







2027 Operating Fund Budget Proposal

DC RANCH COMMUNITY COUNCIL
PRESENTED OCTOBER 21, 2026



DC Ranch Community Council Mission

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.

DC Ranch Structure

Every DC Ranch homeowner has three assessments:

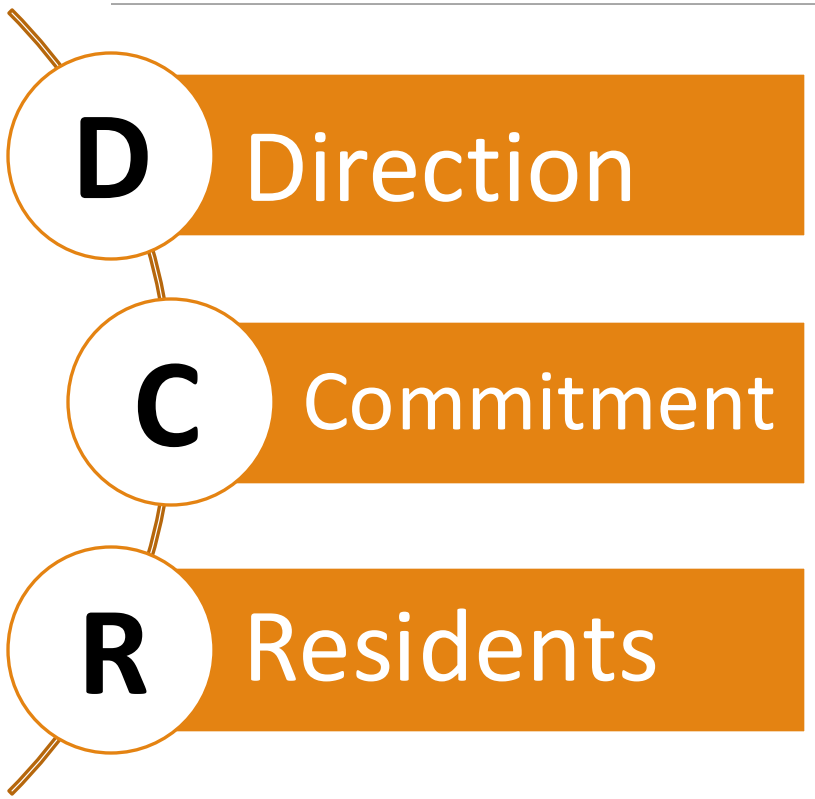
- Community Council:
  - Communications & Public Affairs
  - Community Centers
  - Paths, Trails, Market Street Park
  - Programs, Classes, Events and Celebrations

- Ranch Master (HOA):
  - Landscape & Maintenance
  - Community Standards Enforcement
  - Community Patrol and Gate Access

- Neighborhood/Sub-Association
  - Costs specific to your neighborhood

This presentation covers Community Council Assessments only.

“DCR” Budget Process



- Direction from Board, finance committee, staff
- Strategic plans, governing documents and core services
- Community values and long-term priorities

- Conservative approach to benefit fees allocated to operations
- Reserve Study and minimum 80% reserve funding benchmark
- Board policy to rotate the Treasurer every two years
- Responsible oversight of operating expenses and capital investments

- Prioritizing programs, amenities and services that deliver resident value
- Preserving the DC Ranch brand, character and quality standards

Three Funds. Three Distinct Purposes.



Operating

Supports the day-to-day programs, services, facilities and administrative expenses of the Community Council.



Reserve

Provides for the major repair and replacement of existing community assets over time, helping preserve facilities and plan for future needs.

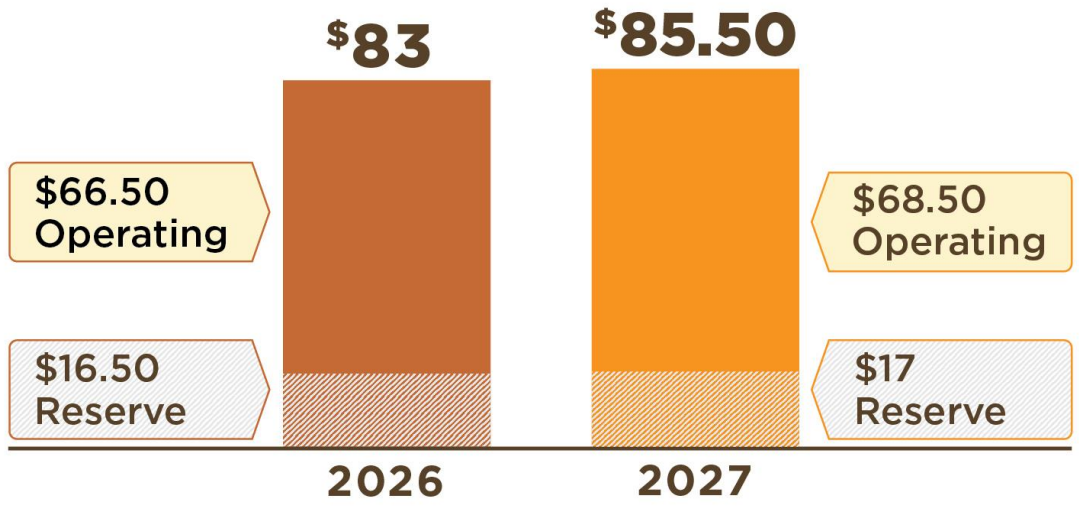


Capital

Funding for new community assets and enhancements.

