



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

- ❖ The Community Council continues the year in a positive position, reporting over \$1.3 mil in operating net income, which is \$1.2 mil favorable to budget through October. Community Benefit Fees are performing well to budget, favorable by \$665k 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	\$ 5,938,569	\$ 75,299	\$ 33,531	\$ 6,047,399
Expenses	<u>4,025,563</u>	<u>349,044</u>	<u>1,780,480</u>	<u>6,155,088</u>
Operating Income/(Loss)	\$ 1,913,006	\$ (273,746)	\$ (1,746,949)	\$ (107,688)
Depreciation	<u>-</u>	<u>-</u>	<u>134,240</u>	<u>134,240</u>
Total Income/(Loss)	\$ 1,913,006	\$ (273,746)	\$ (1,881,188)	\$ (241,928)
Transfers In/(Out)	<u>(628,830)</u>	<u>628,830</u>	<u>-</u>	<u>-</u>
Total Surplus/(Deficit)	\$ 1,284,176	\$ 355,085	\$ (1,881,188)	\$ (241,928)

Revenue

Operating revenue for October totaled \$549k, higher than budget by \$76k (16%). Year-to-date revenue is favorable to budget by \$641k (12%). Significant variances to budget include:

- Community Benefit Fees came in \$88k (105%) higher than forecast for October. Benefit Fees YTD reflect a revenue surplus of \$665k (45%).
- 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 \$47k 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 October came in \$53k (9%) favorable to budget, with year-to-date expense \$528k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$247k 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 \$109k 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 \$181k 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 savings in utilities and supplies YTD.

Reserve

- Reserve expenditures total \$349k for the year.
- Interest income is \$75k YTD.

Capital

- The Desert Camp Site Improvement Project has concluded with expenditures totaling \$1.8 mil YTD in 2025.
- Depreciation expense (non-cash) totals \$134k for the year.
- Interest income totals \$34k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.89 months as of 10/31/2025. 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 \$365k 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>
Nov 2025	\$172,925	\$96,487
Dec 2025	\$171,755	\$89,888

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET As of October 31, 2025

	10/31/2025	12/31/2024	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,890,567	\$ 1,616,816	\$ 1,273,751
Petty Cash	-	500	(500)
TOTAL OPERATING CASH	2,890,567	1,617,316	1,273,251
RESERVE FUND			
Cash	1,662,519	875,756	786,763
Investments (Net)	1,032,679	1,456,804	(424,125)
TOTAL RESERVE FUND	2,695,198	2,332,560	362,638
CAPITAL FUND			
Cash	364,790	2,316,485	(1,951,695)
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	364,790	2,316,485	(1,951,695)
Accounts Receivable (Net)	26,951	10,584	16,367
Intercompany Receivable	78,831	324,352	(245,521)
Prepaid Expenses	114,158	101,861	12,296
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Asset	1,149,748	1,149,748	-
OTHER CURRENT ASSETS	1,369,688	1,588,957	(219,270)
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	70,463	22,562	47,901
TOTAL PROPERTY, PLANT & EQUIPMENT	1,025,777	977,876	47,901
<i>Less Accumulated Depreciation</i>	<i>(364,476)</i>	<i>(230,236)</i>	<i>(134,240)</i>
PROPERTY, PLANT AND EQUIPMENT, NET	661,301	747,640	(86,339)
TOTAL ASSETS	\$ 7,981,544	\$ 8,602,958	\$ (621,414)
LIABILITIES			
Accounts Payable	\$ 72,829	\$ 165,051	\$ (92,222)
Intercompany Payable	-	3,874	(3,874)
Accrued Liabilities	190,846	337,833	(146,987)
Deferred Revenue	20,422	24,386	(3,964)
Prepaid Assessments	40,751	170,779	(130,028)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	1,474,596	1,854,082	(379,486)
TOTAL LIABILITIES	1,474,596	1,854,082	(379,486)
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	(241,928)	-	(241,928)
TOTAL NET ASSETS	6,506,948	6,748,876	(241,928)
TOTAL LIABILITIES & NET ASSETS	\$ 7,981,544	\$ 8,602,958	\$ (621,414)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending October 31, 2025

