



## DC Ranch Association Financial Summary Report for period ending August 31, 2025

<b>Summary by Fund - YTD</b>				
	<b>Operating</b>	<b>Reserve</b>	<b>Capital</b>	<b>Total</b>
Revenue	\$ 7,862,909	\$ 334,320	\$ -	\$ 8,197,229
Expenses	5,661,601	378,553	-	6,040,155
<b>Operating Income/(Loss)</b>	<b>\$ 2,201,307</b>	<b>\$ (44,234)</b>	<b>\$ -</b>	<b>\$ 2,157,074</b>
Depreciation	-	-	4,497	4,497
<b>Total Income/(Loss)</b>	<b>\$ 2,201,307</b>	<b>\$ (44,234)</b>	<b>\$ (4,497)</b>	<b>\$ 2,152,577</b>
Transfers In/(Out)	(1,709,088)	1,634,088	-	(75,000)
<b>Total Surplus/(Deficit)</b>	<b>\$ 492,219</b>	<b>\$ 1,589,854</b>	<b>\$ (4,497)</b>	<b>\$ 2,077,577</b>

### **Revenue**

Operating revenue for August totaled \$969k, favorable to budget by \$3k (<1%). Year-to-date revenue is favorable to budget by \$63k (<1%). Significant variances to budget are as follows:

- Non-assessment revenue is \$32k favorable to budget YTD.
- Interest income is \$29k favorable to budget YTD.

### **Expense**

Operating expenses for August came in \$33k (4%) favorable to budget, with year-to-date expenses \$301k (4%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$294k (13%) YTD. This figure will fluctuate throughout the year as positions are filled and vacated.
- Administrative costs reflect additional professional and legal fees incurred \$120k 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 \$184k due to the timing of expenses across departments. This number will ebb and flow as expenditures are made.
- Insurance expense is \$49k higher than budget YTD, due to increased premiums for umbrella coverage and higher property replacement values.
- Utilities are unfavorable to budget by \$62k YTD.

### **Balance Sheet/Cash Flow**

- Operating cash is \$2.4 mil at 8/31/2025, equal to 2.49 months of cash on hand.
- There is currently \$15.1 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 half 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, insurance premiums (specific to Market Street Villas) and legal fees (specific to Windgate).

### **Reserves**

- Reserve expenses came in at \$124k for the month of August, with YTD reserve expenses at \$379k.
- Reserve spending will vary from projections 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 \$334k YTD.