Master Plan

Funded with benefit fees, NOT assessments



Budget Summary

- The proposed 2027 operating budget is balanced at $6.3 M
- 2027 operating budget as proposed an increase of $226,099 (3.7%) compared with 2026
- Includes a $2.50 per unit monthly assessment increase
- An increase of $.50 to the reserve contributions (to $17 per month)
- An increase in Benefit Fee allocation to operations from $1.7M to $1.9M (11.8% increase)

Key 2027 Considerations

- Core Services Holding Steady
- Cost Share Reimbursement Decreasing
- Personnel Costs Rising
- Reserve Fund Contribution Increasing

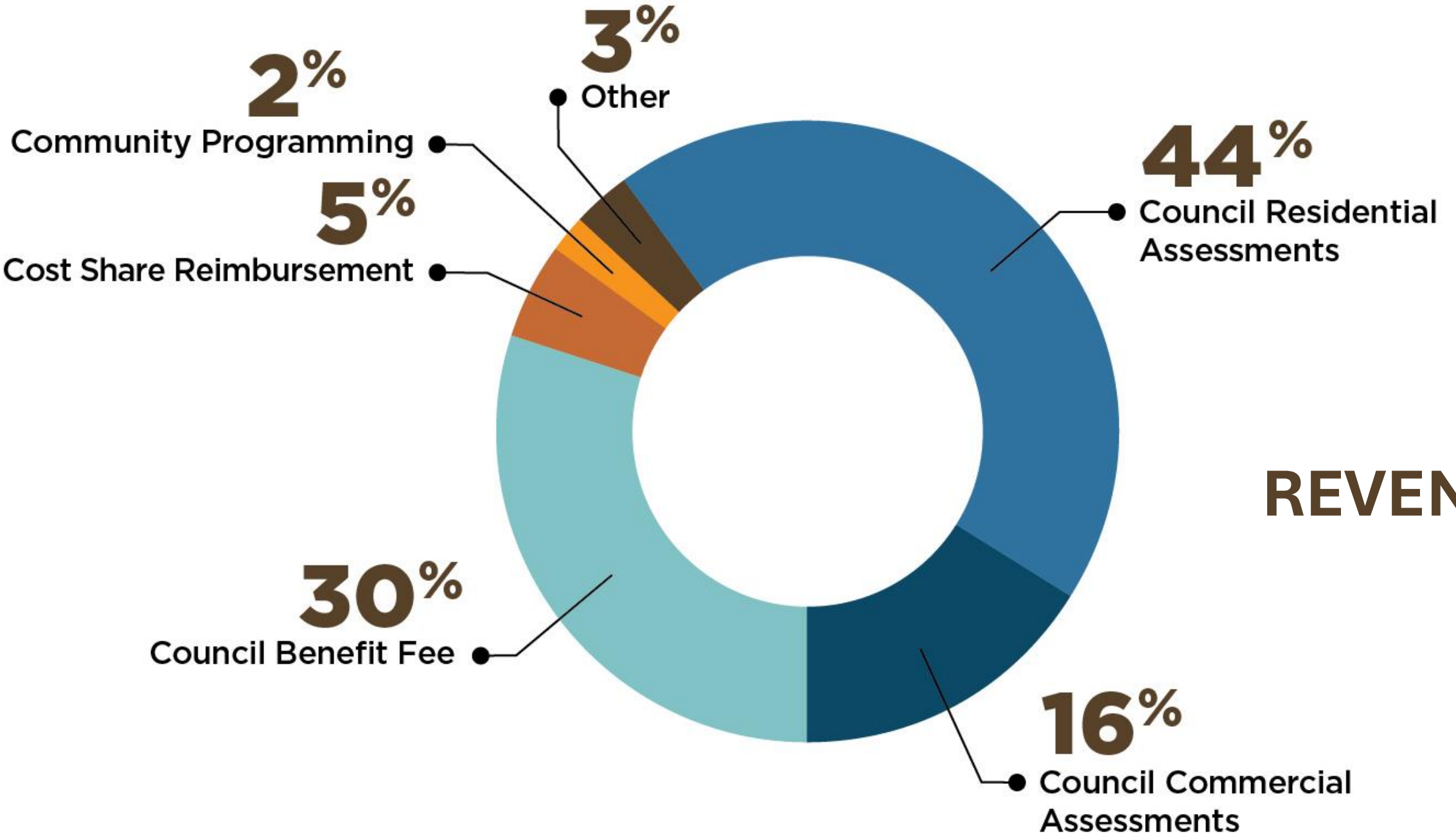
Cost Center	2026 vs. 2027 Budget Variance %
Community Celebrations	1.6%
Community Events	3.4%
Recreation Programming	0.1%
Arts & Education	4.7%
Community Engagement	(0.7%)
Communications	(1.0%)
Facilities/Occupancy	(5.7%)