	October 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	\$ -	\$ 2,237,780	\$ 2,237,780	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-	795,400	795,400	-	954,480
Community Council Benefit Fees	171,748	83,968	87,780	2,128,790	1,463,625	665,165	1,650,000
Total Assessment Revenue	475,066	387,286	87,780	5,161,970	4,496,805	665,165	5,289,816
Community Celebrations & Events	5,191.00	9,100.00	(3,909.00)	14,532	19,600	(5,068)	19,600
Community Programming	9,752	8,859	893	93,786	93,487	299	113,268
Total Program Revenue	14,943	17,959	(3,016)	108,318	113,087	(4,769)	132,868
Community Center Rentals	2,400	1,785	615	27,505	15,635	11,870	20,535
Resident Access	738	-	738	5,112	-	5,112	-
Total Facilities Revenue	3,138	1,785	1,353	32,617	15,635	16,982	20,535
Cost Share Reimbursement	48,510	62,060	(13,550)	539,300	620,600	(81,300)	744,720
Advertising	360	2,880	(2,520.00)	5,040	7,920	(2,880)	8,280
Interest	7,405	1,610	5,795	63,307	16,100	47,207	19,317
Other Income	-	-	-	28,017	27,186	831	55,924
Total Other Income	56,275	66,550	(10,275)	635,664	671,806	(36,142)	828,241
Total Operating Income	549,422	473,580	75,842	5,938,569	5,297,333	641,236	6,271,460
EXPENSES							
Reserve Contributions	62,883	62,883	-	628,830	628,830	-	754,596
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	62,883	62,883	-	628,830	628,830	-	754,596
Personnel Expenses	237,107	282,828	(45,722)	2,581,131	2,828,280	(247,149)	3,393,936
Administration	35,713	23,123	12,590	294,783	291,980	2,803	369,138
Travel/Mtgs/ERR	3,869	4,045	(176)	60,200	62,761	(2,561)	79,125
Total Administrative Expense	276,689	309,996	(33,307)	2,936,114	3,183,021	(246,907)	3,842,199
Community Celebrations & Events	86,527	103,767	(17,240)	266,366	297,870	(31,504)	344,804
Community Programming	15,207	14,660	547	143,432	178,910	(35,478)	214,295
Community Engagement	2,353	2,125	228	32,912	60,135	(27,223)	69,960
Communications	3,951	3,679	272	44,447	59,377	(14,930)	73,720
Total Program Expense	108,039	124,231	(16,192)	487,157	596,292	(109,135)	702,779
Ranch Offices	15,593	19,475	(3,882)	94,232	194,539	(100,307)	233,407
Desert Camp Community Center	26,792	27,644	(852)	261,434	338,782	(77,348)	410,920
The Homestead Community Center	9,549	7,761	1,788	82,877	80,781	2,096	97,722
MS Park/P&T/Seasonal Décor	2,010	1,465	545	50,141	55,376	(5,235)	104,666
Total Facilities Expense	53,944	56,345	(2,401)	488,684	669,478	(180,794)	846,715
Insurance (non-EE) & Taxes	7,085	8,386	(1,301)	75,988	85,745	(9,757)	102,517
Other Expenses	2,910	2,327	583	37,620	19,201	18,419	22,654
Total General Expense	9,995	10,713	(718)	113,609	104,946	8,663	125,171
Total Operating Expense	511,550	564,168	(52,618)	4,654,393	5,182,567	(528,174)	6,271,460
Operating Income/(Loss)	37,872	(90,588)	128,460	1,284,176	114,766	1,169,410	-
Reserve Net Income/(Loss)	11,495	-	11,495	355,085	-	355,085	-
Capital Net Income/(Loss)	(39,903)	-	(39,903)	(1,881,188)	-	(1,881,188)	-
Reserve & Capital Net Income/(Loss)	(28,408)	-	(28,408)	(1,526,104)	-	(1,526,104)	-
Total Net Income/(Loss)	\$ 9,464	\$ (90,588)	\$ 100,052	\$ (241,928)	\$ 114,766	\$ (356,694)	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date October 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(241,928)
Adjustments to reconcile Net Income (deficit)		
Depreciation		134,240
(Increase)/Decrease in:		
Accounts Receivable		(16,367)
Intercompany Receivable		245,521
Prepaid Expense		(19,017)
Prepaid Insurance		6,721
Increase/(Decrease) in:		
Accounts Payable		(92,222)
Intercompany Payable		(3,874)
Accrued Payroll Expenses		(43,702)
Accrued Expenses		(103,285)
Deferred Revenue		(3,964)
Prepaid Assessments		(130,028)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ (267,905)**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment	(47,901)
Disposal of Property, Plant & Equipment	-

