



**DC Ranch Community Council
Financial Highlights – Director Analysis
for period ending March 31, 2023**

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 1,360,551	\$ 17,873	\$ 63,142	\$ 1,441,566
Expenses	1,001,700	74,353	379,254	1,455,306
Operating Income/(Loss)	\$ 358,851	\$ (56,480)	\$ (316,111)	\$ (13,740)
Depreciation	-	-	11,237	11,237
Total Income/(Loss)	\$ 358,851	\$ (56,480)	\$ (327,348)	\$ (24,977)
Transfers In/(Out)	(136,929)	136,929	-	-
Total Surplus/(Deficit)	\$ 221,922	\$ 80,449	\$ (327,348)	\$ (24,977)

Revenue

Operating revenue for March totaled \$434k, lower than budget by \$10k (2%). Year-to-date revenue is favorable to budget by \$106k (8%). Significant variances to budget include:

- Community Benefit Fees came in \$15k (10%) lower than forecast for March. Benefit Fees YTD reflect a revenue surplus of \$94k (25%).
- 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 \$10k positive variance to budget YTD due to a higher rate on our ICS account (high-yield savings account).

Expense

Operating expenses for March came in \$10k (3%) unfavorable to budget, with year-to-date expense \$71k (6%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$35k lower than estimated in the budget YTD due to a couple of open positions.
- Travel/Mtgs/ERR is \$5k under budget YTD due to timing of expenses for staff activities and professional development.

Programs

- Program expenses are favorable to budget by \$24k YTD due to cost savings for DC Ranch Day and expense timing for a recreation and community engagement programs.

Facilities

- Facilities expense overall is \$9k below budget due to the timing of supply purchases and service expenditures for Desert Camp.

Reserve

- Reserve expenditures total \$74k so far for the year, \$18k over budget YTD due to the timing of projects, but will even out over the course of the year.
- Interest income totals \$18k YTD, which is \$9k higher than estimated due to increasing rates.

Capital

- Capital expenditures for DCSIP were made in the amount of \$128k in March and \$390k YTD.
- Interest income for the capital fund is \$63k through March.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 3.90 months as of 3/31/2023.
- There are \$7.2 mil in capital funds and \$2.1 mil in reserve funds. Reserves are currently 88.02% funded.

Looking Forward

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
April 2023	\$154,235	\$123,732
May 2023	\$352,478	\$103,217
June 2023	\$262,600	\$168,234

Community Council is beginning the year in a positive position with a \$177k favorable variance to the operating budget in the first quarter. Community Benefit Fees are performing moderately above budget YTD. 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 March 31, 2023

	March 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	\$ -	\$ 564,903	\$ 564,903	\$ -	\$ 2,259,612
Commercial Assessments	66,930	65,067	1,863	200,790	195,201	5,589	780,804
Community Benefit Fees	135,311	150,646	(15,335)	468,557	374,282	94,275	1,500,000
Total Assessment Revenue	390,542	404,014	(13,472)	1,234,250	1,134,386	99,864	4,540,416
Comm Celebrations & Events	10	-	10	200	200	-	70,595
Community Programming	5,445	4,446	999	14,983	15,412	(429)	68,308
Total Program Revenue	5,455	4,446	1,009	15,183	15,612	(429)	138,903
Community Center Rentals	2,125	3,000	(875)	5,020	7,000	(1,980)	13,100
Resident Access	460	500	(40)	1,180	1,500	(320)	3,400
Total Facilities Revenue	2,585	3,500	(915)	6,200	8,500	(2,300)	16,500
Management Fee	31,420	31,420	-	94,260	94,260	-	377,040
Advertising	-	-	-	-	1,440	(1,440)	7,200
Interest	3,902	50	3,852	10,132	150	9,982	665
Other Income	-	-	-	525	-	525	9,076
Total Other Income	35,322	31,470	3,852	104,917	95,850	9,067	393,981
Total Operating Income	433,904	443,430	(9,526)	1,360,551	1,254,348	106,203	5,089,800
EXPENSES							
Reserve Contributions	45,643	45,643	-	136,929	136,929	-	547,716
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	45,643	45,643	-	136,929	136,929	-	547,716
Personnel Expenses	236,972	234,990	1,982	669,963	704,970	(35,007)	2,821,802
Administration	36,361	27,696	8,665	73,892	73,723	169	303,228
Travel/Mtgs/ERR	3,948	4,190	(242)	11,821	16,485	(4,664)	66,529
Total Administrative Expense	277,281	266,876	10,405	755,676	795,178	(39,502)	3,191,559
Community Celebrations & Events	12,812	12,481	331	47,918	49,943	(2,025)	346,282
Community Programming	5,213	7,845	(2,632)	14,472	26,135	(11,663)	144,560
Community Engagement	2,717	4,475	(1,758)	7,488	13,600	(6,112)	42,100
Communications & Public Affairs	3,128	7,781	(4,653)	10,769	14,553	(3,784)	61,210
Total Program Expense	23,871	32,582	(8,711)	80,647	104,231	(23,584)	594,152
Ranch Offices	17,112	16,765	347	51,339	50,295	1,044	204,380
Desert Camp Community Center	17,932	21,766	(3,834)	56,934	67,020	(10,086)	260,395
The Homestead Community Center	7,286	6,650	636	18,138	18,871	(733)	85,447
MSP/P&T/Seasonal Décor	12,402	1,942	10,460	14,881	14,518	363	115,060
Total Facilities Expense	54,732	47,123	7,609	141,292	150,704	(9,412)	665,282
Insurance (non-EE) & Taxes	6,774	6,085	689	20,744	18,255	2,489	73,020
Other Expenses	1,324	1,175	149	3,341	3,935	(594)	18,071
Total General Expense	8,099	7,260	839	24,085	22,190	1,895	91,091
Total Operating Expense	409,624	399,484	10,140	1,138,629	1,209,232	(70,603)	5,089,800
Operating Income/(Loss)	24,279	43,946	(19,667)	221,922	45,116	176,806	-
Reserve Net Income	20,785	48,643	(27,858)	80,449	89,583	(9,134)	304,327
Capital Net Income	(103,112)	(3,761)	(99,351)	(327,348)	(11,283)	(316,065)	(45,132)
Reserve & Capital Net Income/(Loss)	(82,328)	44,882	(127,210)	(246,899)	78,300	(325,199)	259,195
Total Net Income/(Loss)	\$ (58,049)	\$ 88,828	\$ (146,877)	\$ (24,977)	\$ 123,416	\$ (148,393)	\$ 259,195

