



# DC Ranch Association Financial Summary Report for period ending April 30, 2023

## Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total</u>
Revenue	\$ 3,409,544	\$ 96,347	\$ -	\$ 3,505,891
Expenses	2,411,652	317,141	-	2,728,793
<b>Operating Income/(Loss)</b>	<b>\$ 997,892</b>	<b>\$ (220,794)</b>	<b>\$ -</b>	<b>\$ 777,097</b>
Depreciation	-	-	19,630	19,630
<b>Total Income/(Loss)</b>	<b>\$ 997,892</b>	<b>\$ (220,794)</b>	<b>\$ (19,630)</b>	<b>\$ 757,467</b>
Transfers In/(Out)	(672,416)	672,416	-	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 325,476</b>	<b>\$ 451,622</b>	<b>\$ (19,630)</b>	<b>\$ 757,467</b>

### Revenue

Operating revenue for April totaled \$856k, favorable to budget by \$3k (<1%). Year-to-date revenue is unfavorable to budget by \$2k (<1%). Significant variances to budget are as follows:

- Non-Assessment Revenue is \$5k unfavorable to budget YTD.

### Expense

Operating expenses for April came in \$70k (8%) favorable to budget, with year-to-date expenses \$201k (6%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$75k (7%) YTD due to open positions in Community Standards and Landscape. Temporary labor costs are \$5k YTD.
- There is an initial combined savings of \$76k due to the timing of expenses in Landscape, Maintenance, Community Standards, Fleet and Security. This number will ebb and flow as expenditures are made.
- Insurance expense is \$10k favorable to budget due to the auto policy renewing lower than anticipated, this savings will continue through this year.
- Utilities are favorable to budget by \$43k YTD.

### Balance Sheet/Cash Flow

- Operating cash is \$1.6 mil at 4/30/23, equal to 1.83 months of cash on hand.
- There is currently \$10.5 mil in reserve funds and \$69k in the capital fund.

### Individual Neighborhoods

- Employee cost is being allocated to the neighborhoods using actual payroll data each month. Variances to budget are to be expected, as the need for staff time changes according to the needs of the neighborhoods. The Director of Community Services and

Landscape/Maintenance Managers review this data in detail to ensure the figures are correct.

- Most neighborhoods have a favorable variance to budget. Only Terrace Homes East and Haciendas have very small net losses due to higher landscape/maintenance hours.

### **Reserves**

- Reserve expenses came in at \$190k for the month of April. YTD reserve expenses are at \$317k, lower than budget by \$285k.
- Reserve spending will vary from budget depending on the continual assessment of expenditures and scheduling of projects. Some projects are completed early, while others are pushed into the next year.
- Reserve interest is surpassing budget estimates due to the availability of higher earnings rates for the reinvestment of maturing treasury notes. Reserve interest income is \$96k YTD.

