



**DC Ranch Community Council
Financial Highlights
For period ending January 31, 2026**

❖ The Community Council begins the year in a positive position, reporting \$212.9k in operating net income, which is \$273.6k favorable to budget for January. Community Benefit Fees are performing well to budget, favorable by \$211.8k for the month.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 671,438	\$ 7,218	\$ 804	\$ 679,460
Expenses	397,478	46,544	17,044	461,067
Operating Income/(Loss)	\$ 273,960	\$ (39,327)	\$ (16,241)	\$ 218,393
Depreciation	-	-	14,275	14,275
Total Income/(Loss)	\$ 273,960	\$ (39,327)	\$ (30,516)	\$ 204,118
Transfers In/(Out)	(61,034)	61,034	-	-
Total Surplus/(Deficit)	\$ 212,926	\$ 21,707	\$ (30,516)	\$ 204,118

Revenue

Operating revenue for January totaled \$671.4k, higher than budget by \$212k (46%) attributable to Community Benefit Fees. Significant variances to budget include:

- Interest has a \$3k 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 January came in \$61.4k (11.8%) favorable to budget. Notable expense variances include:

Administration

- Personnel costs are \$24.8k lower than estimated in the budget due to open or transitioning positions. Other administrative costs are lower than budget due to timing of expenditures.

Programs

- Program expenses are favorable to budget by \$17.5k due to cost savings and timing of expenses for events and programs, and community engagement and communications.

Facilities

- Facilities expense overall is \$12.9k below budget, in 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 and The Homestead also have some savings in utilities and supplies so far this year.

Reserve

- Reserve expenditures total \$46.5k with payment toward branding/website project and expenses for Desert Camp gates, windows/doors, painting, stucco, and walls & fences.
- Interest income is \$7.2k for the month.

Capital

- Depreciation expense (non-cash) totals \$14.2k for the month.
- Interest income totals \$0.8k.
- A transfer to Capital from the Operating account will be made during March for prior year excess benefit fees of \$895k.
- Capital expenditures total \$17k including \$15.5k for tennis umbrellas & chairs and \$1.5k fitness equipment.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.92 months as of 1/31/2026. A couple of items to note – the cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan; and \$895k will be transferred to Capital in March for excess 2025 benefit fees.
- There is \$321k in the capital fund and \$2.8 mil in the reserve fund.

Looking Forward

- Future escrow amounts *in progress* as of the end of January are as follows:

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
Feb 2026	\$286,406	\$177,913
Mar 2026	\$200,100	\$149,090

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET As of January 31, 2026

	1/31/2026	12/31/2025	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,925,782	\$ 2,695,969	\$ 229,813
Petty Cash	-	-	-
TOTAL OPERATING CASH	2,925,782	2,695,969	229,813
RESERVE FUND			
Cash	1,755,870	1,733,850	22,020
Investments (Net)	1,035,003	1,031,955	3,048
TOTAL RESERVE FUND	2,790,873	2,765,805	25,068
CAPITAL FUND			
Cash	320,906	350,896	(29,990)
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	320,906	350,896	(29,990)
Accounts Receivable (Net)	46,740	45,255	1,485
Intercompany Receivable	287,640	335,116	(47,475)
Prepaid Expenses	127,677	187,643	(59,966)
Interfund Transfers	895,000	895,000	-
Operating Lease Right-to-Use Asset	1,057,497	1,062,175	(4,678)
OTHER CURRENT ASSETS	2,414,554	2,525,188	(110,634)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	83,870	83,870	-
Vehicles & Equipment	407,635	407,635	-
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	70,463	-
TOTAL PROPERTY, PLANT & EQUIPMENT	1,095,777	1,095,777	-
<i>Less Accumulated Depreciation</i>	(417,266)	(402,990)	(14,275)
PROPERTY, PLANT AND EQUIPMENT, NET	678,511	692,786	(14,275)
TOTAL ASSETS	\$ 9,130,627	\$ 9,030,645	\$ 99,982
LIABILITIES			
Accounts Payable	\$ 51,606	\$ 95,149	\$ (43,543)
Intercompany Payable	-	-	-
Accrued Liabilities	147,273	219,029	(71,756)
Deferred Revenue	33,965	15,746	18,219
Prepaid Assessments	6,557	13,612	(7,055)
Interfund Transfers	895,000	895,000	-
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	2,284,148	2,388,284	(104,136)
TOTAL LIABILITIES	2,284,148	2,388,284	(104,136)
NET ASSETS			
Reserve Equity	2,325,678	2,325,678	-
Capital Equity	2,907,251	2,907,251	-
Operating Equity	1,409,432	1,409,432	-
Current Year Profit/Loss	204,118	-	204,118
TOTAL NET ASSETS	6,846,479	6,642,361	204,118
TOTAL LIABILITIES & NET ASSETS	\$ 9,130,627	\$ 9,030,645	\$ 99,982

