



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
Sept. 30, 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	Ron Belmont
	a. July 29, 2026	
IV.	President's Report	Ron Belmont
V.	Staff Reports	
	a. Staff Update	Jona Davis
	b. Financial Report	Mitch Gens
VI.	Consider Appointment to the Community Council Board	Elizabeth Kepuraitis
VII.	New Business	
	a. Consider Awarding Bid for Master Plan Phase 2	Jackie Flores, Heidi Rosner
VIII.	Old Business- none	
IX.	Other Comment*	
X.	Adjourn Meeting	Ron Belmont

**Residents who wish to speak during the meeting should submit a comment card to Devin Haggerty before the meeting begins and indicate whether their comment relates to a listed agenda item or Other Comment. Each resident will be acknowledged and invited to speak, with comments generally limited to three minutes. Residents attending in person should speak at the podium. Residents attending virtually who submit comments through the meeting chat must include their full name and DC Ranch address; comments with this information will be read aloud during the meeting. Anonymous comments will not be read into the record. Virtual attendees may also 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 |



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Board Meeting Agenda
July 29, 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 Rolland Dickson, Director.

Staff Members Present: Jona Davis, Executive Director; Mitch Gens, Director of Finance and Administration; Lynette Whitener, Community Engagement Director; Jackie Flores, Community Center & Amenities Director; Daniel Headley, Senior Accountant; 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 board members present. Director Rosner moved to adopt the agenda. Vice President Crow seconded, and the motion passed unanimously.

III. Approval of Board Meeting Minutes: May 27, 2026

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

IV. Consider Acceptance of 2025 Audit

Paul Hansen, CPA from Butler Hansen, summarized the Community Council's 2025 Audit Report, noting that it received an unqualified opinion—a clean financial report indicating the Council's financial statements are fairly presented, accurate, and prepared in accordance with standard accounting rules. Director Dickson motioned to approve the 2025 Audit as presented, Director Kakwani seconded and the motion passed unanimously.

V. President's Report

a. Governance Committee

The Governance Committee met in June and the discussion focused primarily on the modifications proposal. Discussions remain ongoing, with further details to be determined.

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b. Nominating Committee: Board Director Recruitment

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. President Belmont motioned to appoint Directors Rosner, Kepuraitis, and Dickson to work with the Executive Director to recruit and nominate a board director to fill the vacancy. Vice President Crow seconded and the motion passed unanimously.

VI. Staff Reports

a. Staff Update

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

b. Financial and Benefit Fee Report

Mr. Gens, Director of Finance & Administration, reviewed June 2026 and year-to-date financial results and shared an analysis of Benefit Fee activity.

VII. New Business: Holiday Décor Update

Community Center and Amenities Director, Jackie Flores, provided an overview of the community gate holiday décor replacement project being installed on community gates including the resident-led selection process, design considerations, and project implementation. The presentation highlighted 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. The new metal décor is modeled after deer commonly seen in the adjacent Preserve. Gate décor is one part of the holiday package, with monument decorations and indoor community center décor continuing as planned. Installation of all holiday décor will begin in mid-November.

VIII. Old Business: None

IX. Other Comment

There were no comments in person or online.

X. Adjourn Meeting

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

COMMUNITY VALUES

- Sense of Community
- Healthy Lifestyles
- Artistic and Cultural Opportunities

- Diversity and Inclusiveness
- Lifelong Learning

- Family
- Environmental Stewardship
- Relationship with the Larger Community



September 2026 Staff Report

July & August Review

Finance and Administration

- *Personnel.* Welcome Human Resources Manager, Jasal “Jes” Patel. Jes is an HR and Business Operations Executive with over 20 years of progressive experience specializing in strategic human resources, total rewards, and operational leadership.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in July: Jeopardy Jaramillo – 2 years, and Luis Ayala – 7 years, and in August: Monika Truax -11 years.
- *Information Technology.* Cybersecurity and IDS had no issues during the period. Networks (59 in total) 99.74% uptime.
- *2027 Budget Development.* The Board will review a draft of the proposed 2027 budget during a joint work session with the Finance Committee on September 30, followed by an open budget meeting on October 21, with finalization and adoption set for November 4.

Events, Programs and Recreation

- *Dive In Movies.* A July movie night gave residents the opportunity to float in the pool while enjoying *A Goofy Movie*, summer treats, including Handel’s ice cream, a dirty soda bar, snacks and freshly popped popcorn.
- *Fitness Classes.* Participation remained consistent with the summer season across July and August.
- *Social Hour.* Monthly, residents gather to enjoy music, beverages, and light bites while connecting with neighbors.
- *Summer Game Days.* Every Tuesday and Thursday in July, residents of all ages enjoyed a rotating lineup of activities including ping pong, cornhole, Spike ball, arts and crafts, board games, and more, creating a space for all to have fun and escape the summer heat indoors at The Homestead.
- *Wet ‘N Wild Wednesday.* In July, families gathered at the pool to enjoy summer treats, games and time with friends.
- *Resident-Led Clubs*
 - Card & Games (Social Bridge, Mah Jongg and Hand and Foot) continue to meet weekly with lower attendance as expected in the summer season.
 - The Pickleball Club experienced a seasonal decline in participation, but a core group continue to play despite the summer heat.
 - In July, the Women’s Club enjoyed a Sparkles & Sips jewelry event at Andrew Z Diamonds on Market Street. In August, the ladies enjoyed a happy hour at Pitch at Cavasson with appetizers and beverages.