# DC RANCH ASSOCIATION

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending April 30, 2023

	April 2023			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2023 Budget
<b>INCOME</b>							
Neighborhood Assessments	\$ 466,508	\$ 465,720	\$ 788	\$ 1,866,032	\$ 1,862,880	\$ 3,152	\$ 5,588,640
Master Assessments	331,347	330,981	366	1,325,388	1,323,924	1,464	3,971,772
Builder & Developer Assessments	8,134	9,279	(1,145)	32,537	37,116	(4,579)	111,348
<b>Total Assessment Revenue</b>	<b>805,989</b>	<b>805,980</b>	<b>9</b>	<b>3,223,957</b>	<b>3,223,920</b>	<b>37</b>	<b>9,671,760</b>
Lot Sale Fees	5,100	7,500	(2,400)	25,900	30,000	(4,100)	90,000
Management Fees (Cost Sharing)	360	360	-	1,440	1,440	-	4,320
Fines/Fees (Violations, Mods etc.)	32,050	28,700	3,350	113,531	114,800	(1,269)	343,200
Security Monitoring Unmanned Gates	3,660	3,660	-	14,640	14,640	-	43,920
Cell Tower Lease(s)	6,600	6,415	185	25,959	25,660	299	76,980
Other Income (CFD, Interest, Misc)	1,950	250	1,700	4,118	1,000	3,118	55,626
<b>Total Non-Assessment Income</b>	<b>49,720</b>	<b>46,885</b>	<b>2,835</b>	<b>185,587</b>	<b>187,540</b>	<b>(1,953)</b>	<b>614,046</b>
<b>Total Operating Income</b>	<b>855,709</b>	<b>852,865</b>	<b>2,844</b>	<b>3,409,544</b>	<b>3,411,460</b>	<b>(1,916)</b>	<b>10,285,806</b>
<b>EXPENSES</b>							
Reserve Contributions	168,104	168,104	-	672,416	672,416	-	2,017,248
Capital Contribution	-	-	-	-	-	-	-
<b>Total Reserve Expense</b>	<b>168,104</b>	<b>168,104</b>	<b>-</b>	<b>672,416</b>	<b>672,416</b>	<b>-</b>	<b>2,017,248</b>
Personnel Expenses	229,754	254,313	(24,559)	942,076	1,017,252	(75,176)	3,196,036
Administration	21,005	15,110	5,895	76,672	70,265	6,407	200,620
Information Technology	14,397	14,718	(321)	64,121	59,125	4,996	181,700
Human Resources	1,374	5,035	(3,661)	12,546	11,845	701	35,350
<b>Total Administrative Expense</b>	<b>266,530</b>	<b>289,176</b>	<b>(22,646)</b>	<b>1,095,415</b>	<b>1,158,487</b>	<b>(63,072)</b>	<b>3,613,706</b>
Landscape Services	35,776	49,997	(14,221)	129,420	155,804	(26,384)	550,370
Facilities Maintenance	15,690	18,857	(3,167)	73,635	82,391	(8,756)	254,567
Utilities	31,297	45,123	(13,826)	96,097	138,655	(42,558)	637,363
Fleet	19,536	23,015	(3,479)	81,222	87,935	(6,713)	250,005
<b>Total Maintenance Expense</b>	<b>102,299</b>	<b>136,992</b>	<b>(34,692)</b>	<b>380,374</b>	<b>464,785</b>	<b>(84,411)</b>	<b>1,692,305</b>
Security	207,735	218,462	(10,727)	861,276	898,023	(36,747)	2,659,844
Community Standards	346	110	236	2,050	7,590	(5,540)	8,220
Community Relations	607	925	(318)	5,533	6,200	(667)	23,300
<b>Total Community Program Expense</b>	<b>208,688</b>	<b>219,497</b>	<b>(10,809)</b>	<b>868,859</b>	<b>911,813</b>	<b>(42,954)</b>	<b>2,691,364</b>
Insurance (non-EE) & Taxes	17,309	19,020	(1,711)	67,005	77,080	(10,075)	229,325
Other Expenses	-	-	-	-	-	-	-
<b>Total General Expense</b>	<b>17,309</b>	<b>19,020</b>	<b>(1,711)</b>	<b>67,005</b>	<b>77,080</b>	<b>(10,075)</b>	<b>229,325</b>
<b>Total Operating Expense</b>	<b>762,930</b>	<b>832,789</b>	<b>(69,858)</b>	<b>3,084,068</b>	<b>3,284,581</b>	<b>(200,513)</b>	<b>10,243,948</b>
<b>Operating Income/(Loss)</b>	<b>92,779</b>	<b>20,077</b>	<b>72,703</b>	<b>325,476</b>	<b>126,879</b>	<b>198,597</b>	<b>41,858</b>
Reserve Net Income/(Loss)	87	(394,340)	394,427	451,622	120,272	331,350	(91,885)
Capital Net Income/(Loss)	(5,196)	-	(5,196)	(19,630)	-	(19,630)	-
<b>Reserve/Capital Net Income/(Loss)</b>	<b>(5,109)</b>	<b>(394,340)</b>	<b>389,231</b>	<b>431,992</b>	<b>120,272</b>	<b>311,720</b>	<b>(91,885)</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 87,670</b>	<b>\$ (374,264)</b>	<b>\$ 461,933</b>	<b>\$ 757,467</b>	<b>\$ 247,151</b>	<b>\$ 510,316</b>	<b>\$ (50,027)</b>

