792
Capital Fund	. —			-		2,907,251	2,907,251		7,820,015
TOTAL FUND BALANCES		1,515,949		2,325,679		2,907,251	 6,748,879		12,296,935
TOTAL LIABILITIES AND FUND BALANCES	\$	3,198,282	\$	2,335,729	\$	3,066,537	\$ 8,600,548	\$	12,949,422

DC RANCH COMMUNITY COUNCIL, INC. STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES FOR THE YEAR ENDED DECEMBER 31, 2024 (WITH SUMMARIZED COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023)

	OPERATING FUND	RESERVE FUND	CAPITAL FUND	TOTAL 2024	TOTAL 2023
REVENUES					
ASSESSMENTS					
Residential Assessments	\$ 2,499,276	\$ -	\$ -	\$ 2,499,276	\$ 2,210,760
Builder and Developer Assessments	55,068	-	-	55,068	48,852
Commercial Assessments	907,920	-	-	907,920	803,160
Community Council Benefit Fees	2,588,409	-	-	2,588,409	2,545,082
TOTAL ASSESSMENTS	6,050,673			6,050,673	5,607,854
PROGRAM REVENUE					
Community Celebration and Events	16,029	-	_	16,029	18,118
Community Programming	69,122	_	-	69,122	69,857
Community Engagement	450	_	_	450	-
TOTAL PROGRAM REVENUE	85,601		_	85,601	87,975
FACILITIES REVENUE					
Community Center Rentals	16,335			16,335	18,955
Resident Access	1,000		_	1,000	4,220
TOTAL FACILIITIES REVENUE	17,335			17,335	23,175
TOTAL TACILITIES REVEIVOE	17,555				23,173
OTHER INCOME					
Shared-Cost Management Revenue - DC Ranch Association	920,648		-	920,648	525,015
Shared-Cost Management Revenue - Covenant Commission	174,874		_	174,874	246,376
Advertising Revenue	5,040		<u>-</u>	5,040	360
Interest Revenue	77,725	112,974	261,656	452,355	476,591
Insurance Claim Reimbursement	77,723	112,774	201,030	-132,333	8,698
Other Income (CFD, Key Fobs, Miscellaneous)	37,801	_	_	37,801	14,538
TOTAL OTHER INCOME	1,216,088	112,974	261,656	1,590,718	1,271,578
TOTAL OTHER MOSINE	1,210,000	112,571	201,030		1,271,370
TOTAL REVENUES	7,369,697	112,974	261,656	7,744,327	6,990,582
EXPENSES					
ADMINISTRATION EXPENSE					
Personnel Expenses	2,991,901	_	_	2,991,901	2,673,690
Administrative Expenses	293,247	_	_	293,247	280,138
Travel, Meetings, and Employee Relations	51,463	_	_	51,463	58,504
TOTAL ADMINISTRATION EXPENSE	3,336,611			3,336,611	3,012,332
DD OCD AM EVDENCE					
PROGRAM EXPENSE	202 700			202 700	207.046
Community Programming	293,790	-	-	293,790	297,046
Community Programming	129,907	-	-	129,907	112,331
Community Engagement Communications and Public Affairs	41,643	-	-	41,643	39,968
	71,499			71,499	61,192
TOTAL PROGRAM EXPENSE	536,839			536,839	510,537

(CONTINUED)

DC RANCH COMMUNITY COUNCIL, INC. STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES (CONTINUED)

FOR THE YEAR ENDED DECEMBER 31, 2024 (WITH SUMMARIZED COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023)

	OPERATING FUND	RESERVE FUND	CAPITAL FUND	TOTAL 2024	TOTAL 2023
EXPENSES (CONTINUED)					
FACILITIES EXPENSE					
DC Ranch Facilities Expense	285,132	-		285,132	212,565
Desert Camp Community Center	202,430	-	-	202,430	256,360
The Homestead Community Center	127,596	_	_	127,596	82,068
Market Street Park/Paths and Trails/Seasonal Décor	85,376	-	_	85,376	95,053
TOTAL FACILITIES EXPENSE	700,534		_	700,534	646,046
GENERAL EXPENSE					
Insurance and Taxes	93,194	_	_	93,194	83,430
Management Fee - DC Ranch Association Shared Cost	472,362	_	_	472,362	377,942
Depreciation	.,2,302	_	56,641	56,641	48,053
Loss on Disposal of Assets	_	-	51,555	51,555	-
Other General Expense	34,139		-	34,139	24,760
TOTAL GENERAL EXPENSE	599,695	-	108,196	707,891	534,185
RESERVE FUND EXPENDITURES		497,904	_	497,904	106,089
CAPITAL FUND EXPENDITURES	<u> </u>	-	7,512,604	7,512,604	1,008,310
TOTAL EXPENSES	5,173,679	497,904	7,620,800	13,292,383	5,817,499
EXCESS REVENUES (EXPENSES)	2,196,018	(384,930)	(7,359,144)	(5,548,056)	1,173,083
FUND BALANCES BEGINNING OF YEAR	1,813,128	2,663,792	7,820,015	12,296,935	11,123,852
TRANSFERS BETWEEN FUNDS					
Operating Fund Reserve Contributions	(705,024)	705,024	_	-	_
Operating Fund Transfers to Capital Fund	(1,788,173)	-	1,788,173	-	_
Reserve Fund Transfers to Capital Fund	-	(658,207)	658,207	=	-
TOTAL TRANSFERS BETWEEN FUNDS	(2,493,197)	46,817	2,446,380		-
FUND BALANCES	•				
END OF YEAR	\$ 1,515,949	\$ 2,325,679	\$ 2,907,251	\$ 6,748,879	\$ 12,296,935

DC RANCH COMMUNITY COUNCIL, INC. STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2024

(WITH SUMMARIZED COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023)

Adjustments to Reconcile Excess Revenues (Expenses) to Cash Provided (Used) by Operating Activities Accretion of Investment Discount Bad Debt Expense (1,523) Depreciation Expense (1,523) Depreciation Expense 56,641 Loss on Disposal of Assets 51,555 (Increase)/Decrease In Accounts Receivable 752 Commercial Assessments Receivable 3,132 - 3,132	760 48,053 - (2,327)
Adjustments to Reconcile Excess Revenues (Expenses) to Cash Provided (Used) by Operating Activities Accretion of Investment Discount Bad Debt Expense (1,523) Depreciation Expense (1,523) Depreciation Expense 56,641 Loss on Disposal of Assets 51,555 (Increase)/Decrease In Accounts Receivable 752 Commercial Assessments Receivable 3,132 3,132	760 48,053
(Expenses) to Cash Provided (Used) by Operating Activities Accretion of Investment Discount - (8,425) (34,216) (42,641) Bad Debt Expense (1,523) - - (1,523) Depreciation Expense - - 56,641 56,641 Loss on Disposal of Assets - - 51,555 51,555 (Increase)/Decrease In - - 752 - - 752 Commercial Assessments Receivable 3,132 - - 3,132	48,053
Operating Activities - (8,425) (34,216) (42,641) Bad Debt Expense (1,523) - - (1,523) Depreciation Expense - - 56,641 56,641 Loss on Disposal of Assets - - 51,555 51,555 (Increase)/Decrease In - - - 752 - - 752 Commercial Assessments Receivable 3,132 - - 3,132	48,053
Operating Activities - (8,425) (34,216) (42,641) Bad Debt Expense (1,523) - - (1,523) Depreciation Expense - - 56,641 56,641 Loss on Disposal of Assets - - 51,555 51,555 (Increase)/Decrease In - - - 752 - - 752 Commercial Assessments Receivable 3,132 - - 3,132	48,053
Accretion of Investment Discount - (8,425) (34,216) (42,641) Bad Debt Expense (1,523) (1,523) Depreciation Expense 56,641 56,641 Loss on Disposal of Assets 51,555 51,555 (Increase)/Decrease In Accounts Receivable 752 - 752 Commercial Assessments Receivable 3,132 - 3,132	48,053
Depreciation Expense	48,053
Loss on Disposal of Assets 51,555 (Increase)/Decrease In Accounts Receivable 752 - 752 Commercial Assessments Receivable 3,132 - 3,132	-
Loss on Disposal of Assets 51,555 (Increase)/Decrease In Accounts Receivable 752 - 752 Commercial Assessments Receivable 3,132 - 3,132	(2,327)
Accounts Receivable 752 - 752 Commercial Assessments Receivable 3,132 - 3,132	(2,327)
Commercial Assessments Receivable 3,132 - 3,132	(2,327)
Community Council Benefit Fees Receivable (2.075)	3,455
(2,0/3) = (2,0/3)	12,675
Related Party Net Receivable - Covenant Commission (514) (514)	-
	09,412)
	(54,354)
Interest Receivable - 661 - 661	(4,240)
Increase/(Decrease) In	(, ,
Accounts Payable 6,627 10,050 52,044 68,721	96,328
	20,358
Accrued Operating Lease Payable (7,762) - (7,762)	(7,752)
	34,963
Deferred Revenue 14,213 - 14,213	1,861
Related Party Payable - Covenant Commission (224) - (224)	(3,005)
Related Party Payable - DC Ranch Association 3,874 3,874	-
	310,446
2,202,700 (500,013) (7,207,717) (5,120,701)	10,110
CASH FLOWS FROM INVESTING ACTIVITIES	
	087,000
	783,017)
	(19,283)
	284,700
110,761 4,276,743 4,367,120 1,52	04,700
CASH FLOWS FROM FINANCING ACTIVITIES	
Operating Fund Transfers to Reserve Fund (705,024) 705,024 -	
Operating Fund Transfers to Capital Fund (1,788,173) - 1,788,173 -	_
Reserve Fund Transfers to Capital Fund - (658,207) - (658,207)	_
Change in Interfund Balances 32,794 88,345 (121,139) -	_
Net Cash Provided (Used) by Financing Activities (2,460,403) 135,162 2,325,241 -	
Not Cash Fibrated (Used) by I maining Activities (2,700,703) 133,102 2,323,241	
NET INCREASE (DECREASE) IN CASH (207,637) (139,870) (683,531) (1,031,038) 2,5	595,146
CASH AND CASH EQUIVALENTS, BEGINNING 1,824,954 1,015,626 3,000,016 5,840,596 3,2	245,450
CASH AND CASH EQUIVALENTS, ENDING \$ 1,617,317 \$ 875,756 \$ 2,316,485 \$ 4,809,558 \$ 5,8	340,596
· — — — — — — — — — — — — — — — — — — —	
SUPPLEMENTARY INFORMATION	
Income Taxes Paid \$ - \$ - \$ - \$	944
Interest Paid \$ - \$ - \$ - \$	

SUPPLEMENTARY NON-CASH ITEMS

The Council entered into a new operating lease agreement for office space during the year ended December 31, 2024, with a present value of the minimum lease payments of \$1,149,748. See Note 12 of the accompanying notes to the financial statements.

NOTE 1 - NATURE OF THE ORGANIZATION

DC Ranch Community Council, Inc. (the "Council"), a nonprofit corporation, was incorporated on March 15, 1996, under the general non-profit laws of the State of Arizona. The Council was established to provide management, maintenance and preservation of the common areas and other property owned by the Council or property placed under its jurisdiction and for the furtherance and promotion of the social welfare of the DC Ranch community. The Council is managed by a paid staff, with the Board of Directors providing oversight and policy making. The Council provides services to 2,670 residential property owners, 59 builder/developer property owners, and 970 commercial property owners. The Board of Directors also approves and implements an annual financial budget from which the Council operates.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

The Council's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Council maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes using the following funds established according to their nature and purpose:

Operating Fund

The Operating Fund is used to account for financial resources available for the general operations of the Council.

Reserve Fund

The Reserve Fund is used to account for the use and accumulation of funds for future major repairs and replacements.

Capital Fund

The Capital Fund is used to account for the purchase of new equipment, construction of new amenities, and the upgrade of existing assets.