Community Engagement

- *New Resident Welcome.* Neighborhood Voting Members continue to welcome new residents each month with welcome bags. Welcome bags include new resident welcome information, City of Scottsdale collateral, and DC Ranch branded beach towel, pair of can coolers and picture frame.
- *Historic Committee:* Lloyd Media Group was contracted to create a 5-minute video for the new website. The video will highlight the community's history, vision, growth, and people and will include interview snippets and archive materials.

Communications

- *Fall Program Guide.* The Fall Program Guide was completed in July. The publication outlines events and programs in September, October and November. A digital version was uploaded to DCRanch.com and copies were printed for residents to pick up.
- *Brand Refresh and Website Redesign.* The Community Council is undertaking a brand refresh and website redesign. The first phase, the brand refresh, is complete. The Story & Messaging and Visual Brand components will continue to be rolled out over the coming months. The Communications Team is completing the Brand Standards Guide, an internal document that helps everyone at DC Ranch, from the Community Council to the Ranch Association to the Covenant Commission to the Boards, speak with one consistent voice, while recognizing the distinct roles each group plays in bringing the brand to life. The second phase of the project, the website redesign, is underway. The site map and new features, which will enhance the experience of residents and other users, were finalized. The design of the website is in progress, along with content writing and editing. The new website is anticipated to launch in January 2027.
- *Neighborhood Project Communications.* The Communications Team supported the Ranch Association with emails about projects occurring in various neighborhoods throughout DC Ranch.

Facilities

- *Community Centers.* Throughout July and August, Desert Camp and The Homestead continued to provide welcoming spaces for residents during the summer months. Desert Camp experienced consistent use of the fitness center and pools, while The Homestead supported Summer Game Days, rentals and other seasonal programming. Staff remained focused on daily operations, resident service and maintaining both facilities in preparation for increased fall activity.
- *Facility Maintenance*
 - Staff focused on preventive maintenance and repairs throughout the summer in preparation for increased fall programming, rentals and facility use.
 - Quarterly fire sprinkler and life-safety inspections were completed at all Community Council facilities.
 - Monthly deep cleaning of facility carpets continued as part of the preventive maintenance and cleaning schedule.
 - The Homestead veranda patio cushions were replaced, refreshing the space.
 - Staff continued coordinating landscaping, irrigation and general maintenance needs with the Ranch Association.

- *Desert Camp Locker Room Repair*
 - Construction began on the Desert Camp men's locker room repair in August following the discovery of significant plumbing/drainage and wall damage earlier in the year.
 - The project is being completed in phases to minimize impacts to residents, beginning with the men's locker room.
 - Work includes addressing underlying infrastructure issues along with new showers, restroom fixtures, counters and sinks, lighting, finishes and other functional improvements.
 - Staff continues to coordinate closely with the contractor on construction progress, schedule and resident impacts.

Public Affairs

- *SUSD School Closures.* DC Ranch Community Council is supporting SUSD Options A and B, both of which keep Copper Ridge School open. Staff submitted a formal statement to the School Board and superintendent, prior to being presented at the Sept. 8 SUSD Board meeting. Jona Davis, Executive Director, presented it again at the Sept. 22 SUSD community meeting. Staff are working with NVMs to educate Copper Ridge parents and the DC Ranch community at large.
- *Thompson Peak Bridge Expansion.* City staff hosted an Open House at The Homestead to share the design and construction timeline. All changes requested by DC Ranch were incorporated. The construction contract is scheduled for City Council approval on Sept. 22, with construction expected to begin immediately if approved and take approximately one year. Two DC Ranch residents are serving on the Scottsdale Public Art selection panel.
- *Scottsdale Airport.* The airport will be shut down from Oct. 24 – 31 for runway maintenance.



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	50	-					85
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	-	60	58					384
Specialty Arts & Education (Adult)	-	-	30	-	-	-	-	-					30
Specialty Arts & Education (Youth)	-	-	-	-	-	24	26	-					50
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	20	-					122
TOTAL	162	319	857	435	325	126	156	58	0	0	0	0	2,438
Health & Wellness Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Aqua Fitness	14	15	20	22	14	9	9	8					111
Aqua Fitness Drop-in	4	18	15	8	6	3	7	11					72
Full Body Pilates	32	33	24	36	30	21	10	12					198
Full Body Pilates Drop-in	13	27	21	11	9	12	4	7					104
Health & Wellness (Rotating)	29	0	11	20	8	0	0	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	21	20					342
Strength and Balance Drop-in	18	22	20	8	11	6	10	6					101
Yoga Basics	24	24	24	22	16	14	10	12					146
Yoga Basics Drop-In	15	12	10	7	8	7	11	2					72
Zen Yoga	11	13	12	10	9	7	8	9					79
Zen Yoga Drop-in	10	7	8	8	9	4	7	2					55
TOTAL	261	251	240	215	162	105	97	89	0	0	0	0	1,358
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	14	14					237
Stitch Social Club (biweekly)	2	4	3	3	-	-	-	-					12
Hand & Foot Canasta (weekly)	40	45	30	46	36	21	19	20					257
Hiking (bi-weekly)	25	22	20	14	-	-	-	-					81
Mah Jongg (weekly)	61	69	93	55	43	37	38	34					430
Mountain Biking (monthly)	2	2	1	-	-	-	-	-					5
Pickleball (2x per week)	192	165	182	162	126	90	86	91					1,094
Women's (monthly)	14	13	26	20	24	19	15	20					151
TOTAL	383	385	399	343	257	182	172	179	0	0	0	0	2,300