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending January 31, 2026

	January 2026			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2026 Budget
INCOME							
Residential Assessments	\$ 226,507	\$ 226,507	\$ -	\$ 226,507	\$ 226,507	\$ -	\$ 2,718,084
Commercial Assessments	80,510	80,510	-	80,510	80,510	-	966,120
Community Council Benefit Fees	312,588	100,716	211,872	312,588	100,716	211,872	1,700,000
Total Assessment Revenue	619,605	407,733	211,872	619,605	407,733	211,872	5,384,204
Community Celebrations & Events	-	-	-	-	-	-	19,500
Community Programming	9,087	9,934	(847)	9,087	9,934	(847)	121,371
Total Program Revenue	9,087	9,934	(847)	9,087	9,934	(847)	140,871
Community Center Rentals	1,235	3,000	(1,765)	1,235	3,000	(1,765)	20,250
Resident Access	270	360	(90)	270	360	(90)	4,320
Total Facilities Revenue	1,505	3,360	(1,855)	1,505	3,360	(1,855)	24,570
Cost Share Reimbursement	34,668	34,735	(67)	34,668	34,735	(67)	416,821
Advertising	-	-	-	-	-	-	5,040
Interest	6,574	3,500	3,074	6,574	3,500	3,074	42,000
Other Income	-	-	-	-	-	-	108,940
Total Other Income	41,242	38,235	3,007	41,242	38,235	3,007	572,801
Total Operating Income	671,438	459,262	212,176	671,438	459,262	212,176	6,122,446
EXPENSES							
Reserve Contributions	61,034	61,034	-	61,034	61,034	-	732,404
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	61,034	61,034	-	61,034	61,034	-	732,404
Personnel Expenses	241,290	266,118	(24,828)	241,290	266,118	(24,828)	3,188,401
Administration	20,675	29,372	(8,697)	20,675	29,372	(8,697)	395,042
Travel/Mtgs/ERR	8,489	9,085	(596)	8,489	9,085	(596)	87,903
Total Administrative Expense	270,454	304,575	(34,121)	270,454	304,575	(34,121)	3,671,346
Community Celebrations & Events	45,883	45,392	491	45,883	45,392	491	356,850
Community Programming	11,477	15,205	(3,728)	11,477	15,205	(3,728)	218,175
Community Engagement	2,741	10,402	(7,661)	2,741	10,402	(7,661)	65,780
Communications	3,263	9,883	(6,620)	3,263	9,883	(6,620)	75,077
Total Program Expense	63,364	80,882	(17,518)	63,364	80,882	(17,518)	715,882
Ranch Offices	16,056	19,631	(3,575)	16,056	19,631	(3,575)	238,072
Desert Camp Community Center	26,931	33,208	(6,277)	26,931	33,208	(6,277)	426,042
The Homestead Community Center	3,851	7,581	(3,730)	3,851	7,581	(3,730)	98,078
MS Park/P&T/Seasonal Décor	1,609	923	686	1,609	923	686	105,420
Total Facilities Expense	48,447	61,343	(12,896)	48,447	61,343	(12,896)	867,612
Insurance (non-EE) & Taxes	11,887	8,196	3,691	11,887	8,196	3,691	99,865
Other Expenses	3,326	3,951	(625)	3,326	3,951	(625)	35,337
Total General Expense	15,213	12,147	3,066	15,213	12,147	3,066	135,202
Total Operating Expense	458,512	519,981	(61,469)	458,512	519,981	(61,469)	6,122,446
Operating Income/(Loss)	212,926	(60,719)	273,645	212,926	(60,719)	273,645	-
Reserve Net Income/(Loss)	21,707	-	21,707	21,707	-	21,707	-
Capital Net Income/(Loss)	(30,516)	-	(30,516)	(30,516)	-	(30,516)	-
Reserve & Capital Net Income/(Loss)	(8,808)	-	(8,808)	(8,808)	-	(8,808)	-
Total Net Income/(Loss)	\$ 204,118	\$ (60,719)	\$ 264,837	\$ 204,118	\$ (60,719)	\$ 264,837	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date January 31, 2026

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	204,118
Adjustments to reconcile Net Income (deficit)		
Depreciation		14,275
Noncash lease expense		4,678
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(1,485)
Intercompany Receivable		47,475
Prepaid Expense		79,144
Prepaid Insurance		(19,178)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		(43,543)
Intercompany Payable		-
Accrued Payroll Expenses		(71,756)
Accrued Expenses		-
Deferred Revenue		18,219
Prepaid Assessments		(7,055)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES **\$ 224,891**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment		-
Disposal of Property, Plant & Equipment		-

NET INCREASE (DECREASE) IN CASH **\$ 224,891**

CASH, BEGINNING OF PERIOD \$ 5,812,670

CASH, END OF PERIOD **\$ 6,037,561**

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: **5.92 ***

Operating Cash at 1/31/2026	\$	2,925,782
Total 2026 operating budget expenses	\$	<u>6,271,460</u>
MINIMUM - Average of three months	\$	<u>1,482,731</u>

Amount over minimum	Amount under minimum
<u>\$ 1,443,051</u>	<u>N/A</u>

MAXIMUM - Average of six months \$ 2,965,461

Amount over maximum	Amount under maximum
<u>N/A</u>	<u>\$ 39,679</u>

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