Operating Fund Revenue

$6,348,545

REVENUE


3%
Other
2%
Community Programming
5%
Cost Share Reimbursement
44%
Council Residential Assessments
30%
Council Benefit Fee
16%
Council Commercial Assessments

Revenue

	2027 Budget	2026 Budget	Y/Y Change $	Y/Y Change %
Council Assessments	$3,795,008	$3,684,204	$110,804	3.0%
Community Benefit Fees	$1,900,000	$1,700,000	$200,000	11.8%
Community Programming	$137,117	$140,871	-$3,754	-2.7%
Costs Share Reimbursement	$327,155	$416,821	-$89,666	-21.5%
Facilities	$28,510	$24,570	$3,940	16.0%
Other (Interest, Advertising, CFD, etc.)	$160,755	$155,980	$4,775	3.1%
Total	**$6,348,545**	**$6,122,446**	**$226,099**	**3.7%**

Cost Share Agreement

The Community Council, Ranch Association and Covenant Commission partner to share costs to increase operational efficiency, resulting in financial savings to the community. These synergies are outlined in an annually updated agreement, with expenses reallocated through the cost share reimbursement line item and reconciled at year end.

Community Council provides to Ranch Association:		Community Council receives from Ranch Association:		Community Council provides to Covenant Commission:	
Shared staff Finance, IT, Communications, and Facilities	$252,135	Shared staff Receptionist, Landscape, Maintenance	-$281,759	Shared staff Finance, IT, Facilities, and Covenant Commission	$294,992
Leased office space	$149,069	CPGA Services	-$113,023	Leased office space	$12,496
Information Tech Costs Office Equip/Supplies	$49,158	Landscape/Maintenance Supplies	-$25,977	Information Tech Costs Office Equip/Supplies	$10,971
Joint Activities All Ranch trainings and meetings, Resident Leadership, joint Board	$14,970	Office Costs	-$18,442		
		Leased Vehicles	-$17,435		
Council receives reimbursement	$465,332	Council pays reimbursement	-$456,636	Council receives reimbursement	$318,459

