



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

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total</u>
Revenue	\$ 9,822,920	\$ 643,054	\$ -	\$ 10,465,974
Expenses	7,139,068	671,951	-	7,811,019
Operating Income/(Loss)	\$ 2,683,852	\$ (28,897)	\$ -	\$ 2,654,955
Depreciation	-	-	8,331	8,331
Total Income/(Loss)	\$ 2,683,852	\$ (28,897)	\$ (8,331)	\$ 2,646,624
Transfers In/(Out)	(2,117,610)	2,042,610	-	(75,000)
Total Surplus/(Deficit)	\$ 566,242	\$ 2,013,713	\$ (8,331)	\$ 2,571,624

Revenue

Operating revenue for October totaled \$985k, favorable to budget by \$13k (Approximately 1.3%). Year-to-date revenue is favorable to budget by \$80k (<1%). Significant variances to budget are as follows:

- Non-assessment revenue is \$44k favorable to budget YTD.
- Interest income is \$37k favorable to budget YTD.

Expense

Operating expenses for October came in \$5k (<1%) unfavorable to budget, with year-to-date expenses \$362k (4%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$340k (12%) YTD. This figure will fluctuate throughout the year as positions are filled and vacated.
- Administrative costs reflect additional professional and legal fees incurred \$159k above the budgeted amount, of which \$25k 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.
- Security expense is \$48k (2%) favorable to budget.
- Insurance expense is \$63k higher than budget YTD, due to increased premiums for umbrella coverage and higher property replacement values.
- Utilities are unfavorable to budget by \$54k YTD.

Balance Sheet/Cash Flow

- Operating cash is \$2.5 mil at 10/31/2025, equal to 2.59 months of cash on hand.
- There is currently \$15.2 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 \$137k for the month of October, with YTD reserve expenses at \$672k.
- 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 \$455k YTD.

DC RANCH ASSOCIATION

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							
Master Assessments	\$ 380,755	\$ 378,259	\$ 2,496	\$ 3,797,505	\$ 3,782,590	\$ 14,915	\$ 4,539,108
Neighborhood Assessments	485,932	485,819	113	4,858,709	4,858,190	519	5,829,828
Builder & Developer Assessments	6,536	9,207	(2,671)	76,018	92,070	(16,052)	110,484
Clubhouse Cost Share	53,687	53,691	(4)	536,874	536,910	(37)	644,292
Total Assessment Revenue	926,911	926,976	(65)	9,269,105	9,269,760	(655)	11,123,712
Lot Sale Fees	14,999	7,500	7,499	116,496	75,000	41,496	90,000
Cost Share Fees	520	520	-	5,200	5,200	-	6,240
Fines/Fees (Violations, Mods etc.)	17,670	11,990	5,680	135,170	119,900	15,270	142,580
Gate Transponders	15,439	16,250	(811)	135,144	162,500	(27,356)	195,000
Cell Tower Lease(s)	6,987	6,986	1	69,396	69,236	160	83,248
Other Income (CFD, Interest, Misc)	1,998	1,500	498	92,408	41,313	51,095	70,615
Total Non-Assessment Income	57,614	44,746	12,868	553,815	473,149	80,666	587,683
Total Operating Income	984,524	971,722	12,802	9,822,920	9,742,909	80,011	11,711,395
EXPENSES							
Reserve Contributions	204,261	204,261	-	2,117,610	2,042,610	75,000	2,451,132
Capital Contribution	-	-	-	-	-	-	-
Total Reserve Expense	204,261	204,261	-	2,117,610	2,042,610	75,000	2,451,132
Personnel Expenses	268,264	274,267	(6,003)	2,402,519	2,742,670	(340,151)	3,448,426
Administration	57,980	53,689	4,291	619,845	548,255	71,590	650,921
Information Technology	9,909	9,034	875	97,966	113,840	(15,874)	132,407
Human Resources	3,192	3,300	(108)	33,495	27,800	5,695	33,150
Total Administrative Expense	339,345	340,290	(945)	3,153,824	3,432,565	(278,741)	4,264,904
Landscape Services	31,959	37,532	(5,573)	387,983	589,477	(201,494)	698,824
Facilities Maintenance	13,922	20,419	(6,497)	150,548	197,290	(46,742)	235,636
Utilities	47,253	51,459	(4,206)	596,568	542,193	54,375	683,585
Fleet	24,542	20,183	4,359	232,297	215,452	16,845	255,818
Total Maintenance Expense	117,676	129,593	(11,917)	1,367,396	1,544,412	(177,016)	1,873,863
Community Patrol & Gate Access	241,861	236,838	5,023	2,346,082	2,393,981	(47,899)	2,876,006
Community Standards	308	-	308	2,834	1,450	1,384	1,600
Community Relations	7,301	1,650	5,651	12,860	8,750	4,110	10,500
Total Community Program Expense	249,470	238,488	10,982	2,361,775	2,404,181	(42,406)	2,888,106
Insurance (non-EE) & Taxes	26,228	19,325	6,903	256,072	194,740	61,332	233,390
Other Expenses	-	-	-	-	-	-	-
Total General Expense	26,228	19,325	6,903	256,072	194,740	61,332	233,390
Total Operating Expense	936,979	931,957	5,022	9,256,678	9,618,508	(361,830)	11,711,395
Operating Income/(Loss)	47,545	39,765	7,780	566,242	124,401	441,841	-
Reserve Net Income/(Loss)	287,399	237,592	49,807	2,013,713	2,375,920	(362,207)	2,851,104
Capital Net Income/(Loss)	(2,115)	-	(2,115)	(8,331)	-	(8,331)	-
Reserve/Capital Net Income/(Loss)	285,284	237,592	47,692	2,005,383	2,375,920	(370,537)	2,851,104
Total Net Income/(Loss)	\$ 332,829	\$ 277,357	\$ 55,472	\$ 2,571,625	\$ 2,500,321	\$ 71,304	\$ 2,851,104

