Ranch Association Board of Directors

DESERT CAMP | ZOOM

NOVEMBER 3, 2026



Roll Call

Marla Walberg

Dr. David Green

Dave Underwood

Chris Mullen

Jodi Kaye

Meeting Agenda

- Call to Order
- Roll Call / Establish Quorum / Adopt Agenda
- President’s Comments & Special Recognition of Modifications Committee
- Consent Agenda: Approval of Minutes: October 6
- Ranch Leadership Report / Q3 Financial Report
- New Business: Board Governance| 2027 Board Calendar
- 2027 Ranch Association Operating Budget
- Member Open Forum (Limited to 3 Minutes Per Speaker)
- Announcements
- Adjournment

Ranch Association

President's Comments



DC Ranch Ranch Association

Consent Agenda



- ❑ October 6 Regular Board Meeting Minutes

Ranch Association

Ranch Leadership Report



Ranch Association

FINANCIAL HEALTH AT A GLANCE

FINANCIAL DASHBOARD

SEPTEMBER 30, 2026

For the Month and YTD Ending September 30, 2026

YEAR-TO-DATE (YTD)
SEPTEMBER 30, 2026

TOTAL OPERATING INCOME (YTD)

$9.16M

Budget: $9.02M

+ 1.5%

vs Budget

TOTAL OPERATING EXPENSES (YTD)

$8.50M

Budget: $8.95M

- 5.0%

vs Budget

OPERATING NET INCOME (YTD)

$654K

Budget: $69K

+847.9%

vs Budget

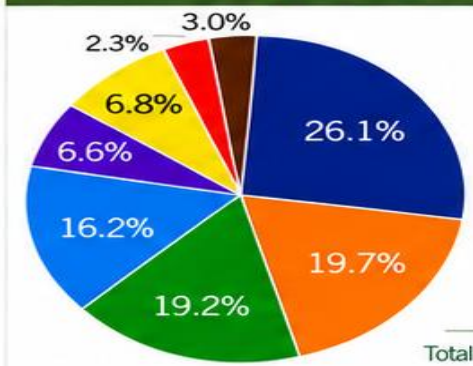
TOP 5 EXPENSE VARIANCES TO BUDGET (YTD)

CATEGORY		VARIANCE $
General Contingency	$	(249.3K)
Personnel Expenses	$	(138.7K)
Landscape Services	$	(118.8K)
Legal / Professional Fees	$	89.4K
Fleet	$	61.9K
Total Variance (YTD)	**$**	**(355.5K)**

WHERE THE MONEY COMES FROM (YTD)

Assessments	94.1%
Lot Sale Fees	1.2%
Fees & Other Income	1.0%
Interest Income	0.4%
Other Income (Misc.)	3.2%

WHERE THE MONEY GOES (YTD)



Security	$2.22M	(26.1%)
Reserve Contribution	$1.68M	(19.7%)
Landscape Services	$1.64M	(19.2%)
Administration	$1.37M	(16.2%)
Facilities Maintenance	$0.57M	(6.6%)
Utilities	$0.58M	(6.8%)
Community	$0.19M	(2.3%)
Fleet	$0.26M	(3.0%)
Total Operating Expenses (YTD)	$8.50M	(100%)

CASH ON HAND (LIQUIDITY)

30 to 90 days of average monthly budgeted operating expenses



OF CASH ON HAND
TARGET: 3 MONTHS

RESERVE BALANCE BY NEIGHBORHOOD (Total: $14,112,099)

1.	Windgate	$2,669,940	11.	Estates	$374,131
2.	Market St. Villas	$1,725,891	12.	Terrace Homes West	$356,104
3.	Ranch Association	$1,419,085	13.	Pioneer	$329,895
4.	Horseshoe Canyon	$1,706,571	14.	Montelana	$226,653
5.	Country Club	$1,307,552	15.	Rosewood	$130,151
6.	Arcadia at Silverleaf	$1,142,166	16.	Desert Haciendas	$119,093
7.	Camelot	$890,042	17.	Sterling Estates	$50,590
8.	Park & Manor Homes	$815,658	18.	Icon	$6,603
9.	Haciendas	$458,493			
10.	Terrace Homes East	$383,480			

(Amounts in Millions rounded to the nearest dollar)

TOP 5 RESERVE EXPENSES (YTD)

CATEGORY	ACTUAL $
Asphalt Pavement & Seal Coat Repairs	$640,602
Gate Repairs	$273,957
Playground Replace & Repair	$78,479
Cameras	$72,275
Landscape Improvement / Drainage	$60,519
Total Reserve Expenses (Top 5)	$1,125,832

BALANCE SHEET SNAPSHOT

AS OF SEPTEMBER 30, 2026

TOTAL ASSETS
$17.86M
Strong asset base

TOTAL LIABILITIES
$1.48M
Low leverage

NET ASSETS
$16.38M
Healthy equity position

All amounts are unaudited and subject to change.

