
Ranch Board Meeting Begins at 5:00 PM



USE HEADPHONES FOR
BEST SOUND QUALITY

Ranch Association Board of Directors

DESERT CAMP | ZOOM

NOVEMBER 10, 2025



Roll Call

Marla Walberg – President

Iryna Sukhovolets – Vice President

Dr. David Green – Secretary

Dave Underwood – Treasurer

Chris Mullen - Director

Meeting Agenda

Call to Order

Roll Call / Establish Quorum / Adopt Agenda

President's Comments

Consent Agenda: Approval of Meeting Minutes: October 7 & October 30

Discuss and Vote on Ranch Association 2026 Operating Budget

Member Open Forum (Limited to 3 Minutes Per Speaker)

Announcements

Adjournment

President's Comments



Consent Agenda



- ☐ October 7, 2025 Regular Board Meeting Minutes
- ☐ October 30, 2025 Special Board Budget Workshop



2026 Budget Approval



DC Ranch Structure

- Every DC Ranch homeowner has three assessments:
 - Ranch Association (HOA):
 - Ranch Master:
 - ✓ Landscape
 - ✓ Maintenance
 - ✓ Community Patrol and Gate Access
 - Neighborhood/Sub-Association
 - ✓ Costs specific to your neighborhood
 - Community Council:
 - ✓ Community Centers
 - ✓ Paths, trails, Market Street Park
 - ✓ Programs, classes, and events
- This meeting will cover Ranch Association assessments only.

The 2026 Budget Process

- This year, the budget process at DC Ranch was led by executive leadership and department managers, following guidance from the Board of Directors.
- The Budget & Finance Committee held multiple in-depth meetings to review and refine the Master and neighborhood budget submissions.
- The Budget & Finance Committee **recommends the 2026 budget proposal as presented to the Board of Directors for approval.**

2026 Ranch Association Consolidated Operating Budget

[Full Budget Workbook Is Posted on DCRanch.com](#)

Consolidated Ranch Association Budget 2026				
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
Income				
Assessments				
401000 - Master Assessment	4,635,335	4,539,108	96,227	2.1%
402000 - Builder & Developer Assessment	8,110	110,484	(102,374)	-92.7%
403500 - Neighborhood Assessment	6,173,791	5,829,828	343,963	5.9%
451000 - Clubhouse Cost Share	681,649	644,292	37,357	5.8%
Assessments	11,498,885	11,123,712	375,173	3.4%
Lot Sale Fees				
471000 - Disclosure Fee	110,000	90,000	20,000	22.2%
Total Lot Sale Fees	110,000	90,000	20,000	22.2%
Cost Share - Expense Reimbursement				
411000 - Covenant Reimbursement	6,300	6,240	60	1.0%
Total Cost Share - Expense Reimbursement	6,300	6,240	60	1.0%
Other Income				
421000 - Delinquency Fee	3,840	1,500	2,340	156.0%
422000 - Violation Fines	4,000	6,000	(2,000)	-33.3%
443000 - CFD Maintenance Reimbursement	0	52,626	(52,626)	-100.0%
444000 - Gate Transponders	175,000	195,000	(20,000)	-10.3%
445000 - Security Monitoring Unmanned Gates	47,700	46,080	1,620	3.5%
454000 - Cell Tower Lease	85,650	83,248	2,402	2.9%
461000 - Interest	20,000	17,989	2,011	11.2%
464000 - Speeding Violations	4,000	5,000	(1,000)	-20.0%
468000 - Modification Submittal Fee	72,000	84,000	(12,000)	-14.3%
Total Other Income	412,190	491,443	(79,253)	-16.1%
Income	12,027,375	11,711,395	315,980	2.7%
Expenses				
Reserve				
500000 - General Reserve Contribution	2,237,181	2,451,132	(213,951)	-8.7%
501000 - Capital Fund Contribution	50,000	0	50,000	0.0%
502000 - Ranch Master Operating Contingency	332,378	0	332,378	0.0%
Total Reserve	2,619,559	2,451,132	168,427	6.9%
Administration				
600900 - Administrative Payroll Taxes	40,640	35,256	5,384	15.3%
601000 - Administrative Payroll	803,492	440,734	362,758	82.3%
601100 - Administrative Benefits	41,828	39,360	2,468	6.3%
601200 - Administrative ER 401K Cont	7,135	9,180	(2,045)	-22.3%
601300 - Administrative Worker's Comp Ins	6,443	3,540	2,903	82.0%
601400 - Administrative PR/PEO Fees	3,342	4,596	(1,254)	-27.3%
601900 - Cost Share Fees	207,181	553,020	(345,839)	-62.5%
603000 - Legal / Professional Fees	60,000	42,300	17,700	41.8%
603500 - Audit/Tax Return	28,400	23,920	4,480	18.7%
611500 - Office Equipment Rental/Lease	420	420	0	0.0%
612000 - Office Supplies	600	600	0	0.0%
612250 - Office Supplies - Shared	4,500	4,500	0	0.0%
612500 - Kitchen Amenities	4,200	4,200	0	0.0%
613100 - Postage	2,000	730	1,270	174.0%
614000 - Printing & Stationery	7,500	7,500	0	0.0%
615000 - Dues & Subscriptions	1,025	2,445	(1,420)	-58.1%
616000 - Admin - Mileage	500	600	(100)	-16.7%
632000 - Meeting	2,350	2,350	0	0.0%

