



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 27, 2026 | 5:30 p.m.
 Desert Camp – Trailblazer Room and [Zoom](#)

I.	Call to Order	Ron Belmont
II.	Establish Quorum & Adopt Agenda	Ron Belmont
III.	Approval of Board Meeting Minutes	Ron Belmont
	a. March 25, 2026	
	b. April 8, 2026	
IV.	President's Report	Ron Belmont
	a. Consider Finance Committee Appointments	
V.	Staff Reports	
	a. Staff Update	Jona Davis
	b. Financial Report	Mitch Gens
VI.	New Business - none	
VII.	Old Business	
	a. Solar Proposal	Mitch Gens
	b. Public Affairs Update	Chris Irish
	i. Sky Harbor Engagement Plan	
	ii. Thompson Peak Dog Park	
VIII.	Other Comment*	
IX.	Adjourn Meeting	Ron Belmont

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

COMMUNITY VALUES

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



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors
From: Jona Davis, Executive Director
Date: 5/20/2026
Subject: *May 27, 2026 Board Meeting Agenda Item Summary*

Here is a synopsis of the discussion items for the Board's May 27 meeting. Please reach out in advance of the meeting with any questions or for additional information.

President's Report: Consider Finance Committee Appointments

Two Council Finance Committee members, Troy Anderson and Elizabeth Kepuraitis, have terms expiring as of June 30, 2026. Dinesh Kakwani, previously on the committee as Treasurer, wishes to continue serving as well as resident Alexandra Pieta.

Recommendation: That the board re-appoint Troy Anderson and Elizabeth Kepuraitis to the Council Finance Committee for a two-year term (7/01/2026-6/30/2028) and Elizabeth Kepuraitis as current Council Board Treasurer will serve as the Finance Committee Chair.

Old Business: Solar Proposal

The proposed solar installation was evaluated to improve operational efficiency and reduce long-term energy costs, while supporting DC Ranch's sustainability goals. Mitch Gens, Director of Finance & Administration, will present the project's feasibility, including capital investment, potential tax credits, and projected operational savings, for Board consideration.

Recommendation: That the Board does not approve the solar project proposal at this time based on factors evaluated.

Old Business: Public Affairs Update

Director of Public Affairs Chris Irish will review updates made to the Public Affairs Engagement Plan for Sky Harbor. The changes reflect the new flight path program the FAA recently announced and is currently working on. The updated Engagement Plan is included in the board packet. Chris will also provide an update on the construction of the City's dog park at the southwest corner of Hayden Road and Thompson Peak Parkway.

Recommendation: That the Board approve the direction and changes to the Public Affairs Engagement Plan for Sky Harbor as proposed.



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DC Ranch Community Council
Board Meeting Agenda
March 25, 2026 | 5:30 p.m.
Desert Camp – Trailblazer Room and Zoom

MINUTES

Board Members Present: Ron Belmont, President; Heidi Rosner, Vice President; Dinesh Kakwani, Secretary/Treasurer (virtual); Elizabeth Kepuraitis, Director (virtual); Kris James, Director (virtual); and Rolland Dickson, Director.

Board Members Absent: John Crow, Director.

Staff Members Present: Jona Davis, Executive Director; Elizabeth Bird, Communications Manager; Mitch Gens, Director of Finance and Administration; Jackie Flores, Community Center and Amenities Director; Lynette Whitener, Community Engagement Director; Chris Irish, Director of Public Affairs; and Devin Haggerty, Executive Assistant (Recorder).

- I. Call to Order**
President Belmont called the meeting to order at 5:34 p.m.
- II. Establish Quorum**
A quorum was established with 6 of 7 board members present.
- III. Adopt Agenda**
The agenda was not formally adopted, however the meeting proceeded according to circulated agenda.
- IV. Approval of Board Meeting Minutes: Jan. 28, 2026**
Ms. Rosner motioned to approve, Mr. Dickson seconded and the motion passed unanimously.
- V. President's Report: Consider Appointments to the Community Council Board**
Ms. Rosner motioned that the Board make the following re-appointments to the Community Council Board of Directors: Dinesh Kakwani (April 1, 2026 to March 31, 2029), and Rolland Dickson (April 1, 2026 to March 31, 2029). Mr. James seconded and the motion passed unanimously.

COMMUNITY VALUES

- Sense of Community
- Healthy Lifestyles
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- Relationship with the Larger Community



VI. Staff Reports

a. Staff Update

Ms. Davis, Executive Director, provided the staff report update. February and March team anniversaries, new personnel, and department highlights were shared. The full report was included in the board packet materials.

b. Presentation of Annual Report

Ms. Bird, Communications Manager, presented the report and provided a high-level overview at the meeting and the electronic version will be sent to residents.

c. Public Affairs Report

Ms. Irish, Director of Public Affairs, presented information on the City of Scottsdale's design for the Thompson Peak Bridge expansion (a City of Scottsdale 2019 bond project) and strategy for minimizing impact. Ms. Rosner has volunteered to assist with possible public art for the bridge design. An update on the recently formed SUSD Committee was also provided and how their work could impact future school closures in fall of 2027, potentially including Copper Ridge.

d. Financial Report

Mr. Gens, Director of Finance and Administration, provided the month-end financial report.