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	0	2					8
DCRanch.com Users	4,836	4,283	5,510	5,125	4,019	3,556	4,803	3,562					35,694
Emails	21	29	27	25	15	19	30	29					195
Text Messages	0	0	0	0	0	0	0	0					0
Facebook Posts	3	6	12	12	9	8	8	8					66
Instagram Posts	4	3	9	5	4	6	1	4					36
Ranch News Articles	11	12	10	11	10	9	NA	9					72
TOTAL	4,875	4,333	5,568	5,178	4,057	3,604	4,842	3,614	0	0	0	0	36,071
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	993	1,036					8,938
Desert Camp Fitness Center*	929	881	1,003	842	849	709	801	861					6,875
The Homestead Front Desk*	59	49	56	74	55	30	54	39					416
TOTAL	2,234	2,099	2,377	2,045	1,988	1,702	1,848	1,936	0	0	0	0	16,229
Unique Check-Ins	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
Unique Users*	217	220	228	200	185	178	252	270					219
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	91	80					778
The Homestead (Events, Programs, Clubs & Meetings)	8	14	9	10	15	11	10	6					83
Desert Camp Rentals	3	6	4	5	4	4	3	2					31
The Homestead Rentals	2	5	4	2	4	3	0	2					22
TOTAL	119	137	117	128	109	110	104	90	0	0	0	0	914
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	72	76					1,031
Pickleball Courts (3 reservable)	375	337	236	265	179	112	95	93					1,692
Court Bookings Total	586	503	348	405	307	238	167	169	0	0	0	0	2,723

*January through April numbers have been corrected



DC Ranch Community Council
Financial Highlights
For period ending August 31, 2026

- ❖ The Community Council continues to operate in a positive position reporting \$1.2m in operating net income through August, which is \$970k favorable to budget. This amount is reduced by transfers of excess Community Benefit Fees to the Capital Fund of \$1.2m YTD.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 6,016,905	\$ 61,491	\$ 17,840	\$ 6,096,236
Expenses	<u>3,139,302</u>	<u>276,271</u>	<u>93,485</u>	<u>3,509,059</u>
Operating Income/(Loss)	\$ 2,877,602	\$ (214,780)	\$ (75,645)	\$ 2,587,177
Depreciation	<u>-</u>	<u>-</u>	<u>119,088</u>	<u>119,088</u>
Total Income/(Loss)	\$ 2,877,602	\$ (214,780)	\$ (194,733)	\$ 2,468,089
Transfers In/(Out)	<u>(1,684,469)</u>	<u>488,272</u>	<u>1,196,197</u>	<u>-</u>
Total Surplus/(Deficit)	\$ 1,193,133	\$ 273,492	\$ 1,001,464	\$ 2,468,089

Revenue

Operating revenue for August totaled \$523k, higher than budget by \$87k (20.0%). Year-to-date revenue is favorable to budget by \$1.8m (42.5%). Significant variances to budget include:

- August Community Benefit Fees including residential and commercial properties came in \$97k (116%) higher than forecast for the month. YTD reflects a revenue surplus of \$1.8m (139%).
- Interest has a \$15k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured) with additional cash generated by excess Community Benefit Fees.
- An amendment to the Inter-Company Cost Sharing Agreement was signed with Ranch Association August 1, 2026 decreasing the monthly reimbursement from \$17.2k to \$7.4k, a reduction of \$9.8k due to hiring a dedicated HR Manager and Accounting Associate.

Expense

Operating expenses were \$308k and \$826k over budget for the month and YTD respectively, due to Capital Contributions by transferring \$350.5k excess Community Benefit Fees to the Capital Fund during the month and \$1.2m YTD. These transfers are offset by a corresponding increase to the Capital Fund net income. Exclusive of these transfers, expenses would have been under budget by \$42.8k and \$370.4k YTD. Notable expense variances include:

Administration

- Personnel costs are \$162.3k (7.7%) lower than estimated in the budget YTD due to open or transitioning positions throughout the year.
- Administrative costs are \$13.6k under budget (37%) for the month due to timing differences of Professional Services and IT Support, while YTD is under budget by \$61.8k (23%).

