



DC Ranch Association Financial Summary Report for period ending February 28, 2026

Summary by Fund – YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total</u>
Revenue	\$ 2,043,874	\$ 40,526	\$ -	\$ 2,084,399
Expenses	1,332,293	88,345	-	1,420,638
Operating Income/(Loss)	\$ 711,581	\$ (47,820)	\$ -	\$ 663,761
Depreciation	-	-	2,911	2,911
Total Income/(Loss)	\$ 711,581	\$ (47,820)	\$ (2,911)	\$ 660,850
Transfers In/(Out)	(372,863)	372,863	-	-
Total Surplus/(Deficit)	\$ 338,717	\$ 325,044	\$ (2,911)	\$ 660,850

Revenue

Operating revenue for February totaled \$1,021k, favorable to budget by \$18k (Approximately 1.8%). Year-to-date revenue is favorable to budget by \$40k (approximately 1.9%). Significant variances to budget are as follows:

- Non-assessment revenue is \$40k favorable to budget YTD.
- Interest income is \$5k favorable to budget YTD.

Expense

Operating expenses for February came in at \$173k favorable to budget, with year-to-date expenses \$263k (15%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$33k (5.7%) YTD. This figure will fluctuate throughout the year as positions are filled and vacated.
- Administrative costs reflect additional professional and legal fees incurred \$9k above the budgeted amount, of which none is neighborhood specific.
- Cost share fees are in-line with budget.
- Landscape contracted services are under budget by \$68k. This spend will increase as we get into the spring and summer months.
- Security expense is \$26k (5.7%) favorable to budget.
- Insurance expense is \$417 (<1%) higher than budget YTD.
- Utilities are favorable to budget by \$43k YTD.
- There is a YTD \$55k contingency built into the budget for unexpected events.

Balance Sheet/Cash Flow

- Operating cash is \$3.2 mil at 2/28/2026, equal to 3.2 months of cash on hand.
- There is currently \$13.4 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.
- None of the neighborhoods have an unfavorable variance to budget YTD.

Reserves

- Reserve expenses came in at \$28k for the month of February. The main components of this expense were Landscape replacing trees and shrubs in Arcadia and Market Street Villas in the amount of \$9k and Roofing repairs in Market Street Villas. YTD reserve expenses were \$88k.
- 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 \$41k YTD.

DC RANCH ASSOCIATION

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
INCOME							
Master Assessments	\$ 382,313	\$ 386,278	\$ (3,965)	\$ 764,485	\$ 772,556	\$ (8,071)	\$ 4,635,335
Neighborhood Assessments	514,207	514,483	(276)	1,028,404	1,028,966	(562)	6,173,791
Builder & Developer Assessments	4,938	676	4,262	10,027	1,352	8,675	8,110
Clubhouse Cost Share	56,305	56,804	(499)	112,610	113,608	(998)	681,649
Total Assessment Revenue	957,764	958,241	(477)	1,915,527	1,916,482	(955)	11,498,885
Lot Sale Fees	14,800	9,167	5,633	26,399	18,334	8,065	110,000
Cost Share Fees	589	525	64	1,178	1,050	128	6,300
Fines/Fees (Violations, Mods etc.)	18,965	10,961	8,004	42,083	21,922	20,161	131,540
Gate Transponders	15,520	14,583	937	35,623	29,166	6,457	175,000
Cell Tower Lease(s)	8,681	7,026	1,655	14,054	14,052	2	85,650
Other Income (CFD, Interest, Misc)	4,300	1,667	2,633	9,010	3,334	5,676	20,000
Total Non-Assessment Income	62,855	43,929	18,926	128,347	87,858	40,489	528,490
Total Operating Income	1,020,619	1,002,170	18,449	2,043,874	2,004,340	39,534	12,027,375
EXPENSES							
Reserve Contributions	186,432	186,430	2	372,863	372,860	3	2,237,181
Capital Contribution	-	4,167	(4,167)	-	8,334	(8,334)	50,000
Total Reserve Expense	186,432	190,597	(4,165)	372,863	381,194	(8,331)	2,287,181
Personnel Expenses	244,694	275,995	(31,301)	545,244	578,168	(32,924)	3,493,372
Administration	32,760	36,865	(4,105)	59,616	62,967	(3,351)	330,262
Information Technology	8,672	10,203	(1,531)	19,004	20,406	(1,402)	128,333
Human Resources	763	3,476	(2,713)	3,116	6,352	(3,236)	54,600
Total Administrative Expense	286,889	326,539	(39,650)	626,981	667,893	(40,912)	4,006,567
Landscape Services	7,087	52,983	(45,896)	39,121	112,034	(72,913)	787,173
Facilities Maintenance	8,801	17,603	(8,802)	25,190	35,206	(10,016)	221,660
Utilities	47,077	66,004	(18,927)	89,122	132,008	(42,886)	792,008
Fleet	21,945	21,828	117	41,754	43,656	(1,902)	261,936
Total Maintenance Expense	84,910	158,418	(73,508)	195,187	322,904	(127,717)	2,062,777
Community Patrol & Gate Access	214,248	242,405	(28,157)	458,475	484,810	(26,335)	2,952,410
Community Standards	16	1,392	(1,376)	122	2,784	(2,662)	16,700
Community Relations	2,705	438	2,267	3,141	5,265	(2,124)	17,053
Total Community Program Expense	216,970	244,235	(27,265)	461,738	492,859	(31,121)	2,986,163
Insurance (non-EE) & Taxes	23,360	23,985	(625)	48,387	48,270	117	289,299
Other Expenses	-	27,698	(27,698)	-	55,396	(55,396)	332,378
Total General Expense	23,360	51,683	(28,323)	48,387	103,666	(55,279)	621,677
Total Operating Expense	798,561	971,472	(172,911)	1,705,157	1,968,516	(263,359)	11,964,365
Operating Income/(Loss)	222,058	30,698	191,360	338,717	35,824	302,893	63,010
Reserve Net Income/(Loss)	160,436	-	160,436	325,044	-	325,044	-
Capital Net Income/(Loss)	(1,456)	-	(1,456)	(2,911)	-	(2,911)	-
Reserve/Capital Net Income/(Loss)	158,980	-	158,980	322,133	-	322,133	-
Total Net Income/(Loss)	\$ 381,038	\$ 30,698	\$ 350,340	\$ 660,850	\$ 35,824	\$ 625,026	\$ 63,010