VII. New Business: Operations Policy | Capital Improvement Fund

Ms. Davis presented the proposed revisions to the Capital Improvement Fund Operations Policy at the Board's request. The proposal included the newly added spending-criteria language and related clarifications. Ms. Rosner motioned to approve the revised Capital Improvement Fund Operations Policy as presented, Mr. Kakwani seconded and the motion passed unanimously.

VIII. Old Business: Solar proposal

Ms. Flores, Community Center and Amenities Director, presented the Solar Installation Proposal and its financial implications, including capital investment, potential incentives, and projected operational savings, for Board consideration. The board requested Ms. Flores to seek advice tax expert to confirm if DC Ranch qualifies for the tax credit and to supply a financial analysis for total costs with and without incentive and confirm how much funding is available.

IX. Other Comment

Throughout the meeting, a resident asked questions and short discussions ensued regarding Copper Ridge School, brand and website project, and Community Facilities District.

X. Adjourn Meeting

President Belmont adjourned the meeting at 6:44 p.m.

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DC Ranch Community Council Board of Directors
SPECIAL BOARD MEETING
April 8, 2026
5 to 5:15 p.m. | ZOOM

MINUTES

Board Members in Attendance:

Ron Belmont, President; Heidi Rosner, Vice President; Dinesh Kakwani, Treasurer; Elizabeth Kepuraitis, Rolland Dickson, Director; and Kris James, Director.

Board Members Absent:

John Crow, Director.

Staff in Attendance:

Jona Davis, Executive Director; and Devin Haggerty, Executive Assistant.

- I. **Call to Order**
President Belmont called the meeting to order at 5:07 p.m.
- II. **Establish Quorum**
A quorum was established with 6 Board members present.
- III. **Selection of Board Officers**
Secretary/Treasurer Kakwani motioned to appoint Elizabeth Kepuraitis as Secretary/Treasurer, John Crow as Vice President and Ron Belmont as President. The motion passed unanimously.
- IV. **Adjourn Meeting**
President Belmont adjourned the meeting at 5:11 p.m.

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May 2026 Staff Report | March & April Review

Finance and Administration

- *Personnel.* Welcome Community Center Custodian, Yurani Flores, who joined the team in March.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries
 - March: Chris Irish – 13 years
 - April: Lynette Whitener – 16 years; Jackie Flores – 2 years; and Garret Breen – 5 years.
- *Information Technology*
 - Cybersecurity and IDS had no issues during the period.
 - On-boarded 3 new Council Staff and 2 Ranch Association.
 - Upcoming focus on SharePoint upgrade planning and move to @dcranch.com Domain structure.
- *Finance*
 - Annual Audit for FY2025. Butler Hansen is in the process of completing audit fieldwork for 2025. Paul Hansen has been invited to present the 2025 audited financials and related footnotes at the July 29th Board meeting.
 - The Solar Project Feasibility study was completed and reviewed during the April Board working session. Recommendation to be presented at the May Board meeting.
 - Created FY2027 budget development timeline and continue to enhance the reporting capabilities of Budget with actuals, forecast, and year-over-year comparisons.

Events, Programs and Recreation

- *Eggstravaganza.* Desert Camp hosted 550+ residents and their families for a trip down the rabbit hole for Eggstravaganza: Wonderland. This “Alice in Wonderland” themed celebration had stilt walkers, character actors, aerialists, face painters, a live DJ, and a floral bouquet station all while residents enjoyed a brunch buffet. Kiddos also participated in the annual egg hunt where they then turned in their basket of eggs for a treat box.
- *DC Ranch Gives: Shred Day.* In partnership with the Matheson Real Estate Team, the annual Shred Day allowed participants to safely dispose of important documents while supporting a great cause. The event raised \$2,447 for Foothills Food Bank and Resource Center.
- *Fitness Classes.* Across March and April, there was a consistent number of registrations across all fitness classes, which aligns with the seasonal trend. In April, a slight decrease in numbers was observed, remaining consistent with the season.
- *Food Truck Night.* Food truck night was hosted in conjunction with the Community Life Open House. Lili’s Taco Shop and Batchelor’s Pad BBQ parked at Desert Camp and served over 100 residents.