New Business



- Board Governance
- 2027 Board Calendar
- 2027 Ranch Association Operating Budget

DC Ranch
Ranch Association

Board Governance

Consideration and Possible Action Regarding Conduct of a Board Director

Ranch Association

2027 Board Calendar

Staff Recommendations for Board Consideration:

- Maintain Meeting Cadence of Every Other Month
- Maintain First Tuesday of the Month, with exceptions
- Adjust Meeting Start Time to 12:00pm; Executive Sessions at 11:00am (or otherwise, as needed)
- Consider Alternate Meeting Location, retain Zoom option/recording
- Annual Membership Meeting: 4/1/27 5:00pm
- 2027 Board & NVM Elections, as scheduled

DC Ranch Association

2027 DC Ranch Association Board of Directors Calendar

Draft 11/3/26

January	February	March
1/5 - Board Meeting 12 P.M. 1/6 - NVM Training 5:30pm	*No Board Meeting*	3/01 - Deadline for Candidate Applications 3/02 - Board Meeting 12 P.M. 3/10 - Meet the Candidates Night 5:30 P.M. 3/12- Ballots Mailed to NVMs & Residents
April	**May**	**June**
4/01 - Annual Meeting 5 P.M. · Announce Election Results · Organizational Update	*No Board Meeting* TBD - Joint Board Orient. 4 to 7 P.M.	6/01 - Board Meeting 12 P.M.
July	**August**	**September**
No Board Meeting	8/03 - Board Meeting 12 P.M.	*No Board Meeting*
October	**November**	**December**
10/01 - NVM Candidate Applications Available on dcranch.com 10/05 - Board Meeting 12 P.M. 10/13 - Safety Forum 5:30 P.M. DC)	11/01 - NVM Candidate Statement Deadline 11/09 - Board Meeting 12 P.M. 2028 Budget Ratification 11/19 - NVM Ballots due by 5 P.M.	*No Board Meeting* Week of 12/15 - NVM Election Results Announced on Website

Investing in What Makes DC Ranch Exceptional

Proposed 2027 Ranch Association Budget

Board of Directors | November 3, 2026

SERVICE • STEWARDSHIP • LONG-TERM VALUE

Three Commitments Guiding the 2027 Budget

The same principles shared with Neighborhood Voting Members

01 Protect service quality

Maintain dependable Landscape, Maintenance, security and community operations.

02 Invest in infrastructure

Plan for roads, irrigation, drainage, gates and long-lived assets with sustainable reserves.

03 Balance affordability

Manage costs, evaluate alternatives and avoid shifting unreasonable burdens to future owners.

Protect the DC Ranch experience today while preparing for tomorrow.

2026 in Action | The Value of a Capable Team

The strongest case for our 2027 priorities is the work delivered across the Ranch

Leadership That Shows Up

Strong community service begins with a committed Board of Directors, engaged leadership, experienced employees, and a shared commitment to DC Ranch.

2026 in action • Our people make the difference



Storm Recovery | When Service Matters Most

September 16, 2026 • Crews mobilized around safety, access and stabilization





Our people are the secret sauce of DC Ranch—every day, especially when it matters most.

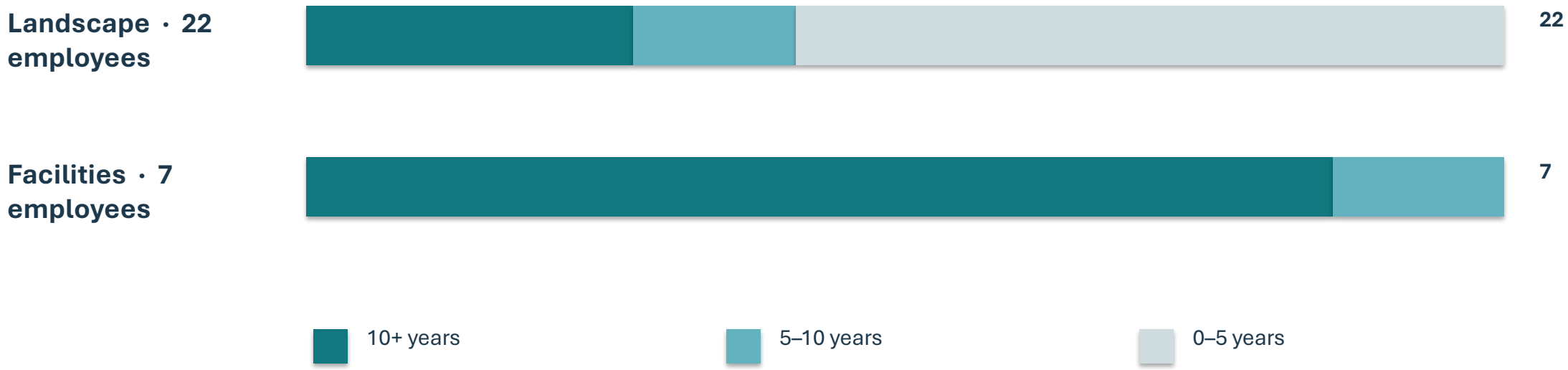
Our Landscape & Facilities Teams | Experience

