



**DC Ranch Community Council
Financial Highlights – Director Analysis
for period ending January 31, 2024**

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 527,882	\$ 8,559	\$ 33,322	\$ 569,762
Expenses	358,029	-	161,289	519,318
Operating Income/(Loss)	\$ 169,853	\$ 8,559	\$ (127,968)	\$ 50,444
Depreciation	-	-	3,164	3,164
Total Income/(Loss)	\$ 169,853	\$ 8,559	\$ (131,131)	\$ 47,280
Transfers In/(Out)	(58,752)	58,752	-	-
Total Surplus/(Deficit)	\$ 111,101	\$ 67,311	\$ (131,131)	\$ 47,280

Revenue

Operating revenue for January totaled \$528k, higher than budget by \$146k (38%). Significant variances to budget include:

- Community Benefit Fees came in \$147k (189%) higher than forecast for January.
- Assessments are slightly higher than budget due to the commercial lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized.
- The management fee was not recorded in January. Due to the governance restructure, cost sharing amounts will be revised and recorded in February.
- Interest has a \$4k positive variance to budget due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured).

Expense

Operating expenses for January came in \$4k (<1%) unfavorable to budget. Notable expense variances include:

Administration

- Personnel costs are \$9k higher than estimated in the budget due to the changes in governance structure. Cost sharing amounts will be revised to offset the variance.
- Administrative expenses are higher than budget due to legal fees.
- Travel/Mtgs/ERR is \$2k under budget due to timing of employee expenses.

Programs

- Program expenses are favorable to budget by \$5k due to cost savings for DC Ranch Day.

Facilities

- Facilities expense overall are \$1k below budget due to timing of expenditures.

Reserve

- There were no reserve expenditures in January.
- Interest income totaled \$9k in January.

Capital

- Capital expenditures for DCSIP were \$161k in January.
- Depreciation expense (non-cash) totals \$3k for the year.
- Interest income totaled \$33k in January.
- A summary of the DCSIP estimated cost and payments, as well as benefit fee revenue received YTD, is shown below.

DCSIP Summary as of 1/31/2024	
Project Cost Estimate	\$ 10,394,896
Project Costs Paid	<u>(1,336,868)</u>
<i>Remaining Project Balance</i>	\$ 9,058,028
Capital Funds available	\$ 7,843,522
Reserve Funds to be used	<u>202,744</u>
Surplus/(Deficit) Project Funding	<u>\$ (1,011,762)</u>

Benefit Fee Revenue Summary as of 1/31/2024	
Benefit Fees Received YTD	\$ 225,406
Benefit Fee Operating Budget	<u>(1,500,000)</u>
2023 Budget Surplus/(Deficit)	\$ (1,274,594)
Transfer(s) made to Capital Fund	\$ <u>-0-</u>

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 4.44 months as of 1/31/2024.
- There is \$7.8 mil in the capital fund and \$2.6 mil in the reserve fund. 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>
February 2024	\$220,748	\$174,409
March 2024	\$58,500	\$146,338

Community Council is starting the year off strong with over \$100k in net income. Community Benefit Fees performed moderately above budget in January. A transfer to the capital fund will be considered when benefit fee revenue reaches the annual budgeted amount of \$1.5 mil, which will help to fully fund DCSIP.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending January 2024

	January 2024			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2024 Budget
INCOME							
Residential Assessments	\$ 212,862	\$ 212,862	\$ -	\$ 212,862	\$ 212,862	\$ -	\$ 2,554,344
Commercial Assessments	75,660	73,554	2,106	75,660	73,554	2,106	882,648
Community Council Benefit Fees	225,406	77,987	147,419	225,406	77,987	147,419	1,500,000
Total Assessment Revenue	513,928	364,403	149,525	513,928	364,403	149,525	4,936,992
Community Celebrations & Events	-	-	-	-	-	-	24,500
Community Programming	4,936	3,800	1,136	4,936	3,800	1,136	83,940
Total Program Revenue	4,936	3,800	1,136	4,936	3,800	1,136	108,440
Community Center Rentals	2,175	-	2,175	2,175	-	2,175	-
Resident Access	140	-	140	140	-	140	1,000
Total Facilities Revenue	2,315	-	2,315	2,315	-	2,315	1,000
Management Fee	-	11,525	(11,525)	-	11,525	(11,525)	138,300
Advertising	360	-	360	360	-	360	8,280
Interest	6,343	2,385	3,958	6,343	2,385	3,958	28,613
Other Income	-	-	-	-	-	-	9,100
Total Other Income	6,703	13,910	(7,207)	6,703	13,910	(7,207)	184,293
Total Operating Income	527,882	382,113	145,769	527,882	382,113	145,769	5,230,725
EXPENSES							
Reserve Contributions	58,752	58,752	-	58,752	58,752	-	705,024
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	58,752	58,752	-	58,752	58,752	-	705,024
Personnel Expenses	237,564	228,699	8,865	237,564	228,699	8,865	2,827,270
Administration	23,545	18,880	4,665	23,545	18,880	4,665	270,645
Travel/Mtgs/ERR	1,671	3,715	(2,044)	1,671	3,715	(2,044)	69,620
Total Administrative Expense	262,780	251,294	11,486	262,780	251,294	11,486	3,167,535
Community Celebrations & Events	34,470	38,124	(3,654)	34,470	38,124	(3,654)	309,707
Community Programming	5,325	4,565	760	5,325	4,565	760	149,200
Community Engagement	5,347	7,000	(1,653)	5,347	7,000	(1,653)	69,245
Communications & Public Affairs	3,971	3,979	(8)	3,971	3,979	(8)	74,720
Total Program Expense	49,114	53,668	(4,554)	49,114	53,668	(4,554)	602,872
Ranch Offices	17,645	17,747	(102)	17,645	17,747	(102)	220,964
Desert Camp Community Center	17,813	16,127	1,686	17,813	16,127	1,686	227,711
The Homestead Community Center	3,474	5,179	(1,705)	3,474	5,179	(1,705)	81,962
MS Park/P&T/Seasonal Décor	337	1,216	(879)	337	1,216	(879)	110,310
Total Facilities Expense	39,269	40,269	(1,000)	39,269	40,269	(1,000)	640,947
Insurance (non-EE) & Taxes	6,287	7,575	(1,288)	6,287	7,575	(1,288)	90,900
Other Expenses	579	1,563	(984)	579	1,563	(984)	23,447
Total General Expense	6,866	9,138	(2,272)	6,866	9,138	(2,272)	114,347
Total Operating Expense	416,781	413,121	3,660	416,781	413,121	3,660	5,230,725
Operating Income/(Loss)	111,101	(31,008)	142,109	111,101	(31,008)	142,109	-
Reserve Net Income/(Loss)	67,311	-	67,311	67,311	-	67,311	-
Capital Net Income/(Loss)	(131,131)	-	(131,131)	(131,131)	-	(131,131)	-
Reserve & Capital Net Income/(Loss)	(63,821)	-	(63,821)	(63,821)	-	(63,821)	-
Total Net Income/(Loss)	\$ 47,280	\$ (31,008)	\$ 78,288	\$ 47,280	\$ (31,008)	\$ 78,288	\$ -