- *Health & Wellness.* In March, a 4 week Stretch & Restore class was added. In April, an evening Nidra Sound Healing session was hosted on the lawn, with residents expressing overwhelming appreciation for the experience.
- *Mah Jongg Made Easy.* Back by popular demand, residents enjoyed a month-long session where they learned to play Mah Jongg step by step.
- *Neighborhood Park Parties.* Spring kicked off park party season where the Community Council brings an outdoors celebration to the village parks. Desert Parks hosted a family park party with a food truck and games while Desert Camp, Country Club, and Silverleaf each hosted Social Hours in the parks.
- *Path & Trail.* In March, residents participated in two landscape stroll sessions, offering the opportunity to view the wildflowers along the path and trail system while learning from the DC Ranch Landscape Manager.
- *Phoenix Suns Game.* A fully loaded bus traveled downtown to watch the Phoenix Suns take on the New Orleans Pelicans. Residents enjoyed dinner, drinks, and camaraderie in the city.
- *Racquet Sports.* In March, a two-part Beginner Pickleball Clinic and an Intermediate Clinic were offered with both receiving positive feedback from residents. In April, two DUPR rating sessions were held to help residents establish and log their ratings. In March, an Adult Tennis Clinic was held with a limited number of participants who enjoyed the session.
- *Sardinian Secrets.* In March, a professional chef brought expertise and a wealth of knowledge as she walked residents through how to make two Blue-Zones inspired meals. The chef explained easy additions and subtractions that can be implemented to enhance overall quality of life.
- *Social Hour.* Each month, residents gather to enjoy music, beverages, and light bites while connecting with both new and longtime neighbors.
- *Speaker Series: Inside the Game of Golf.* In April, residents welcomed Patrick Denney, a local golf pro and current Director of Golf at The Country Club at DC Ranch, to speak on his journey in the sport of golf. He shared advice on competition, practice, and feeling your best on the green.
- *Starlight Concert Series:* The annual Starlight Series kicked off at Market Street Park, open to residents and patrons. In March, Candle In The Wind joined to perform the best of Elton John and The Crown Kings performed a blend of 90's rock and country music in April.
- *Storytime: Mother Goose.* In April, Mother Goose visited as she shared the heartwarming tale of Peter Rabbit. Youth also created their very own paper butterflies and enjoyed a spring-themed snack.
- *The Homestead Playhouse.* With a cast of 30 and a total of 5 shows, the 36th production of The Homestead Playhouse was a success! The story of Annie Jr. was brought to life with a time-old storyline, lively choreography, and classic songs.
- *Yappy Hour.* Residents and their pup(s) stopped by the North Patio on a spring evening for a for a dog cookie egg hunt, springtime treats, and social time with their neighbors. Pups took home an Easter box with treats and toys.
- *Resident-Led Clubs*
 - Book Club continues to foster community and engaging discussions during their monthly meetings. Book Club is on break for the summer.
 - Card & Games (Social Bridge, Mah Jongg and Hand and Foot) continue to meet weekly with consistent attendance.

- The Hiking Club trekked four different trails, with consistent attendance. Hiking Club is on break for the summer.
- Men’s Bible Study continues to meet weekly, with an increase in participation over March and April, fostering relationships within the community.
- The Pickleball Club continues to thrive in the number of participants during peak season and is expected to slow as summer approaches.
- Stitch Social continues to meet and draw attention. Stich Social Club is on break for the summer.
- In March, the Women’s Club enjoyed a social in the Revel Skydeck lounge overlooking the sunset on the McDowell Mountains. In April, the ladies enjoyed brunch at Eggstasy on Market Street.

Community Engagement

- *Round the Ranch Sunset Tour.* March featured a Sunset Tour, where residents gathered at Grimaldi’s on Market Street before departing for a guided drive through the community. With beautiful weather and insight from tour guide Trevor Barger, residents enjoyed learning about DC Ranch’s design, villages, and history before taking in sunset views in Upper Canyon.
- *Resident Leadership Academy.* Residents completed their final classes in March and April and graduated April 30. Many participants have expressed interest in staying engaged and continuing their leadership involvement following the completion of the program.
- *Volunteer Appreciation.* Volunteer of the Year nominees, board members, NVMs, and committee members gathered at The Homestead for an evening celebrating the residents and community partners who gave back to DC Ranch throughout the year. The event featured a keynote presentation from Blue Zones Project along with Blue Zones-inspired food and refreshments.
- *Community Life Open House.* Paired with Food Truck Night, residents gathered at Desert Camp to learn more about DC Ranch programs, events, amenities, communications, committees, and community offerings. Residents had the opportunity to connect with staff, share feedback, and enter a raffle drawing while enjoying desserts and light refreshments.

Communications

- *Brand Refresh and Website Redesign.* The Community Council is undertaking a brand refresh and website redesign. The brand refresh was completed, including new Story & Messaging and an updated Visual Identity System. The second phase of the project, the website redesign, is underway and is expected to be completed in summer 2026. Along with resident feedback gathered in various ways over the last several years, the team gathered feedback via a ranch-wide resident survey.
- *2025 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.

- *Club Automation Communication Support.* The team continued to support Club Automation, announcing the launch of the Apple and Android apps and sharing information about resident and guest registration for spring programs.
- *Summer Program Guide.* The Summer Program Guide was completed in April. The publication outlines events and programs in June, July and August. A digital version was uploaded to DCRanch.com.
- *Annie Jr. playbill.* The team produced and printed a 12-page playbill for The Homestead Playhouse performance of *Annie Jr.* The playbill featured crew and cast bios, musical numbers and more.
- *City of Scottsdale Paving Projects.* Residents were informed via email about city of Scottsdale paving projects that affected various streets in the community near Market Street and in Desert Camp and Desert Parks Villages.
- *Ranch Association Support.* The team emailed residents with information about the Board of Directors election results, NVM special election results, plant and tree replacement and call for candidates for a landscape committee in Market Street Villas, and reminders for dog owners. The team also produced a postcard mailer announcing the Ranch Association's Annual Meeting in April.