Accounts Receivable

Receivables at December 31, 2024, and 2023, represent assessments due and other fees levied by the Council. The Council's assessments receivable is secured via the real property assessed and every reasonable effort is applied in attempting to collect receivables. The Council may bring legal action against owners obligated to pay, or foreclose on the property, as it deems necessary, to collect assessments receivable.

Prepaid Assessments and Revenue Recognition

Payments received by the Council prior to the assessment due date are properly classified as Prepaid Assessments. These payments are recognized as revenue when the corresponding assessment is billed by the Council. Revenue from assessments, allocated to either the operating or reserve fund, is recognized as the performance obligation to maintain the community and to provide ongoing services is considered completed, generally on a monthly basis.

Fair Value of Financial Instruments

Unless otherwise indicated, the fair values of all reported assets and liabilities, which represent financial instruments (none of which are held for trading purposes), approximate the carrying values of such amounts. At December 31, 2024, and 2023, all financial instruments are classified as Level I (inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets) within the fair value hierarchy.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

For statement of cash flows purposes, the Council considers cash in operating bank accounts, money market accounts, cash on hand, and certificates of deposit, purchased with original maturity dates of three months, or less, as cash and cash equivalents. Certificates of deposit and financial instruments, with original maturities, at date of purchase, of more than three months, are classified as certificates of deposit.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates. Estimates for the allowance for receivables are based on the Allowance Method.

Property and Equipment

In accordance with American Institute of Certified Public Accountants guidelines, the Council capitalizes all common real property to which it has title or other evidence of ownership and either:

(1) can dispose of the property, at the discretion of its Board of Directors, for cash or claims to cash, and it can retain the proceeds,

or

(2) the property is used to generate significant cash flows from property owners on the basis of usage.

The Council capitalizes all personal property it acquires with a cost of \$5,000 or more. Purchased personal property and equipment is recorded at cost and depreciated using the straight-line depreciation method over the useful lives of the property, generally five to seven years. Replacements, major repairs, and purchases of additional commonly owned real estate are accounted for as expenses in the year of expenditure. It is the responsibility of the Council to preserve and maintain the common property.

Revenue Recognition

Revenue is recognized when obligations under the terms of a contract with property owners or other DC Ranch entities are satisfied. Generally, this satisfaction of performance obligations and transfer of controls occurs, and revenues are recognized, as services are provided to property owners. The amounts charged, and the amount of consideration the Council receives in exchange for its services provided, are established, and approved by the Board of Directors. The Council recognizes revenue through the following steps: identifying the contract with property owners; identifying the performance obligations in the contract; determining the transaction prices; allocating the transaction price to the performance obligation; and recognizing revenue when or as each performance obligation is satisfied.

Interest Income

Interest income is generally allocated to each fund based on actual earnings from depository accounts maintained separately for each fund.

Certificates of Deposit and US Treasury Securities

The Council invests in Certificates of Deposit and US Treasury Securities that generally mature in five years or less. The Council intends to hold certificates of deposit until maturity.

Common Property

Certain land areas were contributed by the developer, upon completion of the project, at no cost to the Council; therefore, are not reflected in the financial statements. The contributed areas consist of paths, paved sidewalks, community centers, and a park which can never be sold or subdivided.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assessments Receivable

Council property owners are subject to annual assessments to provide for the Council's operating expenses, future capital acquisitions, and future repairs and improvements. Assessments receivable, as of December 31, 2024, and 2023, represent assessments due and other fees levied by the Council.

The Council's policies provide that assessments are due by the first day of each month. Finance charges of \$15 per month are added to all accounts deemed to be delinquent by 30 days. The Council seeks legal counsel and places liens on properties owned by property owners whose assessments are delinquent after 90 days past due. Assessments not disbursed at year-end are retained by the Council for use in future years. The Council uses the allowance method to account for doubtful receivables. Receivables are reviewed on a routine basis, and the Council records an allowance for doubtful accounts when management determines that a receivable may be uncollectible. The Council could incur losses, up to the full amount of the receivables, even though assessments are a personal obligation of the property owners at the time of the assessment and may be secured by real property.

Prepaid Assessments

The annual budgets and assessments are approved by the Board of Directors. The Council receives assessments from property owners to provide funds for operating expenses, future capital acquisitions, and major repairs and replacements. Payments received by the Council prior to the assessment due date are not recognized as revenue and are presented as Prepaid Assessments until the corresponding assessment is made by the Council.

Income Taxes

The Council has received from the Internal Revenue Service an exemption from federal income taxes under Section 501(c)(4) of the Internal Revenue Code for exempt function income earned. A provision is made in the financial statements for income taxes on unrelated trade or business income earned, when required. The state tax rate that is applied to net taxable income is 5.5%.

The Council accounts for uncertain tax positions, if any, in accordance with FASB Accounting Standards Codification Section 740. In accordance with these professional standards, the Council recognizes tax positions only to the extent that Management believes it is "more likely than not" that its tax positions will be sustained upon IRS examination.

Reclassifications

Certain accounts in the prior-year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year financial statements.

Summarized Comparative Financial Information

The financial statements include certain prior year summarized comparative information in total but not by fund balance class. Prior period summarized financial information has been presented for comparison with current period amounts. Accordingly, such information should be read in conjunction with the Council's financial statements for the year ended December 31, 2023 from which the summarized information was derived. While the summarized information in the current year financial statements from 2023 is not in conformance with generally accepted accounting principles, the December 31, 2023 financial statements were prepared in conformance with generally accepted accounting principles.

Date of Management's Review

Subsequent events have been evaluated through April 17, 2025, which is the date the financial statements were available to be issued.

NOTE 3 - ACCOUNTS RECEIVABLE

Accounts receivable consisted of the following at December 31, 2024 and 2023:

	202	24	2023
Residential Assessments Receivable	\$	4,440	\$ 5,193
Commercial Assessments Receivable		1,560	4,692
Community Council Benefit Fee Receivable		5,625	3,550
Total Gross Receivables	1	1,625	13,435
Less: Reserve for Bad Debt	(1	1,040)	(2,564)
Total Net Receivables	\$ 10),585	\$ 10,871

Total bad debt expense for the years ended December 31, 2024 and 2023, totaled (\$1,523) and \$760, respectively. Accounts receivable past due greater than 90 days at December 31, 2024 and 2023, totaled \$700 and \$3,534, respectively.

NOTE 4 - ASSESSMENT AND COMMUNITY COUNCIL BENEFIT FÉE REVENUE

DC Ranch Community property owners are subject to annual assessments, billed on a periodic basis, to provide funds for the Council's operating expenses, future capital acquisitions, and major repairs and replacements. Assessment revenue allocated to the operating and reserve funds is recognized as the related performance obligation is satisfied for transaction amounts expected to be collected. The Council's performance obligation related to annual assessments, billed on a periodic basis, is satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding property owners' assessments. The Council's policy is to retain legal counsel and place liens on the properties of property owners whose assessments are ninety days or more delinquent. Any excess assessments at year end are retained by the Council for use in the succeeding year. There is no maximum annual assessment defined in the Council's governing documents.

Residential Assessments

The assessments for the residential parcels are to provide funds for the Council's operating expenses, future capital acquisitions, and future major repairs and replacements. Each residential lot was assessed \$936 annually, billed on an installment basis at \$78 a month. The revenue for residential assessments in 2024 and 2023 was \$2,499,276 and \$2,210,760, respectively, which represent approximately 32% and 32%, respectively, of total revenue recorded.

Commercial Assessments

The assessments for the commercial parcels varied according to the number of equivalent units calculated based on the square footage of real property per parcel. The annual assessment per equivalent unit was \$907,920 and \$803,160 for 2024 and 2023, respectively, which represent 12% and 12%, respectively, of total revenue recorded. Excess assessments at year end are retained by the Council for use in future periods.

Builder and Developer Assessments

Builders and developers are assessed monthly at 100% of the annualized assessment rates. For the years ended December 31, 2024 and 2023, the Council billed assessments to builders and developers in the amount of \$55,068 and \$48,852, respectively.

At December 31, 2024 and 2023, the Council had delinquent assessments of \$6,000 and \$9,885, respectively. It is the opinion of the Board of Directors that the Council will ultimately prevail against the majority of the property owners with delinquent assessments.

NOTE 4 - ASSESSMENT AND COMMUNITY COUNCIL BENEFIT FEE REVENUE (CONTINUED)

The Council treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Council's control. The balances of assessments receivable as of the beginning and end of the year ended December 31, 2024, are \$9,885 and \$6,000, respectively.

Community Council Benefit Fees

Community Council Benefit Fees are collected from the sale of residential and commercial property within the DC Ranch community based on a percentage of the gross sales price of the property. The percentage charged for residential and commercial property resales is ½ of 1%. During the years ended December 31, 2024 and 2023, the Council recorded \$2,588,409 and \$2,545,082, respectively, in Community Council Benefit Fee revenue, which represent approximately 33% and 36%, respectively, of total revenue recorded.

NOTE 5 - INVESTMENTS

The Council's held-to-maturity investments consisted of the following at December 31, 2024 and 2023:

	2024	2023
Certificates of Deposit (Cost)	\$ 425,000	\$ 675,000
U.S. Treasury Securities (Par Value)	1,035,000	5,899,000
Unaccreted Discount	(11,526)	(45,386)
Total Investments	\$ 1,448,474	\$ 6,528,614

The Council's investments held at December 31, 2024 and 2024, were held in the reserve fund and mature at various dates between 2024 and 2028. The Certificates of Deposit will mature at cost and U.S. Treasury Securities will mature at par value. The interest rates for the Certificates of Deposit range from 0.90% to 5.15% and the interest rates for the US Treasury Securities range from 2.625% to 4.50%.

The fair value of the investments is determined by reference to quoted market prices and other relevant information generated by market transactions. The fair value of held to maturity investments at December 31, 2024 and 2023, is determined as follows:

	2024	 2023
Cost and Par Value	\$ 1,460,000	\$ 6,574,000
Less: Accreted Discount	(8,519)	(30,000)
Less: Unaccreted Discount	(11,526)	(45,386)
Unrealized Gain/(Loss)	(4,621)	1,686
Total Fair Value	\$ 1,435,334	\$ 6,500,300

The Council's Board of Directors has resolved that all investments are intended to be held until maturity. Accordingly, the unrealized gains (losses) of (\$4,621) and \$1,686 as of December 31, 2024 and 2023, respectively, on these investments are (were) not recognized.

NOTE 5 - INVESTMENTS (CONTINUED)

The following table presents the fair value hierarchy for the balances of all investments of the Council measured at fair value on a recurring basis as of December 31, 2024:

	Level 1		Level 2		Level 3		Total	
Certificates of Deposit	\$	413,697	\$	_	\$	-	\$	413,697
US Treasury Securities		1,021,637						1,021,637
				•				
Total Investments	\$	1,435,334	\$		\$	-	\$	1,435,334

The following table presents the fair value hierarchy for the balances of all investments of the Council measured at fair value on a recurring basis as of December 31, 2023:

	Level 1	Level 2 Level 3	Total
Certificates of Deposit	\$ 652,458	\$ - \$ -	\$ 652,458
US Treasury Securities	5,847,842	-	5,847,842
Total Investments	\$ 6,500,300	\$ - \$ -	\$ 6,500,300

NOTE 6 - CONCENTRATION OF CREDIT RISK

The Council's primary source of revenue is property owner assessments and community council benefit fees, which are earned on assessable lots or parcels located within a small geographic area. Assessments, community council benefit fees, and related receivables are subject to significant concentration of credit risk, given that they are primarily from a small geographical area, which can be impacted by similar economic conditions. Assessments may be secured by liens upon a property owner's property or legal judgements. The Council monitors the collectability of these receivables and pursues collection as needed. Should collection efforts be unsuccessful, the Council could incur losses up to the full amount due. Management assesses the collectability of these receivables on a monthly basis and provides for an allowance for doubtful accounts.

