



**DC Ranch Community Council  
Financial Highlights – Director Analysis  
for period ending June 30, 2022**

**Summary by Fund - YTD**

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 3,365,760	\$ 992	\$ 6,806	\$ 3,373,559
Expenses	1,817,071	170,561	93,731	2,081,363
<b>Operating Income/(Loss)</b>	<b>\$ 1,548,690</b>	<b>\$ (169,569)</b>	<b>\$ (86,925)</b>	<b>\$ 1,292,196</b>
Depreciation	-	-	22,482	22,482
<b>Total Income/(Loss)</b>	<b>\$ 1,548,690</b>	<b>\$ (169,569)</b>	<b>\$ (109,407)</b>	<b>\$ 1,269,714</b>
Transfers In/(Out)	(853,636)	141,636	712,000	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 695,054</b>	<b>\$ (27,933)</b>	<b>\$ 602,593</b>	<b>\$ 1,269,714</b>

**Revenue**

Operating revenue for June totaled \$775k, higher than budget by \$374k (94%). Year-to-date revenue is favorable to budget by \$1.17 mil (53%). Significant variances to budget include:

- Community Benefit Fees came in \$381k (230%) higher than forecast for June, resulting in a \$1.16 mil (142%) revenue surplus YTD.
- Assessments are slightly higher than budget due to the lots that were estimated to be subtracted for new Ranch Association maintenance facility, which has not been finalized. The nine (9) lots for the new Legacy at DC Ranch neighborhood began paying assessments in June.
- Program revenue is \$9k unfavorable to budget in June, due to the cancellation of A&E Summer Camp and the Teen Trip; Comedy Night was held in May (budgeted in June).

**Expense**

Operating expenses for June came in \$21k (7%) favorable to budget, with year-to-date expense \$245k (12%) lower than budget. In March, a transfer of \$700k was made to the capital fund, over and above the budgeted amount. Notable expense variances include:

**Administration**

- Personnel costs are \$116k lower than estimated in the budget through June due to open and transitioning positions.
- Administration is \$8k under budget YTD due to the timing of special projects for the year.
- Employee Relations & Training is favorable to budget by \$14k YTD due to deferred or reduced in-person meetings, professional development and uniform purchases.

**Programs**

- Program expenses are favorable to budget by \$92k YTD due to a savings in the Spring Festival event (due to reduced capacity); timing of expense for the Milestone Anniversary Program; communications collateral and photography/videography; and savings and/or cancellations of smaller events and recreation programming.

### Facilities

- Facilities expense overall is \$17k below budget YTD due to the timing of supply purchases, service expenditures and holiday decoration costs, which will be spent at a later date. Desert Camp expense is over budget YTD due to use of contracted maintenance staff while we recruited to fill an on-staff custodial position.

### Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.91 months as of 6/30/2022. An estimated \$1 mil transfer will be made from operating to the capital fund in July.
- There are \$6.6 mil in capital funds and \$2.0 mil in reserve funds. Reserves are currently 91.8% funded.
- The balance in Capital Fund-Current Projects represents the amount of funds remaining to complete Board approved projects.

### Looking Forward

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
July 2022	\$158,070	\$91,159
August 2022	\$115,255	\$111,024

***Community Council has ended the 2<sup>nd</sup> quarter strong with \$1.5 mil in net income and favorable variance to the operating budget through June. This will allow Council to transfer \$1.7 mil to the capital fund over and above the budgeted monthly transfer amount. Community Benefit Fees continue to perform above budget and expenses have come in lower so far this year.***