Facilities

- *Community Centers.* Both centers remained busy during March & April. Desert Camp experienced strong lobby traffic, and the fitness center continued to be the most utilized amenity. The Homestead saw steady activity from drop-in card play and supporting The Homestead Playhouse production of *Annie Jr.*
- *Facility Maintenance.* Throughout March and April, the Facilities team continued focusing on preventive maintenance, infrastructure preservation, operational efficiency, and resident experience enhancements across all Community Council owned amenities and common areas. The team successfully completed several operational and reserve funded projects.
 - Desert Camp Improvements
 - Completed the annual asphalt seal coat and restriping project for the Desert Camp parking lots, including the addition of an ADA parking stall to improve accessibility.
 - Completed interior painting throughout Desert Camp to refresh high traffic interior spaces.
 - Converted approximately 15 interior and exterior fixtures to LED lighting to improve energy efficiency and reduce long term operational costs.
 - Continued fitness equipment repairs and preventive maintenance to ensure resident safety and equipment reliability.
 - Completed pickleball court surface warranty repairs associated with DCSIP improvements.
 - Path & Trail Improvements
 - Coordinated additional follow-up reviews related to the recent third-party Path & Trail Audit to identify ongoing erosion concerns, bridge repairs, fencing deficiencies, and pathway maintenance needs.
 - Completed multiple concrete pathway and trip hazard improvements throughout the community.
 - Coordinated with the City of Scottsdale on replacement and updates to pathway signage near the Reata Wash trail system.

Public Affairs

- *Mack Industrial Project.* Mack announced Daikin, a global heating and cooling company, will join Rivian as the second tenant at Mack Innovation Park. Daikin has moved into building D, Rivian needs city approval for a zoning change before they can move into building C.
- *Scottsdale Unified School District (SUSD).* The citizens committee implemented by SUSD Superintendent Scott Menzel to look at future school closures has provided three options for further study. More statistical and financial data will be gathered on each option in June. A district-wide survey will go out in July; the SUSD board is expected to hold a public hearing in August; and a final decision will be made by a SUSD board vote in October.



Sky Harbor Flight Path Programs Engagement Plan

Objective:

To influence the FAA to make procedural and other changes that would lessen the impact of Sky Harbor light patterns on the DC Ranch community-at-large. DC Ranch Community Council will communicate with the FAA along with elected officials and will also inform residents of opportunities to participate as individuals. Actions taken by the Community Council to mitigate the impact of Sky Harbor's flight path programs on the DC Ranch community-at-large should not create a negative impact on another community.

Background:

In 2024 the Federal Aviation Administration (FAA) implemented NextGen, which revised flight path routes around the country, including at Phoenix Sky Harbor International Airport. The new flight paths follow precise GPS-based flight control data points, rather than landmark-based ones.

The NextGen flight patterns increased Sky Harbor air traffic over DC Ranch. DC Ranch along with the city of Scottsdale opposed these changes (including legal action taken by the city) but the FAA ultimately prevailed.

In late 2025, the FAA announced they were initiating another flight path change program. Virtual Open Houses to explain the program and seek public input will begin in 2026.

The DC Ranch Community Council will meet with various government agencies to influence procedural and other changes that lessen the impact on the community-at-large. We will also closely monitor the FAA's public process as it unfolds to update residents on any opportunities for public comment.

The DC Ranch Community Council welcomes input from any resident, Ranch Association, Covenant Commission members, and any other relevant group as it pertains to this engagement plan.

DC Ranch will adhere to our stated policy of civil dialogue, which states, "Residents and DC Ranch employees shall conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning or hostile language or behavior."

The process below outlines the DC Ranch approach to Sky Harbor flight path programs:

Approach:

The Community Council will:

- Advocate for procedural and other changes that can lessen the impact of Sky Harbor flight paths on DC Ranch

- Schedule and participate in various meetings and conversations with elected officials to seek their support for pursuing resolutions to DC Ranch’s concerns and to partner with them to influence the FAA to make changes
- Attend outreach opportunities hosted by the FAA to share the impact Sky Harbor flight paths have on the DC Ranch community-at-large
- Communicate with the FAA in any manner available and as appropriate
- Inform residents of opportunities for individual engagement
- Provide updates to the Community Council board and residents as information becomes available

Targeted audiences: FAA, Arizona’s federal elected officials, Scottsdale City Council, Scottsdale Airport management, DC Ranch residents and other entities when identified as appropriate

Spokesperson: Director of Public Affairs, Chris Irish with support from Executive Director Jona Davis, lobbying firm if appropriate, and the DC Ranch communications team

News media inquiries: To be handled by Chris Irish; attribute all quotes and comments to spokesperson

Resident questions: Direct to Chris Irish

Anticipated timeline: 2017 – TBD

Key factors:

1. Flight path pattern and density
2. Height and speed of planes
3. Throttle-up and throttle-down locations
4. Other factors that can mitigate the increased airplane noise over DC Ranch due to Sky Harbor’s flight paths.



