



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
July 29, 2026 | 5:30 p.m.
Desert Camp – Trailblazer Room and [Zoom](#)

I.	Call to Order	Ron Belmont
II.	Establish Quorum and Adopt Agenda	Ron Belmont
III.	Approval of Board Meeting Minutes a. May 27, 2026	Ron Belmont
IV.	Consider Acceptance of 2025 Audit	Mitch Gens, Paul Hansen (Butler Hansen)
V.	President's Report a. Governance Committee b. Nominating Committee: Board Director Recruitment	Ron Belmont
VI.	Staff Reports a. Staff Update b. Financial and Benefit Fee Report	Jona Davis Mitch Gens
VII.	New Business a. Holiday Décor Update	Jackie Flores
VIII.	Old Business	
IX.	Other Comment*	
X.	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: 7/22/2026

Subject: *July 29, 2026 Board Meeting Agenda Item Summary*

Below is a brief overview of the discussion items for the Board's July 29 meeting. If you have any questions or would like additional information in advance, please let me know.

Consider Acceptance of 2025 Audit

Paul Hansen of Butler Hansen will attend the meeting to present a summary of the 2025 audit report.

Recommendation: That the Board accept the 2025 audit as presented.

Consider Appointments to Nominating Committee

The Community Council is accepting applications for one open seat on the Board of Directors. The selected candidate will complete the remainder of the term following Kris James' resignation, serving from Sept. 30, 2026-March 31, 2027. Staff requests that the President, with advice and consent of the board, appoint three board directors to work with the Executive Director to recruit and nominate a board director to fill the vacancy. Please reference the attached excerpt from the Board's Governance Policy for details on the role of the committee.

Recommendation: Appoint three Board directors to the Nominating Committee.

New Business: Holiday Décor Update

Community Center and Amenities Director Jackie Flores will provide an overview of the community gate holiday décor replacement project, including the resident-led selection process, design considerations, and project implementation. The presentation will highlight how committee input, operational needs, and long-term planning informed the new décor concept, which aligns with the Community Council Reserve Study and is designed to enhance both the community's holiday tradition and the efficiency of annual installation and maintenance.

Old Business: None



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DC Ranch Community Council
Board Meeting Agenda
May 27, 2026 | 5:30 p.m.
Desert Camp – Trailblazer Room and Zoom

MINUTES

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

Board Members Absent: Rolland Dickson, Director.

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

I. Call to Order

President Belmont called the meeting to order at 5:30 p.m.

II. Establish Quorum and Adopt Agenda

A quorum was established with 6 of 7 board members present.

Director Rosner motioned to adopt agenda, Vice President Crow seconded and the motion passed unanimously.

III. Approval of Board Meeting Minutes

a. March 25, 2026

Director Rosner motioned to approve, Director Kakwani seconded and the motion passed unanimously.

b. April 8, 2026

Director Rosner motioned to approve, Secretary/Treasurer Kepuraitis seconded and the motion passed unanimously.

IV. President's Report

- a.** President Belmont reported that, in response to resident feedback and after further consideration, the Community Council has opted not to proceed with the proposed logo change. The level of

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passion shared by residents underscores the pride the community has in DC Ranch and its brand. The remainder of the project including Phase I (research and branding) and Phase II (website redesign) will continue as planned.

b. Consider Finance Committee Appointments

The board appointed John Crow and re-appointed Troy Anderson and Elizabeth Kepuraitis to the Council Finance Committee for a two-year term ending on June 30, 2028. Elizabeth Kepuraitis as current Council Board Treasurer will serve as the Finance Committee Chair. Dinesh Kakwani, previously on the committee as Treasurer, will continue serving as well as resident Alexandra Pitea. Director Rosner motioned to approve Council Finance Committee appointments, Director James seconded and the motion passed unanimously.

V. Staff Reports

a. Staff Update

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

b. Financial Report

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

VI. New Business - none

VII. Old Business

a. Solar Proposal

Mr. Gens, Director of Finance and Administration, presented the solar project's feasibility, including capital investment, potential tax credits, and projected operation savings for considerations. The Board closely reviewed the proposed solar installation to understand its potential benefits, including long-term energy savings, available tax credits, and alignment with DC Ranch's sustainability efforts. After weighing the costs and overall feasibility, the Board has decided not to move forward with the project at this time. Director Rosner motioned to table the solar project proposal, Vice President Crow seconded and the motion passed unanimously.

b. Public Affairs Update

Ms. Irish, Director of Public Affairs, reviewed 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 was included in the board packet. Director James motioned to approve the direction and changes to the Public Affairs Engagement Plan for Sky Harbor as proposed. Director Rosner seconded and the motion passed.

Ms. Irish also provided an update on the construction of the City's dog park at the southwest corner of Hayden Road and Thompson Peak Parkway. Director James asked for an update on the

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Thompson Peak Parkway bridge, Ms. Irish says not at this time. A new project manager has been assigned to the project and there will be an open house at an unknown future date.

VIII. Other Comment*

From the request on his comment card, resident Chris Reynolds shared “a residents perspective on transparency and stewardship” including comments about proposed brand refresh and cost, revenue of Community Council, Council personnel and real estate lease costs, benefit fees and capital spending, and requested more transparency, regular financial summaries, and meaningful seat at the table before major decisions get made. The board thanked him for his comment.

From the request on his comment card, resident Chris Mullen asked if the Community Council has considered electric vehicles. Executive Director Davis indicated that the Council does not currently have any electric vehicles. and that the Sustainability Committee will be tasked to looking into this Ranch-wide.

Online comment from resident Andrea Brin stated she was “quite disturbed by all the misinformation and misunderstanding about the rebranding, logo and website. The issue exists with NVM’s and many residents. I am thinking there must be a ‘fix’ that the Council can come up with to spread the word with Ranch Association and the community.” She requested to appoint representatives to better share information.

Resident Art Landau indicated on his comment card that he did not want to speak but provided written comments. The written comments were acknowledged and presented to the board members following the meeting.

IX. Adjourn Meeting

President Belmont adjourned the meeting at 6:19 p.m.

