



**DC Ranch Community Council
Financial Highlights – Director Analysis
for period ending February 28, 2023**

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 926,647	\$ 9,934	\$ 38,852	\$ 975,434
Expenses	637,718	41,984	255,454	935,157
Operating Income/(Loss)	\$ 288,929	\$ (32,050)	\$ (216,602)	\$ 40,277
Depreciation	-	-	7,205	7,205
Total Income/(Loss)	\$ 288,929	\$ (32,050)	\$ (223,807)	\$ 33,072
Transfers In/(Out)	(91,286)	91,286	-	-
Total Surplus/(Deficit)	\$ 197,643	\$ 59,236	\$ (223,807)	\$ 33,072

Revenue

Operating revenue for February totaled \$549k, higher than budget by \$93k (21%). Year-to-date revenue is favorable to budget by \$116k (14%). Significant variances to budget include:

- Community Benefit Fees came in \$95k (60%) higher than forecast for February. Benefit Fees YTD reflect a revenue surplus of \$110k (49%).
- Assessments are slightly higher than budget due to the lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized.
- Interest has a \$6k positive variance to budget YTD due to a higher rate on our ICS account (high-yield savings account).

Expense

Operating expenses for February came in \$34k (9%) favorable to budget, with year-to-date expense \$81k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$40k lower than estimated in the budget YTD due to a couple of open positions.
- Administration and Travel/Mtgs/ERR are \$13k under budget YTD due to timing of expenses for legal fees, office supplies, IT costs and staff activities.

Programs

- Program expenses are favorable to budget by \$15k YTD due to cost savings for DC Ranch Day and expense timing for a recreation and community engagement programs.

Facilities

- Facilities expense overall is \$17k below budget due to the timing of seasonal décor expenditures, supply purchases and service expenditures.

Reserve

- Reserve expenditures total \$42k so far for the year, under budget YTD due to the timing of projects, but will even out over the course of the year.
- Interest income totals \$10k YTD, which is \$4k higher than estimated due to increasing rates.

Capital

- Capital expenditures for DCSIP were made in the amount of \$80k in February and \$255k YTD.
- Interest income for the capital fund is \$39k through February.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 3.17 months as of 2/28/2023.
- There are \$7.3 mil in capital funds and \$2 mil in reserve funds. Reserves are currently 88.07% funded.

Looking Forward

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

Month	Currently in escrow	Budgeted Benefit Fees
March 2023	\$196,561	\$150,646
April 2023	\$42,700	\$123,732

Community Council is beginning the year in a positive way with a \$194k favorable variance to the operating budget in the first two months. Community Benefit Fees are performing moderately above budget. A transfer to the capital fund may be considered after benefit fee revenue reaches the annual budgeted amount of \$1.5 mil.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending February 28, 2023

	February 2023			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2023 Budget
INCOME							
Residential Assessments	\$ 188,301	\$ 188,301	\$ -	\$ 376,602	\$ 376,602	\$ -	\$ 2,259,612
Commercial Assessments	66,930	65,067	1,863	133,860	130,134	3,726	780,804
Community Benefit Fees	253,134	157,940	95,194	333,246	223,636	109,610	1,500,000
Total Assessment Revenue	508,365	411,308	97,057	843,708	730,372	113,336	4,540,416
Comm Celebrations & Events	(50)	200	(250)	190	200	(10)	70,595
Community Programming	4,396	7,853	(3,457)	9,538	10,966	(1,428)	68,308
Total Program Revenue	4,346	8,053	(3,707)	9,728	11,166	(1,438)	138,903
Community Center Rentals	1,255	3,000	(1,745)	2,895	4,000	(1,105)	13,100
Resident Access	280	500	(220)	720	1,000	(280)	3,400
Total Facilities Revenue	1,535	3,500	(1,965)	3,615	5,000	(1,385)	16,500
Management Fee	31,420	31,420	-	62,840	62,840	-	377,040
Advertising	-	1,080	(1,080)	-	1,440	(1,440)	7,200
Interest	3,222	50	3,172	6,231	100	6,131	665
Other Income	-	-	-	525	-	525	9,076
Total Other Income	34,642	32,550	2,092	69,596	64,380	5,216	393,981
Total Operating Income	548,888	455,411	93,477	926,647	810,918	115,729	5,089,800
EXPENSES							
Reserve Contributions	45,643	45,643	-	91,286	91,286	-	547,716
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	45,643	45,643	-	91,286	91,286	-	547,716
Personnel Expenses	213,295	234,990	(21,695)	432,991	469,980	(36,989)	2,821,802
Administration	15,235	19,556	(4,321)	37,531	46,027	(8,496)	303,228
Travel/Mtgs/ERR	6,023	7,505	(1,482)	7,874	12,295	(4,422)	66,529
Total Administrative Expense	234,553	262,051	(27,498)	478,396	528,302	(49,906)	3,191,559
Community Celebrations & Events	2,919	2,481	438	35,106	37,462	(2,356)	346,282
Community Programming	7,098	12,555	(5,457)	9,259	18,290	(9,031)	144,560
Community Engagement	512	2,875	(2,363)	4,770	9,125	(4,355)	42,100
Communications & Public Affairs	3,932	3,481	451	7,640	6,772	868	61,210
Total Program Expense	14,462	21,392	(6,930)	56,776	71,649	(14,873)	594,152
Ranch Offices	17,112	16,765	347	34,226	33,530	696	204,380
Desert Camp Community Center	21,060	20,991	69	39,003	45,254	(6,251)	260,395
The Homestead Community Center	6,267	5,829	438	10,853	12,221	(1,368)	85,447
MSP/P&T/Seasonal Décor	1,121	1,838	(717)	2,478	12,576	(10,098)	115,060
Total Facilities Expense	45,560	45,423	137	86,560	103,581	(17,021)	665,282
Insurance (non-EE) & Taxes	6,985	6,085	900	13,970	12,170	1,800	73,020
Other Expenses	731	1,468	(737)	2,016	2,760	(744)	18,071
Total General Expense	7,716	7,553	163	15,986	14,930	1,056	91,091
Total Operating Expense	347,935	382,062	(34,127)	729,004	809,748	(80,744)	5,089,800
Operating Income/(Loss)	200,953	73,349	127,604	197,643	1,170	196,473	-
Reserve Net Income	52,482	(7,703)	60,185	59,236	40,940	18,296	304,327
Capital Net Income	(64,937)	(3,761)	(61,176)	(223,807)	(7,522)	(216,285)	(45,132)
Reserve & Capital Net Income/(Loss)	(12,456)	(11,464)	(992)	(164,571)	33,418	(197,989)	259,195
Total Net Income/(Loss)	\$ 188,498	\$ 61,885	\$ 126,613	\$ 33,072	\$ 34,588	\$ (1,516)	\$ 259,195