**DC Ranch Community Council
Financial Highlights
For period ending April 30, 2026**

❖ The Community Council finishes the first four months of the year in a positive position, reporting \$1.2m in operating net income, which is \$1.2m favorable to budget through April. Community Benefit Fees are performing well to budget at \$1.6m, favorable by \$1m YTD.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 3,071,237	\$ 28,022	\$ 4,843	\$ 3,104,102
Expenses	1,618,933	135,751	62,777	1,817,461
Operating Income/(Loss)	\$ 1,452,304	\$ (107,730)	\$ (57,934)	\$ 1,286,640
Depreciation	-	-	55,494	55,494
Total Income/(Loss)	\$ 1,452,304	\$ (107,730)	\$ (113,428)	\$ 1,231,146
Transfers In/(Out)	(244,136)	244,136	-	-
Total Surplus/(Deficit)	\$ 1,208,168	\$ 136,406	\$ (113,428)	\$ 1,231,146

Revenue

Operating revenue for April totaled \$825k, higher than budget by \$271k (49.0%). Year-to-date revenue is favorable to budget by \$1m (49%). Significant variances to budget include:

- April Community Benefit Fees including residential and commercial properties came in \$273k (144%) higher than forecast for the month. YTD reflects a revenue surplus of \$1m (163%).
- Interest has a \$9.7k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured) and on additional cash generated by excess Community Benefit Fees.

Expense

Operating expenses for April came in \$28k (5%) favorable to budget, with year-to-date expense \$209.7k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$85.5k (8%) lower than estimated in the budget YTD due to open or transitioning positions. This variance will begin to shrink with a new hire in May and another toward the end of the month to refill open positions. Other administrative costs are lower than budget YTD due to timing of expenditures.
- Administrative costs exceeded budget by \$11.8k during the month primarily attributable to Butler Hansen audit fees of \$7.5k budgeted in the following period.

Programs

- Program expenses are favorable to budget by \$45k YTD (15%) due to cost savings and includes the Eggstravaganza event during April that adhered to budget recognizing \$6.8k revenue and \$90k in cost.

Facilities

- Facilities expense overall is \$59k below budget, in 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 and The Homestead also have some savings in utilities and repairs & maintenance so far this year.

General

- Insurance (non-EE) expense is \$16.7k over budget YTD primarily due to an increase in the Master Policy. This trend will continue through the year.

Reserve

- Reserve expenditures total \$135.7k for the year includes website and brand refresh, Desert Camp gates, window/doors, painting, stucco, walls & fences, and artificial turf at The Homestead. Current month expenditures of \$60k include Desert Camp partial repainting and wood beams (\$8.3k), sidewalk ramp from parking lot (\$14.3k), and parking lot sealcoating (\$15.2k); concrete at Desert Parks (\$16.6k); and website and brand refresh (\$6.1k).
- Interest income is \$28k YTD.

Capital

- Depreciation expense (non-cash) totals \$55.5k for the year.
- Interest income totals \$4.8k YTD with \$2.5k recorded in the current month; an increase attributable to the excess 2025 benefit fees of \$895k transferred in during March.
- Capital expenditures total \$62.7k for the year includes tennis umbrellas & chairs, fitness equipment, and \$25k for Desert Camp concrete path conversion and \$28.5k basketball and playground lights during April.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 6.18 months as of 4/30/2026. The cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan. With benefit fees exceeding the annual \$1.7m budget during May, all additional fees will be transferred to Capital thus reducing the growth of operating cash and effectively lowering the number of months cash on hand to between the 3 to 6 month standard.
- There is \$1.2m in the capital fund and \$2.9m in the reserve fund.

Looking Forward

Community Benefit Fees continue to perform strongly, coming in \$1m favorable to budget through April, and has exceeded the \$1.7m annual budget during the beginning of May. Accordingly, all Benefit Fee revenue for the balance of the year will be directed to Capital.

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
May 2026	\$584,071	\$187,578
Jun 2026	\$231,620	\$271,759