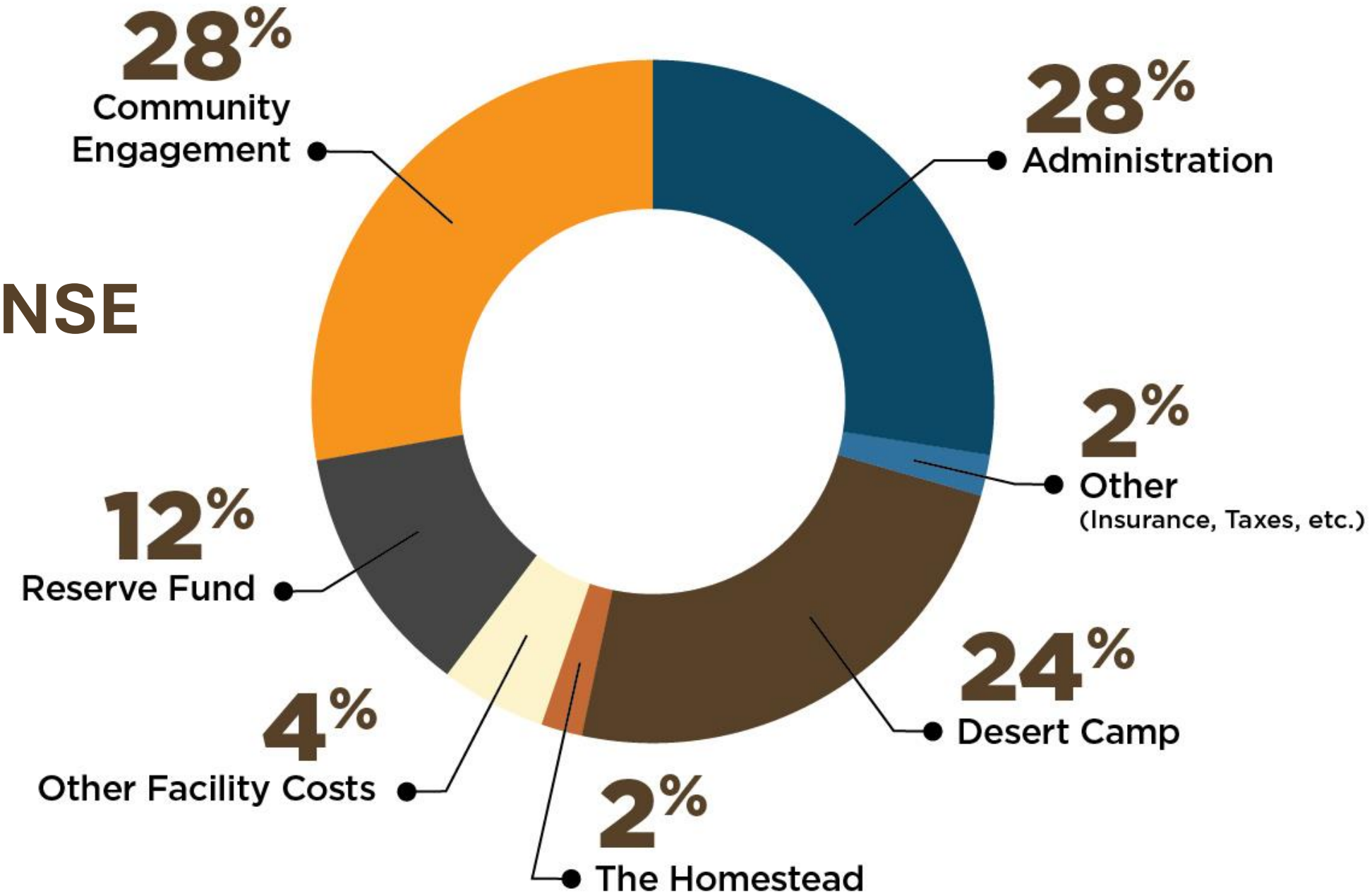
Total Community Council Net Reimbursement = $327,155