Programs

- Program expenses are favorable to budget by \$73.6k YTD (16.6%) due to cost savings and certain timing differences.

Facilities

- Facilities expense overall is \$93.5k (17%) below budget YTD, in part due to budgeting for offices at Canyon Village which included costs of the funding plan for the tenant improvements (TIs). In practice, rent is recognized in accordance with ASC 842 on a straight line basis over the life of the lease while TIs are capitalized to fixed assets and depreciated. Desert Camp and The Homestead also have savings in utilities and repairs & maintenance so far this year.

General

- Insurance (non-EE) expense is \$34k over budget YTD primarily due to a budget calculation adjustment. This trend will continue through the year.
- Other Expenses exceeded budget by \$2.5k for the month primarily due to recruiting expenses.

Reserve

- Reserve expenditures total \$276k 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, holiday decorations, and progress payment on the Desert Camp locker room repair. Current month expenditures of \$9k include \$6.8k for bookcase work & shelf repair and \$2.2k toward the Desert Camp locker room repair.
- Interest income is \$61.5k YTD.

Capital

- Depreciation expense (non-cash) totals \$119k for the year.
- Interest income totals \$17.8k YTD with \$4.3k recorded in the current month; an increase attributable to the transfer of excess Community Benefit Fees during the year.
- The Capital Fund received a \$350.5k transfer from Operating of excess Community Benefit Fees during the month and \$1.2m YTD, resulting in an increase to Capital Net Income.
- Capital expenditures total \$93.5k for the year includes tennis umbrellas & chairs, fitness equipment, Desert Camp concrete path conversion, and basketball and playground lighting project. There were no expenditures during the month.

Balance Sheet/Cash Flow

- Operating cash on hand decreased to 6.3 as of August 31, 2026 in line with transferring excess benefit fees to Capital. The cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan. All additional benefit fees collected will be transferred to Capital through year-end lowering the number of months cash on hand to between the 3 to 6 month standard.
- There is \$2.4m in the Capital Fund and \$3.1m in the Reserve Fund.

Looking Forward

Community Benefit Fees continue to perform strongly, coming in \$1.8m favorable to budget through August, 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>
September 2026	\$148,070	\$78,545
October 2026	\$331,600	\$99,632

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET For the Period Ended

	August 31, 2026	December 31, 2025	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 3,075,824	\$ 2,695,969	\$ 379,856
Petty Cash	-	-	-
TOTAL OPERATING CASH	3,075,824	2,695,969	379,856
RESERVE FUND			
Cash	1,468,595	1,733,850	(265,256)
Investments (Net)	1,600,617	1,031,955	568,662
TOTAL RESERVE FUND	3,069,211	2,765,805	303,406
CAPITAL FUND			
Cash	1,375,885	350,896	1,024,989
Investments (Net)	986,334	-	986,334
TOTAL CAPITAL FUND	2,362,219	350,896	2,011,323
Accounts Receivable (Net)	63,416	45,049	18,367
Intercompany Receivable	216,896	437,697	(220,801)
Prepaid Expenses	135,992	182,788	(46,796)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Asset	879,321	971,750	(92,429)
OTHER CURRENT ASSETS	1,365,625	2,602,284	(1,236,659)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	83,870	83,870	-
Vehicles & Equipment	410,444	407,635	2,809
Leasehold Improvements	416,135	416,135	-
Desert Camp Renovation(s)	75,216	7,562	67,654
Homestead Renovation(s)	110,112	110,112	-
Construction In Progress	-	70,463	(70,463)
TOTAL PROPERTY, PLANT & EQUIPMENT	1,095,777	1,095,777	-
<i>Less Accumulated Depreciation</i>	<i>(522,078)</i>	<i>(402,990)</i>	<i>(119,088)</i>
PROPERTY, PLANT AND EQUIPMENT, NET	573,698	692,786	(119,088)
TOTAL ASSETS	\$ 10,446,577	\$ 9,107,741	\$ 1,338,837
LIABILITIES			
Accounts Payable	\$ 46,484	\$ 95,976	\$ (49,492)
Intercompany Payable	34,518	79,860	(45,342)
Accrued Liabilities	118,391	175,064	(56,673)
Deferred Revenue	26,298	17,011	9,287
Prepaid Assessments	54,282	88,801	(34,519)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Liability	1,032,115	1,089,628	(57,513)
TOTAL CURRENT LIABILITIES	1,382,087	2,511,340	(1,129,252)
TOTAL LIABILITIES	1,382,087	2,511,340	(1,129,252)
NET ASSETS			
Reserve Equity	2,325,678	2,325,678	-
Capital Equity	2,907,251	2,907,251	-
Operating Equity	1,363,472	1,363,472	-
Current Year Profit	2,468,089	-	2,468,089
TOTAL NET ASSETS	9,064,490	6,596,401	2,468,089
TOTAL LIABILITIES & NET ASSETS	\$ 10,446,577	\$ 9,107,741	\$ 1,338,837