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

As of April 30, 2026

	<u>4/30/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
ASSETS			
OPERATING FUND			
Cash	\$ 2,992,136	\$ 2,695,969	\$ 296,167
Petty Cash	-	-	-
TOTAL OPERATING CASH	<u>2,992,136</u>	<u>2,695,969</u>	<u>296,167</u>
RESERVE FUND			
Cash	2,112,019	1,733,850	378,169
Investments (Net)	855,933	1,031,955	(176,022)
TOTAL RESERVE FUND	<u>2,967,953</u>	<u>2,765,805</u>	<u>202,147</u>
CAPITAL FUND			
Cash	1,202,763	350,896	851,867
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	<u>1,202,763</u>	<u>350,896</u>	<u>851,867</u>
Accounts Receivable (Net)	100,791	45,255	55,536
Intercompany Receivable	312,067	437,697	(125,630)
Prepaid Expenses	141,674	187,643	(45,969)
Interfund Transfers	84,324	965,000	(880,676)
Operating Lease Right-to-Use Asset	1,043,964	1,062,175	(18,211)
OTHER CURRENT ASSETS	<u>1,682,820</u>	<u>2,697,770</u>	<u>(1,014,951)</u>
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	83,870	83,870	-
Vehicles & Equipment	407,635	407,635	-
Leasehold Improvements	416,135	416,135	-
Desert Camp Renovation(s)	7,562	7,562	-
Homestead Renovation(s)	110,112	110,112	-
Construction In Progress	70,463	70,463	-
TOTAL PROPERTY, PLANT & EQUIPMENT	<u>1,095,777</u>	<u>1,095,777</u>	<u>-</u>
<i>Less Accumulated Depreciation</i>	(458,484)	(402,990)	(55,494)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>637,292</u>	<u>692,786</u>	<u>(55,494)</u>
TOTAL ASSETS	<u>\$ 9,482,963</u>	<u>\$ 9,203,227</u>	<u>\$ 279,737</u>
LIABILITIES			
Accounts Payable	\$ 132,518	\$ 95,976	\$ 36,542
Intercompany Payable	-	53,128	(53,128)
Accrued Liabilities	196,698	219,029	(22,332)
Deferred Revenue	21,235	15,746	5,489
Prepaid Assessments	65,819	88,801	(22,982)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	<u>1,636,018</u>	<u>2,587,428</u>	<u>(951,410)</u>
TOTAL LIABILITIES	<u>1,636,018</u>	<u>2,587,428</u>	<u>(951,410)</u>
NET ASSETS			
Reserve Equity	2,325,678	2,325,678	-
Capital Equity	2,907,251	2,907,251	-
Operating Equity	1,382,870	1,382,870	-
Current Year Profit	1,231,146	-	1,231,146
TOTAL NET ASSETS	<u>7,846,945</u>	<u>6,615,799</u>	<u>1,231,146</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 9,482,963</u>	<u>\$ 9,203,227</u>	<u>\$ 279,737</u>

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending April 30, 2026

	April 2026			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2026 Budget
INCOME							
Residential Assessments	\$ 226,424	\$ 226,507	\$ (83.00)	\$ 905,862	\$ 906,028	\$ (166.00)	\$ 2,718,084
Commercial Assessments	80,510	80,510	-	322,040	322,040	-	966,120
Community Council Benefit Fees	462,587	189,624	272,963	1,620,983	617,343	1,003,640	1,700,000
Total Assessment Revenue	769,521	496,641	272,880	2,848,885	1,845,411	1,003,474	5,384,204
Community Celebrations & Events	6,840	7,000	(160)	9,577	9,300	277	19,500
Community Programming	4,836	10,417	(5,581)	36,571	43,317	(6,746)	121,371
Total Program Revenue	11,676	17,417	(5,741)	46,148	52,617	(6,469)	140,871
Community Center Rentals	3,503	1,500	2,003	11,393	9,500	1,893	20,250
Resident Access	90	360	(270)	900	1,440	(540)	4,320
Total Facilities Revenue	3,593	1,860	1,733	12,293	10,940	1,353	24,570
Cost Share Reimbursement	34,668	34,735	(67)	138,672	138,940	(268)	416,821
Advertising	-	-	-	-	-	-	5,040
Interest	4,661	3,500	1,161	23,739	14,000	9,739	42,000
Other Income	1,000	-	1,000	1,500	-	1,500	108,940
Total Other Income	40,329	38,235	2,094	163,911	152,940	10,971	572,801
Total Operating Income	825,119	554,153	270,966	3,071,237	2,061,908	1,009,329	6,122,446
EXPENSES							
Reserve Contributions	61,034	61,034	-	244,136	244,136	-	732,404
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	61,034	61,034	-	244,136	244,136	-	732,404
Personnel Expenses	235,734	267,105	(31,371)	957,925	1,043,426	(85,501)	3,188,401
Administration	37,648	25,761	11,887	104,500	129,056	(24,556)	395,042
Travel/Mtgs/ERR	2,215	4,053	(1,838)	21,309	33,085	(11,776)	87,903
Total Administrative Expense	275,597	296,919	(21,322)	1,083,733	1,205,567	(121,834)	3,671,346
Community Celebrations & Events	99,307	101,592	(2,285)	164,852	166,418	(1,566)	356,850
Community Programming	12,004	15,710	(3,706)	51,408	66,080	(14,672)	218,175
Community Engagement	9,623	9,627	(4)	21,657	32,383	(10,726)	65,780
Communications	3,597	7,107	(3,510)	15,891	34,220	(18,329)	75,077
Total Program Expense	124,531	134,036	(9,505)	253,808	299,101	(45,293)	715,882
Ranch Offices	16,269	19,631	(3,362)	64,997	79,149	(14,152)	238,072
Desert Camp Community Center	37,190	32,213	4,977	118,071	142,942	(24,871)	426,042
The Homestead Community Center	6,896	9,236	(2,340)	18,122	32,954	(14,832)	98,078
MS Park/P&T/Seasonal Décor	12,010	11,353	657	15,221	20,222	(5,001)	105,420
Total Facilities Expense	72,365	72,433	(68)	216,411	275,267	(58,856)	867,612
Insurance (non-EE) & Taxes	12,532	8,206	4,326	49,483	32,794	16,689	99,865
Other Expenses	2,200	3,663	(1,463)	15,497	15,989	(492)	35,337
Total General Expense	14,732	11,869	2,863	64,981	48,783	16,198	135,202
Total Operating Expense	548,258	576,291	(28,033)	1,863,069	2,072,854	(209,785)	6,122,446
Operating Income/(Loss)	276,861	(22,138)	298,999	1,208,168	(10,946)	1,219,114	-
Reserve Net Income/(Loss)	4,760	-	4,760	136,406	-	136,406	-
Capital Net Income/(Loss)	(57,101)	-	(57,101)	(113,428)	-	(113,428)	-
Reserve & Capital Net Income/(Loss)	(52,341)	-	(52,341)	22,978	-	22,978	-
Total Net Income/(Loss)	\$ 224,520	\$ (22,138)	\$ 246,658	\$ 1,231,146	\$ (10,946)	\$ 1,242,092	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date April 30, 2026