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COMMUNITY VALUES

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



July 2026 Staff Report | May & June Review

Finance and Administration^{90879cv}

- *Personnel.* Welcome Senior Accountant, Daniel Headley who joined the team in June. The team is currently recruiting for a Human Resources Manager and Event and Program Coordinator.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in June: Connor Brannon – 1 year, Nina Gertzman – 4 years and in July: Jeopardy La Rue – 2 years, Luis Ayala – 7 years.
- *Information Technology:* Cybersecurity and IDS had no issues during the period. Networks (59 in total) 99.87% uptime.
- *Finance:*
 - Director of Finance conducted Finance Committee Meeting with lead auditor to discuss the 2025 Audited Financial Statements (Draft) and final updates. Paul Hansen will present the 2025 audited financials and related footnotes with an unqualified (“clean”) audit opinion at the July 29 Board meeting.
 - The FY2027 budget development continues with collaboration from the Leadership Team and department managers.
 - The finance team is exploring software to modernize employee expense management, automate expense reports, and approval requests for company purchasing cards.

Events, Programs and Recreation

- *Comedy Night.* Comedian Tom McTigue headlined the show while residents enjoyed light bites and beverages.
- *DC Ranch Gives: Summer Food Drive.* Residents donated essential items throughout the month of June to support Paradise Valley Community Food Bank.
- *Dive In Movies.* Residents were invited to the Desert Camp pool for an evening under the stars watching *Holes*. During the movie, residents enjoyed Handel’s ice-cream, snacks, and playing on floaties.
- *Fitness Classes.* As expected for the summer season, participation slowed cross May and June. Additionally, two classes were placed on hold for the remainder of the summer.
- *Health & Wellness.* Residents enjoyed a Seated Stretch class in May to improve balance, strength, mobility, and reduce stress.
- *Social Hour.* Each month, residents gather to enjoy music, beverages, and light bites while connecting with both new and longtime neighbors.
- *Starlight Concert Series.* The May concert wrapped up the series with a performance by resident favorite, Rock Lobster. Residents danced with their glow sticks, glow ties, sang along, and enjoyed time with their family and neighbors.

- *Summer Game Days.* Every Tuesday and Thursday, residents of all ages enjoyed a rotating lineup of activities including ping pong, cornhole, Spikeball, arts and crafts, board games, and more, creating a space for all to have fun and escape the summer heat indoors at The Homestead.
- *Youth & Teen.* In June, residents enjoyed frozen treats, games and had a fun day at the pool for Wet & Wild Wednesday.
- *Resident-Led Clubs*
 - Card & Games (Social Bridge, Mah Jongg and Hand and Foot) continue to meet weekly with minimal attendance as expected in the summer season.
 - The Pickleball Club experienced a gradual seasonal decline in participation but continues to maintain strong attendance despite the summer heat.
 - In May, the Women's Club enjoyed a Sparkling Wine 101 class led by a wine specialist on the North Patio of Desert Camp. In June, the ladies enjoyed a happy hour at the newly opened, local restaurant Heritage Kitchen.

Community Engagement

- *Blue Zones.* DC Ranch was awarded the "Participating Organization" designation and celebrated the achievement with a ribbon cutting in May. The event featured remarks from the Blue Zones Project Scottsdale Executive Director, Sarah Kearney, and words from Blue Zones team members recognizing DC Ranch's commitment to building a healthier and more connected community.

Communications

- *Brand Refresh and Website Redesign.* The Community Council is undertaking a brand refresh and website redesign. The first phase, the brand refresh, was completed. The Story & Messaging and Visual Brand components will be rolled out over the coming months. The second phase of the project, the website redesign, is underway. The team is currently finalizing the site map and new features that will be added to the site to enhance the experience of residents and other users. The new website is anticipated to launch this fall.
- *Candidate Open House.* The team informed residents about the Scottsdale City Council candidate open house hosted at The Homestead in June.
- *Loop 101 Roadwork Project.* As the Loop 101 project nears completion, the team continued to update residents on closures for pavement work.
- *Ranch Association Support.* The team emailed residents to keep them informed about happenings in their neighborhood including alleyway work in Park & Manor, herbicide treatment and road closure in Silverleaf (due to a crane), gate enhancement projects in Country Club, and sissoo tree pruning scheduled in Arcadia.

Facilities

- *Community Centers.* Throughout May and June, Desert Camp and The Homestead continued to provide welcoming, well-maintained spaces for residents to connect, recreate, and participate in community programming. Resident utilization remained strong, particularly at Desert Camp's fitness center, while both facilities successfully supported daily operations, rentals, events, and seasonal activities.
- *Facility Maintenance.* Throughout May and June, the Facilities team continued to focus on preventive maintenance, capital planning, infrastructure preservation, and enhancing the

resident experience across Community Council owned amenities. During this report period, staff advanced several capital improvement projects, completed operational enhancements, and continued long-term planning efforts to preserve community assets.

- Desert Camp Improvements
 - Increased the preventative maintenance frequency for fitness equipment from quarterly to monthly, beginning in July 2026, to better support equipment reliability and resident usage.
 - Completed facility lighting evaluations and operational adjustments to reduce light impacts to neighboring residents, including implementation of a 10:00 p.m. fitness center shade closure procedure and the planned installation of dimmable exterior lighting controls.
 - Partnered with the Landscape team to complete a large landscape enhancement project around the pool area, parking lot entrance, and north patio.
 - Completed the quarterly fire sprinkler inspections and replaced aging sprinkler heads throughout the facility to match the existing system.
 - Completed quarterly preventative maintenance for all HVAC units and annual inspections of the domestic water and irrigation systems.
 - Completed construction of the new concrete pathway connecting the east event lawn and pickleball area. During the final inspection, construction deficiencies were identified, and staff coordinated with the contractor to remove and replace the entire pathway at the contractor's expense to ensure the project meets DC Ranch quality standards.
 - Continued oversight of the Pioneer Room exterior millwork warranty repairs.
- The Homestead & Market Street Park
 - Completed quarterly preventative maintenance for all HVAC units at The Homestead and annual inspections of the domestic water and irrigation systems.
 - Partnered with the Community Engagement team to complete a comprehensive storage room clean-out and inventory of both community centers.
 - Replaced a failing water valve serving the Market Street Park dog drinking fountain to maintain reliable service for residents and their pets.
- Desert Camp Locker Room Repair
 - The Community Council is undertaking a locker room renewal project at Desert Camp Community Center to address aging plumbing and related infrastructure across the men's, women's, and family locker rooms. The project will be funded through Community Council reserves. Construction timing, temporary impacts, and alternative facility information will be shared with residents in advance of work beginning.