2026 Consolidated Operating Budget								
2888 Units								
		2026		2025		\$ Variance		% Variance
ASSESSMENT		11,498,885		\$ 11,123,701		\$ 375,184		3.4%
TOTAL REVENUE		12,027,375		11,711,395		\$ 315,980		2.7%
EXPENSES								
	COMM PATROL & GATE ACCESS	\$2,952,410		\$ 2,875,006		\$ 77,404		2.7%
	LANDSCAPE	2,529,818		2,254,810		\$ 275,008		12.2%
	FACILITIES	831,419		973,287		\$ (141,868)		-14.6%
	ADMINISTRATION/HR	1,287,742		1,217,737		\$ 70,005		5.7%
	UTILITIES	792,008		683,585		\$ 108,423		15.9%
	COMMUNITY STANDARDS	254,788		623,723		\$ (368,935)		-59.2%
	FLEET	261,936		255,818		\$ 6,118		2.4%
	TAXES/INSURANCE	289,299		233,390		\$ 55,909		24.0%
	INFORMATION TECHNOLOGY/MIS	128,333		132,407		\$ (4,074)		-3.1%
	COMM REL/COMMUNICATIONS	17,053		10,500		\$ 6,553		62.4%
	TOTAL OPERATING EXPENSES	\$ 9,344,806		\$ 9,260,263		\$ 84,543		0.9%
	RESERVE CONTRIBUTION	2,237,181		2,451,132		\$ (213,951)		-8.7%
	CAPITAL CONTRIBUTION	50,000		-		50,000		-
	RANCH MASTER OPERATING CONTINGENCY	332,378		-		332,378		
	TOTAL EXPENSES	\$ 11,964,365		\$ 11,711,395		\$ 252,970		2.16%
NET REVENUE (LOSS)		<u>\$ 63,010</u>		<u>\$ -</u>		<u>\$ 63,010</u>		0.00%

Ranch Association Master Assessment

- Good news! **The Ranch Association Master Assessment will remain the same for 2026.**
- This means there will be no increase in the master-level dues that residents contribute toward shared community operations, amenities, and reserves.



INCREASE

DC Ranch Cost Sharing

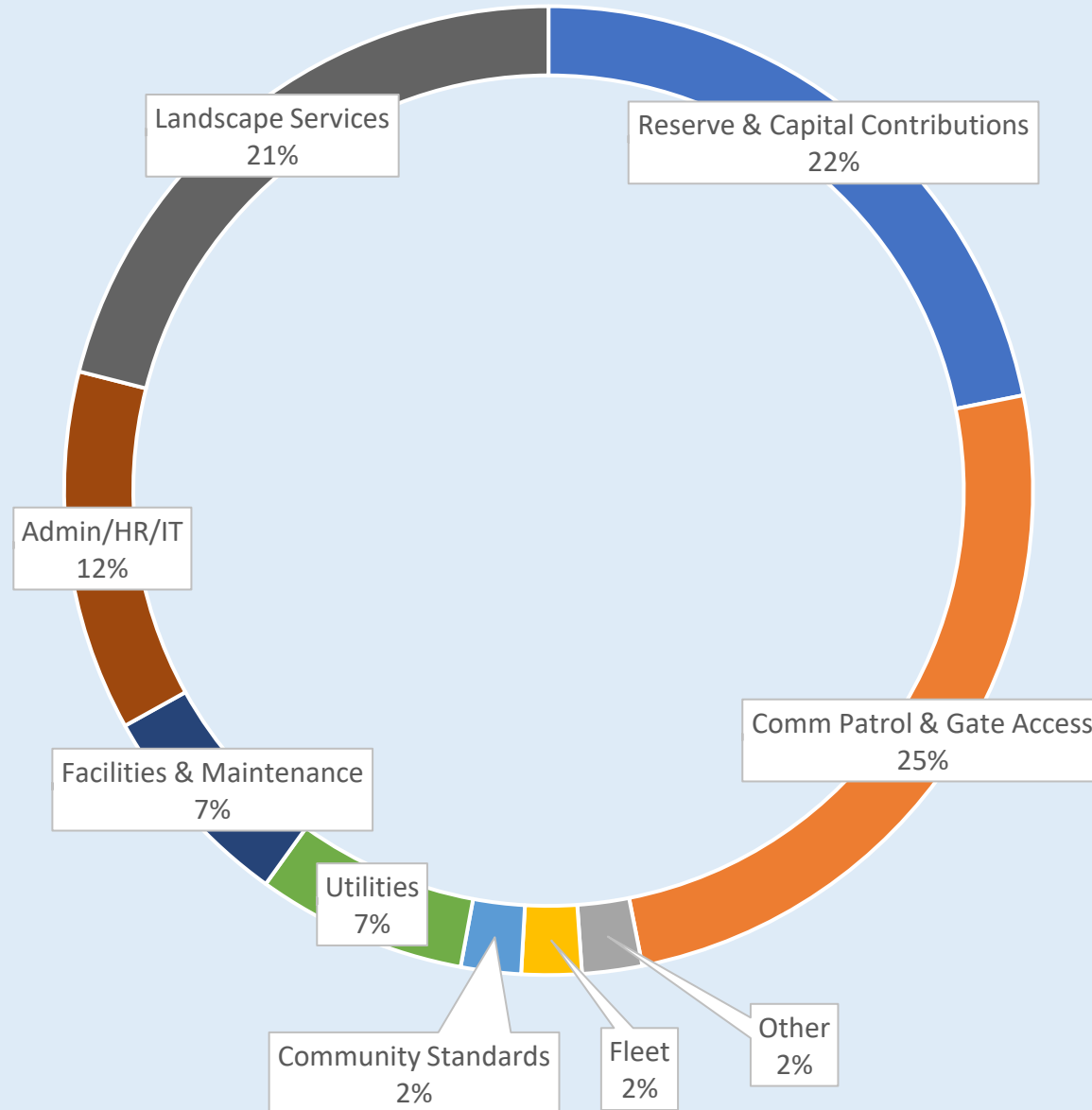
Cost sharing between Ranch Association, Community Council and Covenant Commission will continue to best serve the community's needs.