NET INCREASE (DECREASE) IN CASH **\$ (315,806)**

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

CASH, END OF PERIOD **\$ 5,950,555**

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: **5.89 ***

Operating Cash at 10/31/2025	\$ 2,890,567
Total 2025 operating budget expenses	<u>\$ 6,271,460</u>
MINIMUM - Average of three months	<u>\$ 1,473,156</u>

Amount over minimum	Amount under minimum
<u>\$ 1,417,412</u>	<u>N/A</u>

MAXIMUM - Average of six months **\$ 2,946,311**

Amount over maximum	Amount under maximum
<u>N/A</u>	<u>\$ 55,744</u>

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

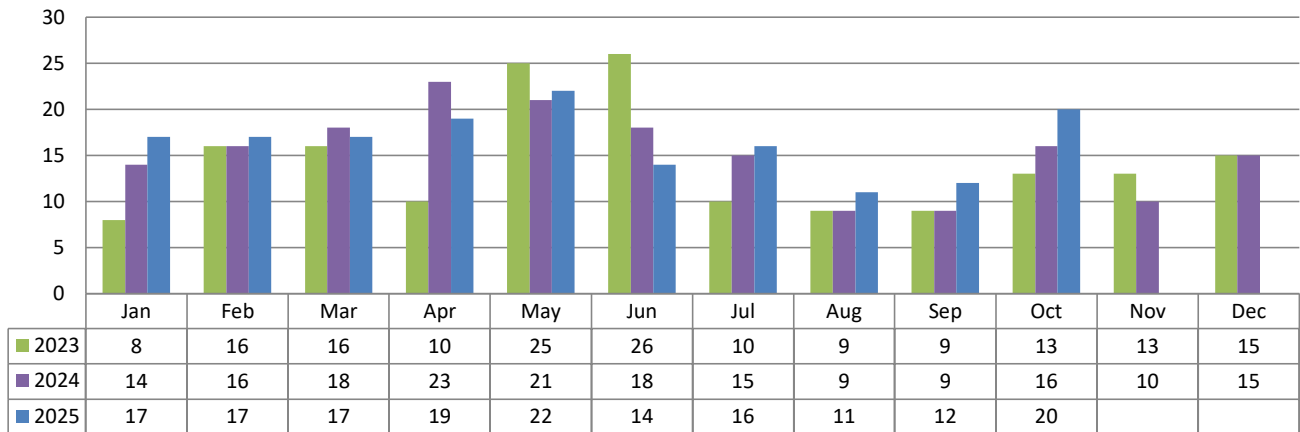
DC Ranch Community Council

Resale Benefit Fee Trend - October 2025

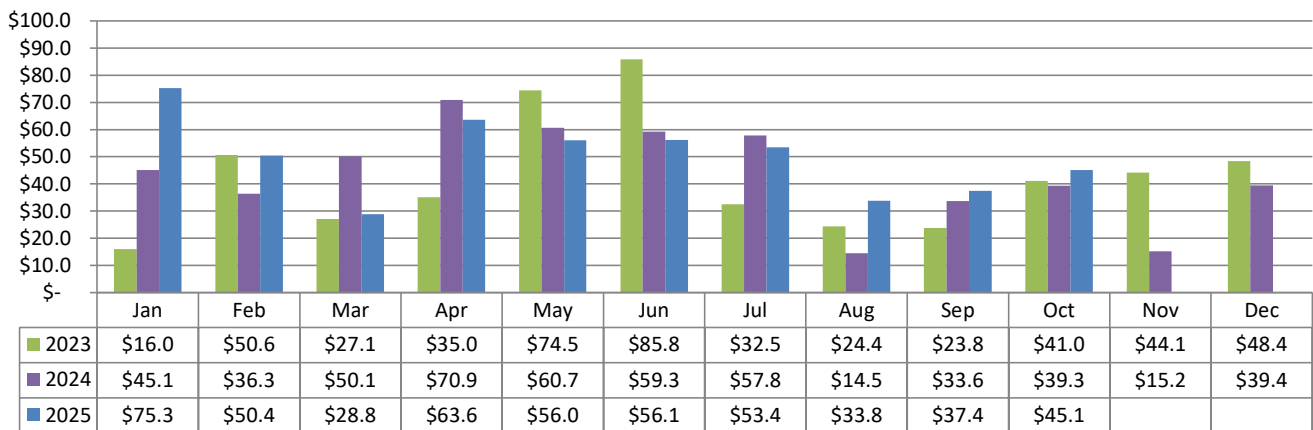
Month	2023 Actual	2024 Actual	In Process	2025 Actual	2025 Budget	Budget Variance	Change from Prior Year
January	\$ 80,113	\$ 225,406	\$ -	\$ 348,590	\$ 84,904	\$ 263,686	\$ 123,184
February	253,134	181,623	-	222,584	189,600	32,984	40,961
March	135,311	250,528	-	113,805	150,543	(36,738)	(136,723)
April	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	105,610	17,855
October	205,100	185,415	-	171,748	83,968	-	-
November	220,614	76,071	172,925	-	96,487	-	-
December	242,100	185,400	171,755	-	89,888	-	-
Annual Total	\$ 2,516,582	\$ 2,588,409	\$ 344,680	\$ 2,128,790	\$ 1,650,000	\$ 577,386	\$ (184,480)

Property Sale Breakdown				
Location	October	YTD	Average Price	YTD Average
