



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

**Summary by Fund - YTD**

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 3,761,570	\$ 57,379	\$ 171,997	\$ 3,990,946
Expenses	2,122,799	258,623	3,151,303	5,532,726
<b>Operating Income/(Loss)</b>	<b>\$ 1,638,770</b>	<b>\$ (201,244)</b>	<b>\$ (2,979,306)</b>	<b>\$ (1,541,779)</b>
Depreciation	-	-	18,981	18,981
<b>Total Income/(Loss)</b>	<b>\$ 1,638,770</b>	<b>\$ (201,244)</b>	<b>\$ (2,998,287)</b>	<b>\$ (1,560,760)</b>
Transfers In/(Out)	(1,352,512)	352,512	1,000,000	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 286,258</b>	<b>\$ 151,268</b>	<b>\$ (1,998,287)</b>	<b>\$ (1,560,760)</b>

**Revenue**

Operating revenue for June totaled \$912k, higher than budget by \$393k (76%). Year-to-date revenue is favorable to budget by \$1 mil (38%). Significant variances to budget include:

- Community Benefit Fees came in \$88k (42%) higher than forecast for June. Benefit Fees YTD reflect a revenue surplus of \$735k (84%).
- Assessments are 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 recorded year-to-date in June. Shared staff costs were recalculated in accordance with the restructure; as a result the amount each entity is due/owes will differ from the original budget amount.
- Interest has a \$28k 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 June came in \$30k (8%) favorable to budget, with year-to-date expense \$65k (3%) lower than budget. A transfer of \$1 mil was made to the capital fund. Notable expense variances include:

**Administration**

- Personnel costs are \$26k higher than estimated in the budget YTD due to changes to the governance structure. Open positions and the recalculation of cost sharing amounts have offset this overage.
- Other administrative expenses are higher YTD than budget, mainly due to additional legal and professional fees.

**Programs**

- Program expenses are favorable to budget by \$51k YTD due to cost savings for spring events and the timing of expenses for community engagement and communications.

Facilities

- Facilities expense overall are \$52k 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 \$259k so far for the year.
- Interest income totals \$57k YTD.

Capital

- The Desert Camp Site Improvement Project is on track with expenditures totaling \$1.1 mil in June and \$3.2 mil YTD.
- Depreciation expense (non-cash) totals \$19k for the year.
- Interest income totals \$172k YTD.

**Balance Sheet/Cash Flow**

- Operating cash on hand is equal to 3.41 months as of 6/30/2024. A couple of items to note here; a \$1 mil transfer was made to the capital fund in June, and the cash on hand requirement was lowered in accordance with the approved tenant improvement funding plan.
- There is \$6.8 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:

<b><u>Month</u></b>	<b><u>Currently in escrow</u></b>	<b><u>Budgeted Benefit Fees</u></b>
July 2024	\$301,023	\$154,251
August 2024	\$45,838	\$94,326

***The Community Council remains in a strong financial position, reporting over \$1.3 mil in operating net income year-to-date. Community Benefit Fees are performing moderately above budget, with the total amount received already surpassing the annual budgeted amount. Any additional transfers to the capital fund will be considered if operating cash on hand approaches the six-month policy threshold.***