# DC RANCH ASSOCIATION

## BALANCE SHEET

As Of April 30, 2023

	<u>4/30/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
<b>ASSETS</b>			
<b>CASH</b>			
Cash - Operating	\$ 1,559,736	\$ 1,056,616	\$ 503,120
Petty Cash	350	350	-
<b>TOTAL CASH</b>	<u>1,560,086</u>	<u>1,056,966</u>	<u>503,120</u>
<b>CAPITAL FUND</b>	69,168	69,168	-
<b>RESERVE FUND</b>	10,539,888	10,112,659	427,228
Accounts Receivable (Net)	162,149	318,660	(156,511)
Intercompany Receivable	8,116	9,713	(1,597)
Prepaid Expenses	340,889	261,358	79,531
Operating Lease Right-to-Use Asset	148,167	148,167	-
Other Current Assets	2,206	36,528	(34,322)
<b>TOTAL CURRENT ASSETS</b>	<u>661,526</u>	<u>774,426</u>	<u>(112,900)</u>
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Property & Equipment	360,678	356,062	4,616
Construction In Progress	-	-	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIP</b>	<u>360,678</u>	<u>356,062</u>	<u>4,616</u>
Less Accumulated Depreciation	(278,985)	(259,354)	(19,630)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	<u>81,694</u>	<u>96,708</u>	<u>(15,014)</u>
<b>TOTAL ASSETS</b>	<u>\$ 12,912,361</u>	<u>\$ 12,109,926</u>	<u>\$ 802,435</u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 367,128	\$ 384,101	\$ (16,973)
Intercompany Payable	133,652	147,688	(14,036)
Accrued Expenses	102,275	119,459	(17,184)
Prepaid Assessments	377,966	291,988	85,978
Deferred Revenue	-	-	-
Operating Lease Right-to-Use Liability	148,167	148,167	-
Other Current Liabilities	10,389	3,207	7,182
<b>TOTAL CURRENT LIABILITIES</b>	<u>1,139,578</u>	<u>1,094,611</u>	<u>44,968</u>
<b>TOTAL LONG-TERM LIABILITIES</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL LIABILITIES</b>	<u>\$ 1,139,578</u>	<u>\$ 1,094,611</u>	<u>\$ 44,968</u>
<b>NET ASSETS</b>			
Operating Equity	418,352	418,352	-
Capital Equity	165,876	165,876	-
Reserve Equity	10,431,088	10,431,088	-
Current Year Profit/Loss	757,467	-	757,467
<b>TOTAL NET ASSETS</b>	<u>\$ 11,772,783</u>	<u>\$ 11,015,316</u>	<u>\$ 757,467</u>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u>\$ 12,912,361</u>	<u>\$ 12,109,926</u>	<u>\$ 802,435</u>

# DC RANCH ASSOCIATION

## STATEMENT OF CASH FLOW

For the Period Ended April 30, 2023

	<u>Current Month</u> Month Ended April 2023	<u>Year-to-Date</u> Year Ended April 2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income (deficit) for period	\$ 87,670	\$ 757,467
Adjustments to reconcile net income (deficit)		
Depreciation	5,196	19,630
<u>(Increase)/Decrease in:</u>		
Accounts receivable	(41,175)	156,511
Intercompany receivables	-	1,597
Prepaid expenses	17,311	(79,531)
<u>Increase/(Decrease) in:</u>		
Accounts payable	102,731	(16,973)
Accrued expenses	(1,438)	(2,488)
Accrued payroll expenses	611	(14,695)
Deferred revenue	-	-
Prepaid assessments	(71,456)	10,385
Prepaid Council assessments	(1,418)	75,593
Intercompany payables	47,404	(14,036)
Other liabilities/	(3,113)	41,505
NET CASH FROM OPERATING ACTIVITIES	<u>142,323</u>	<u>934,965</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchases of Property, Plant & Equipment	(4,616)	(4,616)
NET CASH FROM INVESTING ACTIVITIES	<u>(4,616)</u>	<u>(4,616)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Acquisition of long-term debt	-	-
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	<u>-</u>	<u>-</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>137,707</b>	<b>930,349</b>
CASH, BEGINNING OF PERIOD	<u>12,031,435</u>	<u>11,238,793</u>
<b>CASH, END OF PERIOD</b>	<u><b>\$ 12,169,142</b></u>	<u><b>\$ 12,169,142</b></u>