Operating Fund Expense

$6,348,545



EXPENSE

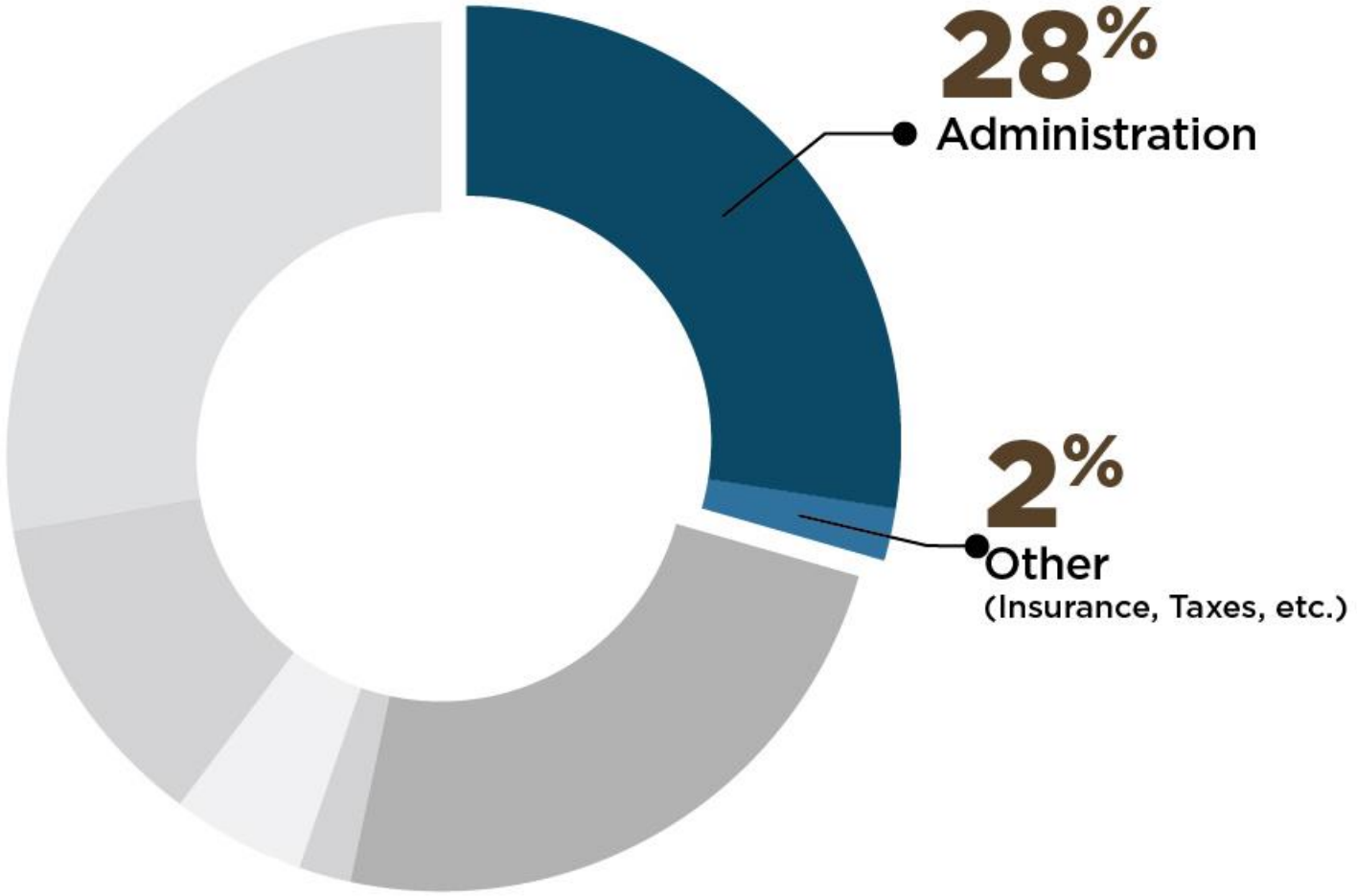

28%
Community Engagement
28%
Administration
2%
Other
(Insurance, Taxes, etc.)
12%
Reserve Fund
24%
Desert Camp
4%
Other Facility Costs
2%
The Homestead

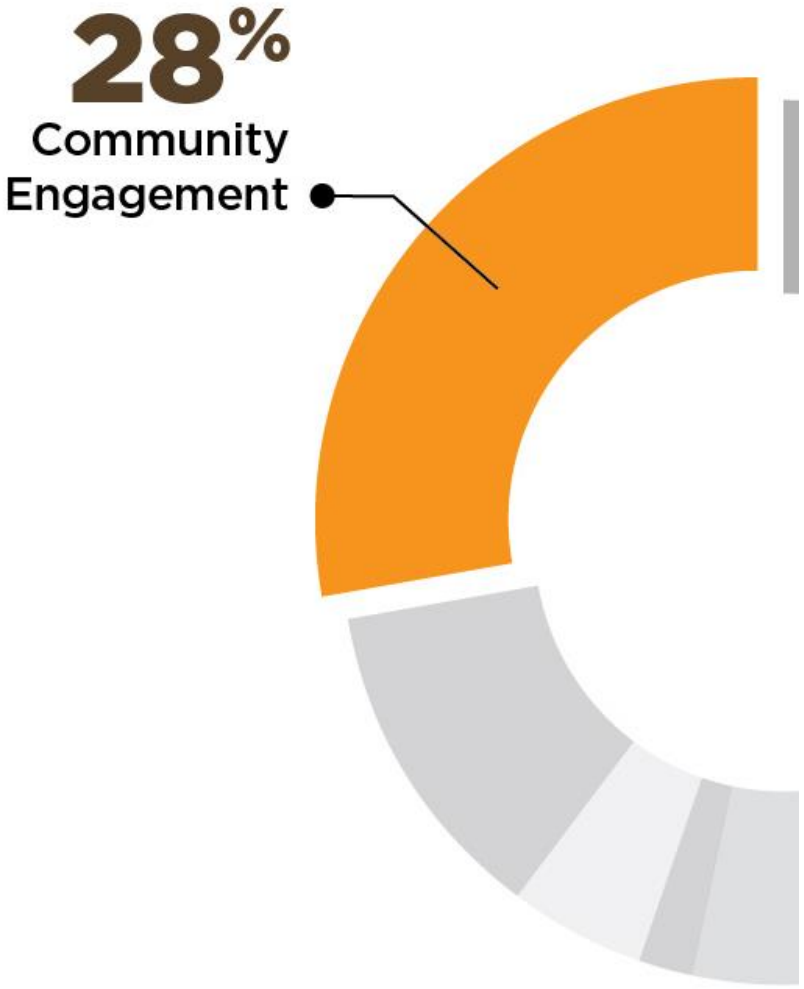
Expense

	2027 Budget	2026 Budget	Y/Y Change $	Y/Y Change %
Community Engagement	$1,754,746	$1,661,481	$93,265	5.6%
Administration	$1,774,404	$1,741,597	$32,807	1.9%
Desert Camp	$1,526,269	$1,427,870	$98,399	6.9%
The Homestead	$124,173	$125,514	-$1,341	-1.1%
Other Facility Costs (MSP, P&T, RO)	$299,994	$343,492	-$43,498	-12.7%
Reserve Fund Contributions	$754,604	$732,404	$22,200	3.0%
Other (Insurance, Taxes, etc.)	$114,355	$90,088	$24,267	26.9%
Total	**$6,348,545**	**$6,122,446**	**$226,099**	**3.7%**

