



DC Ranch Community Council Financial Highlights for period ending August 31, 2025

- ❖ The Community Council continues the year in a positive position, reporting over \$1.1 mil in operating net income, which is \$884k favorable to budget through August. Community Benefit Fees are performing well to budget, favorable by \$472k YTD. Now that 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	\$ 4,832,304	\$ 57,569	\$ 30,980	\$ 4,920,853
Expenses	<u>3,226,500</u>	<u>270,772</u>	<u>1,724,360</u>	<u>5,221,631</u>
Operating Income/(Loss)	\$ 1,605,804	\$ (213,202)	\$ (1,693,379)	\$ (300,778)
Depreciation	<u>-</u>	<u>-</u>	<u>107,392</u>	<u>107,392</u>
Total Income/(Loss)	\$ 1,605,804	\$ (213,202)	\$ (1,800,771)	\$ (408,169)
Transfers In/(Out)	<u>(503,064)</u>	<u>503,064</u>	<u>-</u>	<u>-</u>
Total Surplus/(Deficit)	\$ 1,102,740	\$ 289,862	\$ (1,800,771)	\$ (408,169)

Revenue

Operating revenue for August totaled \$537k, higher than budget by \$70k (15%). Year-to-date revenue is favorable to budget by \$467k (11%). Significant variances to budget include:

- Community Benefit Fees came in \$78k (85%) higher than forecast for August. Benefit Fees YTD reflect a revenue surplus of \$472k (36%).
- 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 \$35k 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 August came in \$91k (18%) favorable to budget, with year-to-date expense \$417k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$165k 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 \$82k 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 \$165k 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 \$271k for the year.
- Interest income is \$58k YTD.

Capital

- The Desert Camp Site Improvement Project is wrapping up with expenditures totaling \$1.7 mil YTD in 2025.
- Depreciation expense (non-cash) totals \$107k for the year.
- Interest income totals \$31k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.31 months as of 8/31/2025. 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 \$437k 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>
September 2025	\$217,440	\$80,330
October 2025	\$139,375	\$83,968

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending August 31, 2025

	August 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	\$ -	\$ 1,790,224	\$ 1,790,224	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-	636,320	636,320	-	954,480
Community Council Benefit Fees	169,215	91,598	77,617	1,771,103	1,299,327	471,776	1,650,000
Total Assessment Revenue	472,533	394,916	77,617	4,197,647	3,725,871	471,776	5,289,816
Community Celebrations & Events	-	-	-	9,341	10,500	(1,159)	19,600
Community Programming	6,061	6,920	(859)	77,366	76,486	880	113,268
Total Program Revenue	6,061	6,920	(859)	86,707	86,986	(279)	132,868
Community Center Rentals	1,050	1,090	(40)	23,025	12,920	10,105	20,535
Resident Access	738	-	738	4,284	-	4,284	-
Total Facilities Revenue	1,788	1,090	698	27,309	12,920	14,389	20,535
Cost Share Reimbursement	48,510	62,060	(13,550)	442,280	496,480	(54,200)	744,720
Advertising	-	-	-	2,160	2,520	(360)	8,280
Interest	7,485	1,610	5,875	48,184	12,880	35,304	19,317
Other Income	600	-	600	28,017	27,186	831	55,924
Total Other Income	56,595	63,670	(7,075)	520,641	539,066	(18,425)	828,241
Total Operating Income	536,977	466,596	70,381	4,832,304	4,364,843	467,461	6,271,460
EXPENSES							
Reserve Contributions	62,883	62,883	-	503,064	503,064	-	754,596
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	62,883	62,883	-	503,064	503,064	-	754,596
Personnel Expenses	225,497	282,828	(57,331)	2,097,605	2,262,624	(165,019)	3,393,936
Administration	25,430	24,898	532	236,229	246,254	(10,025)	369,138
Travel/Mtgs/ERR	4,118	7,259	(3,141)	53,173	55,216	(2,043)	79,125
Total Administrative Expense	255,046	314,985	(59,939)	2,387,007	2,564,094	(177,087)	3,842,199
Community Celebrations & Events	2,997	2,067	930	177,182	188,536	(11,354)	344,804
Community Programming	8,466	10,855	(2,389)	118,504	149,790	(31,286)	214,295
Community Engagement	212	2,300	(2,088)	27,181	51,535	(24,354)	69,960
Communications	3,486	9,268	(5,782)	37,070	51,641	(14,571)	73,720
Total Program Expense	15,160	24,490	(9,330)	359,937	441,502	(81,565)	702,779
Ranch Offices	11,537	19,554	(8,017)	67,340	155,566	(88,226)	233,407
Desert Camp Community Center	22,397	34,257	(11,860)	213,633	283,507	(69,874)	410,920
The Homestead Community Center	11,512	10,106	1,406	64,390	64,033	357	97,722
MS Park/P&T/Seasonal Décor	984	3,785	(2,801)	43,428	50,656	(7,228)	104,666
Total Facilities Expense	46,430	67,702	(21,272)	388,791	553,762	(164,971)	846,715
Insurance (non-EE) & Taxes	8,726	9,136	(410)	61,817	68,948	(7,131)	102,517
Other Expenses	1,924	1,518	406	28,947	15,135	13,812	22,654
Total General Expense	10,650	10,654	(4)	90,764	84,083	6,681	125,171
Total Operating Expense	390,169	480,714	(90,545)	3,729,564	4,146,505	(416,941)	6,271,460
Operating Income/(Loss)	146,808	(14,118)	160,926	1,102,740	218,338	884,402	-
Reserve Net Income/(Loss)	(8,993)	-	(8,993)	289,862	-	289,862	-
Capital Net Income/(Loss)	(13,331)	-	(13,331)	(1,800,771)	-	(1,800,771)	-
Reserve & Capital Net Income/(Loss)	(22,324)	-	(22,324)	(1,510,910)	-	(1,510,910)	-
Total Net Income/(Loss)	\$ 124,484	\$ (14,118)	\$ 138,602	\$ (408,169)	\$ 218,338	\$ (626,507)	\$ -