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending June 30, 2022

	June 2022			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2022 Budget
<b>INCOME</b>							
Residential Assessments	\$ 141,830	\$ 141,908	\$ (78)	\$ 848,640	\$ 851,448	\$ (2,808)	\$ 1,702,896
Commercial Assessments	50,440	49,140	1,300	302,640	294,840	7,800	589,680
Community Benefit Fees	546,370	165,712	380,658	1,981,451	818,903	1,162,548	1,650,000
<b>Total Assessment Revenue</b>	<b>738,640</b>	<b>356,760</b>	<b>381,880</b>	<b>3,132,731</b>	<b>1,965,191</b>	<b>1,167,540</b>	<b>3,942,576</b>
Event/Club/Class Registrations	1,170	5,240	(4,070)	28,930	27,804	1,126	54,810
Charitable Events	-	-	-	-	-	-	123,750
Arts & Education	136	5,004	(4,868)	16,481	19,299	(2,818)	23,741
<b>Total Program Revenue</b>	<b>1,306</b>	<b>10,244</b>	<b>(8,938)</b>	<b>45,411</b>	<b>47,103</b>	<b>(1,692)</b>	<b>202,301</b>
Community Center Rentals	1,720	700	1,020	11,968	11,700	268	20,200
Community Garden	880	880	-	4,400	5,280	(880)	5,280
<b>Total Facilities Revenue</b>	<b>2,600</b>	<b>1,580</b>	<b>1,020</b>	<b>16,368</b>	<b>16,980</b>	<b>(613)</b>	<b>25,480</b>
Management Fee	26,205	26,205	-	157,230	157,230	-	314,460
Advertising	360	1,080	(720)	360	4,680	(4,320)	7,200
Interest	519	35	484	939	210	729	433
Other Income (CFD, key fobs, misc)	5,040	4,350	690	12,723	6,850	5,873	14,450
<b>Total Other Income</b>	<b>32,125</b>	<b>31,670</b>	<b>455</b>	<b>171,251</b>	<b>168,970</b>	<b>2,281</b>	<b>336,543</b>
<b>Total Operating Income</b>	<b>774,671</b>	<b>400,254</b>	<b>374,417</b>	<b>3,365,760</b>	<b>2,198,244</b>	<b>1,167,516</b>	<b>4,506,900</b>
<b>EXPENSES</b>							
Personnel Expenses	202,799	207,482	(4,683)	1,128,876	1,244,892	(116,017)	2,493,974
Administration	40,135	40,052	83	213,536	221,076	(7,540)	419,624
Employee Relations & Training	1,908	2,920	(1,012)	21,150	35,254	(14,104)	63,419
<b>Total Administrative Expense</b>	<b>244,842</b>	<b>250,454</b>	<b>(5,612)</b>	<b>1,363,562</b>	<b>1,501,222</b>	<b>(137,660)</b>	<b>2,977,017</b>
Events/Clubs/Classes	6,798	12,521	(5,723)	125,305	172,743	(47,438)	343,954
Charitable Events	-	-	-	-	-	-	117,500
Communications/Community Eng	8,015	10,593	(2,578)	45,348	73,677	(28,329)	129,913
Arts & Education Programs	407	3,400	(2,993)	31,311	47,275	(15,964)	61,225
<b>Total Program Expense</b>	<b>15,220</b>	<b>26,514</b>	<b>(11,294)</b>	<b>201,963</b>	<b>293,695</b>	<b>(91,732)</b>	<b>652,592</b>
Desert Camp Community Center	21,736	24,258	(2,522)	160,091	155,619	4,472	301,080
The Homestead Community Center	9,571	9,928	(357)	51,877	61,031	(9,154)	124,188
Seasonal Decorations	-	-	-	10,065	19,275	(9,210)	66,775
Market St Park/Paths & Trails	1,418	2,624	(1,206)	9,415	12,491	(3,076)	39,394
<b>Total Facilities Expense</b>	<b>32,725</b>	<b>36,810</b>	<b>(4,085)</b>	<b>231,449</b>	<b>248,416</b>	<b>(16,967)</b>	<b>531,437</b>
Insurance (non-EE) & Taxes	3,333	3,161	172	20,097	19,166	931	38,582
Other Expenses	-	-	-	-	-	-	-
<b>Total General Expense</b>	<b>3,333</b>	<b>3,161</b>	<b>172</b>	<b>20,097</b>	<b>19,166</b>	<b>931</b>	<b>38,582</b>
<b>Total Operating Expense</b>	<b>296,119</b>	<b>316,939</b>	<b>(20,820)</b>	<b>1,817,071</b>	<b>2,062,499</b>	<b>(245,428)</b>	<b>4,199,628</b>
<b>Net Operating Income/(Loss)</b>	<b>478,552</b>	<b>83,315</b>	<b>395,237</b>	<b>1,548,690</b>	<b>135,745</b>	<b>1,412,945</b>	<b>307,272</b>
Reserve & Capital Contributions	(25,606)	(25,606)	-	(853,636)	(153,636)	(700,000)	(307,272)
<b>Transfers In/(Out)</b>	<b>(25,606)</b>	<b>(25,606)</b>	<b>-</b>	<b>(853,636)</b>	<b>(153,636)</b>	<b>(700,000)</b>	<b>(307,272)</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>\$ 452,946</b>	<b>\$ 57,709</b>	<b>\$ 395,237</b>	<b>\$ 695,054</b>	<b>\$ (17,891)</b>	<b>\$ 712,945</b>	<b>\$ -</b>

# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET

At June 30, 2022

	6/30/2022	12/31/2021	Y/Y Change
<b>ASSETS</b>			
<b>CASH</b>			
Cash - Operating	\$ 2,219,426	\$ 1,754,711	\$ 464,715
Petty Cash	500	500	-
<b>TOTAL CASH</b>	2,219,926	1,755,211	464,715
<b>CAPITAL FUND</b>			
Capital Fund - Current Projects	867,022	104,373	762,649
Capital Fund - Savings	5,737,675	5,876,822	(139,147)
<b>TOTAL CAPITAL FUND</b>	6,604,698	5,981,195	623,503
<b>RESERVE FUND</b>			
Accounts Receivable (Net)	155,741	17,560	138,180
Intercompany Receivable	163,719	206,348	(42,629)
Prepaid Expenses	73,333	51,715	21,618
Other Current Assets	-	1,427	(1,427)
<b>TOTAL CURRENT ASSETS</b>	392,793	277,050	115,743
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Furniture & Fixtures	28,459	28,459	-
Property & Equipment	141,249	141,249	-
Leasehold Improvements - Comm Garden	137,042	137,042	-
Homestead Remodel & Improvements	110,112	110,112	-
Desert Camp Remodel & Improvements	161,479	161,479	-
Construction In Progress	7,849	7,849	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	586,189	586,189	-
Less Accumulated Depreciation	(356,422)	(333,940)	(22,482)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	229,767	252,249	(22,482)
<b>TOTAL ASSETS</b>	\$ 11,440,212	\$ 10,287,210	\$ 1,153,002
<b>LIABILITIES</b>			
Accounts Payable	\$ 29,679	\$ 63,530	\$ (33,851)
Intercompany Payable	511	18,420	(17,909)
Accrued Expenses	131,048	128,284	2,764
Prepaid Assessments	24,700	89,252	(64,552)
Deferred Revenue	3,315	3,300	15
Other Current Liabilities	(103)	3,077	(3,180)
<b>TOTAL CURRENT LIABILITIES</b>	189,149	305,862	(116,713)
<b>TOTAL LIABILITIES</b>	\$ 189,149	\$ 305,862	\$ (116,713)
<b>NET ASSETS</b>			
Capital Equity	6,138,912	6,138,912	-
Reserve Equity	2,090,895	2,090,895	-
Operating Equity	1,751,541	1,751,541	-
Current Year Profit/Loss	1,269,714	-	1,269,714
<b>TOTAL NET ASSETS</b>	\$ 11,251,063	\$ 9,981,348	\$ 1,269,714
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	\$ 11,440,212	\$ 10,287,210	\$ 1,153,001