Public Affairs

- *Mack Industrial Project.* Mack Company is hosting a public Open House to share plans to amend the landscape setback from internal streets in the Mack Innovation Park. This change is needed because Mack plans to divide the north portion of their land into four parcels. (Map included in packet.) Initial research by Chris Irish, Director of Public Affairs, determined little if any impact on DC Ranch. Chris will attend the Open House to learn more. If needed, the Community Council could take an official position to support or oppose the change, based on its impact to the DC Ranch community-at-large. Residents were notified of the meeting and encouraged to attend.

- *City of Scottsdale Election.* In partnership with the Scottsdale Area Chamber of Commerce, DC Ranch hosted a City Council Candidate Open House in June. It was open to the public and well attended by residents. Seven of the eight candidates spent time talking to voters. A Candidate's Forum, where specific questions will be asked of the candidates, will also be held at The Homestead on Oct. 19.
- *Thompson Peak Bridge Expansion.* The city will host a public Open House to share design and construction information on Sept. 9 from 5:30 to 7 p.m. at The Homestead. Chris met recently with the fifth, and hopefully final, project manager assigned to this project. City staff changes have delayed the project by almost a year. The construction contract is slated to be awarded in late September by City Council.
- *Scottsdale Airport.* The new [Master Plan for the Scottsdale Airport](#) is expected to be approved by City Council in late September. Click the link to read the full document.
- *The Haven at 94th and Bell.* Both home and club house construction are underway. We received a couple of early complaints from a resident in Desert Haciendas, and the developer responded quickly. Staff is seeking information on sales to draft an article for Ranch News.



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

- ❖ The Community Council continues to operate in a positive position reporting \$1.5m in operating net income through June, which is \$1.3m favorable to budget. Community Benefit Fees are performing well at \$2.6m, favorable to budget by \$1.5m YTD.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 4,802,550	\$ 41,481	\$ 10,077	\$ 4,854,108
Expenses	2,397,780	158,303	62,777	2,618,860
Operating Income/(Loss)	\$ 2,404,770	\$ (116,823)	\$ (52,700)	\$ 2,235,247
Depreciation	-	-	83,241	83,241
Total Income/(Loss)	\$ 2,404,770	\$ (116,823)	\$ (135,941)	\$ 2,152,007
Transfers In/(Out)	(857,586)	366,204	491,382	-
Total Surplus/(Deficit)	\$ 1,547,184	\$ 249,381	\$ 355,442	\$ 2,152,007

Revenue

Operating revenue for June totaled \$765k, higher than budget by \$84k (12.4%). Year-to-date revenue is favorable to budget by \$1.5m (45.5%). Significant variances to budget include:

- June Community Benefit Fees including residential and commercial properties came in \$82.5k (30%) higher than forecast for the month. YTD reflects a revenue surplus of \$1.5m (139%).
- Interest has a \$12k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured) and Treasury Securities with additional cash generated by excess Community Benefit Fees transferred to savings.

Expense

June operating expenses were \$465k over budget, primarily due to transferring \$491k in excess Community Benefit Fees to the Capital Fund, with a corresponding increase to Capital Net Income. Year-to-date expense is \$214.5k lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$127.8 (8.2%) lower than estimated in the budget YTD due to open or transitioning positions that have recently been filled.
- Administrative costs are \$2.8k over budget for the month due to timing differences with Audit Fees, while YTD is under budget by \$28.5k (15%).

Programs

- Program expenses are favorable to budget by \$65.5k YTD (16%) due to cost savings and certain timing differences.

Facilities

- Facilities expense overall is \$64k 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 savings in utilities and repairs & maintenance so far this year.

General

- Insurance (non-EE) expense is \$25.4k over budget YTD primarily due to an increase in the Master Policy. This trend will continue through the year.

Reserve

- Reserve expenditures total \$158k for the year includes Desert Camp gates, window/doors, painting, stucco, walls & fences, repainting / wood beams, sidewalk ramp, parking lot sealcoating; concrete at Desert Parks, website & brand refresh, and artificial turf at The Homestead. Current month expenditures include a \$4.8k progress payment for the website redesign project.
- Interest income is \$41.5k YTD.

Capital

- Depreciation expense (non-cash) totals \$83.2k for the year.
- Interest income totals \$10k YTD with \$2.6k recorded in the current month; an increase attributable to the transfer of excess Community Benefit Fees during the year.
- The Capital Fund received a \$491k transfer from Operating of excess Community Benefit Fees during June, resulting in an increase to Capital Net Income for the period.
- Capital expenditures total \$62.7k for the year includes tennis umbrellas & chairs, fitness equipment, Desert Camp concrete path conversion, and basketball and playground lights. There were no Capital Expenditures during June.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 7.1 months as of June 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 benefit fees collected 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. A \$491.3k transfer was made to Capital on June 16, 2026.
- There is \$1.7m in the Capital Fund and \$3.1m in the Reserve Fund.

Looking Forward

Community Benefit Fees continue to perform strongly, coming in \$1.5m favorable to budget through June, and exceeded the \$1.7m annual budget during 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>
July 2026	\$484,645	\$132,857
August 2026	\$112,500	\$83,757