Expenses | Administration

- $1,774,404 (1.9% change)
- Personnel costs
- Legal, professional and audit fees
- Office supplies, equipment and costs
- Information technology (hardware, software and licenses) and telephone service
- Professional development and meeting expense





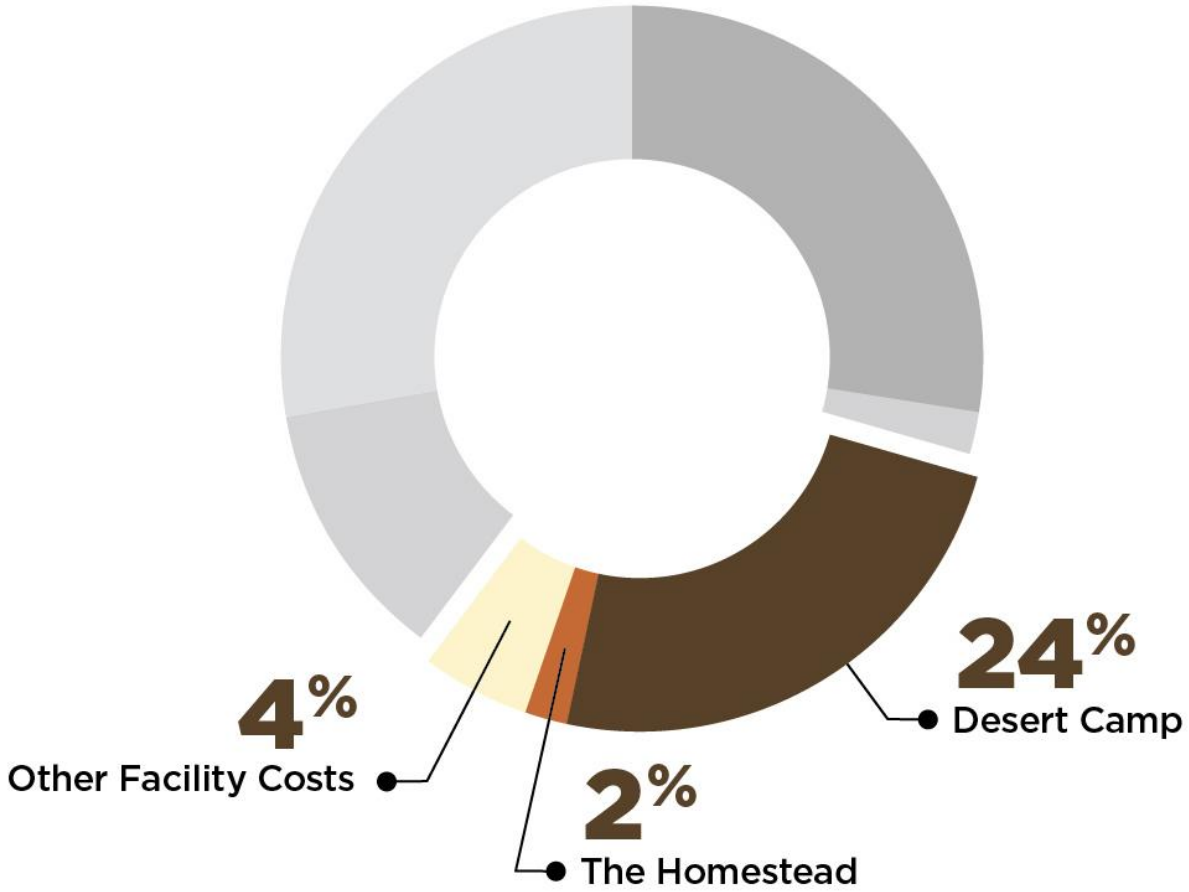
Expenses | Community Engagement

Community Celebrations & Events
- $617,892 (3.8% increase)

Community Programming
- $399,086 (2.4% increase)

Community Engagement
- $257,825 (5.5% increase)

Communications
- $479,943 (11% increase)



Expenses | Facilities

Desert Camp Community Center

- $1,526,269 (6.9% increase)