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending June 30, 2024

	June 2024			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2024 Budget
<b>INCOME</b>							
Residential Assessments	\$ 212,862	\$ 212,862	\$ -	\$ 1,277,172	\$ 1,277,172	\$ -	\$ 2,554,344
Commercial Assessments	75,660	73,554	2,106	453,960	441,324	12,636	882,648
Community Council Benefit Fees	296,406	208,735	87,671	1,612,050	876,567	735,483	1,500,000
<b>Total Assessment Revenue</b>	<b>584,928</b>	<b>495,151</b>	<b>89,777</b>	<b>3,343,182</b>	<b>2,595,063</b>	<b>748,119</b>	<b>4,936,992</b>
Community Celebrations & Events	1,196	1,150	46	10,508	10,500	8	24,500
Community Programming	3,224	1,580	1,644	44,192	37,078	7,114	83,940
<b>Total Program Revenue</b>	<b>4,420</b>	<b>2,730</b>	<b>1,690</b>	<b>54,700</b>	<b>47,578</b>	<b>7,122</b>	<b>108,440</b>
Community Center Rentals	935	-	935	6,935	-	6,935	-
Resident Access	80	-	80	340	-	340	1,000
<b>Total Facilities Revenue</b>	<b>1,015</b>	<b>-</b>	<b>1,015</b>	<b>7,275</b>	<b>-</b>	<b>7,275</b>	<b>1,000</b>
Management Fee	313,260	11,525	301,735	313,260	69,150	244,110	138,300
Advertising	-	3,600	(3,600)	360	3,960	(3,600)	8,280
Interest	8,367	2,385	5,982	42,793	14,310	28,483	28,613
Other Income	-	3,850	(3,850)	-	3,850	(3,850)	9,100
<b>Total Other Income</b>	<b>321,627</b>	<b>21,360</b>	<b>300,267</b>	<b>356,413</b>	<b>91,270</b>	<b>265,143</b>	<b>184,293</b>
<b>Total Operating Income</b>	<b>911,990</b>	<b>519,241</b>	<b>392,749</b>	<b>3,761,570</b>	<b>2,733,911</b>	<b>1,027,659</b>	<b>5,230,725</b>
<b>EXPENSES</b>							
Reserve Contributions	58,752	58,752	-	352,512	352,512	-	705,024
Capital Contributions	1,000,000	-	1,000,000	1,000,000	-	1,000,000	-
<b>Total Reserve Expense</b>	<b>1,058,752</b>	<b>58,752</b>	<b>1,000,000</b>	<b>1,352,512</b>	<b>352,512</b>	<b>1,000,000</b>	<b>705,024</b>
Personnel Expenses	219,935	228,699	(8,764)	1,395,689	1,372,194	23,495	2,827,270
Administration	16,552	17,562	(1,010)	140,841	124,566	16,275	270,645
Travel/Mtgs/ERR	1,341	3,565	(2,224)	18,038	31,517	(13,479)	69,620
<b>Total Administrative Expense</b>	<b>237,828</b>	<b>249,826</b>	<b>(11,998)</b>	<b>1,554,568</b>	<b>1,528,277</b>	<b>26,291</b>	<b>3,167,535</b>
Community Celebrations & Events	7,442	6,637	805	155,528	160,735	(5,207)	309,707
Community Programming	5,814	7,250	(1,436)	71,585	78,690	(7,105)	149,200
Community Eng & Public Affairs	3,813	6,195	(2,382)	22,001	46,595	(24,594)	69,245
Communications	898	5,664	(4,766)	28,735	43,086	(14,351)	74,720
<b>Total Program Expense</b>	<b>17,968</b>	<b>25,746</b>	<b>(7,778)</b>	<b>277,849</b>	<b>329,106</b>	<b>(51,257)</b>	<b>602,872</b>
Ranch Offices	17,645	17,747	(102)	115,225	114,482	743	220,964
Desert Camp Community Center	6,294	17,151	(10,857)	54,828	100,354	(45,526)	227,711
The Homestead Community Ctr	8,012	8,507	(495)	35,679	37,915	(2,236)	81,962
MS Park/P&T/Seasonal Décor	1,175	2,756	(1,581)	15,990	20,645	(4,655)	110,310
<b>Total Facilities Expense</b>	<b>33,126</b>	<b>46,161</b>	<b>(13,035)</b>	<b>221,722</b>	<b>273,396</b>	<b>(51,674)</b>	<b>640,947</b>
Insurance (non-EE) & Taxes	7,733	7,575	158	46,315	45,450	865	90,900
Other Expenses	4,010	2,074	1,936	22,346	11,840	10,506	23,447
<b>Total General Expense</b>	<b>11,743</b>	<b>9,649</b>	<b>2,094</b>	<b>68,660</b>	<b>57,290</b>	<b>11,370</b>	<b>114,347</b>
<b>Total Operating Expense</b>	<b>1,359,416</b>	<b>390,134</b>	<b>969,282</b>	<b>3,475,311</b>	<b>2,540,581</b>	<b>934,730</b>	<b>5,230,725</b>
<b>Operating Income/(Loss)</b>	<b>(447,426)</b>	<b>129,107</b>	<b>(576,533)</b>	<b>286,258</b>	<b>193,330</b>	<b>92,928</b>	<b>-</b>
Reserve Net Income/(Loss)	41,052	41,052	0	151,268	151,266	2	-
Capital Net Income/(Loss)	(55,948)	(1,055,949)	1,000,001	(1,998,287)	(2,998,290)	1,000,003	-
<b>Reserve &amp; Capital Net Income/(Loss)</b>	<b>(14,896)</b>	<b>(1,014,897)</b>	<b>1,000,001</b>	<b>(1,847,019)</b>	<b>(2,847,024)</b>	<b>1,000,005</b>	<b>-</b>
<b>Total Net Income/(Loss)</b>	<b>\$ (462,323)</b>	<b>\$ (885,790)</b>	<b>\$ 423,467</b>	<b>\$ (1,560,760)</b>	<b>\$ (2,653,694)</b>	<b>\$ 1,092,934</b>	<b>\$ -</b>

# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET

At June 30, 2024

	6/30/2024	12/31/2023	Y/Y Change
<b>ASSETS</b>			
<b>OPERATING FUND</b>			
Cash	\$ 1,295,117	\$ 1,824,454	\$ (529,337)
Petty Cash	500	500	-
<b>TOTAL OPERATING CASH</b>	1,295,617	1,824,954	(529,337)
<b>RESERVE FUND</b>			
Cash	948,765	1,015,626	(66,861)
Investments (Net)	1,888,332	1,559,821	328,512
<b>TOTAL RESERVE FUND</b>	2,837,097	2,575,447	261,650
<b>CAPITAL FUND</b>			
Cash	2,769,869	3,000,016	(230,148)
Investments (Net)	3,997,137	4,977,784	(980,647)
<b>TOTAL CAPITAL FUND</b>	6,767,006	7,977,800	(1,210,794)
Accounts Receivable (Net)	59,318	10,872	48,447
Intercompany Receivable	578,104	254,131	323,973
Prepaid Expenses	112,585	95,333	17,252
Interfund Transfers	-	134,273	(134,273)
Operating Lease Right-to-Use Asset	88,105	88,105	-
<b>OTHER CURRENT ASSETS</b>	838,112	582,713	255,399
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
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	-
Construction In Progress	338,976	-	338,976
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	823,168	484,192	338,976
<i>Less Accumulated Depreciation</i>	(380,393)	(361,412)	(18,981)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	442,775	122,780	319,995
<b>TOTAL ASSETS</b>	<b>\$ 12,180,608</b>	<b>\$ 13,083,695</b>	<b>\$ (903,087)</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 1,107,732	\$ 96,328	\$ 1,011,404
Intercompany Payable	-	224	(224)
Accrued Liabilities	187,208	355,066	(167,858)
Deferred Revenue	10,020	10,173	(153)
Prepaid Assessments	51,369	102,593	(51,224)
Interfund Transfers	-	134,273	(134,273)
Operating Lease Right-to-Use Liability	88,105	88,105	-
<b>TOTAL CURRENT LIABILITIES</b>	1,444,434	786,761	657,673
<b>TOTAL LIABILITIES</b>	<b>\$ 1,444,434</b>	<b>\$ 786,761</b>	<b>\$ 657,673</b>
<b>NET ASSETS</b>			
Reserve Equity	2,663,792	2,663,792	-
Capital Equity	7,820,014	7,820,014	-
Operating Equity	1,813,127	1,813,127	-
Current Year Profit/Loss	(1,560,760)	-	(1,560,760)
<b>TOTAL NET ASSETS</b>	<b>\$ 10,736,173</b>	<b>\$ 12,296,933</b>	<b>\$ (1,560,760)</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 12,180,608</b>	<b>\$ 13,083,695</b>	<b>\$ (903,087)</b>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date June 30, 2024

### CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(1,560,760)
Adjustments to reconcile Net Income (deficit)		
Depreciation		18,981
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(48,447)
Intercompany Receivable		(323,973)
Prepaid Expense		9
Prepaid Insurance		(17,261)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		1,011,404
Intercompany Payable		(224)
Accrued Payroll Expenses		4,779
Accrued Expenses		(172,637)
Deferred Revenue		(153)
Prepaid Assessments		(51,224)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>\$</b>	<b>(1,139,505)</b>

### CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment (CIP)		(338,976)
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### NET INCREASE (DECREASE) IN CASH