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending August 31, 2026

	August 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)	\$ 1,811,558	\$ 1,812,056	\$ (498)	\$ 2,718,084
Commercial Assessments	80,510	80,510	-	644,080	644,080	-	966,120
Community Council Benefit Fees	180,725	83,757	96,968	3,091,922	1,293,294	1,798,628	1,700,000
Total Assessment Revenue	487,659	390,774	96,885	5,547,560	3,749,430	1,798,130	5,384,204
Community Celebrations & Events	-	-	-	10,543	10,450	93	19,500
Community Programming	2,658	5,616	(2,958)	64,845	82,261	(17,416)	121,371
Total Program Revenue	2,658	5,616	(2,958)	75,388	92,711	(17,323)	140,871
Community Center Rentals	1,900	250	1,650	20,605	13,750	6,855	20,250
Resident Access	360	360	-	1,890	2,880	(990)	4,320
Total Facilities Revenue	2,260	610	1,650	22,495	16,630	5,865	24,570
Cost Share Reimbursement	24,822	34,735	(9,913)	267,498	277,880	(10,382)	416,821
Advertising	720	720	-	2,880	2,880	-	5,040
Interest	4,871	3,500	1,371	42,984	28,000	14,984	42,000
Other Income	-	-	-	58,100	53,500	4,600	108,940
Total Other Income	30,413	38,955	(8,542)	371,462	362,260	9,202	572,801
Total Operating Income	522,990	435,955	87,035	6,016,905	4,221,031	1,795,874	6,122,446
EXPENSES							
Reserve Contributions	61,034	61,034	-	488,272	488,272	-	732,404
Capital Contributions	350,509	-	350,509	1,196,197	-	1,196,197	-
Total Reserve Expense	411,543	61,034	350,509	1,684,469	488,272	1,196,197	732,404
Personnel Expenses	231,740	258,254	(26,515)	1,942,587	2,104,906	(162,319)	3,188,401
Administration	23,034	36,636	(13,602)	201,617	263,369	(61,752)	395,042
Travel/Mtgs/ERR	5,225	4,517	708	41,850	57,762	(15,912)	87,903
Total Administrative Expense	259,999	299,407	(39,408)	2,186,054	2,426,037	(239,983)	3,671,346
Community Celebrations & Events	1,954	2,092	(138)	183,159	185,436	(2,277)	356,850
Community Programming	6,171	9,525	(3,354)	124,837	158,340	(33,503)	218,175
Community Engagement	895	2,402	(1,507)	30,163	48,051	(17,888)	65,780
Communications	7,549	7,375	174	32,806	52,715	(19,909)	75,077
Total Program Expense	16,569	21,394	(4,825)	370,965	444,542	(73,577)	715,882
Ranch Offices	16,393	19,631	(3,238)	130,294	158,298	(28,004)	238,072
Desert Camp Community Center	22,184	30,158	(7,974)	230,911	274,229	(43,318)	426,042
The Homestead Community Center	12,133	8,426	3,707	52,637	63,573	(10,936)	98,078
MS Park/P&T/Seasonal Décor	3,012	923	2,089	39,212	50,464	(11,252)	105,420
Total Facilities Expense	53,722	59,138	(5,416)	453,054	546,564	(93,510)	867,612
Insurance (non-EE) & Taxes	12,532	8,206	4,326	101,137	67,063	34,074	99,865
Other Expenses	4,649	2,186	2,463	28,093	25,463	2,630	35,337
Total General Expense	17,181	10,392	6,789	129,230	92,526	36,704	135,202
Total Operating Expense	759,013	451,365	307,648	4,823,772	3,997,941	825,831	6,122,446
Operating Income/(Loss)	(236,024)	(15,410)	(220,614)	1,193,133	223,090	970,043	-
Reserve Net Income/(Loss)	60,617	-	60,617	273,492	-	273,492	-
Capital Net Income/(Loss)	339,904	-	339,904	1,001,464	-	1,001,464	-
Reserve & Capital Net Income/(Loss)	400,521	-	400,521	1,274,956	-	1,274,956	-
Total Net Income/(Loss)	\$ 164,497	\$ (15,410)	\$ 179,907	\$ 2,468,089	\$ 223,090	\$ 2,244,999	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date August 31, 2026

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	2,468,089
Adjustments to reconcile Net Income (deficit)		
Depreciation		119,088
Noncash lease expense		92,429
<u>(Increase)/Decrease in:</u>		
Accounts Receivable		(18,367)
Intercompany Receivable		220,801
Prepaid Expense		36,740
Prepaid Insurance		10,056
<u>Increase/(Decrease) in:</u>		
Accounts Payable		(49,492)
Intercompany Payable		(45,342)
Accrued Payroll Expenses		(58,627)
Accrued Expenses		1,954
Deferred Revenue		9,287
Prepaid Assessments		(34,519)
Operating Lease Liability		(57,513)