Desert Parks - House	7	45	\$ 449,286	\$ 1,537,324
Desert Camp - House	5	43	1,117,000	1,349,959
Country Club - House	4	22	1,037,500	2,588,434
Silverleaf - House	3	50	2,500,000	5,929,836
Country Club - Land	0	0	-	-
Silverleaf - Land	1	4	-	3,312,500
Commercial/Corporate	0	1	-	6,100,000
Total/Average	20	165	\$ 2,256,595	\$ 3,030,395

Count of Property Sales



Property Sales by Month (in Millions)



History of Assessment Rates for years 1998-2025

Actual Rate Increases					
Year	Assmt Rate	% Increase	Reserve Rate	% Change	Contr %
1998	\$ 16.50	-			
1999	16.50	0.00%			
2000	19.47	18.00%			
2001	23.36	19.98%			
2002	23.85	2.10%			
2003	25.04	4.99%			
2004	25.66	2.48%			
2005	25.66	0.00%			
2006	25.66	0.00%			
2007	31.00	20.81%			
2008	37.00	19.35%			
2009	38.00	2.70%			
2010	40.00	5.26%			
2011	40.00	0.00%			
2012	40.00	0.00%			
2013	40.00	0.00%			
2014	40.00	0.00%			
2015	40.00	0.00%			
2016	43.00	7.50%			
2017	45.00	4.65%			
2018	47.00	4.44%	\$ 12.10	-	25.74%
2019	49.00	4.26%	7.13	-41.04%	14.56%
2020	52.00	6.12%	10.18	42.65%	19.57%
2021	52.00	0.00%	10.03	-1.43%	19.29%
2022	52.00	0.00%	6.39	-36.30%	12.29%
2023	69.00	32.69%	12.43	94.52%	18.01%
2024	78.00	13.04%	16.00	28.72%	20.51%
2025	82.00	5.13%	17.00	6.25%	20.73%

<u>5% Y/Y Calculation</u>		
	Assmt Rate	% Increase
\$	39.90	5.00%
	41.90	5.00%
	43.99	5.00%
	46.19	5.00%
	48.50	5.00%
	50.92	5.00%
	53.47	5.00%
	56.14	5.00%
	58.95	5.00%
	61.90	5.00%
	64.99	5.00%
	68.24	5.00%
	71.65	5.00%
	75.24	5.00%
	79.00	5.00%
82.95	5.00%	