



DC Ranch Association Financial Summary Report for period ending June 30, 2025

Summary by Fund - YTD				
	Operating	Reserve	Capital	Total
Revenue	\$ 5,913,433	\$ 277,382	\$ -	\$ 6,190,816
Expenses	4,215,521	199,780	-	4,415,301
Operating Income/(Loss)	\$ 1,697,912	\$ 77,602	\$ -	\$ 1,775,514
Depreciation	-	-	3,373	3,373
Total Income/(Loss)	\$ 1,697,912	\$ 77,602	\$ (3,373)	\$ 1,772,142
Transfers In/(Out)	(1,225,566)	1,225,566	-	-
Total Surplus/(Deficit)	\$ 472,346	\$ 1,303,168	\$ (3,373)	\$ 1,772,142

Revenue

Operating revenue for June totaled just over \$1 mil, favorable to budget by \$10k (<1%). Year-to-date revenue is favorable to budget by \$57k (<1%). Significant variances to budget are as follows:

- Non-assessment revenue is \$34k favorable to budget YTD.
- Interest income is \$21k favorable to budget YTD.

Expense

Operating expenses for June came in \$146k (14%) favorable to budget, with year-to-date expenses \$322k (6%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$222k (14%) YTD. This figure will fluctuate throughout the year as positions are filled and vacated.
- Administrative costs reflect additional professional and legal fees incurred \$112k above the budgeted amount, of which \$24k is neighborhood specific.
- Cost share fees include an adjustment to shared staff costs due to the Executive Director restructure, effective in May. The savings of \$14k per month will continue through 2025.
- There are combined savings of \$281k due to the timing of expenses across departments. This number will ebb and flow as expenditures are made.
- Insurance expense is \$36k higher than budget YTD, due to increased premiums for umbrella coverage and higher property replacement values.
- Utilities are unfavorable to budget by \$60k YTD.

Balance Sheet/Cash Flow

- Operating cash is \$2.5 mil at 6/30/2025, equal to 2.55 months of cash on hand.
- There is currently \$14.7 mil in reserve funds and \$91k in the capital fund.

Individual Neighborhoods

- Employee costs are being allocated to the neighborhoods using actual payroll data each month. Variances to budget are to be expected, as the need for staff time changes according to the needs of the neighborhoods. The Landscape and Maintenance Managers review this data in detail to ensure the figures are correct.
- About one-quarter of the neighborhoods have an unfavorable variance to budget, primarily due to the overage in water usage, additional landscape or maintenance hours, allocation of security costs and legal fees (specific to Windgate).

Reserves

- Reserve expenses came in at \$50k for the month of June, with YTD reserve expenses at \$200k. Budget figures are still pending for 2025 reserve expenditures.
- Reserve spending will vary from budget depending on the continual assessment of expenditures and scheduling of projects. Some projects are completed early, while others are pushed into the next year.
- Reserve interest income is \$277k YTD.

DC RANCH ASSOCIATION

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							
Master Assessments	\$ 379,905	\$ 378,259	\$ 1,646	\$ 2,275,051	\$ 2,269,554	\$ 5,497	\$ 4,539,108
Neighborhood Assessments	485,872	485,819	53	2,915,021	2,914,914	107	110,484
Builder & Developer Assessments	7,446	9,207	(1,761)	49,267	55,242	(5,975)	5,829,828
Clubhouse Cost Share	53,687	53,691	(4)	322,124	322,146	(22)	644,292
Total Assessment Revenue	926,911	926,976	(65)	5,561,463	5,561,856	(393)	11,123,712
Lot Sale Fees	10,600	7,500	3,100	75,198	45,000	30,198	90,000
Cost Share Fees	520	520	-	3,120	3,120	-	6,240
Fines/Fees (Violations, Mods etc.)	6,865	8,150	(1,285)	59,155	48,900	10,255	142,580
Gate Transponders	10,530	16,250	(5,720)	83,097	97,500	(14,403)	195,000
Cell Tower Lease(s)	7,300	6,986	314	41,450	41,292	158	83,248
Other Income (CFD, Interest, Misc)	45,022	31,653	13,369	89,951	58,353	31,598	70,615
Total Non-Assessment Income	80,836	71,059	9,777	351,970	294,165	57,805	587,683
Total Operating Income	1,007,747	998,035	9,712	5,913,433	5,856,021	57,412	11,711,395
EXPENSES							
Reserve Contributions	204,261	204,261	-	1,225,566	1,225,566	-	2,451,132
Capital Contribution	-	-	-	-	-	-	-
Total Reserve Expense	204,261	204,261	-	1,225,566	1,225,566	-	2,451,132
Personnel Expenses	229,315	274,267	(44,952)	1,423,117	1,645,602	(222,485)	3,448,426
Administration	63,256	51,309	11,947	423,176	335,704	87,472	650,921
Information Technology	9,272	9,034	238	57,672	76,704	(19,032)	132,407
Human Resources	2,785	2,250	535	21,423	14,800	6,623	34,150
Total Administrative Expense	304,627	336,860	(32,233)	1,925,388	2,072,810	(147,422)	4,265,904
Landscape Services	24,149	123,106	(98,957)	219,688	398,554	(178,866)	698,824
Facilities Maintenance	19,988	22,462	(2,474)	88,264	118,123	(29,859)	235,636
Utilities	70,072	74,865	(4,793)	315,751	255,424	60,327	683,585
Fleet	20,732	20,182	550	123,557	132,524	(8,967)	255,818
Total Maintenance Expense	134,941	240,615	(105,674)	747,260	904,625	(157,365)	1,873,863
Community Patrol & Gate Access	239,530	252,253	(12,723)	1,384,636	1,437,365	(52,729)	2,875,006
Community Standards	140	150	(10)	1,781	300	1,481	1,600
Community Relations	274	475	(201)	4,440	5,200	(760)	10,500
Total Community Program Expense	239,944	252,878	(12,934)	1,390,858	1,442,865	(52,007)	2,887,106
Insurance (non-EE) & Taxes	25,673	20,475	5,198	152,015	117,400	34,615	233,390
Other Expenses	-	-	-	-	-	-	-
Total General Expense	25,673	20,475	5,198	152,015	117,400	34,615	233,390
Total Operating Expense	909,445	1,055,089	(145,644)	5,441,087	5,763,266	(322,179)	11,711,395
Operating Income/(Loss)	98,302	(57,054)	155,356	472,346	92,755	379,591	-
Reserve Net Income/(Loss)	196,313	237,592	(41,279)	1,303,168	1,425,552	(122,384)	2,851,104
Capital Net Income/(Loss)	(562)	-	(562)	(3,373)	-	(3,373)	-
Reserve/Capital Net Income/(Loss)	195,751	237,592	(41,842)	1,299,795	1,425,552	(125,757)	2,851,104
Total Net Income/(Loss)	\$ 294,052	\$ 180,538	\$ 113,514	\$ 1,772,142	\$ 1,518,307	\$ 253,835	\$ 2,851,104