# DC RANCH ASSOCIATION

## 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
<b>INCOME</b>							
Master Assessments	\$ 380,755	\$ 378,259	\$ 2,496	\$ 3,035,994	\$ 3,026,072	\$ 9,922	\$ 4,539,108
Neighborhood Assessments	485,932	485,819	113	3,886,845	3,886,552	293	110,484
Builder & Developer Assessments	6,536	9,207	(2,671)	62,946	73,656	(10,710)	5,829,828
Clubhouse Cost Share	53,687	53,691	(4)	429,499	429,528	(29)	644,292
<b>Total Assessment Revenue</b>	<b>926,911</b>	<b>926,976</b>	<b>(65)</b>	<b>7,415,284</b>	<b>7,415,808</b>	<b>(524)</b>	<b>11,123,712</b>
Lot Sale Fees	5,200	7,500	(2,300)	95,297	60,000	35,297	90,000
Cost Share Fees	520	520	-	4,160	4,160	-	6,240
Fines/Fees (Violations, Mods etc.)	8,575	8,150	425	70,810	65,200	5,610	142,580
Gate Transponders	11,204	16,250	(5,046)	106,439	130,000	(23,561)	195,000
Cell Tower Lease(s)	6,987	6,986	1	55,423	55,264	159	83,248
Other Income (CFD, Interest, Misc)	9,505	5,340	4,165	115,496	69,033	46,463	70,615
<b>Total Non-Assessment Income</b>	<b>41,990</b>	<b>44,746</b>	<b>(2,756)</b>	<b>447,625</b>	<b>383,657</b>	<b>63,968</b>	<b>587,683</b>
<b>Total Operating Income</b>	<b>968,900</b>	<b>971,722</b>	<b>(2,822)</b>	<b>7,862,909</b>	<b>7,799,465</b>	<b>63,444</b>	<b>11,711,395</b>
<b>EXPENSES</b>							
Reserve Contributions	204,261	204,261	-	1,709,088	1,634,088	75,000	2,451,132
Capital Contribution	-	-	-	-	-	-	-
<b>Total Reserve Expense</b>	<b>204,261</b>	<b>204,261</b>	<b>-</b>	<b>1,709,088</b>	<b>1,634,088</b>	<b>75,000</b>	<b>2,451,132</b>
Personnel Expenses	225,933	274,267	(48,334)	1,900,552	2,194,136	(293,584)	3,448,426
Administration	46,219	54,504	(8,285)	505,816	443,362	62,454	650,921
Information Technology	11,273	9,534	1,739	78,526	95,272	(16,746)	132,407
Human Resources	2,340	1,800	540	25,866	19,200	6,666	34,150
<b>Total Administrative Expense</b>	<b>285,765</b>	<b>340,105</b>	<b>(54,340)</b>	<b>2,510,761</b>	<b>2,751,970</b>	<b>(241,209)</b>	<b>4,265,904</b>
Landscape Services	32,738	29,521	3,217	289,906	462,386	(172,480)	698,824
Facilities Maintenance	21,225	19,993	1,232	123,460	158,413	(34,953)	235,636
Utilities	79,854	75,156	4,698	480,477	418,004	62,473	683,585
Fleet	29,998	22,381	7,617	179,124	175,087	4,037	255,818
<b>Total Maintenance Expense</b>	<b>163,816</b>	<b>147,051</b>	<b>16,765</b>	<b>1,072,967</b>	<b>1,213,890</b>	<b>(140,923)</b>	<b>1,873,863</b>
Community Patrol & Gate Access	234,804	237,390	(2,586)	1,866,628	1,908,068	(41,440)	2,875,006
Community Standards	236	-	236	2,334	300	2,034	1,600
Community Relations	543	475	68	5,321	6,825	(1,504)	10,500
<b>Total Community Program Expense</b>	<b>235,582</b>	<b>237,865</b>	<b>(2,283)</b>	<b>1,874,283</b>	<b>1,915,193</b>	<b>(40,910)</b>	<b>2,887,106</b>
Insurance (non-EE) & Taxes	25,914	19,325	6,589	203,591	156,050	47,541	233,390
Other Expenses	-	-	-	-	-	-	-
<b>Total General Expense</b>	<b>25,914</b>	<b>19,325</b>	<b>6,589</b>	<b>203,591</b>	<b>156,050</b>	<b>47,541</b>	<b>233,390</b>
<b>Total Operating Expense</b>	<b>915,337</b>	<b>948,607</b>	<b>(33,270)</b>	<b>7,370,689</b>	<b>7,671,191</b>	<b>(300,502)</b>	<b>11,711,395</b>
<b>Operating Income/(Loss)</b>	<b>53,563</b>	<b>23,115</b>	<b>30,448</b>	<b>492,219</b>	<b>128,274</b>	<b>363,945</b>	<b>-</b>
Reserve Net Income/(Loss)	92,703	237,592	(144,889)	1,589,854	1,900,736	(310,882)	2,851,104
Capital Net Income/(Loss)	(562)	-	(562)	(4,497)	-	(4,497)	-
<b>Reserve/Capital Net Income/(Loss)</b>	<b>92,141</b>	<b>237,592</b>	<b>(145,451)</b>	<b>1,585,357</b>	<b>1,900,736</b>	<b>(315,379)</b>	<b>2,851,104</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 145,704</b>	<b>\$ 260,707</b>	<b>\$ (115,003)</b>	<b>\$ 2,077,577</b>	<b>\$ 2,029,010</b>	<b>\$ 48,567</b>	<b>\$ 2,851,104</b>