The Residential Assessment revenue of \$2,499,276 and \$2,210,760 in 2024 and 2023, was 32% and 32%, respectively, of total revenue. Commercial Assessment revenue of \$907,920 in 2024 was 12% of revenue and \$803,160 in 2023 was 12% of total revenue. The Community Council Benefit Fee revenue of \$2,588,409 and \$2,545,082 in 2024 and 2023, were 33% and 36%, respectively, of total revenue.

The Council places its cash deposits and investments with financial institutions that have Federal Deposit Insurance Corporation (FDIC) coverage. The Council also maintains investment accounts in a brokerage account, which are covered up to \$500,000, limited to \$250,000 for cash, by the Securities Investor Protection Corporation (SIPC). At various times, deposits with these financial institutions, designated as cash and cash equivalents and investments, may exceed insurance coverage provided by the Federal Deposit Insurance Corporation (FDIC), Securities Investor Protection Corporation (SIPC), or other types of insurance programs.

NOTE 7 - CORPORATE INCOME TAX

The Council has received from the Internal Revenue Service an exemption from federal income taxes under Section 501(c)(4) of the Internal Revenue Code for exempt function income earned. A provision is made in the financial statements for income taxes on unrelated trade or business income earned, when required. For the years ended December 31, 2024 and 2023, the federal and state tax liabilities have not been accrued and based on historical liabilities, are not expected to have a material impact on the financial statements. During 2023, the Council paid \$768 and \$176 for 2022 federal and state tax liabilities, respectively.

NOTE 8 - UNCERTAIN TAX POSITIONS

The Council accounts for uncertain tax positions, if any, in accordance with FASB Accounting Standards Codification Section 740. In accordance with these professional standards, the Council recognizes tax positions only to the extent that Management believes it is "more likely than not" that its tax positions will be sustained upon IRS examination. Management believes that it has no uncertain tax positions for the years ending December 31, 2024 and 2023.

The Council believes that its income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on the Council's financial condition, net income, or cash flows. Accordingly, the Council has not recorded any reserves, or related accruals for interest and penalties for uncertain tax provisions at December 31, 2024 and 2023.

The Council is subject to routine audits by taxing jurisdictions; however, there are no audits currently in progress for any tax periods. The Council believes it is no longer subject to income tax examinations by U.S. federal tax authorities for years before 2022, or by Arizona state tax authorities for years before 2021.

NOTE 9 - COMPENSATED BALANCES

Regular full-time or regular part-time employees working a minimum of 20 hours per week accrue vacation time. Vacation time is accrued per pay period, based on the length of service of the employee. A maximum of 80-160 hours of vacation time, based on length of service, can be accumulated at any given time. Any unused accrued vacation time is paid out to employees at the time of termination.

For the years ended December 31, 2024 and 2023, the Council had recorded accrued vacation of \$102,581 and \$84,921, respectively. All employees are provided paid sick leave by the Council. Eligible full-time employees receive 10 days paid sick leave at the beginning of the calendar year. Part-time staff accrue one hour of paid sick time for each 30 hours worked. Accrued sick leave is not paid out to employees at the time of termination.

NOTE 10 - DEFINED-CONTRIBUTION RETIREMENT PLAN

Employees may participate in a 401(k) defined-contribution retirement plan after 90 days of employment. Under the current plan, the Council contributes a 100% match of the employee's first 3% contribution and then a 50% match of the employee's contribution between 3% to 5%, for a maximum matching contribution of 4% for an employee's 5% contribution. For the years ended December 31, 2024 and 2023, the Council made matching contributions to the plan of approximately \$64,416 and \$57,216, respectively.

NOTE 11 - PROPERTY AND EQUIPMENT

Depreciable property and equipment in use as of December 31, 2024 and 2023 consisted of the following:

	 2024		2023
Vehicles and Equipment	\$ 337,635	\$	184,144
Furniture and Fixtures	83,870		28,459
Leasehold Improvements	533,809		271,590
Gross Property and Equipment	 955,314		484,193
Accumulated Depreciation	(230,236)		(361,412)
Net Property and Equipment	 725,078		122,781
Construction in Progress	 22,562		-
Net Property and Equipment	\$ 747,640	\$	122,781

NOTE 11 - PROPERTY AND EQUIPMENT (CONTINUED)

Depreciation expense for the years ended December 31, 2024 and 2023, was \$56,641 and \$48,053, respectively. In the year ended December 31, 2024, the Council disposed of equipment and leasehold improvements with acquisition costs of \$239,371 and accumulated depreciation of \$187,816, for a net loss of \$51,555, and acquired equipment with a cost of \$733,055. In the year ended December 31, 2023, the Council acquired equipment with a cost of \$19,283.

NOTE 12 - OPERATING LEASE OBLIGATIONS

The Council leases various equipment and office space under operating lease agreements that expire at various dates through 2032. The Council assesses whether an arrangement qualifies as a lease (i.e., conveys the right to control the use of an identified asset for a period of time in exchange for consideration) at inception and only reassesses its determination if the terms and conditions of the arrangement are changed. Leases with an initial term of 12 months or less or those that are considered immaterial are not recorded on the balance sheet. Lease expense is recognized for these leases on a straight-line basis over the lease term. The future lease expense for reporting purposes does not include variable costs not tied to an index, such as office lease taxes, insurance, and CAM costs. The leases have remaining lease terms of 1 to 8 years.

During the year ended December 31, 2024, the Council entered into a 89-month operating lease (the "New Office Lease") for office space, expiring in March 2032. The commencement date of the New Office Lease was November 1, 2024, and the base rent payments are outlined as follows:

SCHEDULE OF BASE RENT

LEASE MONTHS	PRICE PER SQUARE	MONTHLY RENT PSF	ANNU	JAL RENT
	FOOT (PSF)		PSF	
1-5	ABATED	ABATED	N/A	
6-17	\$ 30.00	\$ 20,000	\$	240,000
18-29	\$ 30.75	\$ 20,500	\$	246,000
30-41	\$ 31.50	\$ 21,000	\$	252,000
42-53	\$ 32.25	\$ 21,500	\$	258,000
54-65	\$ 33.00	\$ 22,000	\$	264,000
66-77	\$ 33.75	\$ 22,500	\$	270,000
78-89	\$ 34.50	\$ 23,000	\$	276,000

The New Office Lease agreement provides the Council with rent credits beginning in lease month 6 and ending in lease month 53, in the amount of \$9,250, to be applied as rent credit on the first day of each lease month. The application of the rent credit is expressly conditioned on the requirement that there are no events of tenant default that remain uncured on the date on which rent is due for that specific lease month.

For the year ended December 31, 2023, the Council recorded an office lease (the "Prior Office Lease") as a Right-to-Use Asset and Operating Lease Liability in the amount of \$88,105. This lease expired during 2024.

NOTE 12 - OPERATING LEASE OBLIGATIONS (CONTINUED)

The present value of the base operating lease payments at December 31, 2024, are as follows:

Years Ended		
December 31,		
2025	\$ 93,07	7
2026	124,12	25
2027	124,77	77
2028	125,17	78
2029	197,46	57
Thereafter	485,12	<u>24</u>
Total	\$ 1,149,74	18

The discount rate factored in the above schedule is 4.06%, and the schedule factors in the rent credits of \$9,250 applied to lease months 6 through 53.

The office space is leased by the Council, which shares this cost with the DC Ranch Association, Inc. ("Ranch") and The Covenant Commission ("Covenant") under the terms of the annual cost-sharing agreement (See Note 13 – Cost-Sharing Agreement for Management Fee). The Council has recorded the Office Space Lease as a Right-to-Use Asset in the amounts of \$1,149,748 and \$88,105 and an Operating Lease Liability for the same amounts for the years ended December 31, 2024 and 2023, respectively. Total lease expense paid by the Council under the Prior Office Lease included a base lease amount which escalated 3% each year and included additional amounts for a storage unit, property taxes, property insurance, and CAM. Under the terms of the New Office Lease, the base rent escalates at a rate of \$500 beginning in the 18th lease month and will increase by \$500 every 12 lease months thereafter. The Council is responsible for paying additional rent, which is their proportionate share of Operating Expenses, which are defined in the agreement for the New Office Lease.

Total recognized lease expense incurred by the Council for the years ended December 31, 2024, and 2023, was \$187,371 and \$212,565, respectively. The total lease expense is allocated between the three DC Ranch Community entities as follows for the years ended December 31, 2024 and 2023, respectively.

	 2024	 2023
DC Council	\$ 87,810	\$ 101,346
DC Ranch	93,664	101,346
Covenant	 13,659	 17,625
Total Lease Payments	195,133	220,317
Less Amortized Expense	 (7,762)	 (7,752)
Total Office Lease	\$ 187,371	\$ 212,565

NOTE 13 - COST-SHARING AGREEMENT FOR MANAGEMENT FEE

DC Ranch Community Council (the "Council"), DC Ranch Association (the "Ranch") and The Covenant Commission (the "Covenant") comprise the principle components of the "Property" known as DC Ranch. During the course of the year, through a cost sharing agreement, the related parties share various business expenses, such as office space and payroll. Under the current cost sharing agreement effective for the year ended December 31, 2024, the Council pays the Ranch, and the Ranch and the Covenant pay the Council a monthly net reimbursement fee approved by the Executive Directors of the Covenant and Ranch and President of the Covenant. The actual costs for each entity are reviewed at year end and the expense reimbursement fees are adjusted based on the actual expenses incurred during the year.

NOTE 13 - COST-SHARING AGREEMENT FOR MANAGEMENT FEE (CONTINUED)

For the year ended December 31, 2024, the gross shared-cost revenue and expenses were as follows:

		Shared-Co	st Revenue		Shar	ed-Cost Expen	se	Net
	From	From	From	_	Incurred by	Incurred by		
	Council	Ranch	Covenant	Total	Council	Ranch	Total	
Council	\$ -	\$ 920,648	\$ 174,874	\$1,095,522	\$ -	\$ (472,362)	\$ (472,362)	\$ 623,160
Ranch	472,362	-	6,931	479,293	(920,648)	<u> -</u>	(920,648)	(441,355)
Covenant					(174,874)	(6,931)	(181,805)	(181,805)
Total	\$ 472,362	\$ 920,648	\$ 181,805	\$1,574,815	\$ (1,095,522)	\$ (479,293)	\$ (1,574,815)	\$ -

For the year ended December 31, 2023, the gross shared-cost revenue and expenses were as follows:

		Share d-Cos	st Revenue		Sha	Net		
	From	From	From		Incurred by	Incurred by		
	Council	Ranch	Covenant	Total	Council	Ranch	Total	
Council	\$ -	\$ 525,015	\$ 246,376	\$ 771,392	\$ -	\$ (377,942)	\$ (377,942)	\$ 393,449
Ranch	377,942	-	4,557	382,499	(525,015)	-	(525,015)	(142,516)
Covenant					(246,376)	(4,557)	(250,933)	(250,933)
Total	\$ 377,942	\$ 525,015	\$ 250,933	\$1,153,891	\$(771,391)	\$ (382,499)	\$ (1,153,891)	\$ -

Although the three DC Ranch Community entities bill each other on a net basis for convenience purposes, the gross allocations for revenues and expenses are reported in the financial statements. For the years ended December 31, 2024, and 2023, the gross and net shared-cost revenue, expenses and net billings for the Council were as follows:

	2024	2023
Revenue from DC Ranch	\$ 920,648	\$ 525,015
Less Expense to DC Ranch	(472,362)	(377,942)
Net billed Ranch/Council	448,286	147,073
Revenue from Covenant	174,874	246,376
Total Net Billings	\$ 623,160	\$ 393,449

The largest shared expense relates to the payroll and benefits of employees shared between the Council and the Ranch. The Council and the Ranch use their own payroll providers to pay their employees, then allocate the costs based on the cost sharing agreement. For the years ended December 31, 2024 and 2023, the Council allocated \$740,217 and \$377,248, respectively, of payroll costs to the Ranch and \$156,365 and \$223,161, respectively to the Covenant. For the years ended December 31, 2024 and 2023, the Ranch allocated approximately \$290,264 and \$255,428, respectively, of payroll costs to the Council. Because the percentage of payroll reimbursements in the Cost Sharing Agreements change each year, these payroll costs may not be directly comparable.

