



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

Financial statements are preliminary, pending year-end adjustments and audit review.

- ❖ The Community Council is ending the 2025 year in a positive position, reporting \$1.4 mil in operating net income. Community Benefit Fees performed well above budget, favorable by \$894k YTD. Now that the benefit fee amount budgeted in operations (\$1.65 mil) has been reached, a transfer will be made during Year End closing.

Summary by Fund - YTD				
	Operating	Reserve	Capital	Total CC
Revenue	\$ 7,100,596	\$ 86,673	\$ 35,403	\$ 7,222,672
Expenses	<u>4,924,955</u>	<u>402,090</u>	<u>1,811,525</u>	<u>7,138,571</u>
Operating Income/(Loss)	\$ 2,175,640	\$ (315,417)	\$ (1,776,122)	\$ 84,101
Depreciation	<u>-</u>	<u>-</u>	<u>161,087</u>	<u>161,087</u>
Total Income/(Loss)	\$ 2,175,640	\$ (315,417)	\$ (1,937,210)	\$ (76,986)
Transfers In/(Out)	<u>(754,596)</u>	<u>754,596</u>	<u>-</u>	<u>-</u>
Total Surplus/(Deficit)	\$ 1,421,044	\$ 439,179	\$ (1,937,210)	\$ (76,986)

Revenue

Operating revenue for December totaled \$691k, higher than budget by \$193k (39%). Year-to-date revenue is favorable to budget by \$829k (13%).

- December Community Benefit Fees came in \$229k (254%) higher than forecast for December. YTD reflects a revenue surplus of \$894k (54%).
- 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 differs from the original budget amount.
- Interest has a \$57k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured).
- Other Income is \$27k below budget YTD. The \$27k CFD payment was received after the December close and will be reflected in the Final Year-End Financial Statements.

Expense

Operating expenses for December came in \$8k (2%) favorable to budget, with year-to-date expense \$592k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$ 348k lower than estimated in the budget YTD due to open or transitioning positions. Other administrative expenses YTD are in line with the budget.

Programs

- Program expenses are favorable to budget by \$91k YTD due to cost savings for events and programs (most notably, the Spring Charitable Event and Fitness Classes), community engagement and communications.

Facilities

- Facilities expense overall is \$158k 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 expenses are favorable to the budget by \$32K YTD primarily due to savings in utilities and supplies.

Reserve

- Reserve expenditures total \$402k for the year.
- Interest income is \$87k 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 \$161k for the year.
- Interest income totals \$35k YTD.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.47 months as of 12/31/2025. 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 \$351k in the capital fund and \$2.8 mil in the reserve fund.

Looking Forward

- Future escrow amounts *in progress* are as follows:

Month	Currently in escrow	Budgeted Benefit Fees
January 2026	\$442,881	\$100,716
February 2026	\$134,500	\$177,913

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET As of December 31, 2025

	12/31/2025	12/31/2024	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,695,969	\$ 1,616,816	\$ 1,079,153
Petty Cash	-	500	(500)
TOTAL OPERATING CASH	2,695,969	1,617,316	1,078,653
RESERVE FUND			
Cash	1,733,850	875,756	858,095
Investments (Net)	1,031,955	1,456,804	(424,849)
TOTAL RESERVE FUND	2,765,805	2,332,560	433,245
CAPITAL FUND			
Cash	350,896	2,316,485	(1,965,589)
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	350,896	2,316,485	(1,965,589)
Accounts Receivable (Net)	45,044	10,584	34,459
Intercompany Receivable	335,116	324,352	10,764
Prepaid Expenses	187,643	101,861	85,782
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Asset	1,149,748	1,149,748	-
OTHER CURRENT ASSETS	1,717,550	1,588,957	128,593
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>	(391,324)	(230,236)	(161,087)
PROPERTY, PLANT AND EQUIPMENT, NET	634,453	747,640	(113,187)
TOTAL ASSETS	\$ 8,164,673	\$ 8,602,958	\$ (438,285)
LIABILITIES			
Accounts Payable	\$ 94,649	\$ 165,051	\$ (70,402)
Intercompany Payable	-	3,874	(3,874)
Accrued Liabilities	219,029	337,833	(118,804)
Deferred Revenue	15,746	24,386	(8,640)
Prepaid Assessments	13,612	170,779	(157,167)
Interfund Transfers	-	2,412	(2,412)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	1,492,784	1,854,082	(361,298)
TOTAL LIABILITIES	1,492,784	1,854,082	(361,298)
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	(76,986)	-	(76,986)
TOTAL NET ASSETS	6,671,889	6,748,876	(76,986)
TOTAL LIABILITIES & NET ASSETS	\$ 8,164,673	\$ 8,602,958	\$ (438,285)

