



**DC Ranch Community Council
Financial Highlights – Director Analysis
for period ending November 30, 2023**

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 5,599,652	\$ 77,273	\$ 284,744	\$ 5,961,670
Expenses	3,811,215	106,090	819,943	4,737,248
Operating Income/(Loss)	\$ 1,788,437	\$ (28,816)	\$ (535,199)	\$ 1,224,421
Depreciation	-	-	44,049	44,049
Total Income/(Loss)	\$ 1,788,437	\$ (28,816)	\$ (579,248)	\$ 1,180,373
Transfers In/(Out)	(502,073)	502,073	-	-
Total Surplus/(Deficit)	\$ 1,286,364	\$ 473,257	\$ (579,248)	\$ 1,180,373

Revenue

Operating revenue for November totaled \$523k, higher than budget by \$115k (28%). Year-to-date revenue is favorable to budget by \$960k (21%). Significant variances to budget include:

- Community Benefit Fees came in \$110k (99%) higher than forecast for November. Benefit Fees YTD reflect a revenue surplus of \$928k (69%).
- 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.
- Program Revenue YTD reflects the absence of \$50k in revenue from the spring charitable event, which has been cancelled. However, there are also corresponding cost savings resulting in no effect to the bottom line.
- Interest has a \$65k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured).

Expense

Operating expenses for November came in \$45k (11%) favorable to budget, with year-to-date expense \$327k (7%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$153k lower than estimated in the budget YTD due to several vacancies throughout the year.
- Administrative expenses are lower than budget due to the timing of office supplies and special projects.
- Travel/Mtgs/ERR is \$8k under budget YTD due to timing of expenses for uniforms and professional development.

Programs

- Program expenses are favorable to budget by \$115k YTD due to cost savings for DC Ranch Day and Eggstravaganza, cancellation of the spring charitable event, and timing of recreation, communications

and community engagement program expenses. Some of these savings may go toward one-time enhancements for winter programming.

Facilities

- Facilities expense overall are \$40k below budget due to the timing of holiday décor expenditures (\$31k) supply purchases and contracted service expenditures.

Reserve

- Reserve expenditures total \$106k so far for the year, \$173k under budget YTD due to the timing of projects. Some projects will be done in December and the rest will be deferred to 2024.
- Interest income totals \$77k YTD, which is \$44k higher than estimated due to increased rates.

Capital

- Capital expenditures for DCSIP are \$808k YTD.
- Depreciation expense (non-cash) totals \$44k so far for the year.
- Interest income for the capital fund is \$285k through November.
- A summary of the DCSIP estimated cost and payments, as well as benefit fee revenue received YTD, is shown below.

DCSIP Summary as of 11/30/2023	
Project Cost Estimate	\$ 10,394,896
Project Costs Paid	<u>(1,034,464)</u>
<i>Remaining Project Balance</i>	\$ 9,360,432
Capital Funds available	\$ 8,096,718
Reserve Funds to be used	<u>202,744</u>
Surplus/(Deficit) Project Funding	<u>\$ (1,060,971)</u>

Benefit Fee Revenue Summary as of 11/30/2023	
Benefit Fees Received YTD	\$ 2,274,482
Benefit Fee Operating Budget	<u>(1,500,000)</u>
2023 Budget Surplus/(Deficit)	\$ 774,482
Transfer(s) made to Capital Fund	<u>(1,000,000)</u>

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 4.11 months as of 11/30/2023. A \$1 mil transfer from operating to capital was made in November.
- As of 11/30, there is \$8.1 mil in the capital fund and \$2.5 mil in the reserve fund. Reserves are currently 88.02% funded.

Looking Forward

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

Month	Currently in escrow	Budgeted Benefit Fees
December 2023	\$314,875	\$153,725
January 2024	\$135,320	\$77,987

Nearing year end, the Community Council is in a positive position with a \$1.3 mil favorable variance to the operating budget. Community Benefit Fees were up and down over the course of the year, but continue to perform well against budget allowing an additional \$1 mil transfer to the capital fund.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending November 2023