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

As of August 31, 2025

	8/31/2025	12/31/2024	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,596,040	\$ 1,616,816	\$ 979,224
Petty Cash	500	500	-
TOTAL OPERATING CASH	<u>2,596,540</u>	<u>1,617,316</u>	<u>979,224</u>
RESERVE FUND			
Cash	1,581,594	875,756	705,838
Investments (Net)	1,039,026	1,456,804	(417,778)
TOTAL RESERVE FUND	<u>2,620,620</u>	<u>2,332,560</u>	<u>288,060</u>
CAPITAL FUND			
Cash	436,563	2,316,485	(1,879,922)
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	<u>436,563</u>	<u>2,316,485</u>	<u>(1,879,922)</u>
Accounts Receivable (Net)	17,131	10,584	6,546
Intercompany Receivable	122,870	324,352	(201,482)
Prepaid Expenses	148,055	101,861	46,194
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Asset	1,149,748	1,149,748	-
OTHER CURRENT ASSETS	<u>1,437,804</u>	<u>1,588,957</u>	<u>(151,154)</u>
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	52,959	22,562	30,397
TOTAL PROPERTY, PLANT & EQUIPMENT	<u>1,008,273</u>	<u>977,876</u>	<u>30,397</u>
<i>Less Accumulated Depreciation</i>	<u>(337,628)</u>	<u>(230,236)</u>	<u>(107,392)</u>
PROPERTY, PLANT AND EQUIPMENT, NET	<u>670,645</u>	<u>747,640</u>	<u>(76,995)</u>
TOTAL ASSETS	<u>\$ 7,762,171</u>	<u>\$ 8,602,958</u>	<u>\$ (840,787)</u>
LIABILITIES			
Accounts Payable	\$ 39,211	\$ 165,051	\$ (125,840)
Intercompany Payable	-	3,874	(3,874)
Accrued Liabilities	148,038	337,833	(189,794)
Deferred Revenue	24,690	24,386	304
Prepaid Assessments	59,778	170,779	(111,001)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	<u>1,421,465</u>	<u>1,854,082</u>	<u>(432,617)</u>
TOTAL LIABILITIES	<u>\$ 1,421,465</u>	<u>\$ 1,854,082</u>	<u>\$ (432,617)</u>
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	(408,169)	-	(408,169)
TOTAL NET ASSETS	<u>\$ 6,340,706</u>	<u>\$ 6,748,876</u>	<u>\$ (408,169)</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 7,762,171</u>	<u>\$ 8,602,958</u>	<u>\$ (840,787)</u>

