



**DC Ranch Community Council
Financial Highlights – Director Analysis
for period ending April 30, 2024**

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 2,227,338	\$ 43,991	\$ 120,898	\$ 2,392,226
Expenses	1,435,908	176,991	1,647,646	3,260,545
Operating Income/(Loss)	\$ 791,430	\$ (133,000)	\$ (1,526,748)	\$ (868,318)
Depreciation	-	-	12,654	12,654
Total Income/(Loss)	\$ 791,430	\$ (133,000)	\$ (1,539,402)	\$ (880,972)
Transfers In/(Out)	(235,008)	235,008	-	-
Total Surplus/(Deficit)	\$ 556,422	\$ 102,008	\$ (1,539,402)	\$ (880,972)

Revenue

Operating revenue for April totaled \$655k, higher than budget by \$196k (43%). Year-to-date revenue is favorable to budget by \$447k (25%). Significant variances to budget include:

- Community Benefit Fees came in \$202k (133%) higher than forecast for April. Benefit Fees YTD reflect a revenue surplus of \$461k (84%).
- 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 has not been recorded through April. Due to the governance restructure, cost sharing amounts will be revised and recorded in a future month.
- Interest has a \$17k 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 April came in \$7k (2%) unfavorable to budget, with year-to-date expense \$40k (2%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$15k higher than estimated in the budget YTD due to a mix between the changes in governance structure and open positions so far this year. Cost sharing amounts will be revised to offset any variance.
- Other administrative expenses are higher YTD than budget, mainly due to additional legal and professional fees.

Programs

- Program expenses are favorable to budget by \$31k YTD due to cost savings for spring events and the timing of expenses for community engagement and communications.

Facilities

- Facilities expense overall are \$30k below budget mainly due to the savings in utilities and contract services at Desert Camp. These savings are expected to continue until DCSIP is complete and Desert Camp Community Center reopens.

Reserve

- Reserve expenditures total \$177k so far for the year.
- Interest income totals \$44k YTD.

Capital

- The Desert Camp Site Improvement Project is on track with expenditures totaling \$1 mil in April and \$1.6 mil YTD.
- Depreciation expense (non-cash) totals \$13k for the year.
- Interest income totals \$121k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.09 months as of 4/30/2024.
- There is \$6.2 mil in the capital fund and \$2.8 mil in the reserve fund. Reserves are currently 100.62% funded. This will change significantly with the addition of new DCSIP assets, as well as possible adjustments from the reserve study.

Looking Forward

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
May 2024	\$460,888	\$116,686
June 2024	\$192,735	\$208,735

The Community Council remains in a strong position, reporting over \$556,000 in operating net income year-to-date. Community Benefit Fees are performing moderately above budget, currently at 67% of the annual operating budget. A transfer to the capital fund will be considered once benefit fee revenue reaches the budgeted amount of \$1.5 million.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending April 30, 2024

	April 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	\$ -	\$ 851,448	\$ 851,448	\$ -	\$ 2,554,344
Commercial Assessments	75,660	73,554	2,106	302,640	294,216	8,424	882,648
Community Council Benefit Fees	354,636	152,412	202,224	1,012,192	551,146	461,046	1,500,000
Total Assessment Revenue	643,158	438,828	204,330	2,166,280	1,696,810	469,470	4,936,992
Community Celebrations & Events	-	-	-	9,312	9,350	(38)	24,500
Community Programming	4,491	4,970	(479)	20,348	18,044	2,304	83,940
Total Program Revenue	4,491	4,970	(479)	29,660	27,394	2,266	108,440
Community Center Rentals	-	-	-	4,370	-	4,370	-
Resident Access	20	-	20	180	-	180	1,000
Total Facilities Revenue	20	-	20	4,550	-	4,550	1,000
Management Fee	-	11,525	(11,525)	-	46,100	(46,100)	138,300
Advertising	-	-	-	360	-	360	8,280
Interest	7,614	2,385	5,229	26,488	9,540	16,948	28,613
Other Income	-	-	-	-	-	-	9,100
Total Other Income	7,614	13,910	(6,296)	26,848	55,640	(28,792)	184,293
Total Operating Income	655,283	457,708	197,575	2,227,338	1,779,844	447,494	5,230,725
EXPENSES							
Reserve Contributions	58,752	58,752	-	235,008	235,008	-	705,024
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	58,752	58,752	-	235,008	235,008	-	705,024
Personnel Expenses	242,600	228,699	13,901	929,592	914,796	14,796	2,827,270
Administration	27,693	18,245	9,448	97,146	82,217	14,929	270,645
Travel/Mtgs/ERR	2,382	6,940	(4,558)	14,841	24,296	(9,455)	69,620
Total Administrative Expense	272,676	253,884	18,792	1,041,579	1,021,309	20,270	3,167,535
Community Celebrations & Events	12,656	15,329	(2,673)	141,766	147,561	(5,795)	309,707
Community Programming	5,438	6,675	(1,237)	25,024	26,915	(1,891)	149,200
Community Engagement & Public Affairs	6,173	10,050	(3,877)	15,970	33,850	(17,880)	69,245
Communications	4,063	3,170	893	18,695	24,008	(5,313)	74,720
Total Program Expense	28,330	35,224	(6,894)	201,456	232,334	(30,878)	602,872
Ranch Offices	27,007	25,747	1,260	79,941	78,988	953	220,964
Desert Camp Community Center	7,672	15,501	(7,829)	43,217	67,080	(23,863)	227,711
The Homestead Community Center	5,376	5,036	340	19,311	23,382	(4,071)	81,962
MS Park/P&T/Seasonal Décor	10,778	11,430	(652)	12,913	16,216	(3,303)	110,310
Total Facilities Expense	50,833	57,714	(6,881)	155,381	185,666	(30,285)	640,947
Insurance (non-EE) & Taxes	6,287	7,575	(1,288)	25,252	30,450	(5,198)	90,900
Other Expenses	4,520	1,483	3,037	12,239	6,384	5,855	23,447
Total General Expense	10,807	9,058	1,749	37,492	36,834	658	114,347
Total Operating Expense	421,397	414,632	6,765	1,670,916	1,711,151	(40,235)	5,230,725
Operating Income/(Loss)	233,886	43,076	190,810	556,422	68,693	487,729	-
Reserve Net Income/(Loss)	7,931	-	7,931	102,008	-	102,008	-
Capital Net Income/(Loss)	(1,048,439)	-	(1,048,439)	(1,539,402)	-	(1,539,402)	-
Reserve & Capital Net Income/(Loss)	(1,040,508)	-	(1,040,508)	(1,437,394)	-	(1,437,394)	-
Total Net Income/(Loss)	\$ (806,622)	\$ 43,076	\$ (849,698)	\$ (880,972)	\$ 68,693	\$ (949,665)	\$ -