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET For the Period Ended

	June 30, 2026	December 31, 2025	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 3,454,213	\$ 2,695,969	\$ 758,244
Petty Cash	-	-	-
TOTAL OPERATING CASH	<u>3,454,213</u>	<u>2,695,969</u>	<u>758,244</u>
RESERVE FUND			
Cash	1,954,018	1,733,850	220,167
Investments (Net)	1,098,327	1,031,955	66,372
TOTAL RESERVE FUND	<u>3,052,345</u>	<u>2,765,805</u>	<u>286,539</u>
CAPITAL FUND			
Cash	1,178,874	350,896	827,978
Investments (Net)	491,955	-	491,955
TOTAL CAPITAL FUND	<u>1,670,829</u>	<u>350,896</u>	<u>1,319,933</u>
Accounts Receivable (Net)	81,690	45,255	36,435
Intercompany Receivable	297,613	437,697	(140,084)
Prepaid Expenses	108,875	187,643	(78,768)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Asset	1,035,662	1,062,175	(26,513)
OTHER CURRENT ASSETS	<u>1,593,840</u>	<u>2,697,770</u>	<u>(1,103,930)</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	-
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIPMENT	<u>1,095,777</u>	<u>1,095,777</u>	<u>-</u>
<i>Less Accumulated Depreciation</i>	<u>(486,231)</u>	<u>(402,990)</u>	<u>(83,241)</u>
PROPERTY, PLANT AND EQUIPMENT, NET	<u>609,546</u>	<u>692,786</u>	<u>(83,241)</u>
TOTAL ASSETS	<u>\$ 10,380,773</u>	<u>\$ 9,203,227</u>	<u>\$ 1,177,546</u>
LIABILITIES			
Accounts Payable	\$ 53,734	\$ 95,976	\$ (42,242)
Intercompany Payable	7,786	53,128	(45,342)
Accrued Liabilities	233,313	219,029	14,284
Deferred Revenue	23,603	15,746	7,857
Prepaid Assessments	74,783	88,801	(14,018)
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>1,612,967</u>	<u>2,587,428</u>	<u>(974,461)</u>
TOTAL LIABILITIES	<u>1,612,967</u>	<u>2,587,428</u>	<u>(974,461)</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	2,152,007	-	2,152,007
TOTAL NET ASSETS	<u>8,767,806</u>	<u>6,615,799</u>	<u>2,152,007</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 10,380,773</u>	<u>\$ 9,203,227</u>	<u>\$ 1,177,546</u>

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending June 30, 2026

	June 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)	\$ 1,358,710	\$ 1,359,042	\$ (332.00)	\$ 2,718,084
Commercial Assessments	80,510	80,510	-	483,060	483,060	-	966,120
Community Council Benefit Fees	354,306	271,759	82,547	2,575,688	1,076,680	1,499,008	1,700,000
Total Assessment Revenue	661,240	578,776	82,464	4,417,458	2,918,782	1,498,676	5,384,204
Community Celebrations & Events	966	1,150	(184)	10,543	10,450	93	19,500
Community Programming	3,585	5,961	(2,376)	53,970	70,684	(16,714)	121,371
Total Program Revenue	4,551	7,111	(2,560)	64,513	81,134	(16,621)	140,871
Community Center Rentals	2,032	250	1,782	17,705	13,250	4,455	20,250
Resident Access	270	360	(90)	1,350	2,160	(810)	4,320
Total Facilities Revenue	2,302	610	1,692	19,055	15,410	3,645	24,570
Cost Share Reimbursement	34,668	34,735	(67)	208,008	208,410	(402)	416,821
Advertising	2,160	2,160	-	2,160	2,160	-	5,040
Interest	4,687	3,500	1,187	33,257	21,000	12,257	42,000
Other Income	55,100	53,500	1,600	58,100	53,500	4,600	108,940
Total Other Income	96,615	93,895	2,720	301,525	285,070	16,455	572,801
Total Operating Income	764,708	680,392	84,316	4,802,550	3,300,396	1,502,154	6,122,446
EXPENSES							
Reserve Contributions	61,034	61,034	-	366,204	366,204	-	732,404
Capital Contributions	491,382	-	491,382	491,382	-	491,382	-
Total Reserve Expense	552,416	61,034	491,382.35	857,586	366,204	491,382.35	732,404
Personnel Expenses	251,331	267,703	(16,372)	1,439,908	1,567,722	(127,814)	3,188,401
Administration	30,494	27,686	2,808	161,399	189,965	(28,566)	395,042
Travel/Mtgs/ERR	7,275	10,440	(3,165)	31,177	46,045	(14,868)	87,903
Total Administrative Expense	289,099	305,829	(16,730)	1,632,484	1,803,732	(171,248)	3,671,346
Community Celebrations & Events	5,754	6,742	(988)	179,397	181,252	(1,855)	356,850
Community Programming	9,054	12,265	(3,211)	111,663	136,395	(24,732)	218,175
Community Engagement	116	5,687	(5,571)	27,056	44,872	(17,816)	65,780
Communications	3,576	3,938	(362)	22,617	43,713	(21,096)	75,077
Total Program Expense	18,500	28,632	(10,132)	340,733	406,232	(65,499)	715,882
Ranch Offices	16,399	20,256	(3,857)	97,601	119,036	(21,435)	238,072
Desert Camp Community Center	32,035	29,238	2,797	182,479	203,163	(20,684)	426,042
The Homestead Community Center	7,132	6,561	571	32,002	47,841	(15,839)	98,078
MS Park/P&T/Seasonal Décor	1,005	1,723	(718)	16,909	22,868	(5,959)	105,420
Total Facilities Expense	56,571	57,778	(1,207)	328,991	392,908	(63,917)	867,612
Insurance (non-EE) & Taxes	13,257	8,921	4,336	76,073	50,661	25,412	99,865
Other Expenses	(750)	2,303	(3,053)	19,500	21,106	(1,606)	35,337
Total General Expense	12,507	11,224	1,283	95,572	71,767	23,805	135,202
Total Operating Expense	929,093	464,497	464,596	3,255,366	3,040,843	214,523	6,122,446
Operating Income/(Loss)	(164,386)	215,895	(380,281)	1,547,184	259,553	1,287,631	-
Reserve Net Income/(Loss)	62,125	-	62,125	249,381	-	249,381	-
Capital Net Income/(Loss)	480,165	-	480,165	355,442	-	355,442	-
Reserve & Capital Net Income/(Loss)	542,290	-	542,290	604,823	-	604,823	-
Total Net Income/(Loss)	\$ 377,904	\$ 215,895	\$ 162,009	\$ 2,152,007	\$ 259,553	\$ 1,892,454	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date June 30, 2026

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	2,152,007
Adjustments to reconcile Net Income (deficit)		
The Depreciation		83,241
Noncash lease expense		26,513
<u>(Increase)/Decrease in:</u>		
Accounts Receivable		(36,435)
Intercompany Receivable		140,084
Prepaid Expense		77,211
Prepaid Insurance		1,558
<u>Increase/(Decrease) in:</u>		
Accounts Payable		(42,242)
Intercompany Payable		(45,342)
Accrued Payroll Expenses		6,399
Accrued Expenses		7,885
Deferred Revenue		7,857
Prepaid Assessments		(14,018)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ 2,364,716**