The Council has delegated the responsibility for the collection of its assessments to the Ranch. As a result, the Ranch acts as an agent between the Council and the property owners and builders paying assessments approved by the Executive Directors of the Council and Ranch, and President of the Covenant Board. The funds collected by the Ranch are subsequently transferred to the Council each month.

NOTE 14 - COST-SHARING REVENUE RECOGNITION

The Council recognizes revenue it earns through the cost-sharing agreements from other DC Ranch entities to be compensated for the operating expenses it incurs to maintain and preserve the community. As described in more detail in Note 13 - Cost-Sharing Agreement for Management Fee, the three organizations shared certain costs for which they are compensated. The three entities bill each other monthly on a net basis based on the annual budget, which is reconciled to actual expense after year end. The cost-sharing revenue is recognized as the related performance obligation is satisfied for transaction amounts expected to be collected. The Council's performance obligation related to cost-sharing revenue, billed on a periodic basis, is satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from the Ranch and Covenant. Under the cost-sharing agreement no additional fees above the actual costs are billed to the other organizations. Therefore, there are no excess cost-sharing revenues at year end.

NOTE 15 - RELATED PARTY TRANSACTIONS

DC Ranch Community Council (the "Council"), DC Ranch Association (the "Ranch") and DC Ranch Covenant Commission (the "Covenant"), comprise the principle components of the "Property" known as DC Ranch. During the course of the year, through a cost sharing agreement described in Note 13 – Cost-Sharing for Management Fee, the Council recognized revenue and expense related to the cost-sharing agreement.

For the year ended December 31, 2024, the gross shared cost management fee revenue from DC Ranch was \$920,648 and the related shared-cost management fee was \$472,362, a net revenue amount of \$448,286 which is described in more detail in Note 13 - Cost-Sharing Agreement for Management Fee. For the year ended December 31, 2023, the gross shared cost management fee revenue from DC Ranch was \$525,015 and the related shared-cost management fee was \$377,942, a net revenue amount of \$147,073, which is described in more detail in Note 13 - Cost-Sharing Agreement for Management Fee.

The Council had receivable balances from the Ranch and the Covenant of \$323,838 and \$514, respectively, for the year ended December 31, 2024, and had receivable balances from the Ranch and the Covenant of \$254,131 and \$0, respectively, for the year ended December 31, 2023.

At December 31, 2024, the Council owed the Ranch \$3,874, and at December 31, 2023, the Council owed the Covenant \$224.

NOTE 16 - DESERT CAMP SITE IMPROVEMENT PROJECT

The Council has renovated the Desert Camp Community Center (the "Community Center") through the Desert Camp Site Improvement Project (DCSIP), which includes an expanded fitness center, a dedicated fitness studio, preservation of important viewpoints, and a resident gathering space. The total square footage of the Community Center increased from 7,362 square feet to 15,107 square feet. The Community Center opened in December 2024, but the project was not completed, and final costs were not billed until 2025. Total project costs are estimated at \$10.7 million and were funded through the Capital Fund with excess benefit fees. Costs expensed in the years ended December 31, 2024 and December 31, 2023, were \$7,512,604 and \$949,423, respectively, with the remainder to be billed and paid in 2025.

NOTE 17 - COMMITMENTS AND CONTINGENCIES

The Council enters into various contracts for services. In general, contracts are for terms of one year or less and can be canceled by either party with 30-to-90-day notifications.

NOTE 18 - RESERVE FUND

The Council's governing documents require funds to be accumulated for future major repairs and replacements. At December 31, 2024 and 2023, funds accumulated for this purpose totaled \$2,325,679 and \$2,663,792. The funds are held in separate accounts and are generally not available for operating purposes.

In 2013, the Council engaged Great Boards LLC, an independent firm, to conduct a study to estimate the remaining useful lives and replacement costs of the common property components. In subsequent years, Council staff performed the annual studies to update reserve information, including but not limited to replacement/repair items, replacement costs, useful lives, and anticipated date of replacement/repairs. In February 2021, the Board engaged an independent firm to audit the assumptions underlying the Council's estimate of replacement costs, useful lives, anticipated date of replacement/repairs, and inflation and contribution rates. The study has since been updated with an analysis date of January 1, 2025.

Funds are being accumulated in the reserve fund based on estimated future replacement costs for repairs and replacements of common property components. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the reserve fund may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed the Council may, with Board approval under certain conditions, increase regular assessments, levy special assessments, or delay major repairs and replacements until funds are available.

NOTE 19 – LINE OF CREDIT AND PROMISSORY NOTE

Operating Line of Credit

In the year ended December 31, 2024, the Council renewed a \$500,000 line of credit. The interest rate is variable and based on an index rate as defined in the Promissory Note. The Council did not utilize this Line of Credit during the year ended December 31, 2024.

Construction Line of Credit

The Council entered into a Promissory Note Agreement on January 12, 2024, to provide funds for the Desert Camp Site Improvement Project, if needed. The Line of Credit can be utilized for the initial 15 months of the loan term (Draw Period). The interest rate is variable and based on an index rate as defined in the Promissory Note. The Council did not utilize this promissory note, and it was terminated during 2024.



REQUIRED SUPPLEMENTARY INFORMATION





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DC RANCH COMMUNITY COUNCIL, INC. REQUIRED SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS DECEMBER 31, 2024

In 2013, the Council engaged an independent firm to conduct a study to estimate the replacement costs of certain common property components, for which the underlying assumptions were audited by a third-party in February 2021. The study has been updated by the Council's staff with an analysis date of January 1, 2025. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated future replacement costs were determined by using an inflation rate of 3.5%.

The following table is based on this study and presents significant information about the components of common property.

	Current Remaining			Estimated Future Replacement		Reserve Fund Balance					
Common Areas	Life (Years)			Cost		Cost		Cost		Cost	
Administrative Office	0 to 9	\$	116,200	\$	126,876	\$	-				
Common Area	3 to 17		57,500		84,171		-				
Desert Camp Community Center	0 to 32		2,735,547		3,722,049		-				
The Homestead Community Center	0 to 26		2,142,191		3,603,469		-				
Market Street Park	0 to 29		197,200		310,224		-				
Paths and Trails	0 to 25		271,950		407,151		-				
Unallocated	N/A		-				2,325,679				
Totals		\$	5,520,588	\$	8,253,940	\$	2,325,679				



Staff Report focusing on March and April May 2025

Finance and Administration

- *Personnel*. Welcome Recreation Coordinator, Omar Conchas, who transitioned to the Events and Recreation Team in early May.
- Annual Audit for FY 2023. Butler Hansen is in the process of completing audit fieldwork for 2024. The Council Finance Committee, chaired by the Board Treasurer, met to review the report with the lead auditor. Paul Hansen will present the 2024 audited financials and related footnotes with an unqualified ("clean") audit opinion at the May 28 Board meeting.
- Budget Software. The Finance team has initiated the implementation of new budgeting
 software to support the development of the FY2026 budgets for both Council and Ranch.
 Following a thorough evaluation process, "Budgyt" was selected for its cloud-based
 capabilities, which are expected to enhance collaboration, improve efficiency, and reduce
 duplication of effort across departments.
- *Anniversaries*. Congratulations to team members that celebrated anniversaries:
 - o March: Chris Irish 12 years, Melissa Fuentes 3 years
 - o April: Lynette Whitener 15 years, Garret Breen 4 years, Jackie Flores 1 year

Events, Programs and Recreation

- Home Sweet Home Project. Fifty-two donations have been received totaling \$25,557.
- Eggstravaganza: A Jurassic Eggspedition. Just under 600 residents gathered at Desert Camp
 for a dinosaur themed adventure. The event included animal scooter rides, dino adoptions,
 face painting, the Easter Bunny, animatronic dinosaurs, dino digs and excavations, and a live
 DJ. Between activities, residents participated in an egg hunt where they traded in their eggs
 for dino-inspired treat boxes. The morning also included a catered brunch and other
 refreshments.
- Neighborhood Park Parties. Spring kicked off park party season with family parties in Desert Parks and Desert Camp Villages, and adult socials in Silverleaf and Country Club Villages.
- Food Truck Night. Food Truck Night was held in March for the first time at Desert Camp since the reopening. Residents enjoyed a night off from cooking and dined on delicious food.
- Social Hour. Monthly, residents enjoy music, light bites and beverages with new and established residents. This program continues to have a waitlist during peak season. All residents on the waitlist were invited to attend.
- *Yappy Hour.* In April, residents and their furry friends gathered on the North Patio to spend quality time with other neighborhood pups while enjoying packaged snacks and refreshments.

- Concert Series. Starlight Concerts are open to residents and Market Street patrons; on average each concert attracts 200 attendees. In March, inclement weather moved Nineball indoors to The Homestead Community Center. In April, Dirty Yachtin' Scoundrels rocked the night away on the lawn at Market Street Park. The Sunlight Concert was held on the lawn at The Homestead where DC Ranch families enjoyed rock n roll swag and danced to Sedona Red.
- *Fitness Classes.* Fitness sessions continued to be sold out during peak season and allow a limited number of drop-in spaces for each class. A one-time Zuma Jam class was held in April where residents danced the morning away.
- *Health & Wellness.* In March, a resident-recommended Pet CPR class was held where participants learned essential skills for responding to pet emergencies. Additionally, a family bike ride took place with residents exploring the path & trail system on a scenic 3-mile route. In April, a small group of residents participated in a Nutritional Wellness Class led by a certified Nutritional Therapy Practitioner.
- *Mah Jongg Made Easy.* In March, residents met for four weeks building a solid foundation in the game, starting with the basics and gradually advancing. The class was sold out with a long waitlist. Staff anticipate offering it again in the fall.
- *Landscape Stroll.* Residents enjoyed learning about wildflowers and different landscape features along the path & Trail System on this staff led walk.
- Racquet Clinics. In March and April residents participated in different skill level clinics and rating assessments to sharpen their skills.
- The Homestead Playhouse: The Wizard of Oz: Youth Edition A talented cast of 35 performed at The Homestead May 1-4. The show was nearly sold out, and the young actors performed for nearly 800 audience members.
- Speaker Series. Residents joined expert Dr. Kitei as she presented a well-researched account of The Phoenix Lights that blended personal experiences with scientific research to uncover the real story behind the extraordinary event that took place in 1997.
- *Creative Arts.* Residents joined an expert artist in creating a personalized welcoming, colorful spring-themed doormat.
- Lifelong Learning: Money Matters. Young residents and their parents participated in the handson program designed to teach financial literacy in a fun and approachable way.
- Lifelong Learning: Brown's Ranch. Residents discovered the history of the Brown's Ranch Land Wars during a lecture led by expert stewards from the McDowell Sonoran Conservancy. The following week, they brought history to life by hiking the Brown's Ranch Interpretive Trail, connecting the information from the lecture with real-world landmarks.
- *Performing Arts.* Residents enjoyed an evening out as they traveled together by bus to the Hale Center Theatre in Gilbert for a performance of *Anything Goes*.
- Resident-Led Clubs.
 - Women's Club. In March, ladies gathered in the Desert Camp Corral to socialize and welcome in Spring while they enjoyed refreshments and light bites. In April, they met at Trevor's Liquor where they enjoyed appetizers, refreshments, and golf simulators.
 - o *Card & Games.* Mah Jongg, Hand and Foot Canasta and Social Bridge continue to welcome new players during the spring.
 - o *Book Group.* The resident led book club rebranded as "Between the Lines Book Group" and in May started offering their meetings virtually.
 - o *Hiking.* Resident hikers gather bi-weekly at different trailheads to experience the beautiful desert.
 - o *Mountain Biking.* The club met in March for their last ride of the season.

- o *Off the Ranch.* Residents prepared a delicious four-course French meal together at Classic Cooking Academy.
- Pickleball. The club continued to show consistent numbers during the spring season using all four courts. To celebrate National Pickleball Month in April, the club was provided continental breakfast treats courtside.