Experienced employees provide continuity, institutional knowledge and dependable service

29
CURRENT TEAM MEMBERS

12
WITH 10+ YEARS

238
COMBINED YEARS AT DC RANCH



41% of current team members have 10+ years of service at DC Ranch.

Roads | Preserving the Infrastructure We Share

2026 road improvements | Photographs from Horseshoe Canyon and Windgate Pass







Visible results: renewed pavement, safer travel and stronger long-term asset stewardship.

Playgrounds & Neighborhood Amenities

Desert Haciendas playground | From construction to completion



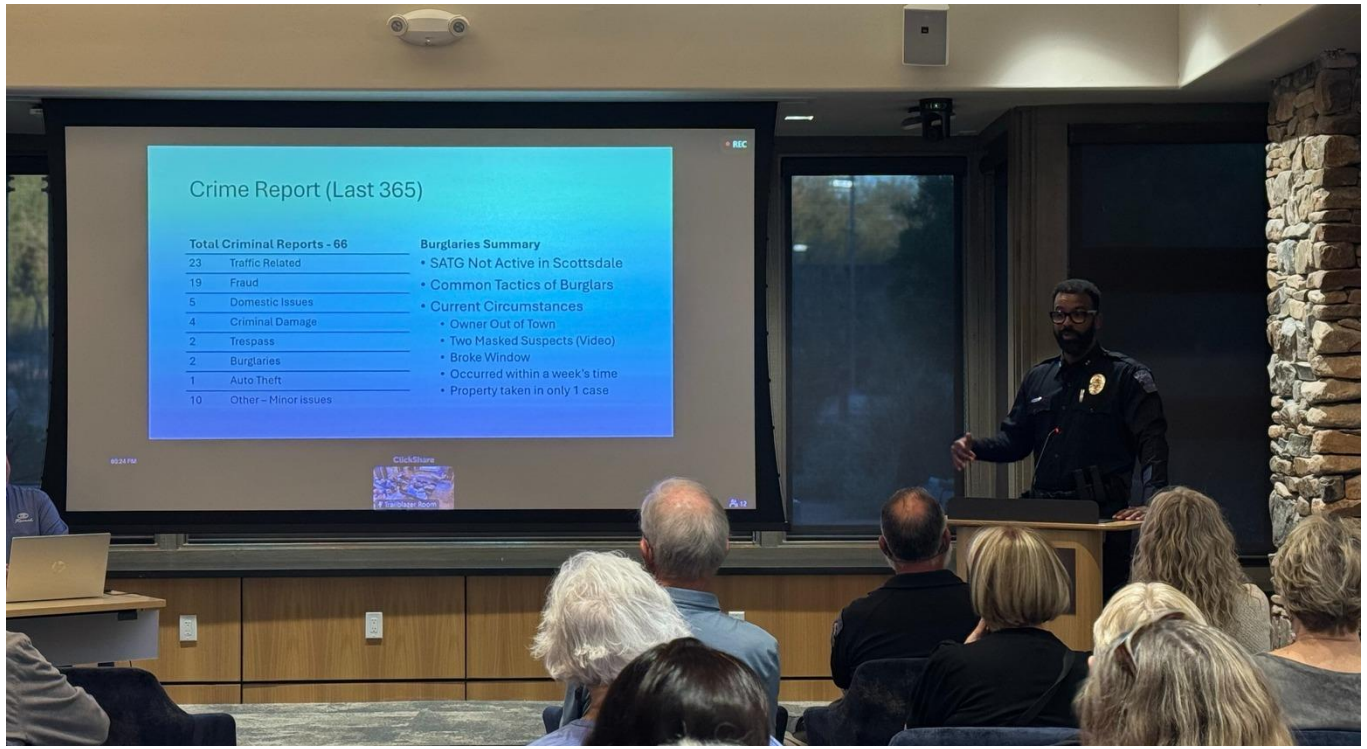




Desert Haciendas playground: a tangible investment in neighborhood life and community amenities.