	November 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	\$ -	\$ 2,071,311	\$ 2,071,311	\$ -	\$ 2,259,612
Commercial Assessments	66,930	65,067	1,863	736,230	715,737	20,493	780,804
Community Council Benefit Fees	220,614	110,966	109,648	2,274,482	1,346,275	928,207	1,500,000
Total Assessment Revenue	475,845	364,334	111,511	5,082,023	4,133,323	948,700	4,540,416
Community Celebrations & Events	(46)	200	(246)	14,853	69,575	(54,722)	70,595
Community Programming	8,817	11,211	(2,394)	64,315	65,128	(813)	68,308
Total Program Revenue	8,771	11,411	(2,640)	79,168	134,703	(55,535)	138,903
Community Center Rentals	565	500	65	18,080	12,600	5,480	13,100
Resident Access	140	150	(10)	4,200	3,250	950	3,400
Total Facilities Revenue	705	650	55	22,280	15,850	6,430	16,500
Management Fee	31,420	31,420	-	345,620	345,620	-	377,040
Advertising	-	720	(720)	360	6,120	(5,760)	7,200
Interest	6,530	72	6,458	65,826	594	65,232	665
Other Income	-	-	-	4,376	3,850	526	9,076
Total Other Income	37,950	32,212	5,738	416,182	356,184	59,998	393,981
Total Operating Income	523,271	408,607	114,664	5,599,652	4,640,060	959,592	5,089,800
EXPENSES							
Reserve Contributions	45,643	45,643	-	502,073	502,073	-	547,716
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	45,643	45,643	-	502,073	502,073	-	547,716
Personnel Expenses	224,001	234,990	(10,989)	2,433,309	2,585,873	(152,564)	2,821,802
Administration	23,592	33,192	(9,600)	252,649	279,442	(26,793)	303,228
Travel/Mtgs/ERR	6,705	5,505	1,200	51,224	59,674	(8,450)	66,529
Total Administrative Expense	254,298	273,687	(19,389)	2,737,182	2,924,989	(187,807)	3,191,559
Community Celebrations & Events	1,502	1,481	21	231,600	301,991	(70,391)	346,282
Community Programming	12,924	10,920	2,004	101,816	133,530	(31,714)	144,560
Community Engagement	3,049	3,525	(476)	28,548	39,625	(11,077)	42,100
Communications & Public Affairs	4,067	3,421	646	51,168	52,819	(1,651)	61,210
Total Program Expense	21,542	19,347	2,195	413,132	527,965	(114,833)	594,152
Ranch Offices	17,250	16,765	485	189,062	187,615	1,447	204,380
Desert Camp Community Center	18,497	20,245	(1,748)	226,741	234,301	(7,560)	260,395
The Homestead Community Center	6,738	6,039	699	74,881	77,925	(3,044)	85,447
MS Park/P&T/Seasonal Décor	1,974	29,663	(27,689)	70,493	101,822	(31,329)	115,060
Total Facilities Expense	44,459	72,712	(28,253)	561,176	601,663	(40,487)	665,282
Insurance (non-EE) & Taxes	6,872	6,085	787	76,558	66,935	9,623	73,020
Other Expenses	2,258	2,099	159	23,166	16,904	6,262	18,071
Total General Expense	9,130	8,184	946	99,725	83,839	15,886	91,091
Total Operating Expense	375,072	419,573	(44,501)	4,313,288	4,640,529	(327,241)	5,089,800
Operating Income/(Loss)	148,199	(10,966)	159,165	1,286,364	(469)	1,286,833	-
Reserve Net Income/(Loss)	53,677	48,643	5,034	473,257	255,684	217,573	304,327
Capital Net Income/(Loss)	(286,793)	(3,761)	(283,032)	(579,248)	(41,371)	(537,877)	(45,132)
Reserve & Capital Net Income/(Loss)	(233,116)	44,882	(277,998)	(105,991)	214,313	(320,304)	259,195
Total Net Income/(Loss)	\$ (84,918)	\$ 33,916	\$ (118,834)	\$ 1,180,373	\$ 213,844	\$ 966,529	\$ 259,195