NET CASH FROM OPERATING ACTIVITIES **\$ 2,694,584**

CASH FLOWS FROM INVESTING ACTIVITIES

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

NET INCREASE (DECREASE) IN CASH **\$ 2,694,584**

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

CASH, END OF PERIOD **\$ 8,507,254**

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: **6.29**

Operating Cash at 8/31/2026 \$ 3,075,824

Total 2026 operating budget expenses \$ 6,122,446

MINIMUM - Average of three months \$ 1,465,883

Amount over
minimum

\$ 1,609,942

Amount under
minimum

N/A

MAXIMUM - Average of six months

\$ 2,931,766

Amount over
maximum

\$ 144,059

Amount under
maximum

N/A

DC Ranch Community Council

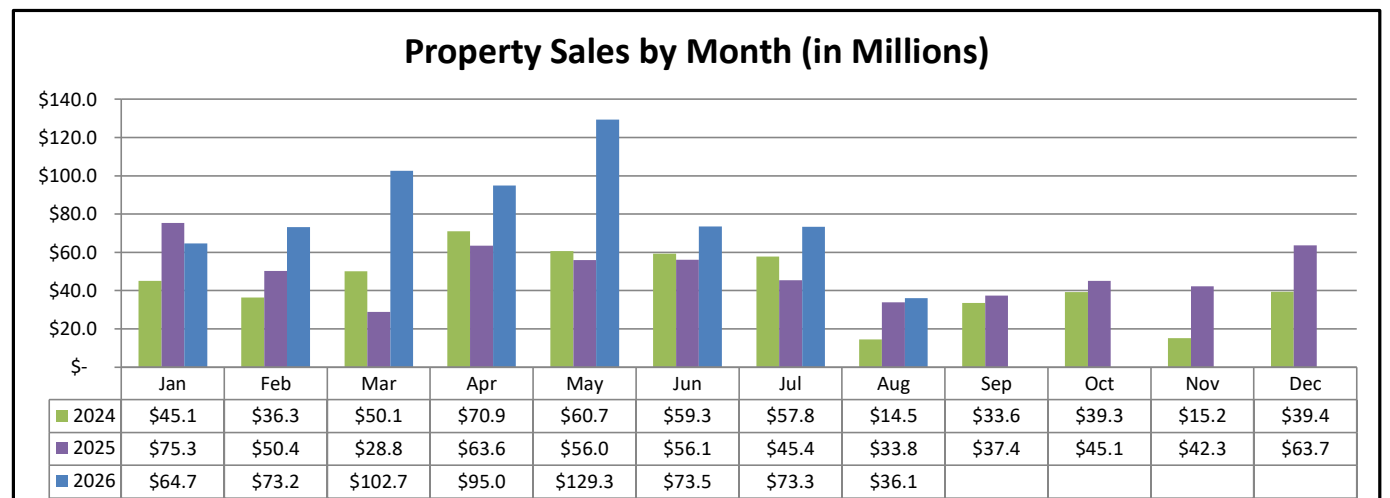
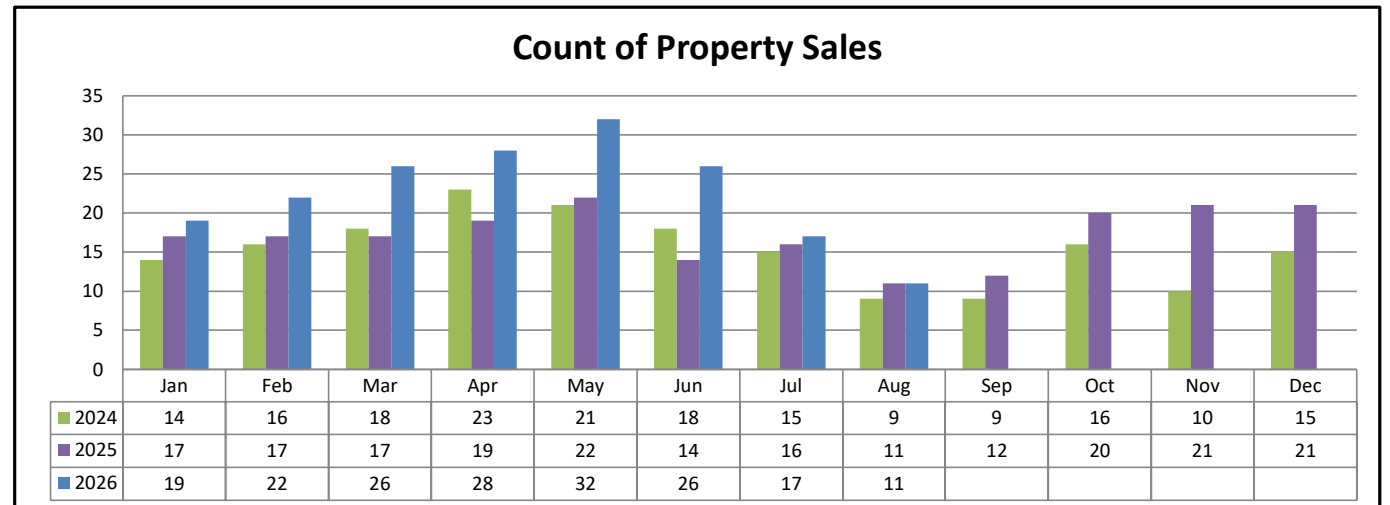
Resale Benefit Fee Trend - August 2026

