



DC Ranch Community Council Financial Highlights for period ending November 30, 2025

- ❖ The Community Council continues the year in a positive position, reporting \$1.3 mil in operating net income, which is \$1.2 mil favorable to budget through November. 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 will be completed by year-end.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 6,409,624	\$ 80,083	\$ 34,467	\$ 6,524,175
Expenses	<u>4,440,335</u>	<u>380,404</u>	<u>1,780,480</u>	<u>6,601,219</u>
Operating Income/(Loss)	\$ 1,969,289	\$ (300,320)	\$ (1,726,013)	\$ (77,045)
Depreciation	<u>-</u>	<u>-</u>	<u>147,663</u>	<u>147,663</u>
Total Income/(Loss)	\$ 1,969,289	\$ (300,320)	\$ (1,893,677)	\$ (224,708)
Transfers In/(Out)	<u>(691,713)</u>	<u>691,713</u>	<u>-</u>	<u>-</u>
Total Surplus/(Deficit)	\$ 1,277,576	\$ 391,393	\$ (1,893,677)	\$ (224,708)

Revenue

Operating revenue for November totaled \$471k, lower than budget by \$5k (1%). Year-to-date revenue is favorable to budget by \$636k (11%). Significant variances to budget include:

- November Community Benefit Fees came close to forecast. Benefit Fees YTD reflect a revenue surplus of \$665k (43%).
- 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 \$52k 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 November came in \$55k (10%) favorable to budget, with year-to-date expense \$584k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$313k 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 \$110k 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 \$179k 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 \$380k for the year.
- Interest income is \$80k YTD.

Capital

- The Desert Camp Site Improvement Project has concluded with expenditures totaling \$1.8 mil.
- Additionally, the following approved capital projects have been completed thus far with expenditures totaling \$158k:
 - Artificial Turf and Shade Project at Desert Camp - \$62K
 - Electrical boosters for pickleball and tennis courts at Desert Camp - \$1,350
 - Pickleball umbrellas and tennis furniture at Desert Camp- \$57K
 - Wi-Fi Booster Project at Desert Camp- \$4,600
 - Marathon Fitness Equipment at Desert Camp- \$17K
 - HVAC unit for locker rooms at Desert Camp- \$16K
- Depreciation expense (non-cash) totals \$148k for the year.
- Interest income totals \$34k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.36 months as of 11/30/2025. 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 \$366k 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>
December 2025	\$465,034	\$89,888
January 2026	\$232,863	\$100,716

- December benefit fees were primarily driven by the sale of lots in the Corporate Center for the Silverleaf Auto Garages. Two parcels were combined and sold in November for \$3.5 million. In addition, the sale of two homes priced over \$10 million each also contributed significantly to the December fees.

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

As of November 30, 2025

	11/30/2025	12/31/2024	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,637,107	\$ 1,616,816	\$ 1,020,291
Petty Cash	-	500	(500)
TOTAL OPERATING CASH	2,637,107	1,617,316	1,019,791
RESERVE FUND			
Cash	1,688,256	875,756	812,501
Investments (Net)	1,033,199	1,456,804	(423,606)
TOTAL RESERVE FUND	2,721,455	2,332,560	388,895
CAPITAL FUND			
Cash	365,725	2,316,485	(1,950,760)
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	365,725	2,316,485	(1,950,760)
Accounts Receivable (Net)	99,713	10,584	89,129
Intercompany Receivable	275,544	324,352	(48,808)
Prepaid Expenses	85,830	101,861	(16,031)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Asset	1,149,748	1,149,748	-
OTHER CURRENT ASSETS	1,610,835	1,588,957	21,878
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>(377,900)</i>	<i>(230,236)</i>	<i>(147,663)</i>
PROPERTY, PLANT AND EQUIPMENT, NET	647,877	747,640	(99,763)
TOTAL ASSETS	\$ 7,982,999	\$ 8,602,958	\$ (619,959)
LIABILITIES			
Accounts Payable	\$ 65,486	\$ 165,051	\$ (99,565)
Intercompany Payable	-	3,874	(3,874)
Accrued Liabilities	199,913	337,833	(137,920)
Deferred Revenue	23,185	24,386	(1,201)
Prepaid Assessments	20,500	170,779	(150,279)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	1,458,831	1,854,082	(395,251)
TOTAL LIABILITIES	1,458,831	1,854,082	(395,251)
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	(224,708)	-	(224,708)
TOTAL NET ASSETS	6,524,168	6,748,876	(224,708)
TOTAL LIABILITIES & NET ASSETS	\$ 7,982,999	\$ 8,602,958	\$ (619,959)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending November 30, 2025