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

At November 30, 2023

	11/30/2023	12/31/2022	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 1,743,538	\$ 1,508,330	\$ 235,208
Petty Cash	500	500	-
TOTAL OPERATING CASH	1,744,038	1,508,830	235,208
RESERVE FUND			
Cash	962,122	603,051	359,071
Investments (Net)	1,559,634	1,469,129	90,505
TOTAL RESERVE FUND	2,521,756	2,072,180	449,576
CAPITAL FUND			
Cash	3,139,650	1,135,106	2,004,544
Investments (Net)	4,957,068	6,366,675	(1,409,608)
TOTAL CAPITAL FUND	8,096,718	7,501,781	594,936
Accounts Receivable (Net)	89,522	25,435	64,088
Intercompany Receivable	30,404	154,192	(123,788)
Prepaid Expenses	84,134	40,979	43,155
Operating Lease Right-to-Use Asset	199,974	199,974	-
OTHER CURRENT ASSETS	404,034	420,579	(16,545)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	184,143	164,860	19,283
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
TOTAL PROPERTY, PLANT & EQUIPMENT	484,192	464,909	19,283
<i>Less Accumulated Depreciation</i>	(357,408)	(313,359)	(44,049)
PROPERTY, PLANT AND EQUIPMENT, NET	126,785	151,551	(24,766)
TOTAL ASSETS	\$ 12,893,330	\$ 11,654,921	\$ 1,238,408
LIABILITIES			
Accounts Payable	\$ 179,917	\$ 163	\$ 179,754
Intercompany Payable	-	12,702	(12,702)
Accrued Liabilities	162,778	242,288	(79,509)
Deferred Revenue	16,048	8,962	7,086
Prepaid Assessments	31,326	67,630	(36,304)
Operating Lease Right-to-Use Liability	199,974	199,974	-
Other Current Liabilities	(939)	(650)	(289)
TOTAL CURRENT LIABILITIES	589,105	531,069	58,036
TOTAL LIABILITIES	\$ 589,105	\$ 531,069	\$ 58,036
NET ASSETS			
Reserve Equity	2,148,782	2,148,782	-
Capital Equity	7,536,183	7,536,183	-
Operating Equity	1,438,888	1,438,888	-
Current Year Profit/Loss	1,180,373	-	1,180,373
TOTAL NET ASSETS	\$ 12,304,225	\$ 11,123,852	\$ 1,180,373
TOTAL LIABILITIES & NET ASSETS	\$ 12,893,330	\$ 11,654,921	\$ 1,238,408

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date November 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	1,180,373
Adjustments to reconcile Net Income (deficit)		
Depreciation		44,049
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(64,088)
Intercompany Receivable		123,788
Prepaid Expense		(40,165)
Prepaid Insurance		(2,990)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		179,754
Intercompany Payable		(12,702)
Accrued Payroll Expenses		(2,492)
Accrued Expenses		(77,018)
Deferred Revenue		7,086
Prepaid Assessments		(36,304)
Other Liabilities		(289)

NET CASH FROM OPERATING ACTIVITIES **\$ 1,299,002**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment (19,283)

NET INCREASE (DECREASE) IN CASH **\$ 1,279,720**

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

CASH, END OF PERIOD **\$ 12,362,511**

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: **4.11**

Operating Cash at 11/30/23 \$ 1,744,038

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

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

Amount over
minimum

\$ 471,588

Amount under
minimum

N/A

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

Amount over
maximum

N/A

Amount under
maximum

\$ 800,862

DC Ranch Community Council Resale Benefit Fee Trend - November 2023

Month	2021 Actual	2022 Actual	In Process	2023 Actual	2023 Budget	Budget Variance	Change from Prior Year
January	\$ 283,272	\$ 165,815	\$ -	\$ 80,113	\$ 65,696	\$ 14,417	\$ (85,702)
February	530,781	397,845	-	253,134	157,940	95,194	(144,711)
March	491,131	311,878	-	135,311	150,646	(15,335)	(176,567)
April	564,467	357,798	-	174,973	123,732	51,241	(182,825)
May	526,293	201,745	-	372,637	103,217	269,420	170,892
June	654,990	546,370	-	429,010	168,234	260,776	(117,360)
July	717,439	170,030	-	162,622	137,311	25,311	(7,408)
August	251,248	197,500	-	122,175	97,896	24,279	(75,325)
September	301,195	80,700	-	118,794	98,797	19,997	38,094
October	242,518	75,744	-	205,100	131,840	73,260	129,356
November	196,165	184,613	-	220,614	110,966	109,648	36,001
December	157,487	132,175	314,875	-	153,725	(153,725)	(132,175)
Annual Total	\$ 4,916,984	\$ 2,822,213	\$ 314,875	\$ 2,274,482	\$ 1,500,000	\$ 774,482	\$ (547,730)

Property Sale Breakdown				
Location	November	YTD	Average Price	YTD Average
PU 1 - House	6	36	\$ 1,178,967	\$ 1,175,769
PU 2 - House	2	42	\$ 869,500	\$ 1,556,625
PU 4 - House	0	27	\$ -	\$ 2,941,696
Silverleaf - House	3	44	\$ 10,066,667	\$ 5,685,331
PU 4 - Land	0	1	\$ -	\$ 3,900,000
Silverleaf - Land	2	4	\$ 2,555,000	\$ 2,677,500
Commercial	0	1	\$ -	\$ 3,000,000
Total/Average	13	155	\$ 3,394,062	\$ 2,934,815