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	1,231,146
Adjustments to reconcile Net Income (deficit)		
The Depreciation		55,494
Noncash lease expense		18,211
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(55,536)
Intercompany Receivable		125,630
Prepaid Expense		52,910
Prepaid Insurance		(6,941)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		36,542
Intercompany Payable		(53,128)
Accrued Payroll Expenses		(32,266)
Accrued Expenses		(4,390)
Deferred Revenue		5,489
Prepaid Assessments		(22,982)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ 1,350,181**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment	-	-
Disposal of Property, Plant & Equipment		-

NET INCREASE (DECREASE) IN CASH **\$ 1,350,181**

CASH, BEGINNING OF PERIOD \$ 5,812,670

CASH, END OF PERIOD **\$ 7,162,851**

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: **6.18**

Operating Cash at 4/30/2026	\$	2,992,136
Total 2026 operating budget expenses	\$	6,122,446
MINIMUM - Average of three months	\$	1,453,537

Amount over
minimum
\$ 1,538,599

Amount under
minimum
N/A

MAXIMUM - Average of six months \$ 2,907,074

Amount over
maximum
\$ 85,062

Amount under
maximum
N/A

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

Welcome new team members



Aimee Herman has been hired as the Director of Community Operations & Security for the Ranch Association. She has served as GardaWorld Security's Account Manager for the past year and brings more than 15 years of experience in security and operations. Her approachable style, strong leadership, and commitment to service have already made a positive impact in DC Ranch. Aimee is a passionate sports fan and plant mom who loves exploring Arizona.



Krystle Suvieri brings over 17 years of experience to the Human Resources Manager role. She supports the Community Council and Ranch Association in hiring, training and supporting team members. Outside of work, she enjoys airshows, car shows, concerts and spending time with her dog, Luna.

Recently completed projects

Several key projects were recently completed to enhance safety, improve functionality, and elevate the overall resident experience at Desert Camp Community Center:

- The parking lot underwent seal coating and restriping. An additional ADA parking space was also added.
- Surface repairs were completed at the Pickleball Courts.
- 15 lighting fixtures were upgraded to LED, improving energy efficiency.
- Ongoing repairs and preventative maintenance were completed on Fitness Center equipment.

Pathway improvements

Concrete pathway sections near Desert Parks were replaced to address trip hazards. In coordination with the city of Scottsdale, new signage was installed along the path and trail system near the Reata Wash.

Resident Leadership Academy, Class V graduates



Congratulations to Jon Dubauskas, Audrey Edwards, Peggy Prichard, Edmund Purcell, Maria Rodriguez, Susan Swanson, Donna and Richard Zangara. Beginning in January, these residents participated in a comprehensive program to learn about DC Ranch community operations. Over

the course of 8 classes, they gained valuable insights from each department within the Community Council and Ranch Association. Graduates are better equipped to serve in Board of Director roles, as Neighborhood Voting Members, and on various committees. The program concluded April 30 with a graduation celebration.

Blue Zones Celebration

DC Ranch has officially been recognized as a Blue Zones Participating Organization. Celebrate this milestone focused on connection, wellbeing and healthy living at DC Ranch. Residents are invited for a ribbon cutting ceremony and refreshments at Desert Camp Community Center on Friday, May 29 from 10 to 10:30 a.m.

Sky Harbor flight patterns

The FAA announced a program that will reorganize flight paths into and out of both Phoenix Sky Harbor International Airport and the surrounding smaller airports to include Scottsdale Airport. [Learn more](#) and attend an upcoming virtual meeting. Public comment period ends June 22.

Travel preparedness

The end of the school year is here and summer travel season is quickly approaching. Residents are encouraged to complete a [Vacation Notification form](#) 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, visit [Community Patrol & Gate Access](#).

Holiday closure

The Ranch Office and The Homestead Community Center will be closed on Monday, May 25 in observance of Memorial Day. Desert Camp Community Center will remain open regular hours; there will be no fitness classes.

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.

Living Connected



Hats off to the talented youth and support crew who worked tirelessly to present *Annie Jr.* at The Homestead Playhouse. Over 600 residents, family and friends attended the six performances — three of which were sold out! Audiences enjoyed the touching tale of orphan Annie and memorable songs like "It's a hard knock life" and "The sun will come out."

In case you missed it!

In April, residents settled in for a guided Nidra and sound healing session on the North Patio. The calming experience promoted deep relaxation and nervous system restoration. The evening concluded with warm tea and thoughtfully selected take-home gifts from the vendor, leaving residents refreshed and grounded.



