



DC Ranch Community Council Financial Highlights for period ending June 30, 2025

- ❖ The Community Council finished the 2nd quarter in a positive position, reporting over \$896k in operating net income, which is \$705k favorable to budget through June. Community Benefit Fees are performing well to budget, favorable by \$399k YTD. Once the benefit fee amount budgeted in operations (\$1.65 mil) has been reached, a transfer may be considered.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 3,770,638	\$ 44,454	\$ 27,938	\$ 3,843,030
Expenses	<u>2,497,615</u>	<u>174,228</u>	<u>1,659,930</u>	<u>4,331,774</u>
Operating Income/(Loss)	\$ 1,273,024	\$ (129,774)	\$ (1,631,993)	\$ (488,744)
Depreciation	<u>-</u>	<u>-</u>	<u>80,544</u>	<u>80,544</u>
Total Income/(Loss)	\$ 1,273,024	\$ (129,774)	\$ (1,712,537)	\$ (569,287)
Transfers In/(Out)	<u>(377,298)</u>	<u>377,298</u>	<u>-</u>	<u>-</u>
Total Surplus/(Deficit)	\$ 895,726	\$ 247,524	\$ (1,712,537)	\$ (569,287)

Revenue

Operating revenue for June totaled \$649k, lower than budget by \$16k (2%). Year-to-date revenue is favorable to budget by \$417k (12%). Significant variances to budget include:

- Community Benefit Fees came in \$12k (4%) lower than forecast for June. Benefit Fees YTD reflect a revenue surplus of \$399k (38%).
- Shared staff costs in the cost share agreement were recalculated in accordance with the Executive Director restructure in April; as a result the amount each entity is due/owes will differ from the original budget amount.
- Interest has a \$24k 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 \$67k (14%) favorable to budget, with year-to-date expense \$288k (9%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$80k lower than estimated in the budget YTD due to open or transitioning positions. Other administrative costs are lower than budget YTD due to timing of expenditures.

Programs

- Program expenses are favorable to budget by \$62k YTD due to cost savings and timing of expenses for events and programs (most notably, the Spring Charitable Event and Fitness Classes), community engagement and communications.

Facilities

- Facilities expense overall is \$136k below budget, in large part due to the savings in rent for the new offices at Canyon Village. This difference was part of the funding plan for the tenant improvements. Desert Camp also has some savings in utilities and supplies so far this year.

Reserve

- Reserve expenditures total \$174k for the year.
- Interest income is \$44k YTD.

Capital

- The Desert Camp Site Improvement Project is wrapping up with expenditures totaling \$1.7 mil YTD in 2025. The final \$26k construction payment will be made in July.
- Depreciation expense (non-cash) totals \$81k for the year.
- Interest income totals \$28k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 4.74 months as of 6/30/2025. A couple of items to note here – the cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan; and conversely, the increase in budget year over year raised the threshold amount.
- There is \$509k in the capital fund and \$2.6 mil in the reserve fund.

Looking Forward

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
July 2025	\$282,210	\$168,476
August 2025	\$176,425	\$168,476