	November 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	\$ -	\$ 2,461,558	\$ 2,461,558	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-	874,940	874,940	-	954,480
Community Council Benefit Fees	96,725	96,487	238	2,225,516	1,560,112	665,404	1,650,000
Total Assessment Revenue	400,043	399,805	238	5,562,014	4,896,610	665,404	5,289,816
Community Celebrations & Events	-	-	-	14,532	19,600	(5,068)	19,600
Community Programming	12,161	10,579	1,582	105,947	104,066	1,881	113,268
Total Program Revenue	12,161	10,579	1,582	120,479	123,666	(3,187)	132,868
Community Center Rentals	2,830	2,140	690	30,335	17,775	12,560	20,535
Resident Access	270	-	270	5,382	-	5,382	-
Total Facilities Revenue	3,100	2,140	960	35,717	17,775	17,942	20,535
Cost Share Reimbursement	48,510	62,060	(13,550)	587,810	682,660	(94,850)	744,720
Advertising	-	-	-	5,040	7,920	(2,880)	8,280
Interest	6,741	1,610	5,131	70,047	17,710	52,337	19,317
Other Income	500	-	500	28,517	27,186	1,331	55,924
Total Other Income	55,751	63,670	(7,919)	691,414	735,476	(44,062)	828,241
Total Operating Income	471,055	476,194	(5,139)	6,409,624	5,773,527	636,097	6,271,460
EXPENSES							
Reserve Contributions	62,883	62,883	-	691,713	691,713	-	754,596
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	62,883	62,883	-	691,713	691,713	-	754,596
Personnel Expenses	217,022	282,828	(65,806)	2,798,153	3,111,108	(312,955)	3,393,936
Administration	43,292	33,538	9,754	338,074	325,518	12,556	369,138
Travel/Mtgs/ERR	6,166	9,109	(2,943)	66,366	71,870	(5,504)	79,125
Total Administrative Expense	266,479	325,475	(58,996)	3,202,593	3,508,496	(305,903)	3,842,199
Community Celebrations & Events	3,623	2,067	1,556	269,990	299,937	(29,947)	344,804
Community Programming	16,408	21,275	(4,867)	159,840	200,185	(40,345)	214,295
Community Engagement	9,583	3,700	5,883	42,495	63,835	(21,340)	69,960
Communications	6,674	9,882	(3,208)	51,121	69,259	(18,138)	73,720
Total Program Expense	36,288	36,924	(636)	523,445	633,216	(109,771)	702,779
Ranch Offices	12,769	19,448	(6,679)	107,001	213,987	(106,986)	233,407
Desert Camp Community Center	48,396	33,347	15,049	309,831	372,129	(62,298)	410,920
The Homestead Community Center	9,720	8,296	1,424	92,597	89,077	3,520	97,722
MS Park/P&T/Seasonal Décor	28,501	36,535	(8,034)	78,642	91,911	(13,269)	104,666
Total Facilities Expense	99,386	97,626	1,760	588,070	767,104	(179,034)	846,715
Insurance (non-EE) & Taxes	7,076	8,386	(1,310)	83,064	94,131	(11,067)	102,517
Other Expenses	5,543	1,784	3,759	43,163	20,985	22,178	22,654
Total General Expense	12,618	10,170	2,448	126,227	115,116	11,111	125,171
Total Operating Expense	477,655	533,078	(55,423)	5,132,048	5,715,645	(583,597)	6,271,460
Operating Income/(Loss)	(6,600)	(56,884)	50,284	1,277,576	57,882	1,219,694	-
Reserve Net Income/(Loss)	36,308	-	36,308	391,393	-	391,393	-
Capital Net Income/(Loss)	(12,488)	-	(12,488)	(1,893,677)	-	(1,893,677)	-
Reserve & Capital Net Income/(Loss)	23,820	-	23,820	(1,502,284)	-	(1,502,284)	-
Total Net Income/(Loss)	\$ 17,220	\$ (56,884)	\$ 74,104	\$ (224,708)	\$ 57,882	\$ (282,590)	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date November 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$ (224,708)
Adjustments to reconcile Net Income (deficit)	
Depreciation	147,663
(Increase)/Decrease in:	
Accounts Receivable	(89,129)
Intercompany Receivable	48,808
Prepaid Expense	(2,159)
Prepaid Insurance	18,190
(Increase)/(Decrease) in:	
Accounts Payable	(99,565)
Intercompany Payable	(3,874)
Accrued Payroll Expenses	(34,636)
Accrued Expenses	(103,285)
Deferred Revenue	(1,201)
Prepaid Assessments	(150,279)
Other Liabilities	-