CASH FLOWS FROM INVESTING ACTIVITIES

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

NET INCREASE (DECREASE) IN CASH **\$ 2,364,716**

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

CASH, END OF PERIOD **\$ 8,177,387**

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: **7.10**

Operating Cash at 6/30/2026	\$	3,454,213
Total 2026 operating budget expenses	\$	6,122,446
MINIMUM - Average of three months	\$	1,459,872

Amount over
minimum
\$ 1,994,341

Amount under
minimum
N/A

MAXIMUM - Average of six months **\$ 2,919,744**

Amount over
maximum
\$ 534,469

Amount under
maximum
N/A

DC Ranch Community Council

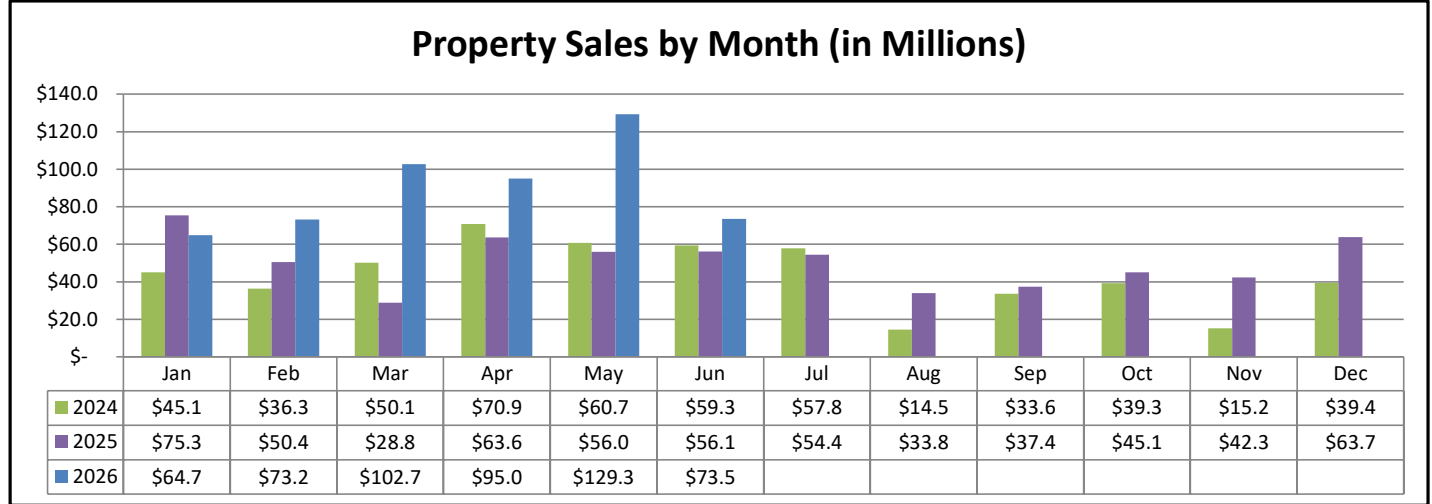
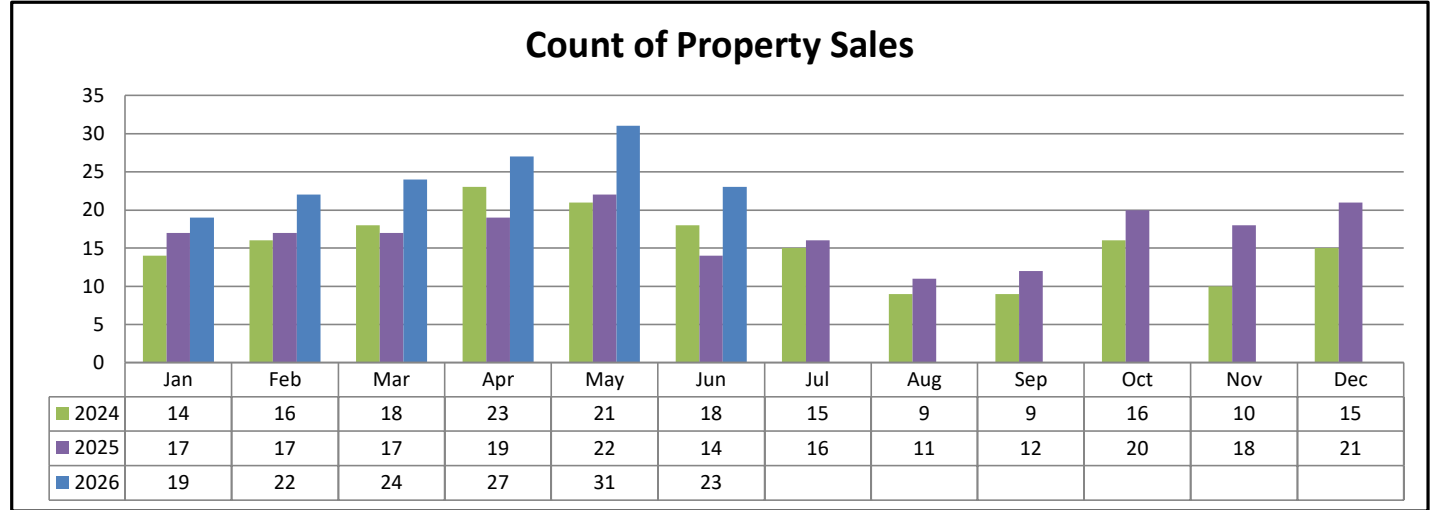
Resale Benefit Fee Trend - June 2026