Community Engagement

- *DC Ranch Gives.* In April, over 100 cars drove by The Homestead Parking Lot for the Shred Day to shred unwanted documents and donated over \$2,200 to Foothills Animal Rescue in partnership with the Matheson Real Estate Team. The Gives Newsletter was sent early April with upcoming opportunities to volunteer and a recap of past volunteer projects.
- *New Resident Welcome*. Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. The spring/summer themed bags include new resident welcome information, City of Scottsdale collateral, and a DC Ranch pool towel with Desert Camp Community Center pool information.
- "Round the Ranch Sunset Tour. The Sunset Tour in March started at Liberty Station 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.
- *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 complete the Resident Info and Demographic Survey, attend the Starlight Concert, and volunteer with DC Ranch Gives.
- Volunteer Appreciation. Every April, community volunteers and partners are honored at the
 annual Volunteer Appreciation Celebration. Habitat for Humanity reps were the keynote
 speakers and showcased the Home Sweet Home Project. To conclude the evening, Volunteer
 of the Year recipients were awarded in the following categories: Leadership Ethan
 Knowlden, Good Neighbor Chris Mullen, Philanthropy Avery Cordero, Youth Ryan
 Hodge, and Community Partner Jim Krimbill from The Village Health Club & Spa.

Communications

- Annual Report. Production of the annual report was completed. The publication is a joint effort between the Community Council, Ranch Association and Covenant Commission. It was presented at the March Community Council Board of Directors meeting and April Ranch Association Board of Directors annual meeting. It was also made available on DCRanch.com and the link was emailed directly to residents to view.
- 2025 Resident Survey. The resident demographic and interest survey, which is facilitated every three years to gather feedback and help plan for the future, was available March 17-31. The Communications Team received the results and analysis from WestGroup, the company hired to facilitate. All DC Ranch departments will be given the information to review in May and will use the feedback gathered to improve services and programming over the next few years. The results will be presented to both Boards of Directors and shared with residents through various communication channels.
- Summer Program Guide. The Summer Program Guide was completed in April. The publication outlines events and programs in June, July and August. For the first time, the guide was not mailed to residents. Limited copies were printed for residents to pick up. A digital version was uploaded to DCRanch.com. With fewer residents in town for those

- months, the team decided to use the summer guide as an opportunity to evaluate the future of these publications in a printed versus digital format.
- Board meeting presentations. New board meeting presentation templates were designed for both the Community Council and Ranch Association. The updated look for the presentations intentionally coincides with the leadership changes and provides a fresh look for new beginnings.
- The Wizard of Oz playbill. The team produced and printed a 12-page playbill for The Homestead Playhouse performance of *The Wizard of Oz*. The playbill featured crew and cast bios, musical numbers and more.
- Resident communication. The team informed residents through various communication channels of the leadership transition, boards of directors' election results, Community Patrol and Gate Access vendor transition, and many other topics.
- *Historic Committee*. The Historic Committee conducted three early resident interviews for the Oral History Project this spring, bringing the total to 13 recorded interviews. Work to archive event photos dating back to 2000 also began.

Facilities

- Community Centers.
 - Desert Camp Community Center saw an uptick of resident usage in March and April.
 March had 2,494 user check-ins at the front desk, and April had a record 2,848. The fitness center had 3,434 residents in March and 3,342 in April.
 - The concierge team is still actively helping residents get set up on Verkada Pass. There are now over 3,231 residents set up with access accounts.
 - Pickleball and tennis courts remained busy in March between clubs and resident usage despite maintenance and warranty work closures in April.
 - The Homestead Community Center remains steady with residents utilizing the basketball court, playground, and coffee station. A Verkada check-in reader was installed at the front desk, allowing for more accurate reporting numbers for lobby check-ins.
- Facility Rentals. The Homestead continued as the main rental location for residents in March. Desert Camp officially opened for resident rentals in April. In anticipation of fall dates, the rental brochure is awaiting finishing touches before being released with the professional photos of the reimagined spaces at Desert Camp.
- Facility Maintenance. Facilities staff continues to coordinate with Haydon Construction on outstanding punch list items related to the Desert Camp Site Improvement Plan. In addition to this work, staff have partnered with the Country Club to complete concrete repairs along the path and trail system. Other recent facilities updates include the replacement of a cracked window in the Pioneer Room, and a scheduled bucket test to assess potential leaks in Desert Camp pools. Staff also transitioned from CFL to LED can lighting at The Homestead to improve energy efficiency.

Public Affairs

• Traffic on 91st Street. With Phase 1 of Mack development connecting 91st Street to Bell, Chris Irish, Director of Public Affairs, held a meeting with Park and Manor neighborhood residents to discuss a roundabout as a traffic-calming measure as recommended by Scottsdale traffic engineers. Two city engineers and two police officers attended, spoke and answered questions. For the roundabout to be constructed in the next couple of years, DC

- Ranch and residents would need to advocate for its inclusion the city's CIP budget. However, no clear consensus emerged from the meeting, thus no further action is being taken at this time.
- Thompson Peak Bridge Expansion. The city's CIP budget, which will be approved in June, now lists construction of the bridge expansion for FY27/28 -- delayed from its previous schedule of FY25/26. Chris has contacted the mayor and city council members request that the original FY25/26 timeline be reinstated.
- *Dog park at Thompson Peak and Haydon.* The Scottsdale Parks department is still waiting for city staff approval to take the design to DRB. The project is over a year behind schedule.
- *Mack Industrial Park.* Most of the "drop-in-place" walls for building C have now been set. They have drawn a lot of attention from citizens, most not favorable.
- Hotel Pad in DC Ranch Crossings. The land is currently under contract though a closing date has not been set. Chris is working to schedule a meeting with the prospective new owner to learn more about their development plans on concept.
- *CFD.* Board member Elizabeth Kepuraitis and Chris submitted a proposed FY25/26 CFD Operations & Maintenance Budget totaling \$121,714. They are awaiting feedback from the city treasurer on whether she will recommend that amount to the CFD District Board for approval.



DC Ranch Community Council Financial Highlights for period ending April 30, 2025

The Community Council continues the year in a positive position, reporting over \$522k in operating net income, which is \$554k favorable to budget through April. Community Benefit Fees are performing well to budget, favorable by \$362k YTD. Once the benefit fee amount budgeted in operations (\$1.65 mil) has been reached, a transfer may be considered.

Summary by Fund - YTD								
		Operating	perating Reserve Capital Tot		Total CC			
Revenue	\$	2,506,402	\$	29,082	\$	24,533	\$	2,560,017
Expenses	,	1,733,244		117,258		1,651,682		3,502,18 <u>3</u>
Operating Income/(Loss)	\$	773,158	\$	(88,176)	\$	(1,627,148)	\$	(942,166)
Depreciation		<u>-</u>		<u>-</u>		53,696		53,696
Total Income/(Loss)	\$	773,158	\$	(88,176)	\$	(1,680,844)	\$	(995,862)
Transfers In/(Out)		(251,532)		251,532		_		<u> </u>
Total Surplus/(Deficit)	\$	521,626	\$	163,356	\$	(1,680,844)	\$	(995,862)

<u>Revenue</u>

Operating revenue for April totaled \$670k, higher than budget by \$110k (20%). Year-to-date revenue is favorable to budget by \$386k (18%). Significant variances to budget include:

- Community Benefit Fees came in \$102k (58%) higher than forecast for April. Benefit Fees YTD reflect a revenue surplus of \$362k (60%).
- Interest has a \$14k 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 April came in \$33k (6%) favorable to budget, with year-to-date expense \$168k (8%) lower than budget. Notable expense variances include:

Administration

• Personnel costs are fairly even with budget YTD. Other administrative costs are lower than budget YTD due to timing of expenditures.

Programs

Program expenses are favorable to budget by \$58k YTD due to cost savings and timing of
expenses for events and programs (most notably, the Spring Charitable Event and Fitness
Classes), community engagement and communications.

<u>Facilities</u>

• Facilities expense overall is \$86k below budget, in large part due to the savings in rent for the new offices at Canyon Village. This difference was part of the funding plan for the tenant improvements. Desert Camp also has some savings in utilities and supplies so far this year.

Reserve

- Reserve expenditures total \$117k for the year.
- Interest income is \$29k YTD.

Capital

- The Desert Camp Site Improvement Project is wrapping up with expenditures totaling \$1.7 mil YTD in 2025.
- Depreciation expense (non-cash) totals \$54k for the year.
- Interest income totals \$25k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 4.29 months as of 4/30/2025. A couple of items to note here

 the cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan; and conversely, the increase in budget year over year raised the threshold amount.
- There is \$520k in the capital fund and \$2.5 mil in the reserve fund.

Looking Forward

• Future escrow amounts in progress are as follows:

<u>Month</u>	Currently in escrow	Budgeted Benefit Fees
May 2025	\$254,055	\$176,591
June 2025	\$83,091	\$261,575

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending April 30, 2025

	April 2025				Υ	Annual		
	Current	-	Budget	<u> </u>	Year to		Budget	2025
	Month	Budget	Variance		Date	Budget	Variance	Budget
INCOME								
Residential Assessments	\$ 223,778	\$ 223,778	\$ -		\$ 895,112	\$ 895,112	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-		318,160	318,160	-	954,480
Community Council Benefit Fees	278,105	176,040	102,065		963,084	601,087	361,997	1,650,000
Total Assessment Revenue	581,423	479,358	102,065		2,176,356	1,814,359	361,997	5,289,816
Community Celebrations & Events	5,835	7,050	(1,215)		8,306	9,350	(1,044)	19,600
Community Programming	9,314	8,854	460	_	38,092	35,789	2,303	113,268
Total Program Revenue	15,149	15,904	(755)		46,398	45,139	1,259	132,868
Community Center Rentals	5,221	1,600	3,621		12,555	5,400	7,155	20,535
Resident Access	360	-	360		1,998	-	1,998	
Total Facilities Revenue	5,581	1,600	3,981		14,553	5,400	9,153	20,535
Management Fee	62,060	62,060	-		248,240	248,240	-	744,720
Advertising	-	-	-		-	360	(360)	8,280
Interest	5,829	1,610	4,219		20,625	6,440	14,185	19,317
Other Income		-	-	_	230	-	230	55,924
Total Other Income	67,889	63,670	4,219		269,095	255,040	14,055	828,241
Total Operating Income	670,042	560,532	109,510		2,506,402	2,119,938	386,464	6,271,460
EXPENSES								
Reserve Contributions	62,883	62,883	-		251,532	251,532	-	754,596
Capital Contributions	-	-	-		-	-	-	-
Total Reserve Expense	62,883	62,883	-		251,532	251,532	-	754,596
Personnel Expenses	295,190	282,828	12,362		1,133,155	1,131,312	1,843	3,393,936
Administration	34,044	34,823	(779)		119,727	147,477	(27,750)	369,138
Travel/Mtgs/ERR	10,317	9,265	1,052	_	30,015	28,526	1,489	79,125
Total Administrative Expense	339,551	326,916	12,635		1,282,898	1,307,315	(24,417)	3,842,199
Community Celebrations & Events	78,392	101,467	(23,075)		142,991	170,818	(27,827)	344,804
Community Programming	12,776	12,435	341		45,239	60,285	(15,046)	214,295
Community Engagement	9,816	13,975	(4,159)		21,677	32,425	(10,748)	69,960
Communications	5,237	3,814	1,423	_	22,630	26,769	(4,139)	73,720
Total Program Expense	106,222	131,691	(25,469)		232,537	290,297	(57,760)	702,779
Ranch Offices	11,501	19,421	(7,920)		21,874	77,621	(55,747)	233,407
Desert Camp Community Center	19,530	32,911	(13,381)		111,620	143,168	(31,548)	410,920
The Homestead Community Center	7,101	7,126	(25)		25,565	26,515	(950)	97,722
MS Park/P&T/Seasonal Décor	11,820	11,321	499	_	16,637	14,646	1,991	104,666
Total Facilities Expense	49,953	70,779	(20,826)		175,697	261,950	(86,253)	846,715
Insurance (non-EE) & Taxes	7,368	8,386	(1,018)		30,399	33,544	(3,145)	102,517
Other Expenses	4,444	3,019	1,425	_	11,712	8,140	3,572	22,654
Total General Expense	11,812	11,405	407	_	42,111	41,684	427	125,171
Total Operating Expense	570,420	603,674	(33,254)		1,984,776	2,152,778	(168,002)	6,271,460
Operating Income/(Loss)	99,622	(43,142)	142,764		521,626	(32,840)	554,466	-
Reserve Net Income/(Loss)	43,918	-	43,918		163,356	-	163,356	-
Capital Net Income/(Loss)	(902,384)		(902,384)	_	(1,680,844)		(1,680,844)	
Reserve & Capital Net Income/(Loss)	(858,465)	-	(858,465)	_	(1,517,488)	-	(1,517,488)	
Total Net Income/(Loss)	\$ (758,844)	\$ (43,142)	\$ (715,702)		\$ (995,862)	\$ (32,840)	\$ (963,022)	\$ -