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	-	350,509	132,857	217,652	186,723
August	72,293	169,215	-	180,725	83,757	96,968	11,510
September	168,085	185,940	148,070	-	78,545		
October	185,415	171,748	331,600	-	99,632		
November	76,071	96,725	49,250	-	102,845		
December	185,400	318,675	24,375	-	125,684		
Annual Total	\$ 2,588,409	\$ 2,544,190	\$ 553,295	\$ 3,106,923	\$ 1,700,000	\$ 1,813,629	\$ 1,335,820

**Includes \$30,000 commercial benefit fee for Legacy Crossing LLC recorded in April that is currently under dispute with \$15,000 reserved against the fee.*

Property Sale Breakdown 2026				
Location	August	YTD	Average Price	YTD Average
Desert Parks - House	2	33	\$ 770,000	\$ 1,455,539
Desert Camp - House	4	31	901,250	1,437,258
Country Club - House	1	27	2,600,000	3,706,208
Silverleaf - House	3	63	8,233,333	5,798,481
Country Club - Land	0	2	-	175,000
Silverleaf - Land	1	12	3,700,000	3,710,833
Garages	0	10	-	868,370
Commercial/Corporate	0	3	-	12,168,659
Total/Average	11	181	\$ 3,285,909	\$ 3,580,273

Property Sales 2025	
Annual	Average
56	\$ 1,505,296
53	1,305,919
24	2,531,065
65	5,515,259
-	-
3	3,250,000
4	886,050
2	\$ 5,987,500
207	\$ 2,888,970



Copper Ridge School considered for closure

The SUSD superintendent's citizen advisory committee has recommended [three options](#) for consideration of future school consolidations and/or closings for the 2027-28 school year. A public meeting is scheduled at Desert Mountain High School on Sept. 22 at 6 p.m. [View notice](#).

Apply to become an NVM

Each year, Neighborhood Voting Members (NVMs) are elected by their neighbors to serve as liaisons between neighborhood residents and the Ranch Association Board of Directors. The Ranch Association holds elections each November to elect resident representatives for one-year terms. With 44 positions in total, one for each neighborhood in DC Ranch, NVMs are responsible for disseminating important information to neighbors and for casting the sole vote for the neighborhood they represent during Ranch Association Board elections. Applications are available on [DCRanch.com](#) starting Oct. 1.

Community Safety Forum

Join the Ranch Association on Wednesday, Oct. 14 from 5:30 to 6:30 p.m. at The Homestead Community Center for an informative evening dedicated to helping residents enhance the safety and security of their homes, families, and neighborhoods.

This year's program will feature practical information you can put to use right away, including crime prevention strategies, home security best practices, vacation watch resources, community resilience and emergency preparedness, Arizona e-bike regulations, recent crime trends, and an overview of the DC Ranch Community Patrol program. Residents will have an opportunity to meet the new leader for Scottsdale Police Department Foothills District, Commander Peter Michael.

City Council Candidate Forum at DC Ranch

The Scottsdale Chamber of Commerce and DC Ranch will host a Forum for candidates vying for a seat on city council in the November primary election. The moderated question-and-answer session will be held on Monday, Oct. 19 from 6 to 7:30 p.m. at The Homestead Community Center. Voters will hear candidates' priorities, concerns and vision for Scottsdale.

New playground amenities

Desert Haciendas and four additional neighborhoods are working collaboratively with the Ranch Association and KOMPAN on new playground projects, with the goal of completing all four installations by the end of 2026. The Maintenance Team recently completed the demolition and removal of the playground at Desert Haciendas, which had been in place for 28 years. The transformation of the space is a commitment to reinvesting in neighborhoods and providing residents with safe, modern, and engaging recreational park spaces.



Exterior lighting reminder

To support the conservation of dark skies and minimize light pollution near the McDowell Sonoran Preserve, the Ranch Association upholds strict lighting standards in DC Ranch. Please ensure compliance with the Dark Sky Ordinance and [Standards for Landscape](#) DCRL-07 Landscape Lighting guidelines.

Key landscape lighting requirements include:

- Shielded fixtures to highlight planting areas or tree trunks.
- Up-lighting limits: A maximum of three shielded fixtures for larger trees or cacti, and one for smaller cacti or shrubs.
- Brightness restrictions: Bulbs must not exceed 20 watts and 2700-3500 Kelvin, while LED lights are limited to 3 watts (warm).
- Pathway & driveway lighting: Lights should be placed asymmetrically.
- Street proximity: Fixtures must be at least 15 feet back from the curb.

Any modifications to existing landscape lighting require prior approval through the modification process. Forms can be found at [DCRanch.com](#). For specific lighting requirements in Silverleaf, contact The Ranch Office at 480.513.1500.

Overseeding season begins

Late September and early October is an ideal time for winter turf transition. DC Ranch landscape crews will be busy overseeding and watering neighborhood parks and common areas in the coming weeks. Please observe posted signage and keep off the grass areas to allow for successful germination.