Month	2024 Actual	2025 Actual	In Process	2026 Actual	2026 Budget	Budget Variance	Change from Prior Year
January	\$ 225,406	\$ 348,590	\$ -	\$ 312,588	\$ 100,716	\$ 211,872	\$ (36,002)
February	181,623	222,584	\$ -	\$ 364,384	\$ 177,913	\$ 186,471	\$ 141,800
March	250,528	113,805	\$ -	\$ 481,425	\$ 149,090	\$ 332,335	\$ 367,620
April	354,636	278,105	\$ -	\$ 462,587	\$ 189,624	\$ 272,963	\$ 184,482
May	303,452	225,055	\$ -	\$ 600,399	\$ 187,578	\$ 412,821	\$ 375,344
June	296,406	249,963	\$ -	\$ 354,306	\$ 271,759	\$ 82,547	\$ 104,344
July	289,095	163,786	\$ 484,645	\$ -	\$ 132,857		
August	72,293	169,215	\$ 112,500	\$ -	\$ 83,757		
September	168,085	185,940	\$ 11,500	\$ -	\$ 78,545		
October	185,415	171,748	\$ 67,500	\$ -	\$ 99,632		
November	76,071	96,725	\$ 30,250	\$ -	\$ 102,845		
December	185,400	318,675	\$ -	\$ -	\$ 125,684		
Annual Total	\$ 2,588,409	\$ 2,544,190	\$ 706,395	\$ 2,575,689	\$ 1,700,000	\$ 1,499,009	\$ 1,137,588

**Includes \$30,000 commercial benefit fee for Legacy Crossing LLC recorded in April that is currently under dispute with payment still pending.*

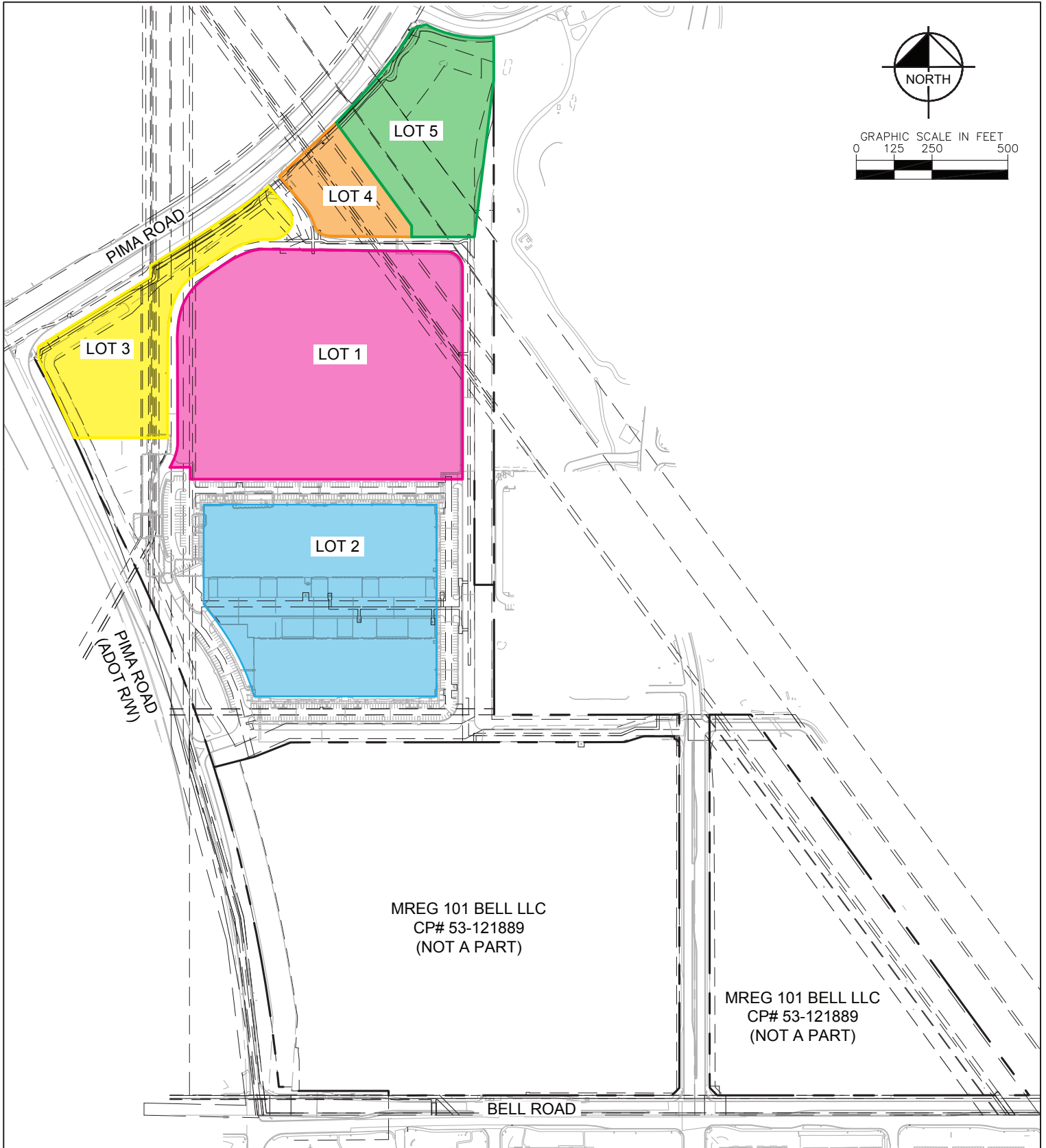
Property Sale Breakdown 2026				
Location	June	YTD	Average Price	YTD Average
Desert Parks - House	3	25	\$ 2,225,000	\$ 1,581,751
Desert Camp - House	6	26	1,408,000	1,532,692
Country Club - House	3	23	4,015,000	3,827,505
Silverleaf - House	8	52	4,681,250	5,476,663
Country Club - Land	0	2	-	175,000
Silverleaf - Land	0	9	-	4,536,667
Commercial/Corporate	3	9	-	5,021,075
Total/Average	23	146	\$ 3,198,309	\$ 3,688,922

Property Sales 2025	
Annual	Average
56	\$ 1,505,296
53	1,305,919
24	2,531,065
65	5,515,259
0	-
3	3,250,000
3	5,173,067
204	\$ 2,931,455



PRELIMINARY PLAT FOR MACK INNOVATION PARK - NORTH PHASE

PROJECT MAP





Welcome new finance team members

Mitch Gens is Director of Finance and Administration for the Community Council. He oversees accounting, IT and human resources. He is a Certified Public Accountant and a proud U.S. Navy veteran. On the weekend, you'll find Mitch hiking on the trails.



Alma Schumacher is Accounts Payable Specialist for the Ranch Association, maintaining financial records. In her free time, she enjoys singing, dancing and doing volunteer work.

