



**DC Ranch Community Council  
Financial Highlights  
For period ending February 28, 2026**

❖ The Community Council begins the year in a positive position, reporting \$521K in operating net income, which is \$490k favorable to budget through February. Community Benefit Fees are performing well to budget, favorable by \$398k YTD. Once the benefit fee amount budgeted in operations (\$1.7 mil) has been exceeded, a transfer will be made.

<b>Summary by Fund - YTD</b>				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 1,398,151	\$ 10,994	\$ 1,503	\$ 1,410,647
Expenses	754,776	58,292	17,044	830,112
<b>Operating Income/(Loss)</b>	<b>\$ 643,375</b>	<b>\$ (47,298)</b>	<b>\$ (15,541)</b>	<b>\$ 580,535</b>
Depreciation	-	-	28,550	28,550
<b>Total Income/(Loss)</b>	<b>\$ 643,375</b>	<b>\$ (47,298)</b>	<b>\$ (44,092)</b>	<b>\$ 551,985</b>
Transfers In/(Out)	(122,068)	122,068	-	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 521,307</b>	<b>\$ 74,770</b>	<b>\$ (44,092)</b>	<b>\$ 551,985</b>

**Revenue**

Operating revenue for February totaled \$727k, higher than budget by \$187k (34.7%). Year-to-date revenue is favorable to budget by \$399.5k (40%). Significant variances to budget include:

- February Community Benefit Fees came in \$186K (105%) higher than forecast for the month. YTD reflects a revenue surplus of \$398k (143%).
- Interest has a \$5.5k 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 February came in \$29k (6.5%) favorable to budget, with year-to-date expense \$90k (9%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$39k (7.7%) 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 \$23k YTD due to cost savings while Community Engagement exceeded budget by \$2.5k during February primarily due to timing.

Facilities

- Facilities expense overall is \$26k 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 repairs & maintenance so far this year.

Reserve

- Reserve expenditures total \$58k for the year including website redesign that will be reviewed for capitalization treatment, and expenses primarily for Desert Camp gates, windows/doors, painting, stucco, and walls & fences.
- Interest income is \$11k YTD.

Capital

- Depreciation expense (non-cash) totals \$28.5k for the year.
- Interest income totals \$1.5k YTD.
- 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 for the year including \$15.5k for tennis umbrellas & chairs and \$1.5k fitness equipment.

**Balance Sheet/Cash Flow**

- Operating cash on hand is equal to 5.79 months as of 2/28/2026. A couple of items to note here – the cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan; and \$895k will be transferred in March for excess 2025 benefit fees.
- There is \$322k in the capital fund and \$2.8 mil in the reserve fund.

**Looking Forward**

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

<b><u>Month</u></b>	<b><u>Currently in escrow</u></b>	<b><u>Budgeted Benefit Fees</u></b>
Mar 2026	\$540,119	\$149,090
Apr 2026	\$158,868	\$189,624

# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET As of February 28, 2026

	<u>2/28/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
<b>ASSETS</b>			
<b>OPERATING FUND</b>			
Cash	\$ 2,796,622	\$ 2,695,969	\$ 100,653
Petty Cash	-	-	-
<b>TOTAL OPERATING CASH</b>	<u>2,796,622</u>	<u>2,695,969</u>	<u>100,653</u>
<b>RESERVE FUND</b>			
Cash	1,814,872	1,733,850	81,022
Investments (Net)	1,035,003	1,031,955	3,048
<b>TOTAL RESERVE FUND</b>	<u>2,849,875</u>	<u>2,765,805</u>	<u>84,070</u>
<b>CAPITAL FUND</b>			
Cash	321,606	350,896	(29,290)
Investments (Net)	-	-	-
<b>TOTAL CAPITAL FUND</b>	<u>321,606</u>	<u>350,896</u>	<u>(29,290)</u>
Accounts Receivable (Net)	180,347	45,255	135,092
Intercompany Receivable	593,118	335,116	258,002
Prepaid Expenses	129,467	187,643	(58,176)
Interfund Transfers	895,000	895,000	-
Operating Lease Right-to-Use Asset	1,052,819	1,062,175	(9,356)
<b>OTHER CURRENT ASSETS</b>	<u>2,850,751</u>	<u>2,525,188</u>	<u>325,563</u>
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
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	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	<u>1,095,777</u>	<u>1,095,777</u>	<u>-</u>
<i>Less Accumulated Depreciation</i>	(431,541)	(402,990)	(28,550)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	<u>664,236</u>	<u>692,786</u>	<u>(28,550)</u>
<b>TOTAL ASSETS</b>	<u>\$ 9,483,090</u>	<u>\$ 9,030,645</u>	<u>\$ 452,445</u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 51,668	\$ 95,149	\$ (43,481)
Intercompany Payable	-	-	-
Accrued Liabilities	158,275	219,029	(60,754)
Deferred Revenue	31,231	15,746	15,485
Prepaid Assessments	2,822	13,612	(10,790)
Interfund Transfers	895,000	895,000	-
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
<b>TOTAL CURRENT LIABILITIES</b>	<u>2,288,743</u>	<u>2,388,284</u>	<u>(99,540)</u>
<b>TOTAL LIABILITIES</b>	<u>2,288,743</u>	<u>2,388,284</u>	<u>(99,540)</u>
<b>NET ASSETS</b>			
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	551,985	-	551,985
<b>TOTAL NET ASSETS</b>	<u>7,194,346</u>	<u>6,642,361</u>	<u>551,985</u>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u>\$ 9,483,090</u>	<u>\$ 9,030,645</u>	<u>\$ 452,445</u>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending February 28, 2026