DC RANCH ASSOCIATION

BALANCE SHEET

As Of June 30, 2025

	6/30/2025	12/31/2024	Y/Y Change
ASSETS			
CASH			
Cash - Operating	\$ 2,487,616	\$ 2,057,824	\$ 429,792
Petty Cash	350	350	-
TOTAL CASH	<u>2,487,966</u>	<u>2,058,174</u>	<u>429,792</u>
CAPITAL FUND	90,668	90,668	-
RESERVE FUND	14,617,721	13,343,091	1,274,631
Accounts Receivable (Net)	47,219	50,834	(3,615)
Intercompany Receivable	-	4,385	(4,385)
Prepaid Expenses	203,001	104,425	98,576
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	163	80,636	(80,473)
TOTAL CURRENT ASSETS	<u>394,914</u>	<u>384,811</u>	<u>10,103</u>
PROPERTY, PLANT & EQUIPMENT			
Property & Equipment	360,678	360,678	-
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIP	<u>360,678</u>	<u>360,678</u>	<u>-</u>
Less Accumulated Depreciation	(355,893)	(352,520)	(3,373)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>4,785</u>	<u>8,158</u>	<u>(3,373)</u>
TOTAL ASSETS	<u>\$ 17,596,055</u>	<u>\$ 15,884,902</u>	<u>\$ 1,711,152</u>
LIABILITIES			
Accounts Payable	\$ 391,634	\$ 409,575	\$ (17,940)
Intercompany Payable	269,315	213,501	55,814
Accrued Expenses	107,873	127,212	(19,339)
Prepaid Assessments	333,049	325,561	7,489
Deferred Revenue	-	-	-
Other Current Liabilities	289	87,302	(87,013)
TOTAL CURRENT LIABILITIES	<u>1,102,162</u>	<u>1,163,151</u>	<u>(60,989)</u>
Operating Lease Right-to-Use Liability	144,531	144,531	-
TOTAL LONG-TERM LIABILITIES	<u>144,531</u>	<u>144,531</u>	<u>-</u>
TOTAL LIABILITIES	<u>\$ 1,246,693</u>	<u>\$ 1,307,682</u>	<u>\$ (60,989)</u>
NET ASSETS			
Operating Equity	1,194,118	1,194,118	-
Capital Equity	98,826	98,826	-
Reserve Equity	13,284,276	13,284,276	-
Current Year Profit/Loss	1,772,142	-	1,772,142
TOTAL NET ASSETS	<u>\$ 16,349,362</u>	<u>\$ 14,577,221</u>	<u>\$ 1,772,142</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 17,596,055</u>	<u>\$ 15,884,902</u>	<u>\$ 1,711,152</u>

DC RANCH ASSOCIATION

STATEMENT OF CASH FLOW

For the Period Ended June 30, 2025

	<u>Current Month</u> Month Ended June 2025	<u>Year-to-Date</u> Year Ended June 2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 294,052	\$ 1,772,142
Adjustments to reconcile net income (deficit)		
Depreciation	562	3,373
<u>(Increase)/Decrease in:</u>		
Accounts receivable	15,360	3,615
Intercompany receivables	-	4,385
Prepaid expenses	44,366	(98,576)
<u>Increase/(Decrease) in:</u>		
Accounts payable	(181,457)	(17,940)
Accrued expenses	-	(6,486)
Accrued payroll expenses	8,865	(12,853)
Deferred revenue	(313)	-
Prepaid assessments	46,551	61,173
Prepaid Council assessments	(57,456)	(53,685)
Intercompany payables	182,017	55,814
Other liabilities	4,086	(6,540)
NET CASH FROM OPERATING ACTIVITIES	356,633	1,704,423
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment	-	-
Disposal of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Acquisition of long-term debt	-	-
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	-	-
NET INCREASE (DECREASE) IN CASH	356,633	1,704,423
CASH, BEGINNING OF PERIOD	16,839,722	15,491,933
CASH, END OF PERIOD	\$ 17,196,355	\$ 17,196,355