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending June 30, 2025

	June 2025			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2025 Budget
INCOME							
Residential Assessments	\$ 223,778	\$ 223,778	\$ -	\$ 1,342,668	\$ 1,342,668	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-	477,240	477,240	-	954,480
Community Council Benefit Fees	249,963	261,575	(11,613)	1,438,101	1,039,253	398,848	1,650,000
Total Assessment Revenue	553,281	564,893	(11,613)	3,258,009	2,859,161	398,848	5,289,816
Community Celebrations & Events	1,035	1,150	(115)	9,341	10,500	(1,159)	19,600
Community Programming	8,788	6,296	2,492	70,324	62,856	7,468	113,268
Total Program Revenue	9,823	7,446	2,377	79,665	73,356	6,309	132,868
Community Center Rentals	1,030	2,145	(1,115)	20,865	11,195	9,670	20,535
Resident Access	540	-	540	3,366	-	3,366	-
Total Facilities Revenue	1,570	2,145	(575)	24,231	11,195	13,036	20,535
Management Fee	48,510	62,060	(13,550)	345,260	372,360	(27,100)	744,720
Advertising	2,160	-	2,160	2,160	360	1,800	8,280
Interest	6,650	1,610	5,040	33,896	9,660	24,236	19,317
Other Income	27,187	27,186	1	27,417	27,186	231	55,924
Total Other Income	84,507	90,856	(6,349)	408,733	409,566	(833)	828,241
Total Operating Income	649,180	665,340	(16,160)	3,770,638	3,353,278	417,360	6,271,460
EXPENSES							
Reserve Contributions	62,883	62,883	-	377,298	377,298	-	754,596
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	62,883	62,883	-	377,298	377,298	-	754,596
Personnel Expenses	238,727	282,828	(44,101)	1,617,343	1,696,968	(79,625)	3,393,936
Administration	31,069	22,603	8,466	184,512	198,233	(13,721)	369,138
Travel/Mtgs/ERR	4,854	4,635	219	36,671	37,252	(581)	79,125
Total Administrative Expense	274,650	310,066	(35,416)	1,838,526	1,932,453	(93,927)	3,842,199
Community Celebrations & Events	6,586	6,267	319	172,178	184,402	(12,224)	344,804
Community Programming	9,226	11,770	(2,544)	101,227	126,265	(25,038)	214,295
Community Engagement	2,058	5,575	(3,517)	26,397	42,250	(15,853)	69,960
Communications	3,728	3,665	63	29,800	39,038	(9,238)	73,720
Total Program Expense	21,598	27,277	(5,679)	329,602	391,955	(62,353)	702,779
Ranch Offices	11,373	19,456	(8,083)	44,494	116,514	(72,020)	233,407
Desert Camp Community Center	22,123	37,921	(15,798)	155,354	216,789	(61,435)	410,920
The Homestead Community Center	4,937	8,997	(4,060)	41,729	45,971	(4,242)	97,722
MS Park/P&T/Seasonal Décor	1,412	2,025	(613)	19,522	18,216	1,306	104,666
Total Facilities Expense	39,844	68,399	(28,555)	261,099	397,490	(136,391)	846,715
Insurance (non-EE) & Taxes	7,801	9,336	(1,535)	46,015	51,416	(5,401)	102,517
Other Expenses	6,134	1,566	4,568	22,372	12,011	10,361	22,654
Total General Expense	13,935	10,902	3,033	68,387	63,427	4,960	125,171
Total Operating Expense	412,910	479,527	(66,617)	2,874,913	3,162,623	(287,710)	6,271,460
Operating Income/(Loss)	236,270	185,813	50,457	895,726	190,655	705,071	-
Reserve Net Income/(Loss)	35,395	-	35,395	247,524	-	247,524	-
Capital Net Income/(Loss)	(18,915)	-	(18,915)	(1,712,537)	-	(1,712,537)	-
Reserve & Capital Net Income/(Loss)	16,479	-	16,479	(1,465,013)	-	(1,465,013)	-
Total Net Income/(Loss)	\$ 252,750	\$ 185,813	\$ 66,937	\$ (569,287)	\$ 190,655	\$ (759,942)	\$ -

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

As of June 30, 2025

	6/30/2025	12/31/2024	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,306,392	\$ 1,616,816	\$ 689,576
Petty Cash	500	500	-
TOTAL OPERATING CASH	2,306,892	1,617,316	689,576
RESERVE FUND			
Cash	1,378,280	875,756	502,524
Investments (Net)	1,209,541	1,456,804	(247,263)
TOTAL RESERVE FUND	2,587,821	2,332,560	255,261
CAPITAL FUND			
Cash	508,742	2,316,485	(1,807,743)
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	508,742	2,316,485	(1,807,743)
Accounts Receivable (Net)	29,212	10,584	18,627
Intercompany Receivable	245,162	324,352	(79,189)
Prepaid Expenses	133,257	101,861	31,395
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Asset	1,149,748	1,149,748	-
OTHER CURRENT ASSETS	1,557,378	1,588,957	(31,579)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	83,870	83,870	-
Vehicles & Equipment	337,635	337,635	-
Leasehold Improvements	416,135	416,135	-
Desert Camp Renovation(s)	7,562	7,562	-
Homestead Renovation(s)	110,112	110,112	-
Construction In Progress	41,467	22,562	18,905
TOTAL PROPERTY, PLANT & EQUIPMENT	996,781	977,876	18,905
<i>Less Accumulated Depreciation</i>	<i>(310,780)</i>	<i>(230,236)</i>	<i>(80,544)</i>
PROPERTY, PLANT AND EQUIPMENT, NET	686,001	747,640	(61,639)
TOTAL ASSETS	\$ 7,646,834	\$ 8,602,958	\$ (956,124)
LIABILITIES			
Accounts Payable	\$ 61,807	\$ 165,051	\$ (103,244)
Intercompany Payable	-	3,874	(3,874)
Accrued Liabilities	207,185	337,833	(130,648)
Deferred Revenue	10,048	24,386	(14,338)
Prepaid Assessments	38,458	170,779	(132,321)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	1,467,246	1,854,082	(386,836)
TOTAL LIABILITIES	\$ 1,467,246	\$ 1,854,082	\$ (386,836)
NET ASSETS			
Reserve Equity	2,325,678	2,325,678	-
Capital Equity	2,907,251	2,907,251	-
Operating Equity	1,515,947	1,515,947	-
Current Year Profit/Loss	(569,287)	-	(569,287)
TOTAL NET ASSETS	\$ 6,179,589	\$ 6,748,876	\$ (569,287)
TOTAL LIABILITIES & NET ASSETS	\$ 7,646,834	\$ 8,602,958	\$ (956,124)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date June 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(569,287)
Adjustments to reconcile Net Income (deficit)		
Depreciation		80,544
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(18,627)
Intercompany Receivable		79,189
Prepaid Expense		(8,173)
Prepaid Insurance		(23,222)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		(103,244)
Intercompany Payable		(3,874)
Accrued Payroll Expenses		(27,363)
Accrued Expenses		(103,285)
Deferred Revenue		(14,338)
Prepaid Assessments		(132,321)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ (844,001)**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment	(18,905)
Disposal of Property, Plant & Equipment	-

