



**DC Ranch Community Council  
Financial Highlights  
For period ending September 30, 2025**

❖ The Community Council continues the year in a positive position, reporting over \$1.2 mil in operating net income, which is \$1.0 mil favorable to budget through September. Community Benefit Fees are performing well to budget, favorable by \$577k YTD. Now that the benefit fee amount budgeted in operations (\$1.65 mil) has been reached, a transfer may be considered.

<b>Summary by Fund - YTD</b>				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 5,389,147	\$ 67,585	\$ 32,339	\$ 5,489,072
Expenses	<u>3,576,897</u>	<u>289,943</u>	<u>1,752,810</u>	<u>5,619,649</u>
<b>Operating Income/(Loss)</b>	<b>\$ 1,812,251</b>	<b>\$ (222,357)</b>	<b>\$ (1,720,470)</b>	<b>\$ (130,577)</b>
Depreciation	<u>-</u>	<u>-</u>	<u>120,816</u>	<u>120,816</u>
<b>Total Income/(Loss)</b>	<b>\$ 1,812,251</b>	<b>\$ (222,357)</b>	<b>\$ (1,841,286)</b>	<b>\$ (251,392)</b>
Transfers In/(Out)	<u>(565,947)</u>	<u>565,947</u>	<u>-</u>	<u>-</u>
<b>Total Surplus/(Deficit)</b>	<b>\$ 1,246,304</b>	<b>\$ 343,590</b>	<b>\$ (1,841,286)</b>	<b>\$ (251,392)</b>

**Revenue**

Operating revenue for September totaled \$557k, higher than budget by \$98k (21%). Year-to-date revenue is favorable to budget by \$565k (12%). Significant variances to budget include:

- Community Benefit Fees came in \$106k (132%) higher than forecast for September. Benefit Fees YTD reflect a revenue surplus of \$577k (42%).
- 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 \$41k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured).

**Expense**

Operating expenses for September came in \$59k (12%) favorable to budget, with year-to-date expense \$476k (10%) lower than budget. Notable expense variances include:

**Administration**

- Personnel costs are \$201k 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 \$93k 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 \$178k 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 \$290k for the year.
- Interest income is \$68k YTD.

Capital

- The Desert Camp Site Improvement Project has concluded with expenditures totaling \$1.8 mil YTD in 2025.
- Depreciation expense (non-cash) totals \$121k for the year.
- Interest income totals \$32k YTD.

**Balance Sheet/Cash Flow**

- Operating cash on hand is equal to 5.78 months as of 9/30/2025. 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 \$435k in the capital fund and \$2.7 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>
Oct 2025	\$227,806	\$83,968
Nov 2025	\$23,395	\$96,487

# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET As of September 30, 2025

	9/30/2025	12/31/2024	Y/Y Change
<b>ASSETS</b>			
<b>OPERATING FUND</b>			
Cash	\$ 2,832,935	\$ 1,616,816	\$ 1,216,119
Petty Cash	-	500	(500)
<b>TOTAL OPERATING CASH</b>	2,832,935	1,617,316	1,215,619
<b>RESERVE FUND</b>			
Cash	1,647,735	875,756	771,979
Investments (Net)	1,032,705	1,456,804	(424,100)
<b>TOTAL RESERVE FUND</b>	2,680,439	2,332,560	347,879
<b>CAPITAL FUND</b>			
Cash	435,113	2,316,485	(1,881,372)
Investments (Net)	-	-	-
<b>TOTAL CAPITAL FUND</b>	435,113	2,316,485	(1,881,372)
Accounts Receivable (Net)	43,804	10,584	33,219
Intercompany Receivable	8,820	324,352	(315,532)
Prepaid Expenses	187,242	101,861	85,381
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Asset	1,149,748	1,149,748	-
<b>OTHER CURRENT ASSETS</b>	1,389,614	1,588,957	(199,343)
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
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	70,463	22,562	47,901
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	1,025,777	977,876	47,901
<i>Less Accumulated Depreciation</i>	(351,052)	(230,236)	(120,816)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	674,725	747,640	(72,915)
<b>TOTAL ASSETS</b>	\$ 8,012,827	\$ 8,602,958	\$ (590,131)
<b>LIABILITIES</b>			
Accounts Payable	\$ 126,381	\$ 165,051	\$ (38,670)
Intercompany Payable	-	3,874	(3,874)
Accrued Liabilities	177,603	337,833	(160,230)
Deferred Revenue	23,156	24,386	(1,230)
Prepaid Assessments	38,455	170,779	(132,324)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
<b>TOTAL CURRENT LIABILITIES</b>	1,515,343	1,854,082	(338,739)
<b>TOTAL LIABILITIES</b>	1,515,343	1,854,082	(338,739)
<b>NET ASSETS</b>			
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	(251,392)	-	(251,392)
<b>TOTAL NET ASSETS</b>	6,497,483	6,748,876	(251,392)
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	\$ 8,012,827	\$ 8,602,958	\$ (590,131)