COMMUNITY MEETINGS

Community Patrol & Gate Access Committee

Tuesday, May 19 | 3 p.m. | The Ranch Office or Zoom

Modification Committee

Tuesday, May 26 | 2 p.m. | The Ranch Office or Zoom

Budget and Finance Committee

Wednesday, May 27 | 3 p.m. | The Ranch Office or Zoom

Community Council Board of Directors

Wednesday, May 27 | 5:30 p.m. | Desert Camp or Zoom

Ranch Association Board of Directors

Tuesday, June 9 | 5 p.m. | Desert Camp or Zoom

Modification Committee

Tuesday, June 9 | 2 p.m. | The Ranch Office or Zoom

Community Patrol & Gate Access Committee

Monday, June 15 | 3 p.m. | The Ranch Office or Zoom

EVENTS AND PROGRAMS

Seated Stretch

Thursday, May 21 | 7:30 to 8:30 a.m.

Desert Camp Community Center

Ages 14+ | [\\$18](#)

Residents will improve balance, strength, mobility, and reduce stress without getting on the floor. The class includes seated and supported standing poses, ending with relaxation. No experience needed.



Summer Program Guide

Get ready for summer! Take a look at the June, July and August programs and events in the [Program Guide](#). Summer fitness classes are open for registration.

DC Ranch Gives: Summer Food Drive

June 1-30 | Desert Camp & The Homestead

Help support neighbors in need by donating non-perishable food items to benefit Paradise Valley Community Food Bank. This is a simple way to give back and make a meaningful impact for local families. Please bring your new, unopened donations throughout the month of June.

Summer Game Days

June 1 – July 30 | The Homestead

Tuesday: 10 a.m. to Noon | Thursday: 1 to 3 p.m.

All ages | Free

Drop by every Tuesday and Thursday for an all-ages game space. Everything from cornhole and ping pong to puzzles and casual games will be provided—just come by to play with family, friends and neighbors while escaping the summer heat.

Wet N' Wild Wednesday

June 3 | Noon to 2 p.m.

Desert Camp Pool

All ages | Free

Enjoy a family-friendly pool party with music and playful poolside fun for all ages. Light snacks or frozen treats and select pool toys will be provided.

Women's Club: Happy Hour

Friday, June 5 | 5:30 to 6:30 p.m.

Meet at Heritage Kitchen

Ages 21+ | [RSVP](#)

Escape the heat with other women in the community and enjoy happy hour at a local restaurant. Appetizers provided; beverages are the responsibility of each resident.

Aromatherapy Class

Friday, June 12 | 4 to 5:30 p.m.

Desert Camp

Ages 14+ | [\\$35](#)

Experience an aromatic workshop where you'll learn the benefits and healing properties of essential oils while creating personalized blends to take home and enjoy.

Details are subject to change. Visit DCRanch.com/calendar for the meeting calendar. Log into Club Automation for event and program registration.

Desert Camp Community Center
9260 E. Desert Camp Dr. | 480.342.7178

The Homestead Community Center
18600 N. 98th St. | 480.585.1641

The Ranch Office
18867 N. Thompson Peak Pkwy., Suite 100 | 480.513.1500

Visit DCRanch.com for more community updates, news and information.

 Follow us on Instagram:
[@dcranch](https://www.instagram.com/dcranch)

 Like us on Facebook:
[@dcranchscottsdale](https://www.facebook.com/dcranchscottsdale)



FITNESS CLASSES

	Monday	Tuesday	Wednesday	Thursday	Friday
7 a.m.					
7:30 a.m.	7:30-8:30 a.m. Zen Yoga (M/W/F)		7:30-8:30 a.m. Zen Yoga (M/W/F)		7:30-8:30 a.m. Zen Yoga (M/W/F)
8 a.m.	8-9 a.m. AquaFit (M/W/F)		8-9 a.m. AquaFit (M/W/F)		8-9 a.m. AquaFit (M/W/F)
8:30 a.m.					
9 a.m.	9-10 a.m. Full Body Pilates (M/W)	9-10 a.m. Yoga Basics (T/TH)	9-10 a.m. Full Body Pilates (M/W)	9-10 a.m. Yoga Basics (T/TH)	
9:30 a.m.					
10 a.m.					
10:30 a.m.	10:30-11:30 a.m. Strength & Balance (M/W)	10:30-11:30 a.m. Strength & Balance (T/TH)	10:30-11:30 a.m. Strength & Balance (M/W)	10:30-11:30 a.m. Strength & Balance (T/TH)	
11 a.m.					
11:30 a.m.					
Noon					
12:30 p.m.					
1 p.m.					
1:30 p.m.					
2 p.m.					
2:30 p.m.					
3 p.m.					
3:30 p.m.					
4 p.m.					
4:30 p.m.					
5 p.m.					
5:30 p.m.					
6 p.m.					
6:30 p.m.					
7 p.m.					

Note: There are no classes on Friday, July 3.

To make registration easier for ongoing fitness programs, residents may purchase classes in advance. Registration is now open for all June, July, and Aug. classes. Cost varies per session. Drop-in fee is \$10 per class.