NET CASH FROM OPERATING ACTIVITIES **\$ (494,173)**

CASH FLOWS FROM INVESTING ACTIVITIES

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

NET INCREASE (DECREASE) IN CASH **\$ (542,073)**

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

CASH, END OF PERIOD **\$ 5,724,287**

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: **5.36 ***

Operating Cash at 11/30/2025	\$ 2,637,107		
Total 2025 operating budget expenses	\$ 6,271,460		
MINIMUM - Average of three months	\$ 1,476,267		
	Amount over minimum	Amount under minimum	
	\$ 1,160,840	N/A	
MAXIMUM - Average of six months	\$ 2,952,534		
	Amount over maximum	Amount under maximum	
	N/A	\$ 315,427	

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

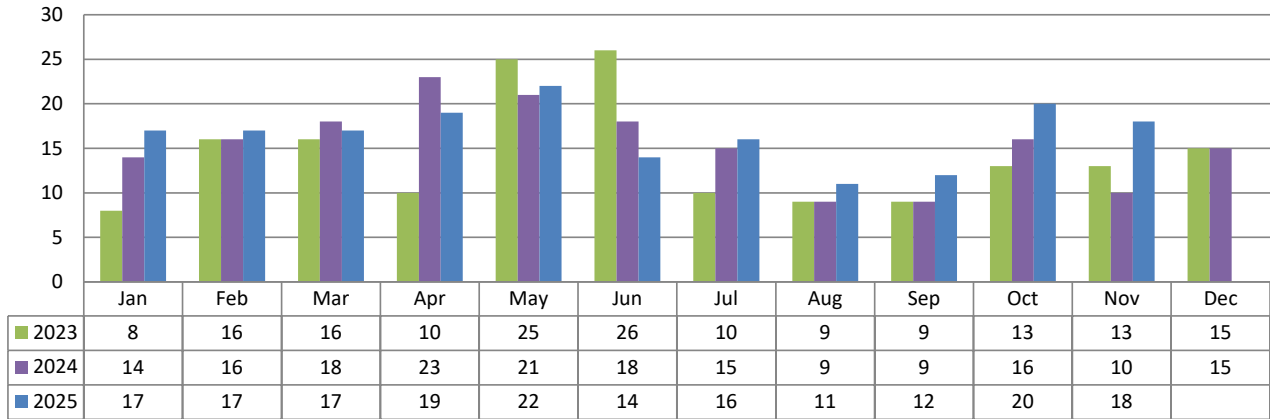
DC Ranch Community Council

Resale Benefit Fee Trend - November 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	\$ 87,780	\$ (13,667)
November	220,614	76,071	-	96,725	96,487	\$ 238	\$ 20,654
December	242,100	185,400	465,034	-	89,888	-	-
Annual Total	\$ 2,516,582	\$ 2,588,409	\$ 465,034	\$ 2,225,515	\$ 1,650,000	\$ 665,403	\$ (177,493)

Property Sale Breakdown				
Location	November	YTD	Average Price	YTD Average
Desert Parks - House	6	51	\$ 1,598,662	\$ 1,544,541
Desert Camp - House	3	46	1,026,813	1,328,884
Country Club - House	0	22	-	2,588,434
Silverleaf - House	8	59	3,258,500	5,390,539
Country Club - Land	0	0	-	-
Silverleaf - Land	0	3	-	3,250,000
Commercial/Corporate	1	2	3,544,200	4,822,100
Total/Average	18	183	\$ 2,349,145	\$ 2,919,573

Count of Property Sales



Property Sales by Month (in Millions)