DC RANCH ASSOCIATION

BALANCE SHEET

As Of February 28, 2026

	<u>2/28/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
ASSETS			
CASH			
Cash - Operating	\$ 3,205,088	\$ 2,659,860	\$ 545,228
Petty Cash	125	125	-
TOTAL CASH	<u>3,205,213</u>	<u>2,659,985</u>	<u>545,228</u>
CAPITAL FUND	90,668	90,668	-
RESERVE FUND	13,398,382	14,414,720	(1,016,338)
Accounts Receivable (Net)	230,774	111,841	118,934
Intercompany Receivable	-	-	-
Prepaid Expenses	162,658	199,438	(36,781)
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	(58)	460	(518)
TOTAL CURRENT ASSETS	<u>537,905</u>	<u>456,270</u>	<u>81,635</u>
PROPERTY, PLANT & EQUIPMENT			
Property & Equipment	386,522	386,522	-
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIP	<u>386,522</u>	<u>386,522</u>	<u>-</u>
Less Accumulated Depreciation	(323,153)	(320,242)	(2,911)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>63,369</u>	<u>66,280</u>	<u>(2,911)</u>
TOTAL ASSETS	<u>\$ 17,295,537</u>	<u>\$ 17,687,924</u>	<u>\$ (392,387)</u>
LIABILITIES			
Accounts Payable	\$ 347,507	\$ 1,640,911	\$ (1,293,404)
Intercompany Payable	601,943	371,650	230,293
Accrued Expenses	122,222	131,547	(9,325)
Prepaid Assessments	395,143	375,944	19,199
Deferred Revenue	-	-	-
Other Current Liabilities	125,000	125,000	-
TOTAL CURRENT LIABILITIES	<u>1,591,815</u>	<u>2,645,052</u>	<u>(1,053,237)</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>\$ 1,736,346</u>	<u>\$ 2,789,583</u>	<u>\$ (1,053,237)</u>
NET ASSETS			
Operating Equity	1,627,996	1,627,996	-
Capital Equity	87,585	87,585	-
Reserve Equity	13,182,760	13,182,760	-
Current Year Profit/Loss	660,850	-	660,850
TOTAL NET ASSETS	<u>\$ 15,559,191</u>	<u>\$ 14,898,341</u>	<u>\$ 660,850</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 17,295,537</u>	<u>\$ 17,687,924</u>	<u>\$ (392,387)</u>

DC RANCH ASSOCIATION

STATEMENT OF CASH FLOW

For the Period Ended February 28, 2026

	<u>Current Month</u> Month Ended February 2026	<u>Year-to-Date</u> Year Ended February 2026
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 381,038	\$ 660,850
Adjustments to reconcile net income (deficit)		
Depreciation	1,456	2,911
<u>(Increase)/Decrease in:</u>		
Accounts receivable	(73,248)	(118,934)
Intercompany receivables	-	-
Prepaid expenses	25,517	36,781
<u>Increase/(Decrease) in:</u>		
Accounts payable	(1,325,199)	(1,293,404)
Accrued expenses	-	-
Accrued payroll expenses	(11,462)	(9,075)
Deferred revenue	-	-
Prepaid assessments	(16,544)	15,359
Prepaid Council assessments	(4,161)	3,840
Intercompany payables	253,668	230,293
Other liabilities	(105)	268
NET CASH FROM OPERATING ACTIVITIES	<u>(769,040)</u>	<u>(471,110)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment	-	-
Disposal of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	<u>-</u>	<u>-</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	(769,040)	(471,110)
CASH, BEGINNING OF PERIOD	<u>17,463,303</u>	<u>17,165,373</u>
CASH, END OF PERIOD	<u>\$ 16,694,263</u>	<u>\$ 16,694,263</u>