State land near DC Ranch

The purchase of state land along the northern portion of the Loop 101 by major employers has prompted the City of Scottsdale to designate the area as the "Scottsdale Corporate Corridor." Several major developments are already underway or completed. [Learn more](#).

'Tis the season to be decorating

It's that time of year when DC Ranch comes alive with festive lighting to celebrate the holidays ahead. Seasonal outdoor décor is permitted Oct. 1 through Jan. 15. So, unpack those boxes and get creative! While decorating is encouraged, residents should be sensitive to light and noise levels affecting any neighbors.

Life in Harmony.

Thompson Peak Dog Park has officially opened! Located on the southwest corner of Hayden Road and Thompson Peak Parkway, the voter-approved Bond 2019 project has created a new place for Scottsdale's dogs and their humans to run, play and socialize. Open daily 5:30 a.m. to 10 p.m., the park includes 3.5-acres of grass, shade canopies, benches, and water fountains.



In case you missed it!

Over the summer, residents escaped the heat to gather at Desert Camp, enjoying refreshments and time with neighbors. Social Hours are held monthly as a casual way to connect over delicious bites.



Safety resources available online

Ever wondered what services Community Patrol & Gate Access provide? [Click here](#) for a full listing and other important information.

Having trouble viewing Club Automation on your phone?

If you have trouble viewing or navigating the Club Automation app due to display or formatting issues, please try decreasing the text-size settings on your mobile device. [Club Automation](#) can also be accessed through a web browser on your computer or tablet.

COMMUNITY MEETINGS

Modification Committee

Tuesday, Sept. 22 | 2 p.m. | The Ranch Office or Zoom

Ranch Association Finance Committee

Wednesday, Sept. 23 | 3 p.m. | The Ranch Office or Zoom

Community Council Board of Directors

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

Ranch Association Board of Directors

Tuesday, Oct. 6 | 5 p.m. | Desert Camp or Zoom

Modification Committee

Tuesday, Oct. 13 | 2 p.m. | The Ranch Office or Zoom

EVENTS AND PROGRAMS

SATURDAY, SEPT. 19

Lifelong Learning: Eras of Music

5:30 to 7:30 p.m. | Desert Camp

Ages 21+ | [\\$23](#)

SoSco Duo will take residents on a chronological journey through some of the most influential musical periods by playing music from each era while teaching residents about the history. Beverages and light bites included.

EVENTS AND PROGRAMS

THURSDAY, SEPT. 24

Coffee 202 Class

11:30 a.m. to 12:30 p.m.

Desert Camp

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

Residents will gather for a guided conversation and hands-on exploration with Press Coffee. This unique experience offers a fun and approachable way to learn about coffee and enjoy a curated tasting. Limited seating.



TUESDAY, SEPT. 29

Tasting Table: Flavor Profiles

5:30 to 7 p.m. | The Homestead

Ages 21+ | [\\$23](#)

Awaken your taste buds with an exploration of the five flavor profiles: sweet, salty, sour, bitter and umami. A professional chef will teach residents how these flavors work together to create balance, depth and enjoyment in everyday food. Samplings and beverages included.

THURSDAY, OCT. 8

Speaker Series: Coexisting with Wildlife

6:30 to 7:30 p.m. | The Homestead

Ages 21+ | [RSVP](#)

Wildlife is part of DC Ranch's appeal. The Southwest Wildlife Conservation Center will discuss the beauty of human-wildlife interactions and how to coexist safely. Beverages and light bites provided. Doors open at 6 p.m. Speaker begins at 6:30 p.m.



THURSDAY, OCT. 8, 15, 22, 29

Line Dancing Class

6 to 7:30 p.m. | Desert Camp

Ages 21+ | [\\$50](#)

Learn popular line dances, build confidence, and have fun in this multi-session class. Instructors will focus on foundational moves, rhythms, and easy-to-follow choreography suitable for all levels. The last class will be a special outing to put those new skills into practice.

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.

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:
[@dcranch](#)



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.* Aqua Fit (M/W/F)		8-9 a.m.* Aqua Fit (M/W/F)		8-9 a.m.* Aqua Fit (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	12-1 p.m. Strength & Balance (M/W) Nov.		12-1 p.m. Strength & Balance (M/W) Nov.		
12:30 p.m.		12:30-1:30 p.m. Oct./Nov. Stretch & Mobility (T/TH)		12:30-1:30 p.m. Oct./Nov. Stretch & Mobility (T/TH)	
1 p.m.					
1:30 p.m.					
2 p.m.					
2:30 p.m.					
3 p.m.					
3:30 p.m.					
4 p.m.	4-5 p.m. Oct./Nov. High Intensity Training (M/W)	4-5 p.m. Nov. Full Body Pilates (T/TH)	4-5 p.m. Oct./Nov. High Intensity Training (M/W)	4-5 p.m. Nov. Full Body Pilates (T/TH)	
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 Sept 7 and Nov. 25-27.

*Winter hours begin in Oct.: 9 to 10 a.m.

To make registration easier for ongoing fitness programs, residents may purchase classes in advance. Registration is now open for all September, October and November 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.