NET INCREASE (DECREASE) IN CASH **\$ (862,906)**

CASH, BEGINNING OF PERIOD **\$ 6,266,361**

CASH, END OF PERIOD **\$ 5,403,455**

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: **4.74 ***

Operating Cash at 6/30/2025 **\$ 2,306,892**

Total 2025 operating budget expenses **\$ 6,271,460**

MINIMUM - Average of three months **\$ 1,460,709**

Amount over
minimum

\$ 846,184

Amount under
minimum

N/A

MAXIMUM - Average of six months **\$ 2,921,418**

Amount over
maximum

N/A

Amount under
maximum

\$ 614,525

**Note: Cash on hand threshold has been adjusted, per tenant improvement funding plan.*

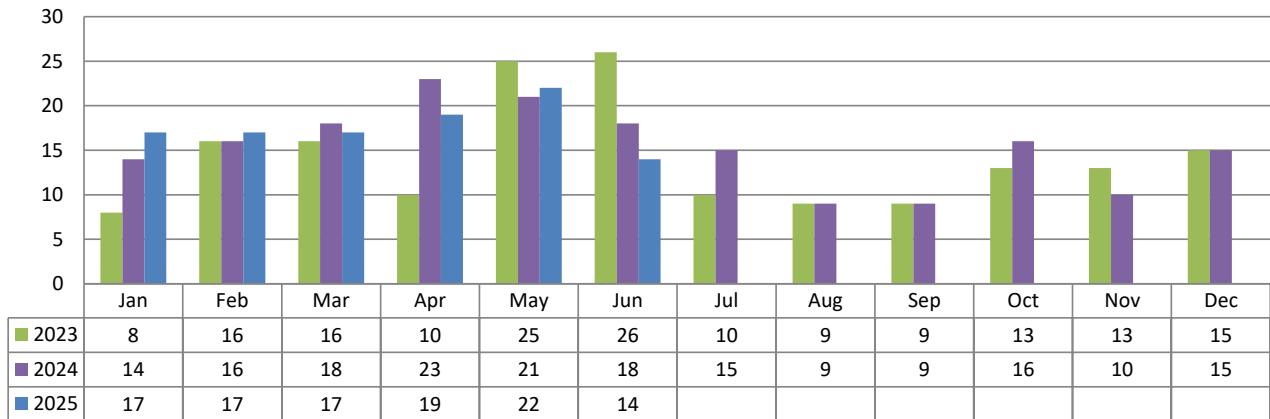
DC Ranch Community Council

Resale Benefit Fee Trend - June 2025

Month	2023 Actual	2024 Actual	In Process	2025 Actual	2025 Budget	Budget Variance	Change from Prior Year
January	\$ 80,113	\$ 225,406	\$ -	\$ 348,590	\$ 84,904	\$ 263,686	\$ 123,184
February	253,134	181,623		\$ 222,584	\$ 189,600	\$ 32,984	\$ 40,961
March	135,311	250,528		\$ 113,805	\$ 150,543	\$ (36,738)	\$ (136,723)
April	174,973	354,636		\$ 278,105	\$ 176,040	102,065	(76,531)
May	372,637	303,452		\$ 225,055	\$ 176,591	48,464	(78,397)
June	429,010	296,406		\$ 249,963	\$ 261,575	(11,613)	(46,444)
July	162,622	289,095	282,210	\$ -	\$ 168,476	-	-
August	122,175	72,293	176,425	\$ -	\$ 91,598	-	-
September	118,794	168,085	24,765	\$ -	\$ 80,330	-	-
October	205,100	185,415	-	\$ -	\$ 83,968	-	-
November	220,614	76,071	7,270	\$ -	\$ 96,487	-	-
December	242,100	185,400	-	\$ -	\$ 89,888	-	-
Annual Total	\$ 2,516,582	\$ 2,588,409	\$ 490,670	\$ 1,438,101	\$ 1,650,000	\$ 398,848	\$ (173,948)

Property Sale Breakdown				
Location	June	YTD	Average Price	YTD Average
Desert Parks - House	4	27	\$ 1,646,250	\$ 1,615,528
Desert Camp - House	3	27	\$ 977,500	\$ 1,296,000
Country Club - House	2	18	\$ 1,950,000	\$ 2,650,278
Silverleaf - House	5	33	\$ 8,539,705	\$ 6,072,661
Country Club - Land	0	0	\$ -	\$ -
Silverleaf - Land	0	1	\$ -	\$ 3,450,000
Commercial/Corporate	0	0	\$ -	\$ -
Total/Average	14	106	\$ 4,008,288	\$ 3,114,755

Count of Property Sales



Property Sales by Month (in Millions)