DC RANCH ASSOCIATION

BALANCE SHEET

As Of October 31, 2025

	<u>10/31/2025</u>	<u>12/31/2024</u>	<u>Y/Y Change</u>
ASSETS			
CASH			
Cash - Operating	\$ 2,523,281	\$ 2,057,824	\$ 465,457
Petty Cash	150	350	(200)
TOTAL CASH	<u>2,523,431</u>	<u>2,058,174</u>	<u>465,257</u>
CAPITAL FUND	90,668	90,668	-
RESERVE FUND	15,183,046	13,343,091	1,839,956
Accounts Receivable (Net)	274,879	50,834	224,046
Intercompany Receivable	-	4,385	(4,385)
Prepaid Expenses	125,601	104,425	21,176
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	1,145	80,636	(79,491)
TOTAL CURRENT ASSETS	<u>546,157</u>	<u>384,811</u>	<u>161,346</u>
PROPERTY, PLANT & EQUIPMENT			
Property & Equipment	386,522	360,678	25,844
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIP	<u>386,522</u>	<u>360,678</u>	<u>25,844</u>
Less Accumulated Depreciation	(317,331)	(352,520)	35,190
PROPERTY, PLANT AND EQUIPMENT, NET	<u>69,192</u>	<u>8,158</u>	<u>61,034</u>
TOTAL ASSETS	<u>\$ 18,412,494</u>	<u>\$ 15,884,902</u>	<u>\$ 2,527,592</u>
LIABILITIES			
Accounts Payable	\$ 343,862	\$ 409,575	\$ (65,713)
Intercompany Payable	106,198	213,501	(107,303)
Accrued Expenses	101,625	127,212	(25,586)
Prepaid Assessments	469,145	325,561	143,584
Deferred Revenue	-	-	-
Other Current Liabilities	107,415	87,302	20,112
TOTAL CURRENT LIABILITIES	<u>1,128,245</u>	<u>1,163,151</u>	<u>(34,906)</u>
Operating Lease Right-to-Use Liability	144,531	144,531	-
TOTAL LONG-TERM LIABILITIES	<u>144,531</u>	<u>144,531</u>	<u>-</u>
TOTAL LIABILITIES	<u>\$ 1,272,776</u>	<u>\$ 1,307,682</u>	<u>\$ (34,906)</u>
NET ASSETS			
Operating Equity	1,184,992	1,194,118	(9,126)
Capital Equity	98,826	98,826	-
Reserve Equity	13,284,276	13,284,276	-
Current Year Profit/Loss	2,571,625	-	2,571,625
TOTAL NET ASSETS	<u>\$ 17,139,719</u>	<u>\$ 14,577,221</u>	<u>\$ 2,562,498</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 18,412,494</u>	<u>\$ 15,884,902</u>	<u>\$ 2,527,592</u>

DC RANCH ASSOCIATION

STATEMENT OF CASH FLOW

For the Period Ended October 31, 2025

	<u>Current Month</u> Month Ended October 2025	<u>Year-to-Date</u> Year Ended October 2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 332,829	\$ 2,571,625
Adjustments to reconcile net income (deficit)		
Depreciation	2,115	8,331
<i><u>(Increase)/Decrease in:</u></i>		
Accounts receivable	(81,134)	(223,964)
Intercompany receivables	-	4,385
Prepaid expenses	(4,209)	(21,176)
<i><u>Increase/(Decrease) in:</u></i>		
Accounts payable	(154,948)	(67,931)
Accrued expenses	-	(6,486)
Accrued payroll expenses	(13,365)	(19,101)
Deferred revenue	-	-
Prepaid assessments	(21,649)	194,180
Prepaid Council assessments	(5,074)	(50,678)
Intercompany payables	55,021	(107,303)
Other liabilities	(992)	86,480
NET CASH FROM OPERATING ACTIVITIES	<u>108,595</u>	<u>2,368,361</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment	-	(63,149)
Disposal of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	<u>-</u>	<u>(63,149)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Acquisition of long-term debt	-	-
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	<u>-</u>	<u>-</u>
NET INCREASE (DECREASE) IN CASH	108,595	2,305,213
CASH, BEGINNING OF PERIOD	<u>17,688,551</u>	<u>15,491,933</u>
CASH, END OF PERIOD	<u>\$ 17,797,145</u>	<u>\$ 17,797,145</u>