**\$ (1,478,481)**

CASH, BEGINNING OF PERIOD

\$ 12,378,201

**CASH, END OF PERIOD**

**\$ 10,899,720**

### 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:**

**3.41 \***

Operating Cash at 6/30/24	\$	1,295,617
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Total 2024 operating budget expenses	\$	<u>5,230,725</u>
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<b>MINIMUM</b> - Average of three months	\$	<u>968,705</u>
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Amount over minimum	\$	<u>326,912</u>
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Amount under minimum		<u>N/A</u>
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<b>MAXIMUM</b> - Average of six months	\$	<u>2,276,387</u>
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Amount over maximum	\$	<u>N/A</u>
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Amount under maximum	\$	<u>980,770</u>
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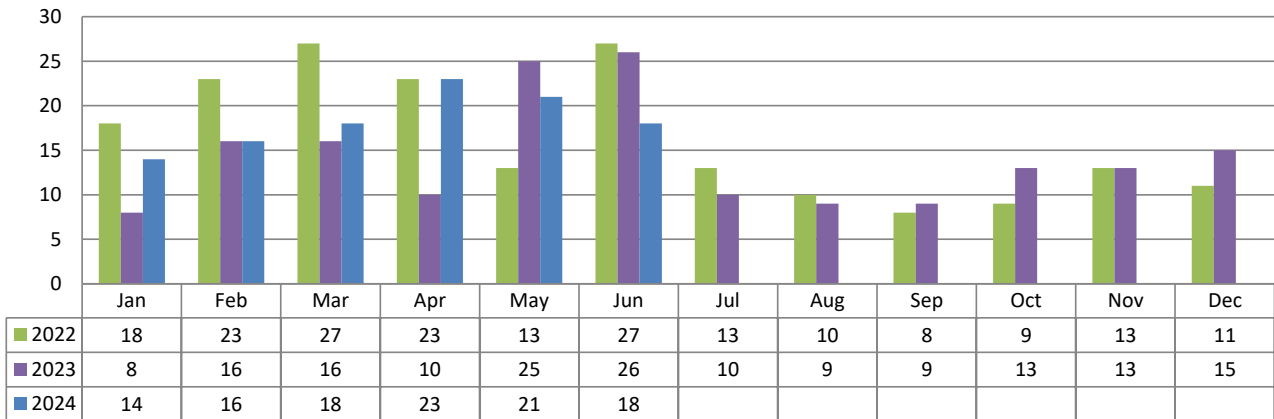
*\*Note: Cash on hand threshold has been adjusted, per tenant improvement funding plan.*

## DC Ranch Community Council Resale Benefit Fee Trend - June 2024

Month	2022 Actual	2023 Actual	In Process	2024 Actual	2024 Budget	Budget Variance	Change from Prior Year
January	\$ 165,815	\$ 80,113	\$ -	\$ 225,406	\$ 77,987	\$ 147,419	\$ 145,293
February	397,845	253,134	-	181,623	174,409	7,214	(71,511)
March	311,878	135,311	-	250,528	146,338	104,190	115,216
April	357,798	174,973	-	354,636	152,412	202,224	179,663
May	201,745	372,637	-	303,452	116,686	186,766	(69,185)
June	546,370	429,010	-	296,406	208,735	87,671	(132,604)
July	170,030	162,622	301,023	-	154,251	-	-
August	197,500	122,175	45,838	-	94,326	-	-
September	80,700	118,794	4,475	-	88,362	-	-
October	75,744	205,100	7,250	-	101,806	-	-
November	184,613	220,614	-	-	93,780	-	-
December	132,175	242,100	9,740	-	90,908	-	-
<b>Annual Total</b>	<b>\$ 2,822,213</b>	<b>\$ 2,516,582</b>	<b>\$ 368,325</b>	<b>\$ 1,612,050</b>	<b>\$ 1,500,000</b>	<b>\$ 735,483</b>	<b>\$ 166,872</b>

Property Sale Breakdown				
Location	June	YTD	Average Price	YTD Average
PU 1 - House	3	24	\$ 1,254,167	\$ 1,342,308
PU 2 - House	3	27	\$ 2,614,667	\$ 1,616,654
PU 4 - House	2	13	\$ 2,147,500	\$ 2,737,692
Silverleaf - House	7	38	\$ 4,769,286	\$ 4,654,211
PU 4 - Land	0	1	\$ -	\$ 1,000,000
Silverleaf - Land	3	7	\$ 3,331,567	\$ 4,727,814
Commercial	0	0	\$ -	\$ -
<b>Total/Average</b>	<b>18</b>	<b>110</b>	<b>\$ 3,293,400</b>	<b>\$ 2,930,998</b>

### Count of Property Sales



### Property Sales by Month (in Millions)