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET As of April 30, 2025

	4	/30/2025	1	2/31/2024	<u> </u>	/Y Change
ASSETS						
OPERATING FUND						
Cash	\$	2,081,023	\$	1,616,816	\$	464,207
Petty Cash		500		500		
TOTAL OPERATING CASH		2,081,523		1,617,316		464,207
RESERVE FUND						
Cash		1,123,931		875,756		248,175
Investments (Net)		1,381,321		1,456,804		(75,484)
TOTAL RESERVE FUND		2,505,252		2,332,560		172,692
CAPITAL FUND						
Cash		519,898		2,316,485		(1,796,587)
Investments (Net)		-		-		-
TOTAL CAPITAL FUND		519,898		2,316,485		(1,796,587)
Associate Descinable (Net)						
Accounts Receivable (Net)		46,136		10,584		35,552
Intercompany Receivable		48,979		324,352		(275,372)
Prepaid Expenses Interfund Transfers		181,252		101,861		79,390
		-		2,412		(2,412)
Operating Lease Right-to-Use Asset OTHER CURRENT ASSETS		1,149,748 1,426,115		88,105 527,314		1,061,643 898,801
OTHER CORRENT ASSETS		1,420,113		327,314		090,001
PROPERTY, PLANT & EQUIPMENT						
Furniture & Fixtures		83,870		83,870		-
Vehicles & Equipment		337,635		337,635		-
Leasehold Improvements		416,135		416,135		-
Desert Camp Renovation(s)		7,562		7,562		-
Homestead Renovation(s)		110,112		110,112		-
Construction In Progress		39,870		22,562		17,308
TOTAL PROPERTY, PLANT & EQUIPMENT		995,184		977,876		17,308
Less Accumulated Depreciation		(283,932)		(230,236)		(53,696)
PROPERTY, PLANT AND EQUIPMENT, NET		711,252		747,640		(36,388)
TOTAL ASSETS	\$	7,244,039	\$	7,541,315	\$	(297,276)
LIABILITIES						
Accounts Payable	\$	96,534	\$	165,051	\$	(68,517)
Intercompany Payable	•	1,787		3,874		(2,087)
Accrued Liabilities		179,239		337,833		(158,594)
Deferred Revenue		29,688		24,386		5,302
Prepaid Assessments		34,030		170,779		(136,749)
Interfund Transfers		-		2,412		(2,412)
Operating Lease Right-to-Use Liability		1,149,748		88,105		1,061,643
TOTAL CURRENT LIABILITIES		1,491,026		792,439		698,587
TOTAL LIABILITIES	\$	1,491,026	\$	792,439	\$	698,587
NET ACCETC						
NET ASSETS		2 225 670		2 225 670		
Reserve Equity		2,325,678		2,325,678		-
Capital Equity		2,907,251		2,907,251		-
Operating Equity		1,515,947		1,515,947		- (005.063)
Current Year Profit/Loss TOTAL NET ASSETS	\$	(995,862) 5,753,014	\$	6,748,876	\$	(995,862)
TOTAL NET ASSETS	<u> </u>	5,755,014	Ş	0,740,070	\$	(995,862)
TOTAL LIABILITIES & NET ASSETS	\$	7,244,039	\$	7,541,315	\$	(297,276)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date April 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES		
Net Income (deficit) for period	\$	(995,862)
A 15		
Adjustments to reconcile Net Income (deficit)		F2 626
Depreciation		53,696
(Increase)/Decrease in:		
Accounts Receivable		(35,552)
Intercompany Receivable		275,372
Prepaid Expense		(42,017)
Prepaid Insurance		(37,374)
Increase/(Decrease) in:		
Accounts Payable		(68,517)
Intercompany Payable		(2,087)
Accrued Payroll Expenses		(55,310)
Accrued Expenses		(103,285)
Deferred Revenue		5,302
Prepaid Assessments		(136,749)
Other Liabilities		-
NET CASH FROM OPERATING ACTIVITIES	\$	(1,142,380)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment		(17,308)
Disposal of Property, Plant & Equipment		(17,300)
NET INCREASE (DECREASE) IN CASH	\$	(1,159,688)
NET INCREASE (DECREASE) IN CASH	Ą	(1,133,066)
CASH, BEGINNING OF PERIOD	\$	6,266,361
CASH, END OF PERIOD	\$	5,106,672

ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

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

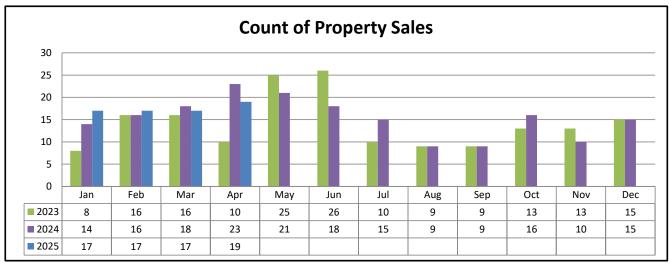
Number of months budgeted expenses in cash, end of period:		4.29 *
Operating Cash at 4/30/25	\$ 2,081,523	
Total 2025 operating budget expenses	\$ 6,271,460	
MINIMUM - Average of three months	\$ 1,454,494	
	Amount over minimum \$ 627,029	Amount under minimum N/A
MAXIMUM - Average of six months	\$ 2,908,987	
	Amount over maximum N/A	Amount under maximum
	IN/A	\$ 827,464

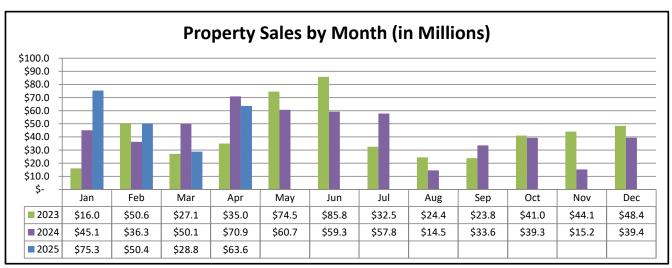
^{*}Note: Cash on hand threshold has been adjusted, per tenant improvement funding plan.

DC Ranch Community Council Resale Benefit Fee Trend - April 2025

							Budget	Cŀ	ange from
Month	2023 Actual	2024 Actual	In Process	2025 Actual 2025 Budget		Variance		Prior Year	
January	\$ 80,113	\$ 225,406	\$ -	\$	348,590	\$ 84,904	\$ 263,686	\$	123,184
February	253,134	181,623		\$	222,584	\$ 189,600	\$ 32,984	\$	40,961
March	135,311	250,528		\$	113,805	\$ 150,543	\$ (36,738)	\$	(136,723)
April	174,973	354,636		\$	278,105	\$ 176,040	102,065		(76,531)
May	372,637	303,452	254,055	\$	-	\$ 176,591	-		-
June	429,010	296,406	83,091	\$	-	\$ 261,575	-		-
July	162,622	289,095	13,750	\$	-	\$ 168,476	-		-
August	122,175	72,293	-	\$	-	\$ 91,598	-		-
September	118,794	168,085	4,625	\$	-	\$ 80,330	-		-
October	205,100	185,415	-	\$	-	\$ 83,968	-		-
November	220,614	76,071	-	\$	-	\$ 96,487	-		-
December	242,100	185,400	-	\$	-	\$ 89,888	-		-
Annual Total	\$ 2,516,582	\$ 2,588,409	\$ 355,521	\$	963,084	\$ 1,650,000	\$ 361,997	\$	(49,108)

Property Sale Breakdown									
Location	April	YTD	Α	Average Price		TD Average			
Desert Parks - House	1	17	\$	850,000	\$	1,616,274			
Desert Camp - House	5	16	\$	1,154,200	\$	1,248,938			
Country Club - House	5	13	\$	2,821,000	\$	2,648,077			
Silverleaf - House	7	23	\$	5,642,143	\$	5,771,708			
Country Club - Land	0	0	\$	-	\$	-			
Silverleaf - Land	1	1	\$	3,450,000	\$	3,450,000			
Commercial/Corporate	0	0	\$	-	\$	-			
Total/Average	19	70	\$	3,351,105	\$	3,115,485			







INTER-COMPANY COST SHARING AGREEMENT 2025 - ADDENDUM

THIS AGREEMENT, effective this <u>1st</u> day of May 2025 by the DC Ranch Community Council, Inc. ("Council") and DC Ranch Association, Inc. ("Ranch"), outlines their desire to amend the agreement entered into effective January 1, 2025 by Council, Ranch and The Covenant Commission ("Covenant") entitled "Inter-Company Cost Sharing Agreement 2025".

The original agreement remains in full force, with exception of the following:

• Effective May 1, 2025, the Executive Director and Executive Assistant position(s) will no longer be shared position(s) between Council and Ranch.

The Inter-Company Cost Sharing Agreement 2025 provided the estimated cost share fee to be paid monthly in the following amounts:

• Ranch will pay Council \$46,085 per month, totaling \$553,020 per year

This addendum amends the amount Ranch will pay Council as follows:

• Ranch will pay Council \$32,535 per month, May through December 2025. The total estimated amount Ranch will pay Council for the year will be \$444,625.

If actual expenses differ from the amounts listed on Schedule A, the difference will be due and payable as of 12/31/25. A statement will be provided listing the actual amount of the expense, the amount paid in cost share fees and the difference.

Signature(s) below represents acceptance of this addendum.

Community Council – Executive Director/Date
Ranch Association – Chief Administrative Officer/ Dat

Schedule A

Cost Share Agreement Addendum

2025 Cost Share Fee Addendum Calculation for May thru December 2025

Positions: Executive Director Executive Assistant

, p p	-	/
New monthly Cost Share pmt – RA to CC	\$	32,535
Remaining Cost Share Fees for 2025 - RA to CC		260,286
Cost Share Fees paid YTD - RA to CC	\$	184,340
Revised annual payment - RA to CC		444,625
Original annual payment - RA to CC	\$	553,020
Reduction in Cost Share Fees for 2025	\$	108,390
Actual employee costs incurred:		(93,294)
Annual employee costs budgeted:	\$	201,684
Appual amplayee sects budgeted	۲	201 694
End of year		12/31/2025
Approximate term date:		4/30/2025
Start of year:		
Start of years		1/1/2025



20555 North Pima Road, Suite 140 Scottsdale, Arizona 85255 tel 480.513.1500 fax 480.513.1505

September 24, 2015

Ranch Association Safety and Security Committee:

Thank you for the excellent work you have done this year. Our entire community has benefited from your efforts.

In regards to the discussion with residents from the Arcadia neighborhood at the Sept. 1st Ranch Association Board of Directors meeting, the Community Council Board of Directors would like to clarify the following.

DC Ranch was not ever intended to be and was not designed as a fully gated, secure community. With more than 40 parks and green spaces along with 32 miles of paths and trails, our community is open for residents and their guests to freely walk, run or cycle in and out of neighborhoods, enjoying all that DC Ranch has to offer. Locked pedestrian gates in neighborhoods containing common areas or easements, do not fit with the design or intent of DC Ranch and will not be approved by the Community Council.