Make your vote count

July 21 is the primary election. Candidates, to include Scottsdale city council members, can be elected in the primary so your vote is important. [View voting locations.](#)

Restore the Ranch projects continue

Ranch Association reserve dollars are hard at work this summer! Desert Haciendas will receive new playground equipment in August. This is the first of six (6) playgrounds scheduled for install before the end of the year. Other neighborhoods include The Estates, Park & Manor (Center Park/North Park), Terrace Homes East and Terrace Homes West.

Road repair is scheduled to begin this month across DC Ranch. Additional details and schedules will be shared with affected neighborhoods before work begins.

Gate enhancements have been completed in Country Club and the next phase will begin in Windgate and continue with the remaining Silverleaf gates. This project includes upgrading all gate operators and the installation of new wiring from the gate houses.

Property modification process

Homeowners contemplating exterior modifications are reminded that all exterior changes and alterations must be approved by the Modification Committee. The committee meets on the 2nd and 4th Tuesday of each month to review submitted proposals. Learn more about [modifications.](#)

Community Standard DCRH-27: Temporary Storage/Moving Containers

Temporary moving containers and portable storage are permitted for no more than 14 days. Containers should be placed in the driveway. If street placement is necessary, a [parking exemption form](#) must be submitted. The containers should not be placed on any portion of the landscaping.

Fall program registration

On Aug. 3, residents will be able to register for all fall programming in Club Automation. Stay tuned for the Fall Program Guide featuring events and programs for September, October and November.

Community Council Board of Directors seeking candidates

The Community Council is accepting applications for one open seat on the Board of Directors. The selected candidate will complete the remainder of the term following Kris James' resignation, serving from Sept. 30, 2026-March 31, 2027.

This is an opportunity to become more involved in DC Ranch and contribute to the future of the community. The application deadline is Aug. 7. [Click here](#) to learn more and apply.

Keep pets on leash for safety

Both Arizona law and the DC Ranch Standards require dogs be always kept on leash and under physical control by their caretaker when not enclosed in an area on the owner's property. Community Patrol and Community Standards teams are authorized to enforce this standard and impose a \$300 fine to the responsible party. [Learn more.](#)



Beware of Sonoran Desert Toads

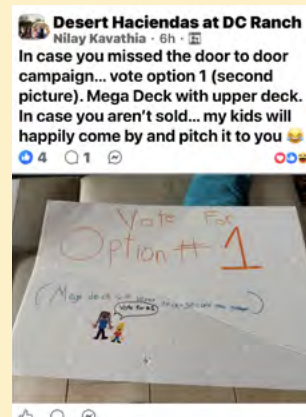
Monsoon moisture brings out the Sonoran Desert Toad (*Bufo alvarius*), a species with potent toxins on their skin. If touched or licked, it can cause harmful effects to humans and animals. Symptoms of an animal with toxic poisoning include foaming at the mouth, pawing at the mouth or eyes, seizures, high temperature and difficulty breathing. If you think your pet has been exposed to a toad toxin, act quickly. Flush the animal's mouth with water for five minutes and immediately call the ASPCA Animal Poison Control Center at 1.888.426.4435 and your veterinarian.

Monsoon season is here

DC Ranch landscape and maintenance crews provide storm cleanup on paths, streets and common areas where the Ranch Association is responsible. During heavy rains, residents should avoid areas where the water crosses the road per drainage plans. Please contact Community Patrol at 480.338.8477 if there is an issue in an area the Association needs to address.

Living Connected

Kathy Wahl, the Neighborhood Voting Member for Desert Haciendas, was tickled to see how excited the kids in her neighborhood were to help select the new playground equipment for their park (three design concepts were shared with residents). Kids went door to door on a campaign for their selection. "This was too cute not to share," said Wahl.



In case you missed it!



During the month of June, residents generously donated 717 items to the Gives: Summer Food Drive. Items included canned goods, pasta, cereal, rice, peanut butter, hygiene products, baby items, and other everyday essentials. Paradise Valley Community Food Bank is very thankful for the donations which were distributed to local individuals and families experiencing food insecurity.

COMMUNITY MEETINGS

Ranch Association Finance Committee

Wednesday, July 22 | 3 p.m. | The Ranch Office or Zoom

Modification Committee

Tuesday, July 28 | 2 p.m. | The Ranch Office or Zoom

Community Council Board of Directors

Wednesday, July 29 | 5:30 p.m. | Desert Camp or Zoom

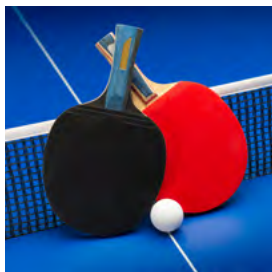
Ranch Association Board of Directors

Tuesday, Aug. 4 | 5 p.m. | Desert Camp or Zoom

Modification Committee

Tuesday, Aug. 11 | 2 p.m. | The Ranch Office or Zoom

EVENTS AND PROGRAMS



Summer Game Days

Tuesday: 10 a.m. to Noon

Thursday: 1 to 3 p.m.

The Homestead

All ages | Free

Drop by for an all-ages game space through July 30! Everything from cornhole and ping pong to puzzles and casual games will be provided—just come by to play with family, friends and neighbors.

Details are subject to change. Visit [DCRanch.com/calendar](https://dcranch.com/calendar) for the meeting calendar.
Log into Club Automation for event and program registration.



Women's Club: Sparkles & Sips

Tuesday, July 21 | 5:30 to 6:30 p.m.

Meet at Andrew Z Diamonds

Ages 21+ | [RSVP](#)

Join other DC Ranch women for an exclusive private shopping event on Market Street. Light bites and beverages provided.



Social Hour

Friday, July 24 | 5:30 to 6:30 p.m.

Desert Camp

Ages 21+ | [RSVP](#)

Mingle and enjoy a refreshment. These casual gatherings provide a nice way to end the week and chat with friends or get to know new neighbors. Light bites and beverages provided.

Women's Club: Happy Hour

Thursday, Aug. 6 | 5:30 to 6:30 p.m.

Meet at Pitch at Cavasson

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.

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](https://dcranch.com) for more community updates, news and information.