# DC RANCH ASSOCIATION

## BALANCE SHEET

As Of August 31, 2025

	8/31/2025	12/31/2024	Y/Y Change
<b>ASSETS</b>			
<b>CASH</b>			
Cash - Operating	\$ 2,433,382	\$ 2,057,824	\$ 375,558
Petty Cash	350	350	-
<b>TOTAL CASH</b>	<u>2,433,732</u>	<u>2,058,174</u>	<u>375,558</u>
<b>CAPITAL FUND</b>	90,668	90,668	-
<b>RESERVE FUND</b>	15,017,104	13,343,091	1,674,014
Accounts Receivable (Net)	90,353	50,834	39,520
Intercompany Receivable	-	4,385	(4,385)
Prepaid Expenses	157,139	104,425	52,714
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	54,864	80,636	(25,772)
<b>TOTAL CURRENT ASSETS</b>	<u>446,887</u>	<u>384,811</u>	<u>62,076</u>
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Property & Equipment	360,678	360,678	-
Construction In Progress	-	-	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIP</b>	<u>360,678</u>	<u>360,678</u>	<u>-</u>
Less Accumulated Depreciation	(357,017)	(352,520)	(4,497)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	<u>3,661</u>	<u>8,158</u>	<u>(4,497)</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 17,992,053</b></u>	<u><b>\$ 15,884,902</b></u>	<u><b>\$ 2,107,151</b></u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 428,674	\$ 409,575	\$ 19,099
Intercompany Payable	138,149	213,501	(75,352)
Accrued Expenses	98,523	127,212	(28,689)
Prepaid Assessments	402,379	325,561	76,818
Deferred Revenue	-	-	-
Other Current Liabilities	125,000	87,302	37,698
<b>TOTAL CURRENT LIABILITIES</b>	<u>1,192,725</u>	<u>1,163,151</u>	<u>29,574</u>
Operating Lease Right-to-Use Liability	144,531	144,531	-
<b>TOTAL LONG-TERM LIABILITIES</b>	<u>144,531</u>	<u>144,531</u>	<u>-</u>
<b>TOTAL LIABILITIES</b>	<u><b>\$ 1,337,256</b></u>	<u><b>\$ 1,307,682</b></u>	<u><b>\$ 29,574</b></u>
<b>NET ASSETS</b>			
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	2,077,577	-	2,077,577
<b>TOTAL NET ASSETS</b>	<u><b>\$ 16,654,797</b></u>	<u><b>\$ 14,577,221</b></u>	<u><b>\$ 2,077,577</b></u>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u><b>\$ 17,992,053</b></u>	<u><b>\$ 15,884,902</b></u>	<u><b>\$ 2,107,151</b></u>

# DC RANCH ASSOCIATION

## STATEMENT OF CASH FLOW

For the Period Ended August 31, 2025

	<u>Current Month</u> Month Ended August 2025	<u>Year-to-Date</u> Year Ended August 2025
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income (deficit) for period	\$ 145,704	\$ 2,077,577
Adjustments to reconcile net income (deficit)		
Depreciation	562	4,497
<u>(Increase)/Decrease in:</u>		
Accounts receivable	(34,636)	(39,520)
Intercompany receivables	-	4,385
Prepaid expenses	76,697	(52,714)
<u>Increase/(Decrease) in:</u>		
Accounts payable	14,318	19,121
Accrued expenses	-	(6,486)
Accrued payroll expenses	(35,821)	(22,203)
Deferred revenue	-	-
Prepaid assessments	22,627	127,396
Prepaid Council assessments	(7,792)	(50,578)
Intercompany payables	80,585	(75,352)
Other liabilities	(54,825)	63,449
NET CASH FROM OPERATING ACTIVITIES	<u>207,420</u>	<u>2,049,572</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant & Equipment	-	-
Disposal of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Acquisition of long-term debt	-	-
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	<u>-</u>	<u>-</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>207,420</b>	<b>2,049,572</b>
CASH, BEGINNING OF PERIOD	<u>17,334,085</u>	<u>15,491,933</u>
<b>CASH, END OF PERIOD</b>	<b><u>\$ 17,541,505</u></b>	<b><u>\$ 17,541,505</u></b>