The Homestead Community Center

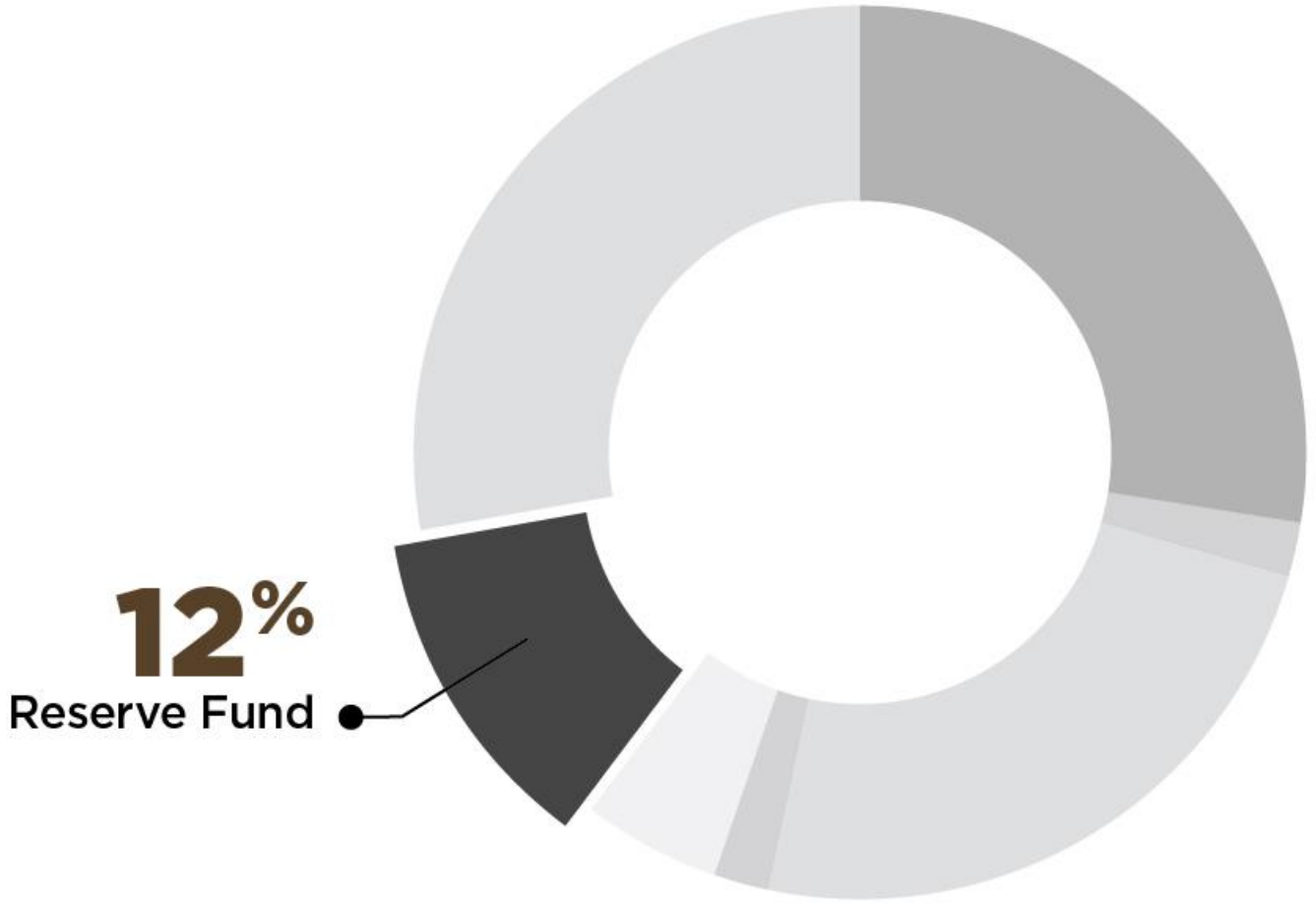
- $124,173 (-1.1% decrease)

Other (MSP, P&T, Ranch Office)

- $299,994 (-12.7% decrease)

Reserve Funding

- $17 of the proposed $85.50/month assessment
- Annual Reserve contributions = $754,596