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

At April 30, 2024

	4/30/2024	12/31/2023	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,216,291	\$ 1,824,454	\$ 391,837
Petty Cash	500	500	-
TOTAL OPERATING CASH	2,216,791	1,824,954	391,837
RESERVE FUND			
Cash	880,623	1,015,626	(135,004)
Investments (Net)	1,885,177	1,559,821	325,357
TOTAL RESERVE FUND	2,765,800	2,575,447	190,353
CAPITAL FUND			
Cash	2,227,128	3,000,016	(772,888)
Investments (Net)	3,962,208	4,977,784	(1,015,575)
TOTAL CAPITAL FUND	6,189,337	7,977,800	(1,788,463)
Accounts Receivable (Net)	83,885	10,872	73,013
Intercompany Receivable	225,529	254,131	(28,602)
Prepaid Expenses	144,318	95,333	48,985
Interfund Transfers	-	134,273	(134,273)
Operating Lease Right-to-Use Asset	88,105	88,105	-
OTHER CURRENT ASSETS	541,837	582,713	(40,877)
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>	(374,066)	(361,412)	(12,654)
PROPERTY, PLANT AND EQUIPMENT, NET	110,126	122,780	(12,654)
TOTAL ASSETS	\$ 11,823,890	\$ 13,083,695	\$ (1,259,805)
LIABILITIES			
Accounts Payable	\$ 81,127	\$ 96,328	\$ (15,201)
Intercompany Payable	-	224	(224)
Accrued Liabilities	158,765	355,066	(196,301)
Deferred Revenue	16,784	10,173	6,611
Prepaid Assessments	63,147	102,593	(39,446)
Interfund Transfers	-	134,273	(134,273)
Operating Lease Right-to-Use Liability	88,105	88,105	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	407,929	786,761	(378,832)
TOTAL LIABILITIES	\$ 407,929	\$ 786,761	\$ (378,832)
NET ASSETS			
Reserve Equity	2,663,792	2,523,021	140,771
Capital Equity	7,820,014	8,051,193	(231,178)
Operating Equity	1,813,127	1,722,720	90,407
Current Year Profit/Loss	(880,972)	-	(880,972)
TOTAL NET ASSETS	\$ 11,415,961	\$ 12,296,933	\$ (880,972)
TOTAL LIABILITIES & NET ASSETS	\$ 11,823,890	\$ 13,083,695	\$ (1,259,805)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date April 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(880,972)
Adjustments to reconcile Net Income (deficit)		
Depreciation		12,654
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(73,013)
Intercompany Receivable		28,602
Prepaid Expense		(27,826)
Prepaid Insurance		(21,159)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		(15,201)
Intercompany Payable		(224)
Accrued Payroll Expenses		(23,663)
Accrued Expenses		(172,637)
Deferred Revenue		6,611
Prepaid Assessments		(39,446)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ (1,206,274)**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment -

NET INCREASE (DECREASE) IN CASH **\$ (1,206,274)**

CASH, BEGINNING OF PERIOD \$ 12,378,201

CASH, END OF PERIOD **\$ 11,171,927**

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: **5.09**

Operating Cash at 4/30/2024 \$ 2,216,791

Total 2024 operating budget expenses \$ 5,230,725

MINIMUM - Average of three months \$ 1,307,681

Amount over
minimum

\$ 909,110

Amount under
minimum

N/A

MAXIMUM - Average of six months \$ 2,615,363

Amount over
maximum

N/A

Amount under
maximum

\$ 398,572