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending December 31, 2025

	December 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	\$ -	\$ 2,685,336	\$ 2,685,336	\$ -	\$ 2,685,336
Commercial Assessments	79,540	79,540	-	954,480	954,480	-	954,480
Community Council Benefit Fees	318,675	89,888	228,787	2,544,191	1,650,000	894,191	1,650,000
Total Assessment Revenue	621,993	393,206	228,787	6,184,007	5,289,816	894,191	5,289,816
Community Celebrations & Events	-	-	-	14,532	19,600	(5,068)	19,600
Community Programming	8,666	9,202	(536)	114,613	113,268	1,345	113,268
Total Program Revenue	8,666	9,202	(536)	129,145	132,868	(3,723)	132,868
Community Center Rentals	4,365	2,760	1,605	34,700	20,535	14,165	20,535
Resident Access	90	-	90	5,472	-	5,472	-
Total Facilities Revenue	4,455	2,760	1,695	40,172	20,535	19,637	20,535
Cost Share Reimbursement	48,510	62,060	(13,550)	636,320	744,720	(108,400)	744,720
Advertising	-	360	(360)	5,040	8,280	(3,240)	8,280
Interest	6,747	1,607	5,140	76,795	19,317	57,478	19,317
Other Income	600	28,738	(28,138)	29,117	55,924	(26,807)	55,924
Total Other Income	55,857	92,765	(36,908)	747,272	828,241	(80,969)	828,241
Total Operating Income	690,971	497,933	193,038	7,100,596	6,271,460	829,136	6,271,460
EXPENSES							
Reserve Contributions	62,883	62,883	-	754,596	754,596	-	754,596
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	62,883	62,883	-	754,596	754,596	-	754,596
Personnel Expenses	248,251	282,828	(34,577)	3,046,405	3,393,936	(347,531)	3,393,936
Administration	33,670	43,620	(9,950)	371,744	369,138	2,606	369,138
Travel/Mtgs/ERR	2,067	7,255	(5,188)	68,433	79,125	(10,692)	79,125
Total Administrative Expense	283,988	333,703	(49,715)	3,486,582	3,842,199	(355,617)	3,842,199
Community Celebrations & Events	44,648	44,867	(219)	314,638	344,804	(30,166)	344,804
Community Programming	16,989	14,110	2,879	176,829	214,295	(37,466)	214,295
Community Engagement	5,398	6,125	(727)	47,893	69,960	(22,067)	69,960
Communications	21,209	4,461	16,748	72,330	73,720	(1,390)	73,720
Total Program Expense	88,244	69,563	18,681	611,689	702,779	(91,090)	702,779
Ranch Offices	11,378	19,420	(8,042)	118,379	233,407	(115,028)	233,407
Desert Camp Community Center	68,967	38,791	30,176	378,798	410,920	(32,122)	410,920
The Homestead Community Center	6,927	8,645	(1,718)	99,524	97,722	1,802	97,722
MS Park/P&T/Seasonal Décor	13,184	12,755	429	91,826	104,666	(12,840)	104,666
Total Facilities Expense	100,457	79,611	20,846	688,527	846,715	(158,188)	846,715
Insurance (non-EE) & Taxes	7,840	8,386	(546)	90,904	102,517	(11,613)	102,517
Other Expenses	4,091	1,669	2,422	47,254	22,654	24,600	22,654
Total General Expense	11,931	10,055	1,876	138,158	125,171	12,987	125,171
Total Operating Expense	547,503	555,815	(8,312)	5,679,551	6,271,460	(591,909)	6,271,460
Operating Income/(Loss)	143,468	(57,882)	201,350	1,421,044	-	1,421,044	-
Reserve Net Income/(Loss)	51,614	-	51,614	439,179	-	439,179	-
Capital Net Income/(Loss)	(43,533)	-	(43,533)	(1,937,210)	-	(1,937,210)	-
Reserve & Capital Net Income/(Loss)	8,081	-	8,081	(1,498,031)	-	(1,498,031)	-
Total Net Income/(Loss)	\$ 151,549	\$ (57,882)	\$ 209,431	\$ (76,986)	\$ -	\$ (76,986)	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date December 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	(76,986)
Adjustments to reconcile Net Income (deficit)		
Depreciation		161,087
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(34,459)
Intercompany Receivable		(10,764)
Prepaid Expense		(62,498)
Prepaid Insurance		(23,284)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		(70,402)
Intercompany Payable		(3,874)
Accrued Payroll Expenses		(15,519)
Accrued Expenses		(103,285)
Deferred Revenue		(8,640)
Prepaid Assessments		(157,167)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ (405,790)**

CASH FLOWS FROM INVESTING ACTIVITIES

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

NET INCREASE (DECREASE) IN CASH **\$ (453,691)**

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

CASH, END OF PERIOD **\$ 5,812,670**

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: **5.47**

Operating Cash at 12/31/2025 \$ 2,695,969

Total 2025 operating budget expenses \$ 6,271,460

MINIMUM - Average of three months \$ 1,479,378

Amount over minimum	Amount under minimum
<u>\$ 1,216,591</u>	<u>N/A</u>

MAXIMUM - Average of six months \$ 2,958,756

Amount over maximum	Amount under maximum
<u>N/A</u>	<u>\$ 262,788</u>

DC Ranch Community Council Resale Benefit Fee Trend - December 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	-	318,675	89,888	\$ 228,787	\$ 133,275
Annual Total	\$ 2,516,582	\$ 2,588,409	\$ -	\$ 2,544,190	\$ 1,650,000	\$ 894,190	\$ (44,218)

Property Sale Breakdown				
Location	December	YTD	Average Price	YTD Average
Desert Parks - House	5	56	\$ 1,105,000	\$ 1,505,296
Desert Camp - House	7	53	1,155,000	1,305,919
Country Club - House	2	24	1,900,000	2,531,065
Silverleaf - House	6	65	6,741,667	5,515,259
Country Club - Land	0	0	-	-
Silverleaf - Land	0	3	-	3,250,000
Commercial/Corporate	1	3	5,875,000	5,173,067
Total/Average	21	204	\$ 3,035,000	\$ 2,931,455