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date August 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(408,169)
Adjustments to reconcile Net Income (deficit)		
Depreciation		107,392
(Increase)/Decrease in:		
Accounts Receivable		(6,546)
Intercompany Receivable		201,482
Prepaid Expense		(38,763)
Prepaid Insurance		(7,431)
Increase/(Decrease) in:		
Accounts Payable		(125,840)
Intercompany Payable		(3,874)
Accrued Payroll Expenses		(86,510)
Accrued Expenses		(103,285)
Deferred Revenue		304
Prepaid Assessments		(111,001)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ (582,241)**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment	(30,397)
Disposal of Property, Plant & Equipment	-

NET INCREASE (DECREASE) IN CASH **\$ (612,638)**

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

CASH, END OF PERIOD **\$ 5,653,723**

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: **5.31 ***

Operating Cash at 8/31/2025	\$	2,596,540		
Total 2025 operating budget expenses	\$	6,271,460		
MINIMUM - Average of three months	\$	1,466,930		
		Amount over minimum		Amount under minimum
	\$	1,129,610		N/A
MAXIMUM - Average of six months	\$	2,933,859		
		Amount over maximum		Amount under maximum
		N/A		\$ 337,320

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

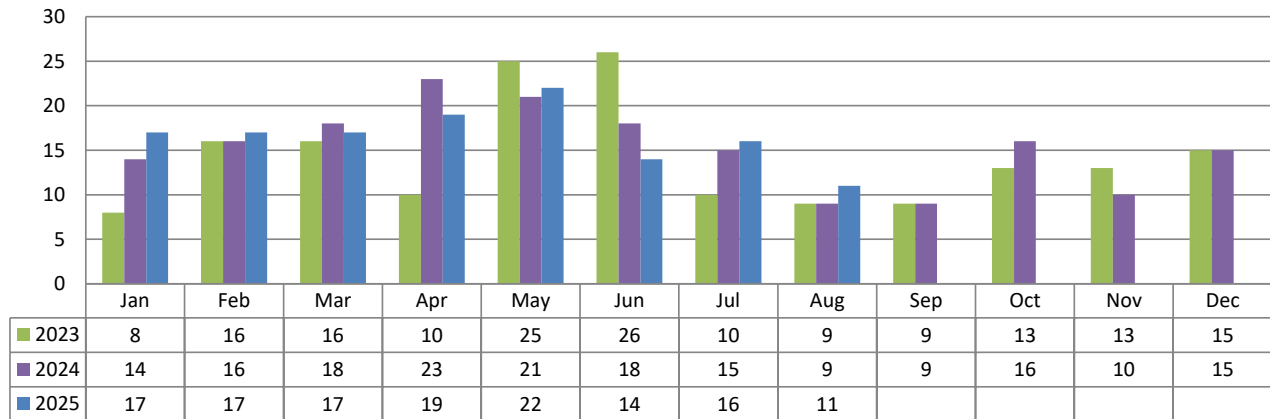
DC Ranch Community Council

Resale Benefit Fee Trend - August 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	-	163,786	168,476	(4,690)	(125,309)
August	122,175	72,293	-	169,215	91,598	77,617	96,923
September	118,794	168,085	217,440	-	80,330	-	-
October	205,100	185,415	139,375	-	83,968	-	-
November	220,614	76,071	23,395	-	96,487	-	-
December	242,100	185,400	-	-	89,888	-	-
Annual Total	\$ 2,516,582	\$ 2,588,409	\$ 380,210	\$ 1,771,103	\$ 1,650,000	\$ 471,776	\$ (202,335)

Property Sale Breakdown				
Location	August	YTD	Average Price	YTD Average
Desert Parks - House	3	32	\$ 1,146,667	\$ 1,525,914
Desert Camp - House	2	35	1,075,000	1,356,835
Country Club - House	0	18	-	2,650,278
Silverleaf - House	4	44	5,000,750	5,853,337
Country Club - Land	0	0	-	-
Silverleaf - Land	1	3	2,150,000	3,250,000
Commercial/Corporate	1	1	-	6,100,000
Total/Average	11	133	\$ 3,076,636	\$ 3,138,499

Count of Property Sales



Property Sales by Month (in Millions)