We would like to further point out that all neighborhoods have multiple openings in the walls which surround their community. These openings are there to allow the passage of animals and water and are not barriers to humans. There are also multiple path and trails entrances and exits to neighborhoods through the walls. It is not possible and not desirable to close any of these openings.

In addition, no entrance to a neighborhood, by vehicle or pedestrian, can be eliminated without full consent of the City of Scottsdale fire and police departments. Any such change would also require approval by the City of Scottsdale permitting department.

If you have any questions, we are happy to answer them.

Sincerely,

Tom Headley President, Board of Directors

For Hadley

Chris Irish Executive Director

Chi I

CC:

Fred Green Andy Andrews



20551 North Pima Road, Suite 180 Scottsdale, Arizona 85255 tel 480.513.1500 fax 480.513.1505

April 2, 2021

Mr. Barry Chasse
Sent via email to BChasse@chasse.us

Dear Mr. Chasse:

The Community Council Board has reviewed your request for a locked pedestrian gate at the Legacy Road entry/exit point. The Board decided to uphold a prior decision from 2015 (see attached letter) and not allow locked pedestrian gates anywhere in the community.

The Board wants to ensure that residents know that they are being heard, and that there is a valid basis for maintaining the community commitment to interconnectedness established by the developer for all neighborhoods. First, there are numerous points of uncontrolled ingress and egress in Arcadia, including western access to the Reata Wash trail and to the north by the tennis complex. And the vehicular gates can be bypassed by any pedestrian willing to hop over. To that end, a locked pedestrian gate is not seen as a viable deterrent. Second, the type of incidents in the neighborhood over the past couple years do not show that the subject(s) accessed the community via pedestrian gate. Also, a concern is that a locked pedestrian gate, even if for limited hours, may provide an unrealistic perception of security. Given the above and taking into consideration the community-wide impact and precedent it would set, a locked gate is not determined to be warranted.

There is an alternative. Our partner organization, the Ranch Association, manages security services for the community. Darren Shaw, Executive Director, has offered a solution to enhance security services in Arcadia. A beat patrol security officer can provide additional patrol coverage for your neighborhood during the nighttime hours. This officer would be fully dedicated to the Arcadia neighborhood and would patrol via golf cart and foot. The cost for 8 hours coverage each evening would equate to about \$40 per Arcadia household per month. This service could be provided on a long term or temporary trial basis. If you and other homeowners wish to pursue this option, please contact Mr. Shaw at Darren.shaw@dcranchinc.com.

The Ranch Association is also implementing other security measures in the community, ranging from new and additional cameras to Ranch Eyes, a collaboration between the Association and residents to enhance camera footage via private security cameras.

On behalf of the DC Ranch Community Council Board of Directors,

Jenna Kohl

Executive Director

Jenne Kohl

C: DC Ranch Community Council Board

Darren Shaw, Executive Director, Ranch Association



Legend
- Use dash (-) for programs not scheduled that month

0 Use 0 if program was cancelled for

2025 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Adult Specialty Events	-	113	-	-									113
Card and Game Classes (Maj, Canasta and Bridge)	-	-	64	-									64
Concert Series	-	-	155	300									455
Cookies with Mrs. Claus	-	-	-	-									(
Creative Arts Class	-	-	10	-									10
Dive In Movies	-	-	-	-									(
Food Truck Night	-	-	60	-									60
Lifelong Learning	24	-	33	50									107
Neighborhood Park Parties	-	-	220	35									255
Path & Trail Programs (Walks, Strolls, Forum)	15	14	30	12									7:
Performing Arts	-	-	16	-									16
Prickly Pumpkin	-	-	-	-									(
Racquet Sports (Tennis & Pickleball)	-	-	24	14									38
Social Hour	46	-	55	45									146
Specialty Arts & Education	-	-	-	-									(
Specialty Recreation	62	-	-	-									62
Spotlight Speaker Series	-	-	-	70									70
Summer Youth & Teen	-	-	-	-									(
Sunset Tour	33	-	37	-									70
Tasting Table	27	26	-	-									53
Wet & Wild Wednesdays	-	-	-	-									(
Yappy Hour	-	35	-	40									75
Youth & Teen	20	0	-	-									20
TOTAL	227	188	704	566	0	0	0	0	0	0	0	0	1,685
Health & Wellness Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Aqua Fitness	18	15	19	20									72
Aqua Fitness Drop-in	2	10	14	10									36
CrossKick Circuit	7	2	-	-									9
CrossKick Circuit Drop-in	-	1	-	-									1
Family Fitness (Rotating)	0	0	-	8									8
Focus Fit Training	6	2	-	-									8
Focus Fit Training Drop-in	-	-	-	-									(
Full Body Pilates	24	24	36	28									112
Full Body Pilates Drop-in		8	21	22									F/
Hoalth & Mallages (Botating)	-												5.
nearth & Wellness (Kotating)	39	-	13	6									
, ,,			13 62										58
, ,,	39	-		6									58 215
Strength and Balance	39 48	- 48	62	6 57									58 215 48
Strength and Balance Strength and Balance Drop-in	39 48 -	- 48 13	62 16	6 57 19									58 215 48 95
Strength and Balance Strength and Balance Drop-in Yoga Basics	39 48 - 24	- 48 13 24	62 16 24	6 57 19 23									58 215 48 95 29
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In	39 48 - 24 -	- 48 13 24 6	62 16 24 10	6 57 19 23 13									58 215 48 95 29
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga	39 48 - 24 - 12	- 48 13 24 6 15	62 16 24 10 13	6 57 19 23 13									52 58 215 48 95 29 52 15
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga	39 48 - 24 - 12	- 48 13 24 6 15	62 16 24 10 13	6 57 19 23 13	0	0	0	0	0	0	0	0	58 219 48 99 29 52 19
Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New	39 48 - 24 - 12 2	- 48 13 24 6 15 4	62 16 24 10 13 4	6 57 19 23 13 11 5	0	0	0	0	0	0	0	0	58 219 48 99 29 52 19
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants	39 48 - 24 - 12 2	- 48 13 24 6 15 4	62 16 24 10 13 4	6 57 19 23 13 11 5	0 May	0 Jun	0 Jul	0 Aug	0 Sep	Oct	O	0	58 219 48 99 29 52 19
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly)	39 48 - 24 - 12 2 182	- 48 13 24 6 15 4 172	62 16 24 10 13 4 232 Mar 17	6 57 19 23 13 11 5 222 Apr 15			ı						58 215 48 95 25 52 15 (808 Total
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly)	39 48 - 24 - 12 2	- 48 13 24 6 15 4 172	62 16 24 10 13 4 232 Mar 17 29	6 57 19 23 13 11 5 222 Apr 15 32			ı						58 219 44 49 99 29 55 11 6 808 Total 32
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly)	39 48 - 24 - 12 2 182 Jan - 48	- 48 13 24 6 15 4 172 Feb - 46 50	62 16 24 10 13 4 232 Mar 17 29 48	6 57 19 23 13 11 5 222 Apr 15 32 30			ı						58 21! 48 99 22 55 1! (808 Total 33 155
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly) Hiking (bi-weekly)	39 48 - 24 - 12 2 182 Jan - 48 48 21	- 48 13 24 6 15 4 172 Feb - 46 50	62 16 24 10 13 4 232 Mar 17 29 48 7	6 57 19 23 13 11 5 222 Apr 15 32 30 20			ı						58 21! 48 99 25 55 1! (0 808 Total 33 159 176 68
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly) Hiking (bi-weekly) Mah Jongg (weekly)	39 48 - 24 - 12 2 182 Jan - 48	- 48 13 24 6 15 4 172 Feb - 46 50	62 16 24 10 13 4 232 Mar 17 29 48	6 57 19 23 13 11 5 222 Apr 15 32 30			ı						56 21: 44: 99: 2: 55: 11: (800: Total 3: 15: 17: 6:
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly) Hiking (bi-weekly) Mah Jongg (weekly) Mountain Biking (monthly)	39 48 - 24 - 12 2 182 Jan - 48 48 21	- 48 13 24 6 15 4 172 Feb - 46 50	62 16 24 10 13 4 232 Mar 17 29 48 7	6 57 19 23 13 11 5 222 Apr 15 32 30 20 38 0			ı						56 21: 44 99 22: 55 11: 60 70tal 33: 15: 177 66: 19-
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly) Hiking (bi-weekly) Mah Jongg (weekly) Mountain Biking (monthly) Off the Ranch	39 48 - 24 - 12 2 182 Jan - 48 48 21 56	- 48 13 24 6 15 4 172 Feb - 46 50 17	62 16 24 10 13 4 232 Mar 17 29 48 7	6 57 19 23 13 11 5 222 Apr 15 32 30 20 38 0 34			ı						55: 21: 44: 49: 99: 22: 55: 55: 11: 66: 155: 175: 175: 175: 175: 175: 175: 175
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly) Hiking (bi-weekly) Mah Jongg (weekly) Mountain Biking (monthly) Off the Ranch Pickleball (2x per week)	39 48 - 24 - 12 2 182 Jan - 48 48 21 56 2	- 48 13 24 6 15 4 172 Feb - 46 50 17 54 2	62 16 24 10 13 4 232 Mar 17 29 48 7 46 2	6 57 19 23 13 11 5 222 Apr 15 32 30 20 38 0			ı						58 21! 44 49 99 55 51 11 (
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly) Hiking (bi-weekly) Mah Jongg (weekly) Mountain Biking (monthly) Off the Ranch Pickleball (2x per week)	39 48 - 24 - 12 2 - 182 Jan - 48 48 21 56 2	- 48 13 24 6 15 4 172 Feb - 46 50 17 54 2	62 16 24 10 13 4 232 Mar 17 29 48 7 46 2	6 57 19 23 13 11 5 222 Apr 15 32 30 20 38 0 34			ı						58 21! 44 49 99 55 51 11 (800 Total 33 159 19 (
Strength and Balance Strength and Balance Drop-in Yoga Basics Yoga Basics Drop-In Zen Yoga Zen Yoga Drop-in New TOTAL Resident-Led Club Participants Book Club (monthly) Bridge (weekly) Hand & Foot Canasta (weekly)	39 48 - 24 - 12 2 182 Jan - 48 48 21 56 2	- 48 13 24 6 15 4 172 Feb - 46 50 17 54 2	62 16 24 10 13 4 232 Mar 17 29 48 7 46 2	6 57 19 23 13 11 5 222 Apr 15 32 30 20 38 0 34 154			ı						58 215 48 95 29 51 15 (808