Community Safety | Preparedness Through Partnership

October 14 Community Safety Forum • Residents, Scottsdale Police and community security partners





Security is more than a gate: awareness, readiness and trusted partnerships.

FY2027 Proposed Financial Outlook

Consolidated budget figures shared during the October 26 NVM session • pending final Board action

$12.29M

Consolidated expenses

$12,289,936

$11.74M

Assessment revenue

$11,742,410

$556K

Non-assessment revenue

$556,166

$2.32M

Reserve contributions

$2,323,573

Reserve contributions are included in the consolidated financial plan—not added on top of expenses.

Keeping Neighborhood Reserves “In the Green”

Long-term funding discipline • Planned capital investment • A credible recovery path

Reserve Funding Framework

GREEN

Long-Term Target

At least 75% funded over time

YELLOW

Planned Recovery

Temporary dip following major work

RED

Action Required

No credible, timely recovery plan

Planned Drawdown & Recovery

Illustrative example following major asphalt work



A planned, temporary decline is different from an unaddressed funding shortfall.

2027 Operational Priorities | Value for Every Dollar

Evaluate service reliability, asset preservation and total cost—not just the lowest initial price

Preserve Infrastructure

Prioritize roads, irrigation, gates, drainage and facilities to manage long-term replacement needs.

Sustain Service Levels

Align staffing capacity and contractor support with community expectations and response needs.

Optimize In-House Services

Consider three proposed Landscape positions alongside avoided contractor costs, equipment and service benefits.

Budget discipline means choosing sustainable value—not simply minimizing every expenditure.

Aligning shared services, neighborhood priorities and a transparent budget process

Collaborative cost alignment

Ongoing coordination with the Community Council has refined shared-service cost allocations and reduced the Ranch Association's net contribution over time.

This creates additional flexibility to support core Ranch and neighborhood services.

NET COST-SHARE PAYMENT

2025	$540,360
2026	$207,181
2027	$7,800

NEIGHBORHOOD PLANNING

Reserve studies, project needs and sustainable funding.

TRANSPARENT REVIEW

NVM input, Finance Committee review and Board oversight.

Requested Board Action

November 3, 2026 • New Business: Proposed 2027 Ranch Association Operating Budget

Neighborhood requests

Consider the requests identified on the agenda for Terrace Homes West, The Estates and Desert Haciendas.

Consolidated budget

Discuss and vote on the proposed 2027 Ranch Association operating budget.

Next steps

Following approval, communicate final assessments and implement the adopted financial plan.

Board consideration and approval will set the financial direction for 2027.

FY2027 Neighborhood Assessment Schedule | 1 of 2

Monthly assessment per home; figures are draft and subject to Board approval.

Neighborhood	2026	2027	Change / mo.	Change %
Ranch Master	$141.65	$144.57	+2.92	+2.1%
Desert Haciendas	$180.73	$180.73	0.00	0.0%
Terrace West	$166.71	$189.85	+23.14	+13.9%
Park & Manor	$151.93	$152.71	+0.78	+0.5%
Country Club	$204.13	$210.95	+6.82	+3.3%
Estates	$113.71	$136.26	+22.55	+19.8%
Terrace East	$160.76	$165.04	+4.28	+2.7%
Rosewood	$166.09	$159.37	-6.72	-4.0%
Camelot	$130.37	$133.10	+2.73	+2.1%

FY2027 Neighborhood Assessment Schedule | 2 of 2

Monthly assessment per home; figures are draft and subject to Board approval.

Neighborhood	2026	2027	Change / mo.	Change %
Haciendas	$162.35	$165.09	+2.74	+1.7%
Market St Villas	$580.83	$624.47	+43.64	+7.5%
Montelana	$186.29	$186.41	+0.12	+0.1%
Windgate	$295.69	$300.92	+5.23	+1.8%
Arcadia	$508.11	$423.58	-84.53	-16.6%
Legacy	$0.00	$299.63	+299.63	N/A
Horseshoe	$221.58	$234.74	+13.16	+5.9%
Sterling	$222.63	$225.31	+2.68	+1.2%
Pioneer	$118.67	$103.44	-15.23	-12.8%

Stewardship Is a Team Effort

Thank you to our Board, NVMs, resident volunteers,
and employees for helping keep DC Ranch exceptional.

Member Open Forum

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

Please raise your hand to be called upon to speak.



Ranch Association

Announcements

NVM Elections: November 2-20; Encourage All Members to Vote (1 Vote Per Household via ElectionBuddy)

No Scheduled Board Meeting in December



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Adjournment

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