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET At January 31, 2024

	1/31/2024	12/31/2023	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 1,935,112	\$ 1,824,454	\$ 110,658
Petty Cash	500	500	-
TOTAL OPERATING CASH	1,935,612	1,824,954	110,658
RESERVE FUND			
Cash	1,081,587	1,015,626	65,961
Investments (Net)	1,561,171	1,559,821	1,350
TOTAL RESERVE FUND	2,642,758	2,575,447	67,311
CAPITAL FUND			
Cash	4,485,088	3,000,016	1,485,072
Investments (Net)	3,358,433	4,977,784	(1,619,350)
TOTAL CAPITAL FUND	7,843,522	7,977,800	(134,278)
Accounts Receivable (Net)	11,074	10,872	202
Intercompany Receivable	148,318	250,840	(102,522)
Prepaid Expenses	158,880	98,624	60,256
Interfund Transfers	130,255	134,273	(4,018)
Operating Lease Right-to-Use Asset	199,974	199,974	-
OTHER CURRENT ASSETS	648,500	694,582	(46,082)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	184,143	184,143	-
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
TOTAL PROPERTY, PLANT & EQUIPMENT	484,192	484,192	-
<i>Less Accumulated Depreciation</i>	(364,576)	(361,412)	(3,164)
PROPERTY, PLANT AND EQUIPMENT, NET	119,617	122,780	(3,164)
TOTAL ASSETS	\$ 13,190,009	\$ 13,195,564	\$ (5,555)
LIABILITIES			
Accounts Payable	\$ 236,045	\$ 96,501	\$ 139,545
Intercompany Payable	224	224	-
Accrued Liabilities	217,428	362,214	(144,786)
Deferred Revenue	8,116	10,173	(2,057)
Prepaid Assessments	61,074	102,593	(41,519)
Interfund Transfers	130,255	134,273	(4,018)
Operating Lease Right-to-Use Liability	199,974	199,974	-
Other Current Liabilities	(939)	(939)	-
TOTAL CURRENT LIABILITIES	852,177	905,012	(52,835)
TOTAL LIABILITIES	\$ 852,177	\$ 905,012	\$ (52,835)
NET ASSETS			
Reserve Equity	2,663,792	2,663,792	-
Capital Equity	7,820,014	7,820,014	-
Operating Equity	1,806,745	1,806,745	-
Current Year Profit/Loss	47,280	-	47,280
TOTAL NET ASSETS	\$ 12,337,832	\$ 12,290,551	\$ 47,280
TOTAL LIABILITIES & NET ASSETS	\$ 13,190,009	\$ 13,195,564	\$ (5,555)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date January 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	47,280
Adjustments to reconcile Net Income (deficit)		
Depreciation		3,164
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(202)
Intercompany Receivable		102,522
Prepaid Expense		(20,236)
Prepaid Insurance		(40,020)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		139,545
Intercompany Payable		-
Accrued Payroll Expenses		27,247
Accrued Expenses		(172,034)
Deferred Revenue		(2,057)
Prepaid Assessments		(41,519)
Other Liabilities		-
NET CASH FROM OPERATING ACTIVITIES	\$	43,691

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment		-
NET INCREASE (DECREASE) IN CASH	\$	43,691

CASH, BEGINNING OF PERIOD	\$	12,378,201
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CASH, END OF PERIOD	\$	12,421,891
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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.

Number of months budgeted expenses in cash, end of period:	4.44
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Operating Cash at 1/31/24	\$	1,935,612
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Total 2024 operating budget expenses	\$	5,230,725
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MINIMUM - Average of three months	\$	1,307,681
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Amount over minimum	Amount under minimum
\$ 627,931	N/A

MAXIMUM - Average of six months	\$	2,615,363
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Amount over maximum	Amount under maximum
N/A	\$ 679,751