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

At March 31, 2023

	3/31/2023	12/31/2022	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 1,652,656	\$ 1,508,330	\$ 144,325
Petty Cash	500	500	-
TOTAL OPERATING CASH	1,653,156	1,508,830	144,325
RESERVE FUND			
Cash	421,299	603,051	(181,752)
Investments	1,727,000	1,477,000	250,000
Accrued Interest	4,158	4,751	(593)
Discount on Investments	(11,082)	(12,623)	1,541
TOTAL RESERVE FUND	2,141,376	2,072,180	69,196
CAPITAL FUND			
Cash	764,772	1,135,106	(370,334)
Investments	6,497,000	6,472,000	25,000
Accrued Interest	3,367	-	3,367
Discount on Investments	(79,206)	(105,325)	26,118
TOTAL CAPITAL FUND	7,185,933	7,501,781	(315,849)
Accounts Receivable (Net)	17,555	25,435	(7,880)
Intercompany Receivable	68,024	154,192	(86,167)
Prepaid Expenses	139,853	40,979	98,874
Other Current Assets	-	-	-
OTHER CURRENT ASSETS	225,432	220,605	4,827
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	171,715	164,860	6,855
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIPMENT	471,764	464,909	6,855
<i>Less Accumulated Depreciation</i>	(324,595)	(313,359)	(11,237)
PROPERTY, PLANT AND EQUIPMENT, NET	147,169	151,551	(4,382)
TOTAL ASSETS	\$ 11,353,065	\$ 11,454,947	\$ (101,882)
LIABILITIES			
Accounts Payable	\$ 55,236	\$ 163	\$ 55,072
Intercompany Payable	-	4,586	(4,586)
Accrued Liabilities	108,662	226,774	(118,111)
Deferred Revenue	26,908	8,962	17,946
Prepaid Assessments	40,296	67,630	(27,334)
Other Current Liabilities	(542)	(650)	108
TOTAL CURRENT LIABILITIES	230,560	307,465	(76,905)
TOTAL LIABILITIES	\$ 230,560	\$ 307,465	\$ (76,905)
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	(24,977)	-	(24,977)
TOTAL NET ASSETS	\$ 11,122,506	\$ 11,147,482	\$ (24,977)
TOTAL LIABILITIES & NET ASSETS	\$ 11,353,065	\$ 11,454,947	\$ (101,882)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date March 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(24,977)
Adjustments to reconcile Net Income (deficit)		
Depreciation		11,237
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		7,880
Intercompany Receivable		86,167
Prepaid Expense		(41,884)
Prepaid Insurance		(56,990)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		55,072
Accrued Payroll Expenses		(41,094)
Accrued Expenses		(77,018)
Deferred Revenue		17,946
Prepaid Assessments		(27,334)
Intercompany Payable		(4,586)
Other Liabilities		108

NET CASH FROM OPERATING ACTIVITIES **\$ (95,472)**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment (6,855)

NET INCREASE (DECREASE) IN CASH **\$ (102,327)**

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

CASH, END OF PERIOD **\$ 10,980,464**

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: **3.90**

Operating Cash at 3/31/23 \$ 1,653,156

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

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

Amount over
minimum

\$ 380,706

Amount under
minimum

N/A

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

Amount over
maximum

N/A

Amount under
maximum

\$ 891,744