 Follow us on Instagram:
[@dcranch](#)

 Like us on Facebook:
[@dcranchscottsdale](#)



Legend
 - Use dash (-) for programs not scheduled that month
 0 Use 0 if program was cancelled for another reason (low attendance, weather, etc)

2026 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Adult Specialty Events	-	120	-	-	-	41							161
Card and Game Classes (Maj, Canasta and Bridge)	-	-	16	-	-	-							16
Concert Series	-	-	300	275	220	-							795
Creative Arts Class	25	-	30	-	-	-							55
Dive In Movies	-	-	-	-	-	35							35
Food Truck Night	-	-	100	-	-	-							100
Lifelong Learning	14	-	0	-	-	-							14
Neighborhood Park Parties	-	-	210	20	-	-							230
Path & Trail Programs (Walks, Strolls, Forum)	16	15	18	-	-	-							49
Performing Arts	-	-	20	-	-	-							20
Prickly Pumpkin	-	-	-	-	-	-							0
Racquet Sports (Tennis & Pickleball)	-	0	12	3	-	-							15
Social Hour	82	-	83	51	50	-							266
Specialty Arts & Education (Adult)	-	-	30	-	-	-							30
Specialty Arts & Education (Youth)	-	-	-	-	-	24							24
Specialty Recreation	-	-	-	-	-	-							0
Spotlight Speaker Series	-	98	-	45	-	-							143
Sunset Tour	-	36	38	-	-	-							74
Tasting Table	25	25	-	-	-	-							50
Yappy Hour	-	25	-	20	-	-							45
Youth & Teen	-	0	-	21	55	26							102
TOTAL	162	319	857	435	325	126	0	0	0	0	0	0	2,224
Health & Wellness Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Aqua Fitness	14	15	20	22	14	9							94
Aqua Fitness Drop-in	4	18	15	8	6	3							54
Full Body Pilates	32	33	24	36	30	21							176
Full Body Pilates Drop-in	13	27	21	11	9	12							93
Health & Wellness (Rotating)	29	0	11	20	8	0							68
Restorative Yoga	12	11	11	7	0	-							0
Restorative Yoga Drop-in	12	5	2	2	-	-							0
Step & Sculpt Class	5	4	0	-	-	-							9
Step & Sculpt Class Drop-In	0	1	-	-	-	-							1
Strength and Balance	62	59	62	54	42	22							301
Strength and Balance Drop-in	18	22	20	8	11	6							85
Yoga Basics	24	24	24	22	16	14							124
Yoga Basics Drop-In	15	12	10	7	8	7							59
Zen Yoga	11	13	12	10	9	7							62
Zen Yoga Drop-in	10	7	8	8	9	4							46
TOTAL	261	251	240	215	162	105	0	0	0	0	0	0	1,172
Resident-Led Club Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Book Club (monthly)	10	10	7	6	-	-							33
Bridge (weekly)	37	55	37	37	28	15							209
Stitch Social Club (biweekly)	2	4	3	3	-	-							12
Hand & Foot Canasta (weekly)	40	45	30	46	36	21							218
Hiking (bi-weekly)	25	22	20	14	-	-							81
Mah Jongg (weekly)	61	69	93	55	43	37							358
Mountain Biking (monthly)	2	2	1	-	-	-							5
Pickleball (2x per week)	192	165	182	162	126	90							917
Women's (monthly)	14	13	26	20	24	19							116
TOTAL	383	385	399	343	257	182	0	0	0	0	0	0	1,949

Signature Events & Celebrations Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Community Celebrations	-	-	64	-	-	-							64
DC Ranch Day	510	-	-	-	-	-							510
Eggstravaganza	-	-	-	550	-	-							550
Special Celebrations	-	-	100	-	-	-							100
Spooky Carnival	-	-	-	-	-	-							0
Winter Celebrations	-	-	-	-	-	-							0
TOTAL	510	0	164	550	0	0	0	0	0	0	0	0	1,224
Playhouse Theatre Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Audience (Attendance)	-	-	-	170	579	-							749
Auditions	32	-	-	-	-	-							32
Backstage Program/Volunteers	-	-	-	5	6	-							11
Cast Members	-	30	-	-	-	-							30
Registrant Total	32	30	0	175	585	0	0	0	0	0	0	0	822
Charitable Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
DC Ranch Gives	-	12	-	83	-	-							95
Volunteer Appreciation Event	-	-	-	52	-	-							52
TOTAL	0	12	0	135	0	0	0	0	0	0	0	0	147
Communications	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0	0	6							6
DCRanch.com Users	4,836	4,283	5,510	5,125	4,019	3,556							27,329
Emails	21	29	27	25	15	19							136
Text Messages	0	0	0	0	0	0							0
Facebook Posts	3	6	12	12	9	8							50
Instagram Posts	4	3	9	5	4	6							31
Ranch News Articles	11	12	10	11	10	9							63
TOTAL	4,875	4,333	5,568	5,178	4,057	3,604	0	0	0	0	0	0	27,615
Total Check-Ins	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Desert Camp Front Desk*	1,246	1,169	1,318	1,129	1,084	963							6,909
Desert Camp Fitness Center*	929	881	1,003	842	849	709							5,213
The Homestead Front Desk*	59	49	56	74	55	30							323
TOTAL	2,234	2,099	2,377	2,045	1,988	1,702	0	0	0	0	0	0	12,445
Unique Check-Ins	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
Unique Users*	217	220	228	200	185	178							205
Community Centers Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Desert Camp (Events, Programs, Clubs & Meetings)	106	112	100	111	86	92							607
The Homestead (Events, Programs, Clubs & Meetings)	8	14	9	10	15	11							67
Desert Camp Rentals	3	6	4	5	4	4							26
The Homestead Rentals	2	5	4	2	4	3							20
TOTAL	119	137	117	128	109	110	0	0	0	0	0	0	720
Desert Camp Tennis & Pickleball Bookings	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Tennis Courts (2 reservable)	211	166	112	140	128	126							883
Pickleball Courts (3 reservable)	375	337	236	265	179	112							1,504
Court Bookings Total	586	503	348	405	307	238	0	0	0	0	0	0	2,387

*January through April numbers have been corrected



JUNE | JULY | AUG. 2026

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.

Details are subject to change. Log into Club Automation for fitness class registration.