Signature Events & Celebrations Participants													Total
Community Celebrations	_	_	-	-									(
DC Ranch Day	405	_	_	-									405
Eggstravaganza	-	_	_	564									564
Special Celebrations	_	110	108	-									218
Spooky Carnival	_	-	-	-									(
Winter Celebrations	_	_	-	-									
TOTAL	405	110	108	564	0	0	0	0	0	0	0	0	1,187
101712	.00	110	100	30.		•	<u> </u>						2,20
Playhouse Theatre Participants													Total
Audience (Attendance)	_	-	-	-	720								720
Auditions	56	-	-	-	-								56
Backstage Program/Volunteers	1	-	-	6									
Cast Members	33	-	-	-	-								33
Registrant Total	90	0	0	6	720	0	0	0	0	0	0	0	816
				-		-							
Charitable Participants													Total
DC Ranch Gives	37	14	-	-									51
Home Sweet Home Project	-	2	20	21									43
Volunteer Appreciation Event	-	-	-	60									60
TOTAL	37	16	20	81	0	0	0	0	0	0	0	0	154
						•							
Communications													Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0									(
DCRanch.com Users	6,071	6,724	8,600	5,868									27,263
Emails	21	25	33	28									107
Text Messages	3	4	6	7									20
Facebook Posts	2	5	7	8									22
Instagram Posts	6	4	6	4									20
Ranch News Articles	10	10	10	12									42
TOTAL	6,113	6,772	8,662	5,927	0	0	0	0	0	0	0	0	27,474
TOTAL	0,113	0,772	0,002	3,321	Ū	Ü	Ŭ		Ŭ		Ŭ	·	27,47
Total Check-Ins													Total
Desert Camp Front Desk	2,345	2,090	2,494	2,848									9,777
Desert Camp Fitness Center	3,599	3,153	3,434	3,342									13,528
The Homestead Front Desk	139	128	70	45									382
TOTAL	6,083	5,371	5,998	6,235	0	0	0	0	0	0	0	0	23,687
TOTAL	0,063	3,371	3,336	0,233	U	U	U		U	U		U	23,007
Unique Check-Ins													Total
Unique Users	1,406	1,352	1,458	1,396									5,612
onique osers	1,400	1,332	1,436	1,390			l		l		l	l l	3,012
Community Centers Use													Total
Desert Camp (Events, Programs, Clubs & Meetings)	24	19	38	35									10tai
	15	16	18	22									71
The Homestead (Events, Programs, Clubs & Meetings)	- 15	- 10	18	3									
Desert Camp Rentals Desert Camp Cabana Rentals	-	-	-	1									
The Homestead Rentals	_		7	4									
TOTAL	4 43	6 41	64		0	0	0	0	0	0	0	0	213
TOTAL	43	41	64	65	U	U	U	U	l U	U	0	U	21:
Desert Camp Tennis & Pickleball Bookings													Total
Tennis Court 1	80	72	0.2	72									
Tennis Court 1 Tennis Court 2		72	92	72								-	316
	60	71	85	62		+					1	-	278
Pickleball 1 (Open Play, Drop-In, Club)	-	-	- 442	-									(
Pickleball 2	117	138	142	108								-	50
Pickleball 3	108	107	141	115									471
Pickleball 4	128	152	143	104					ļ .		1		527
Court Bookings Total	493	540	603	461	0	0	0	0	0	0	0	0	2,097

RanchRoundup

A monthly highlight of news and events in DC Ranch

One Community, Four Villages: Country Club | Desert Camp | Desert Parks | Silverleaf

In the home stretch: Every donation counts!

The community is rallying to sponsor a Habitat for Humanity home through the Home Sweet Home Project. This initiative is more than just a fundraiser—it's an opportunity to transform a family's future.

The goal is to reach the required sponsorship amount of \$120,000 by May 31. Let's show what DC Ranch can do! Learn more and donate.



Good neighbors make great spaces

The reopening of Desert Camp Community Center has been a success and many residents have visited for the first time. Please review these <u>friendly reminders</u> to ensure an enjoyable experience for all residents using the fitness center, courts and facilities.

Loop 101 HOV lanes closed through June

The north- and southbound Loop 101 high-occupancy (HOV) lanes are closed between Thunderbird Road and Princess Drive/Pima Road through Sunday, June 1, for median work. For more information on the project, please visit azdot.gov/Loop101PrincesstoShea.

Travel preparedness

The end of the school year is here and summer travel season is quickly approaching. Residents are encouraged to complete a <u>Vacation Notification form</u> to alert Community Patrol of any extended leaves so they can keep an extra eye on your home while you're away. They will conduct regular perimeter checks and look for anything suspicious.

For additional safety tips, consider using these local resources: Scottsdale Police Department, Scottsdale Fire Department Prevention Services and DC Ranch Community Patrol & Gate Access.



Weed maintenance

The Landscape team is currently underway with the weed maintenance program which is expected to be completed by end of May. The most common invasive weed in DC Ranch is the globe chamomile. Residents should remove this plant from their yards before it dries and goes to seed in early summer.

Irrigation checkup reminder

Irrigation systems should be tested regularly to ensure efficiency and water conservation. Signs you may have damage or a leak include water runoff into the street, uncommon wet areas in your landscape, low water pressure and bubbling water.

Scottsdale rebates to save water

Scottsdale's popular water conservation rebates are back for upgrading your landscape or irrigation system. Homeowners can receive up to \$5,000 for removing grass, as much as \$1,500 for removing a pool and up to \$250 for installing a WaterSense-labeled irrigation controller. <u>Learn more about rebates</u>.

Residents interested in converting to artificial turf should review the <u>modification process</u> before any work begins.

Brush and bulk trash collection

The City of Scottsdale provides monthly brush and bulk trash collection for residents. Please review the <u>dos</u> and <u>don'ts for service</u>.

Let us know

Do you see a common area landscape or maintenance issue that needs attention, or have a question or comment to share? Use the Let Us Know form to provide feedback and a DC Ranch team member will respond within two business days. If the issue is urgent or after regular business hours, please call the DC Ranch Command Center at 480.397.9659.

Summer program registration

The Summer Program Guide is now available online. Printed copies are available for pickup at both community centers and The Ranch Office. There are a variety of programs and events for residents of all ages open for registration. View Program Guide.



Living Connected

The Landscape team recently made improvements to the Ranch Association common areas leading into The Country Club at DC Ranch which coincided with one of their largest golf tournaments of the year. Colorful new flowers and plants provided a welcoming approach to the community.



In case you missed it!



Residents enjoyed Eggstravaganza on a beautiful spring day outdoors at Desert Camp. The Jurassic Eggs-pedition included interactions with a T-rex, the Easter bunny, facepainting, dino adoptions, a delicious brunch buffet and traditional egg hunt.

Community meetings

May 20 Mounication Committee	May 20	Modification	Committee
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	May 21	Community Patro	1 & Gate Access	Committee
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May 28 Community Council Board of Directors

June 3 Ranch Association Board of Directors

June 13 Policy Committee

June 16 Community Patrol & Gate Access Committee

June 17 Modification Committee

EVENTS AND PROGRAMS



End of School Splash

Thursday, May 22 | 2 to 3:30 p.m.

Desert Camp Pool

All ages | RSVP

Join friends and neighbors for an end of school celebration at the pool! Enjoy music, organized games, snacks and soft drinks.

Wet n' Wild Wednesday

Wednesday, June 4 | Noon to 2 p.m. Desert Camp Pool

All ages | RSVP

Splash into fun at the Desert Camp pool! Enjoy family-friendly tunes and fun. Light snacks or frozen treats and select pool toys provided.

Children 13 and under must be accompanied by an adult.



Pilates: Align and Tone

Saturday, June 7 | 9 to 10 a.m. Desert Camp Community Center

Ages 14+ | \$12

Try a full-body workout designed to improve posture, strength and flexibility. Each movement is carefully structured to engage all major muscle groups and build a strong core.

Women's Club: Happy Hour at Toscana Italiana

Thursday, June 12 | 5 to 6:30 p.m.

Meet at Toscana Italiana

Ages 21+ | RSVP

Escape the heat while you mingle with neighbors. Appetizers provided, drinks are the responsibility of each resident.

Summer Saturday: Slime Party

Saturday, June 14 | 10 to 11 a.m. The Homestead Veranda

All ages | RSVP

Celebrate summer with fun free activities on the veranda! Make multiple types of slime and discover the different scientific properties that make each creation a different texture. The splash pad will be on to cool off. Children must be accompanied by a parent or guardian.



Summer Food Drive

June 1-30 Drop off donations at The Homestead or Desert Camp

DC Ranch Gives is collecting new, unopened items for Mom's Pantry to support local families in need. In addition to the 380 plus families served locally each weekend, the pantry supplies food and assistance to other food banks in the area as well as operations serving the homeless communities throughout the city.

Most needed items:

Canned tuna or chicken

Cereal

Pasta sauce Peanut butter

Soup











news and information.

Desert Camp Community Center



JUNE 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Gives: Summer Food Drive begins	Zen Yoga Aqua Fit Full Body Pilates Strength & Balance	3 Yoga Basics Strength & Balance Full Body Pilates	4 Zen Yoga Aqua Fit Full Body Pilates Strength & Balance Wet n' Wild Wednesday	5 Yoga Basics Strength & Balance Full Body Pilates	6 Zen Yoga Aqua Fit	7 Pilates: Align and Tone
8	9 Zen Yoga Aqua Fit Full Body Pilates Strength & Balance	10 Yoga Basics Strength & Balance Full Body Pilates	2en Yoga Aqua Fit Full Body Pilates Strength & Balance	Yoga Basics Strength & Balance Full Body Pilates Women's Club: Toscana Italiana	13 Zen Yoga Aqua Fit	14 Summer Saturday: Slime Party
15	16 Zen Yoga Aqua Fit Full Body Pilates Strength & Balance	17 Yoga Basics Strength & Balance Full Body Pilates	18 Zen Yoga Aqua Fit Full Body Pilates Strength & Balance	19 Yoga Basics Strength & Balance Full Body Pilates	20 Zen Yoga Aqua Fit Dive-In Movie	21
22	Zen Yoga Aqua Fit Full Body Pilates Strength & Balance	24 Yoga Basics Strength & Balance Full Body Pilates	Zen Yoga Aqua Fit Full Body Pilates Strength & Balance	26 Yoga Basics Strength & Balance Full Body Pilates	Zen Yoga Aqua Fit Comedy Night: Magic	28 Youth: Escape the Room
29	30 Zen Yoga Aqua Fit Full Body Pilates Strength & Balance Gives: Summer Food Drive ends					

EVENTS AND PROGRAMS



Gives: Summer Food Drive

June 1-30

Drop off donations at The Homestead or Desert Camp

DC Ranch Gives is collecting new, unopened items for Mom's Pantry to support local families in need. In addition to the 380 plus families served locally each weekend, the pantry supplies food and assistance to other food banks in the area as well as operations serving the homeless communities throughout the city.

Most needed items: canned tuna or chicken, cereal, pasta sauce, peanut butter, soup.

Wet n' Wild Wednesday

Wednesday, June 4 | Noon to 2 p.m. Desert Camp Pool

All ages | RSVP

Splash into fun at the Desert Camp pool! Enjoy family-friendly tunes and fun. Light snacks or frozen treats and select pool toys provided. Children 13 and under must be accompanied by an adult.

Pilates: Align and Tone

Saturday, June 7 | 9 to 10 a.m.

Desert Camp

Ages 14+ | <u>\$12</u>

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Escape the heat and mingle with neighbors. Appetizers provided, drinks are the responsibility of each resident.

Summer Saturday: Slime Party

Saturday, June 14 | 10 to 11 a.m. The Homestead Veranda All ages | RSVP

Celebrate summer with fun free activities on the veranda! Make multiple types of slime and discover the different scientific properties that make each creation a different texture. The splash pad will be on to cool off. Children must be accompanied by a parent or guardian.



Dive-In Movie

Friday, June 20 | 7:30 to 10 p.m. Desert Camp Pool All ages | RSVP

Chill out poolside with a family movie on the big screen. Bring a towel, chair or a favorite pool float. Light snacks provided. Residents are welcome to bring additional food and drink to enjoy during the evening. Movie begins at 8 p.m.

Comedy Night: Magic

Friday, June 27 | 6:30 to 8 p.m. The Homestead

Ages 21+ | \$23

Experience an evening of mystery and illusion. Doug MacCraw will perform mind-bending tricks while blending comedy, suspense, and jaw-dropping surprises. Light bites and beverages provided. Doors open at 6 p.m. Performance begins at 6:30 p.m.



Youth: Escape the Room

Saturday, June 28 | 5:30 to 8 p.m. Departs from The Homestead Ages 8 to 12 | \$34

Beat summer boredom! Young residents will board a bus to Cluville Kids Escape Room where they'll solve puzzles, unlock clues, and enjoy team-building fun. Pizza, games and transportation included.

FITNESS & WELLNESS

Zen Yoga

Monday/Wednesday/Friday | 7:30 to 8:30 a.m. Desert Camp

Full Body Pilates

Monday/Wednesday | 9 to 10 a.m. Tuesday/Thursday | 4 to 5 p.m. Desert Camp

Aqua Fit

Monday/Wednesday/Friday | 9 to 10 a.m. Desert Camp

Strength and Balance

Monday/Wednesday | 10:30 to 11:30 a.m. Tuesday/Thursday | 10:30 to 11:30 a.m. Desert Camp

Yoga Basics

Tuesday/Thursday | 9 to 10 a.m. Desert Camp