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET At February 28, 2023

	<u>2/28/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
ASSETS			
OPERATING FUND			
Cash	\$ 1,345,805	\$ 1,508,330	\$ (162,525)
Petty Cash	500	500	-
TOTAL OPERATING CASH	<u>1,346,305</u>	<u>1,508,830</u>	<u>(162,525)</u>
RESERVE FUND			
Cash	653,894	603,051	50,842
Investments	1,477,000	1,477,000	-
Accrued Interest	1,872	4,751	(2,879)
Discount on Investments	(12,603)	(12,623)	20
TOTAL RESERVE FUND	<u>2,120,163</u>	<u>2,072,180</u>	<u>47,983</u>
CAPITAL FUND			
Cash	885,530	1,135,106	(249,577)
Investments	6,497,000	6,472,000	25,000
Discount on Investments	(97,350)	(105,325)	7,975
TOTAL CAPITAL FUND	<u>7,285,180</u>	<u>7,501,781</u>	<u>(216,602)</u>
Accounts Receivable (Net)	37,514	25,435	12,079
Intercompany Receivable	416,628	154,192	262,436
Prepaid Expenses	130,096	40,979	89,117
OTHER CURRENT ASSETS	<u>584,238</u>	<u>220,605</u>	<u>363,633</u>
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	164,860	164,860	-
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
TOTAL PROPERTY, PLANT & EQUIPMENT	<u>464,909</u>	<u>464,909</u>	<u>-</u>
<i>Less Accumulated Depreciation</i>	(320,564)	(313,359)	(7,205)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>144,345</u>	<u>151,551</u>	<u>(7,205)</u>
TOTAL ASSETS	<u>\$ 11,480,231</u>	<u>\$ 11,454,947</u>	<u>\$ 25,284</u>
LIABILITIES			
Accounts Payable	\$ 70,816	\$ 163	\$ 70,653
Intercompany Payable	-	4,586	(4,586)
Accrued Liabilities	170,604	226,774	(56,169)
Deferred Revenue	25,306	8,962	16,344
Prepaid Assessments	33,539	67,630	(34,091)
Other Current Liabilities	(589)	(650)	62
TOTAL CURRENT LIABILITIES	<u>299,677</u>	<u>307,465</u>	<u>(7,788)</u>
TOTAL LIABILITIES	<u>\$ 299,677</u>	<u>\$ 307,465</u>	<u>\$ (7,788)</u>
NET ASSETS			
Reserve Equity	2,148,782	2,148,782	-
Capital Equity	7,536,183	7,536,183	-
Operating Equity	1,462,518	1,462,518	-
Current Year Profit/Loss	33,072	-	33,072
TOTAL NET ASSETS	<u>\$ 11,180,554</u>	<u>\$ 11,147,482</u>	<u>\$ 33,072</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 11,480,231</u>	<u>\$ 11,454,947</u>	<u>\$ 25,284</u>

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date February 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	33,072
Adjustments to reconcile Net Income (deficit)		
Depreciation		7,205
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(12,079)
Intercompany Receivable		(262,436)
Prepaid Expense		(25,353)
Prepaid Insurance		(63,764)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		70,653
Accrued Payroll Expenses		20,848
Accrued Expenses		(77,018)
Deferred Revenue		16,344
Prepaid Assessments		(34,091)
Intercompany Payable		(4,586)
Other Liabilities		62

NET CASH FROM OPERATING ACTIVITIES **\$ (331,144)**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment -

NET INCREASE (DECREASE) IN CASH **\$ (331,144)**

CASH, BEGINNING OF PERIOD \$ 11,082,792

CASH, END OF PERIOD **\$ 10,751,648**

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: **3.17**

Operating Cash at 2/28/2023 \$ 1,346,305

Total 2023 operating budget expenses \$ 5,089,800

MINIMUM - Average of three months \$ 1,272,450

Amount over
minimum

\$ 73,855

Amount under
minimum

N/A

MAXIMUM - Average of six months \$ 2,544,900

Amount over
maximum

N/A

Amount under
maximum

\$ 1,198,595