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date June 2022

### CASH FLOWS FROM OPERATING ACTIVITIES

Net income (deficit) for period	\$	695,054
Adjustments to reconcile net income (deficit)		
Accounts receivable		(138,180)
Prepaid insurance		(25,070)
Prepaid programs and expense		(1,588)
Prepaid expenses		5,039
Intercompany Receivable		42,629
Accounts payable		(30,308)
Accrued payroll expenses		2,764
Deferred revenue - facility rentals		15
Prepaid assessments		(64,552)
Prepaid event registration		-
Intercompany Payable		(17,909)
Transfer of funds from Operating to Reserve/Capital Accounts		-
Other liabilities		(3,180)

<b>NET CASH FROM OPERATING ACTIVITIES</b>		<u>464,715</u>
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### CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of Property, Plant & Equipment		<u>-</u>
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<b>NET INCREASE (DECREASE) IN CASH</b>		<b>464,715</b>
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CASH, BEGINNING OF PERIOD		<u>1,755,211</u>
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<b>CASH, END OF PERIOD</b>	<b>\$</b>	<u><u>2,219,926</u></u>
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### ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

*Per Board policy, operating funds should be between 3-6 months of budgeted annual operating expenses.*

<b>Number of months budgeted expenses in cash, end of period:</b>	<b>5.91</b>
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Total 2022 operating budget expenses	\$	<u>4,506,900</u>
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<b>MINIMUM</b> - Average of three months	\$	<u>1,126,725</u>
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Amount over minimum		Amount under minimum
\$	<u>1,093,201</u>	<u>N/A</u>

<b>MAXIMUM</b> - Average of six months	\$	<u>2,253,450</u>
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Amount over maximum		Amount under maximum
N/A	<u></u>	\$ <u>33,524</u>

**DC Ranch Community Council  
Resale Benefit Fee Trend - June 2022**

Resale Benefit Fee							
Month	2020 Actual	2021 Actual	In Process	2022 Actual	2022 Budget	Budget Variance	Change from Prior Year
Jan	\$ 93,563	\$ 283,272	\$ -	\$ 165,815	\$ 61,657	\$ 104,158	\$ (117,457)
Feb	284,943	530,781	-	397,845	171,248	226,597	(132,936)
Mar	215,236	491,131	-	311,878	182,870	129,008	(179,253)
Apr	138,243	564,467	-	357,798	111,562	246,236	(206,670)
May	83,883	526,293	-	201,745	125,854	75,891	(324,548)
Jun	251,064	654,990	-	546,370	165,712	380,658	(108,620)
Jul	185,835	717,439	158,070	-	91,159	-	-
Aug	207,587	251,248	115,255	-	111,024	-	-
Sep	232,947	301,195	6,200	-	100,647	-	-
Oct	390,122	242,518	-	-	161,327	-	-
Nov	271,763	196,165	-	-	194,309	-	-
Dec	342,891	157,487	-	-	172,631	-	-
<b>Annual Total</b>	<b>\$ 2,698,074</b>	<b>\$ 4,916,984</b>	<b>\$ 279,525</b>	<b>\$ 1,981,451</b>	<b>\$ 1,650,000</b>	<b>\$ 1,162,548</b>	<b>\$ (1,069,483)</b>

Property Sale Breakdown					
Location	June		YTD	Average Price	YTD Average
	Count	Value			
PU 1 - House	7		28	\$ 1,261,429	\$ 1,176,179
PU 2 - House	6		33	\$ 1,164,833	\$ 1,184,533
PU 4 - House	4		23	\$ 3,806,250	\$ 2,491,065
Silverleaf - House	6		34	\$ 10,387,500	\$ 5,966,706
PU 4 - Land	1		2	\$ 8,700,000	\$ 5,750,000
Silverleaf - Land	2		6	\$ 2,627,500	\$ 3,367,500
Commercial	1		5	\$ -	\$ 6,480,000
<b>Total/Average</b>	<b>27</b>		<b>131</b>	<b>\$ 4,047,185</b>	<b>\$ 3,025,115</b>