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending September 30, 2025

	September 2025			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2025 Budget
<b>INCOME</b>							
Residential Assessments	\$ 223,778	\$ 223,778	\$ -	\$ 2,014,002	\$ 2,014,002	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-	715,860	715,860	-	954,480
Community Council Benefit Fees	185,940	80,330	105,610	1,957,043	1,379,657	577,386	1,650,000
<b>Total Assessment Revenue</b>	<b>489,258</b>	<b>383,648</b>	<b>105,610</b>	<b>4,686,905</b>	<b>4,109,519</b>	<b>577,386</b>	<b>5,289,816</b>
Community Celebrations & Events	-	-	-	9,341	10,500	(1,159)	19,600
Community Programming	6,668	8,142	(1,474)	84,034	84,628	(594)	113,268
<b>Total Program Revenue</b>	<b>6,668</b>	<b>8,142</b>	<b>(1,474)</b>	<b>93,375</b>	<b>95,128</b>	<b>(1,753)</b>	<b>132,868</b>
Community Center Rentals	2,080	930	1,150	25,105	13,850	11,255	20,535
Resident Access	90	-	90	4,374	-	4,374	-
<b>Total Facilities Revenue</b>	<b>2,170</b>	<b>930</b>	<b>1,240</b>	<b>29,479</b>	<b>13,850</b>	<b>15,629</b>	<b>20,535</b>
Cost Share Reimbursement	48,510	62,060	(13,550)	490,790	558,540	(67,750)	744,720
Advertising	2,520	2,520	-	4,680	5,040	(360)	8,280
Interest	7,717	1,610	6,107	55,902	14,490	41,412	19,317
Other Income	-	-	-	28,017	27,186	831	55,924
<b>Total Other Income</b>	<b>58,747</b>	<b>66,190</b>	<b>(7,443)</b>	<b>579,389</b>	<b>605,256</b>	<b>(25,867)</b>	<b>828,241</b>
<b>Total Operating Income</b>	<b>556,843</b>	<b>458,910</b>	<b>97,933</b>	<b>5,389,147</b>	<b>4,823,753</b>	<b>565,394</b>	<b>6,271,460</b>
<b>EXPENSES</b>							
Reserve Contributions	62,883	62,883	-	565,947	565,947	-	754,596
Capital Contributions	-	-	-	-	-	-	-
<b>Total Reserve Expense</b>	<b>62,883</b>	<b>62,883</b>	<b>-</b>	<b>565,947</b>	<b>565,947</b>	<b>-</b>	<b>754,596</b>
Personnel Expenses	246,419	282,828	(36,409)	2,344,025	2,545,452	(201,427)	3,393,936
Administration	22,840	22,603	237	259,069	268,857	(9,788)	369,138
Travel/Mtgs/ERR	3,158	3,500	(342)	56,331	58,716	(2,385)	79,125
<b>Total Administrative Expense</b>	<b>272,418</b>	<b>308,931</b>	<b>(36,513)</b>	<b>2,659,425</b>	<b>2,873,025</b>	<b>(213,600)</b>	<b>3,842,199</b>
Community Celebrations & Events	2,657	5,567	(2,910)	179,839	194,103	(14,264)	344,804
Community Programming	9,721	14,460	(4,739)	128,225	164,250	(36,025)	214,295
Community Engagement	3,378	6,475	(3,097)	30,559	58,010	(27,451)	69,960
Communications	3,426	4,057	(631)	40,496	55,698	(15,202)	73,720
<b>Total Program Expense</b>	<b>19,181</b>	<b>30,559</b>	<b>(11,378)</b>	<b>379,118</b>	<b>472,061</b>	<b>(92,943)</b>	<b>702,779</b>
Ranch Offices	11,299	19,498	(8,199)	78,639	175,064	(96,425)	233,407
Desert Camp Community Center	21,009	27,631	(6,622)	234,642	311,138	(76,496)	410,920
The Homestead Community Center	8,938	8,987	(49)	73,328	73,020	308	97,722
MS Park/P&T/Seasonal Décor	4,703	3,255	1,448	48,131	53,911	(5,780)	104,666
<b>Total Facilities Expense</b>	<b>45,948</b>	<b>59,371</b>	<b>(13,423)</b>	<b>434,740</b>	<b>613,133</b>	<b>(178,393)</b>	<b>846,715</b>
Insurance (non-EE) & Taxes	7,087	8,411	(1,324)	68,904	77,359	(8,455)	102,517
Other Expenses	5,764	1,739	4,025	34,710	16,874	17,836	22,654
<b>Total General Expense</b>	<b>12,850</b>	<b>10,150</b>	<b>2,700</b>	<b>103,614</b>	<b>94,233</b>	<b>9,381</b>	<b>125,171</b>
<b>Total Operating Expense</b>	<b>413,280</b>	<b>471,894</b>	<b>(58,614)</b>	<b>4,142,844</b>	<b>4,618,399</b>	<b>(475,555)</b>	<b>6,271,460</b>
<b>Operating Income/(Loss)</b>	<b>143,564</b>	<b>(12,984)</b>	<b>156,548</b>	<b>1,246,304</b>	<b>205,354</b>	<b>1,040,950</b>	<b>-</b>
Reserve Net Income/(Loss)	53,728	-	53,728	343,590	-	343,590	-
Capital Net Income/(Loss)	(40,515)	-	(40,515)	(1,841,286)	-	(1,841,286)	-
<b>Reserve &amp; Capital Net Income/(Loss)</b>	<b>13,213</b>	<b>-</b>	<b>13,213</b>	<b>(1,497,696)</b>	<b>-</b>	<b>(1,497,696)</b>	<b>-</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 156,777</b>	<b>\$ (12,984)</b>	<b>\$ 169,761</b>	<b>\$(251,392)</b>	<b>\$ 205,354</b>	<b>\$ (456,746)</b>	<b>\$ -</b>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date September 30, 2025

### CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(251,392)
Adjustments to reconcile Net Income (deficit)		
Depreciation		120,816
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(33,219)
Intercompany Receivable		315,532
Prepaid Expense		(85,026)
Prepaid Insurance		(355)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		(38,670)
Intercompany Payable		(3,874)
Accrued Payroll Expenses		(56,945)
Accrued Expenses		(103,285)
Deferred Revenue		(1,230)
Prepaid Assessments		(132,324)
Other Liabilities		-
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>\$</b>	<b>(269,972)</b>

### CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment		(47,901)
Disposal of Property, Plant & Equipment		-
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>\$</b>	<b>(317,873)</b>

CASH, BEGINNING OF PERIOD	\$	6,266,361
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<b>CASH, END OF PERIOD</b>	<b>\$</b>	<b>5,948,488</b>
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### ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

*Per Board policy, operating funds should be between 3-6 months of budgeted annual operating expenses.*

<b>Number of months budgeted expenses in cash, end of period:</b>	<b>5.78 *</b>
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Operating Cash at 9/30/2025	\$	2,832,935
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Total 2025 operating budget expenses	\$	6,271,460
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<b>MINIMUM</b> - Average of three months	\$	1,470,044
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Amount over minimum	Amount under minimum
\$ 1,362,891	N/A

<b>MAXIMUM</b> - Average of six months	\$	2,940,089
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Amount over maximum	Amount under maximum
N/A	\$ 107,153

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

## DC Ranch Community Council Resale Benefit Fee Trend - September 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	-	185,940	80,330	-	-
October	205,100	185,415	227,806	-	83,968	-	-
November	220,614	76,071	23,395	-	96,487	-	-
December	242,100	185,400	-	-	89,888	-	-
<b>Annual Total</b>	<b>\$ 2,516,582</b>	<b>\$ 2,588,409</b>	<b>\$ 251,201</b>	<b>\$ 1,957,043</b>	<b>\$ 1,650,000</b>	<b>\$ 471,776</b>	<b>\$ (202,335)</b>

Property Sale Breakdown				
Location	September	YTD	Average Price	YTD Average
Desert Parks - House	6	38	\$ 1,027,167	\$ 1,447,164
Desert Camp - House	3	38	1,116,667	1,337,875
Country Club - House	0	18	-	2,650,278
Silverleaf - House	3	47	9,316,667	6,074,400
Country Club - Land	0	0	-	-
Silverleaf - Land	0	3	-	3,250,000
Commercial/Corporate	0	1	-	6,100,000
<b>Total/Average</b>	<b>12</b>	<b>145</b>	<b>\$ 3,121,917</b>	<b>\$ 3,137,126</b>