Reserve Projections

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2027	$3,320,733	$754,596	$79,597	$1,426,450	$2,728,476	$3,105,095	88%
2028	$2,728,476	$754,596	$101,251	$225,383	$3,358,941	$3,689,268	91%
2029	$3,358,941	$754,596	$114,685	$478,134	$3,750,088	$4,002,452	94%
2030	$3,750,088	$754,596	$130,810	$415,916	$4,219,577	$4,395,317	96%
2031	$4,219,577	$754,596	$144,761	$493,159	$4,625,776	$4,739,363	98%
2032	$4,625,776	$754,596	$140,044	$1,031,966	$4,488,450	$4,564,283	98%
2033	$4,488,450	$754,596	$150,644	$596,619	$4,797,072	$4,854,315	99%
2034	$4,797,072	$754,596	$165,500	$487,557	$5,229,610	$5,287,974	99%
2035	$5,229,610	$754,596	$178,032	$567,746	$5,594,491	$5,673,381	99%
2036	$5,594,491	$754,596	$192,005	$539,766	$6,001,326	$6,123,471	98%
2037	$6,001,326	$754,596	$179,723	$1,291,918	$5,643,727	$5,836,547	97%
2038	$5,643,727	$754,596	$184,882	$789,254	$5,793,952	$6,084,595	95%
2039	$5,793,952	$754,596	$202,504	$444,018	$6,307,034	$6,722,254	94%
2040	$6,307,034	$754,596	$183,809	$1,482,740	$5,762,700	$6,335,854	91%
2041	$5,762,700	$754,596	$181,965	$990,253	$5,709,007	$6,473,271	88%
2042	$5,709,007	$754,596	$196,949	$515,253	$6,145,300	$7,133,081	86%
2043	$6,145,300	$754,596	$219,250	$324,552	$6,794,594	$8,038,996	85%
2044	$6,794,594	$754,596	$215,392	$1,082,310	$6,682,272	$8,222,385	81%
2045	$6,682,272	$754,596	$198,555	$1,443,368	$6,192,055	$8,070,825	77%
2046	$6,192,055	$754,596	$174,813	$1,620,685	$5,500,779	$7,764,735	71%
2047	$5,500,779	$754,596	$110,541	$2,736,493	$3,629,422	$6,415,712	57%
2048	$3,629,422	$754,596	$112,338	$814,615	$3,681,741	$7,042,852	52%
2049	$3,681,741	$754,596	$88,462	$1,538,217	$2,986,582	$6,981,701	43%
2050	$2,986,582	$754,596	$83,340	$987,058	$2,837,461	$7,525,767	38%
2051	$2,837,461	$754,596	$78,424	$976,178	$2,694,302	$8,137,900	33%
2052	$2,694,302	$754,596	$86,159	$615,534	$2,919,523	$9,181,615	32%
2053	$2,919,523	$754,596	$88,396	$777,848	$2,984,667	$10,132,465	29%
2054	$2,984,667	$754,596	$76,483	$1,177,936	$2,637,811	$10,744,048	25%

2027 Scheduled Reserve Projects

2027 Fiscal Year	
Administrative: Cisco Meraki -Switches	$12,000.00
Administrative: Holiday Decor - Custom Deer	$15,000.00
Administrative: Reserve Study (2027)	$3,500.00
Common Areas: Wildflower Installation	$4,000.00
Desert Camp CC: Backflows (2)	$13,000.00
Desert Camp CC: Basketball Court Drinking Fountain	$7,000.00
Desert Camp CC: Bridge Dredging	$4,500.00
Desert Camp CC: Cisco Meraki Switches	$18,000.00
Desert Camp CC: Concrete Repairs	$15,000.00
Desert Camp CC: Custodial Vac	$3,000.00
Desert Camp CC: Event Supplies	$10,000.00
Desert Camp CC: Kiddie Pool Wood Beam Replacement	$60,000.00
Desert Camp CC: Lap Pool Heater (2022)	$5,500.00
Desert Camp CC: Mist System Pump (Old)	$5,000.00
Desert Camp CC: Paint Parking Lot Light Poles	$4,500.00
Desert Camp CC: Play Area Tot Turf (FlexCoat)	$10,125.00
Desert Camp CC: Tennis Courts Drinking Fountain	$7,000.00
Desert Camp CC: York 5 Ton Split System	$12,500.00
Homestead CC: Asphalt Crack Fill (2027)	$6,325.00
Homestead CC: Concrete Repairs	$10,000.00
Homestead CC: Event Supplies	$3,000.00
Homestead CC: ICP 5 Ton Split System	$12,500.00
Homestead CC: Irrigation System Renovation	$50,000.00
Homestead CC: Paint Parking Lot Light Poles	$16,000.00
Homestead CC: Play Area Tot Turf (FlexCoat)	$9,000.00
Homestead CC: Splash Pad Equipment	$30,000.00
Market Street Park: Renovation	$1,000,000.00
Miscellaneous Expenses	$50,000.00
Paths & Trails: Concrete Repairs	$30,000.00
Sub Total	**$1,426,450.00**

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Paths & Trails: Concrete Repairs	$30,000.00
Sub Total	**$ 1,292,950**

Proposed Capital Projects

2027 Fiscal Year			
Project	**Budget**	**Recommended Tier**	**Strongest Criteria**
Electrical Infrastructure – Desert Camp	$17,000	Tier 1- Critical- Event Lighting infrastructure	Safety/Risk + Operational Efficiency
Path & Trail Connection -- 94th Street	$25,000	Tier 1- Critical- lack railing is a safety risk creating this trail	Safety/Risk, Asset Preservation
Total	**$42,000**		

Next Steps


Budget is finalized per board direction
Board adopts budget on November 4
Budget communication sent to residents in late November
Budget is implemented in 2027
Financial monitoring throughout 2027

A budget that invests in the DC Ranch Experience.

- Delivering value today
- Protecting what makes DC Ranch special
- Protecting the long-term quality and appeal of the community
- Planning for tomorrow





Thank You

Questions?