- Major structural changes have resulted in a **net reduction** of approx. **\$354,000** in cost sharing from current year.
- Elimination of shared Executive Director, Executive Assistant, and shared Director of Finance
- This allowed the Ranch Association to hire a dedicated Director of Finance, and 4 additional Operations team members (landscape & maintenance) for 2026.

Budget Highlights – Major Influences

- Security Contract, 3.5% increase in April 2026 (year 2 with GardaWorld)
- Utilities (Water & Electric), AZ & Scottsdale projected 4-12% increases
- Neighborhood Services are variable based on use such as landscape & maintenance based on 3-year average run rate.
- Level 1 (“Boots On The Ground”) Reserve Study currently underway – first time since 2017, best practice every 3-4 years
- DC Ranch is in a strong financial position with overall well-funded reserves.

Where
your
money
goes...



2025/2026 Assessment Comparison



	2025 Assessments			2026 Assessments					\$ Change	% Change
	Neighborhood	Master	Total	Reserve	Operating	Neighborhood	Master	Total		
Ranch Master	\$ -	\$ 141.65	\$ 141.65	\$ 12.34	\$ 129.31	\$ -	\$ 141.65	\$ 141.65	\$ -	0%
Desert Haciendas	196.90	141.65	338.55	71.84	108.89	180.73	141.65	322.38	(16.17)	-4.8%
Terrace West	158.35	141.65	300.00	75.00	91.71	166.71	141.65	308.36	8.36	2.8%
Park & Manor	138.60	141.65	280.25	85.20	66.73	151.93	141.65	293.58	13.33	4.8%
Country Club	184.20	141.65	325.85	54.26	149.87	204.13	141.65	345.78	19.93	6.1%
The Estates	111.60	141.65	253.25	51.43	62.28	113.71	141.65	255.36	2.11	0.8%
Terrace East	149.30	141.65	290.95	60.11	100.65	160.76	141.65	302.41	11.46	3.9%
Rosewood	176.45	141.65	318.10	63.11	102.98	166.09	141.65	307.74	(10.36)	-3.3%
Camelot	133.10	141.65	274.75	46.36	84.01	130.37	141.65	272.02	(2.73)	-1.0%
Haciendas	138.15	141.65	279.80	81.53	80.82	162.35	141.65	304.00	24.20	8.6%
Market St Villas	549.15	141.65	690.80	280.56	300.28	580.83	141.65	722.48	31.68	4.6%
Montelana	184.65	141.65	326.30	59.00	127.29	186.29	141.65	327.94	1.64	0.5%
Windgate	273.20	141.65	414.85	98.13	197.56	295.69	141.65	437.34	22.49	5.4%
Arcadia	505.65	141.65	647.30	77.94	430.17	508.11	141.65	649.76	2.46	0.4%
Horseshoe	208.90	141.65	350.55	49.27	172.31	221.58	141.65	363.23	12.68	3.6%
Sterling	219.00	141.65	360.65	87.00	135.63	222.63	141.65	364.28	3.63	1.0%
Pioneer	119.20	141.65	260.85	43.00	75.67	118.67	141.65	260.32	(0.53)	-0.2%

2026 Budget Approval

Motion to Approve
Second
Board Comment?
Member Comment?
Vote



Member Open Forum

We want to hear from residents
(three-minute limit).

Please raise your hand to be called
upon to speak.



Announcements

November 13, 5pm: Special Meeting of the NVMs



Adjournment