	February 2026			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2026 Budget
<b>INCOME</b>							
Residential Assessments	\$ 226,507	\$ 226,507	\$ -	\$ 453,014	\$ 453,014	\$ -	\$ 2,718,084
Commercial Assessments	80,510	80,510	-	161,020	161,020	-	966,120
Community Council Benefit Fees	364,384	177,913	186,471	676,971	278,629	398,342	1,700,000
<b>Total Assessment Revenue</b>	<b>671,401</b>	<b>484,930</b>	<b>186,471</b>	<b>1,291,005</b>	<b>892,663</b>	<b>398,342</b>	<b>5,384,204</b>
Community Celebrations & Events	1,610	2,300	(690.00)	1,610	2,300	(690)	19,500
Community Programming	9,020	11,050	(2,030)	18,107	20,984	(2,877)	121,371
<b>Total Program Revenue</b>	<b>10,630</b>	<b>13,350</b>	<b>(2,720)</b>	<b>19,717</b>	<b>23,284</b>	<b>(3,567)</b>	<b>140,871</b>
Community Center Rentals	3,880	2,500	1,380	5,115	5,500	(385)	20,250
Resident Access	180	360	(180)	450	720	(270)	4,320
<b>Total Facilities Revenue</b>	<b>4,060</b>	<b>2,860</b>	<b>1,200</b>	<b>5,565</b>	<b>6,220</b>	<b>(655)</b>	<b>24,570</b>
Cost Share Reimbursement	34,668	34,735	(67)	69,336	69,470	(134)	416,821
Advertising	-	-	-	-	-	-	5,040
Interest	5,953	3,500	2,453	12,527	7,000	5,527	42,000
Other Income	-	-	-	-	-	-	108,940
<b>Total Other Income</b>	<b>40,621</b>	<b>38,235</b>	<b>2,386</b>	<b>81,863</b>	<b>76,470</b>	<b>5,393</b>	<b>572,801</b>
<b>Total Operating Income</b>	<b>726,712</b>	<b>539,375</b>	<b>187,337</b>	<b>1,398,151</b>	<b>998,637</b>	<b>399,514</b>	<b>6,122,446</b>
<b>EXPENSES</b>							
Reserve Contributions	61,034	61,034	-	122,068	122,068	-	732,404
Capital Contributions	-	-	-	-	-	-	-
<b>Total Reserve Expense</b>	<b>61,034</b>	<b>61,034</b>	<b>-</b>	<b>122,068</b>	<b>122,068</b>	<b>-</b>	<b>732,404</b>
Personnel Expenses	230,157	244,630	(14,473)	471,446	510,748	(39,302)	3,188,401
Administration	25,747	26,549	(802)	46,422	55,921	(9,499)	395,042
Travel/Mtgs/ERR	6,984	8,578	(1,594)	15,473	17,663	(2,190)	87,903
<b>Total Administrative Expense</b>	<b>262,887</b>	<b>279,757</b>	<b>(16,870)</b>	<b>533,341</b>	<b>584,332</b>	<b>(50,991)</b>	<b>3,671,346</b>
Community Celebrations & Events	5,652	7,342	(1,690)	51,535	52,734	(1,199)	356,850
Community Programming	12,178	15,655	(3,477)	23,656	30,860	(7,204)	218,175
Community Engagement	6,225	3,402	2,823	8,967	13,804	(4,837)	65,780
Communications	4,092	6,845	(2,753)	7,354	16,728	(9,374)	75,077
<b>Total Program Expense</b>	<b>28,147</b>	<b>33,244</b>	<b>(5,097)</b>	<b>91,512</b>	<b>114,126</b>	<b>(22,614)</b>	<b>715,882</b>
Ranch Offices	16,412	19,631	(3,219)	32,468	39,262	(6,794)	238,072
Desert Camp Community Center	26,923	31,458	(4,535)	53,854	64,666	(10,812)	426,042
The Homestead Community Center	3,762	8,701	(4,939)	7,613	16,282	(8,669)	98,078
MS Park/P&T/Seasonal Décor	727	923	(196)	2,336	1,846	490	105,420
<b>Total Facilities Expense</b>	<b>47,824</b>	<b>60,713</b>	<b>(12,889)</b>	<b>96,271</b>	<b>122,056</b>	<b>(25,785)</b>	<b>867,612</b>
Insurance (non-EE) & Taxes	12,532	8,196	4,336	24,419	16,392	8,027	99,865
Other Expenses	5,907	4,302	1,605	9,233	8,253	980	35,337
<b>Total General Expense</b>	<b>18,439</b>	<b>12,498</b>	<b>5,941</b>	<b>33,652</b>	<b>24,645</b>	<b>9,007</b>	<b>135,202</b>
<b>Total Operating Expense</b>	<b>418,332</b>	<b>447,246</b>	<b>(28,914)</b>	<b>876,844</b>	<b>967,227</b>	<b>(90,383)</b>	<b>6,122,446</b>
<b>Operating Income/(Loss)</b>	<b>308,381</b>	<b>92,129</b>	<b>216,252</b>	<b>521,307</b>	<b>31,410</b>	<b>489,897</b>	<b>-</b>
Reserve Net Income/(Loss)	53,063	-	53,063	74,770	-	74,770	-
Capital Net Income/(Loss)	(13,576)	-	(13,576)	(44,092)	-	(44,092)	-
<b>Reserve &amp; Capital Net Income/(Loss)</b>	<b>39,487</b>	<b>-</b>	<b>39,487</b>	<b>30,678</b>	<b>-</b>	<b>30,678</b>	<b>-</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 347,867</b>	<b>\$ 92,129</b>	<b>\$ 255,738</b>	<b>\$ 551,985</b>	<b>\$ 31,410</b>	<b>\$ 520,575</b>	<b>\$ -</b>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date February 28, 2026

### CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	551,985
Adjustments to reconcile Net Income (deficit)		
The Depreciation		28,550
Noncash lease expense		9,356
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(135,092)
Intercompany Receivable		(258,002)
Prepaid Expense		81,898
Prepaid Insurance		(23,722)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		(43,481)
Intercompany Payable		-
Accrued Payroll Expenses		(67,400)
Accrued Expenses		6,646
Deferred Revenue		15,485
Prepaid Assessments		(10,790)
Other Liabilities		-

**NET CASH FROM OPERATING ACTIVITIES** **\$ 155,432**

### CASH FLOWS FROM INVESTING ACTIVITIES

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

**NET INCREASE (DECREASE) IN CASH** **\$ 155,432**

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

**CASH, END OF PERIOD** **\$ 5,968,103**

### 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:** **5.79**

Operating Cash at 2/28/2026	\$	2,796,622
Total 2026 operating budget expenses	\$	<u>6,122,446</u>
<b>MINIMUM</b> - Average of three months	\$	<u>1,448,830</u>

Amount over minimum	Amount under minimum
<u>\$ 1,347,792</u>	<u>N/A</u>

**MAXIMUM** - Average of six months \$ 2,897,659

Amount over maximum	Amount under maximum
<u>N/A</u>	<u>\$ 101,037</u>

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

