



# DC Ranch Association Financial Summary Report for period ending January 31, 2026

## Summary by Fund – YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total</u>
Revenue	\$ 1,023,255	\$ 38,688	\$ -	\$ 1,061,943
Expenses	720,164	60,512	-	780,676
<b>Operating Income/(Loss)</b>	<b>\$ 303,091</b>	<b>\$ (21,824)</b>	<b>\$ -</b>	<b>\$ 281,267</b>
Depreciation	-	-	1,456	1,456
<b>Total Income/(Loss)</b>	<b>\$ 303,091</b>	<b>\$ (21,824)</b>	<b>\$ (1,456)</b>	<b>\$ 279,811</b>
Transfers In/(Out)	(186,432)	186,432	-	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 116,659</b>	<b>\$ 164,608</b>	<b>\$ (1,456)</b>	<b>\$ 279,811</b>

### Revenue

Operating revenue for January totaled \$1,023k, favorable to budget by \$21k (Approximately 2.0%). Significant variances to budget are as follows:

- Non-assessment revenue is \$21k favorable to budget YTD/MTD.
- Interest income is \$3k favorable to budget YTD/MTD.

### Expense

Operating expenses for January came in at \$90k (10%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$2k (.5%) YTD. This figure will fluctuate throughout the year as positions are filled and vacated.
- Administrative costs reflect additional professional and legal fees incurred \$1k 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 \$29k. This expenditure will increase as we get into the spring and summer months.
- Security expense is \$2k (<1%) unfavorable to budget.
- Insurance expense is \$1k (4%) higher than budget YTD.
- Utilities are favorable to budget by \$24k (57%) YTD.
- There is a \$27.7k contingency built into the budget for unexpected events.

### Balance Sheet/Cash Flow

- Operating cash is \$3.03 mil at 1/31/2026, equal to 3.0 months of cash on hand.
- There is currently \$14.3 mil in reserve funds and \$91k in the capital fund on 1/31/2026.

### **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.
- Only two of the neighborhoods have an unfavorable variance to budget YTD. Both Desert Haciendas and Haciendas are slightly over budget due to more Landscaping work than anticipated in January.

### **Reserves**

- Reserve expenses came in at \$61k for the month of January. The main components of this expense was Asphalt work done at Horseshoe Canyon and Windgate in the amount of \$8k, Gate repair work at Haciendas in the amount of \$32k and Landscape Drainage work at Country Club in the amount of \$10k.
- 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 \$39k YTD.

# DC RANCH ASSOCIATION

## 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
<b>INCOME</b>							
Master Assessments	\$ 382,172	\$ 386,278	\$ (4,106)	\$ 382,172	\$ 386,278	\$ (4,106)	\$ 4,635,335
Neighborhood Assessments	514,197	514,483	(286)	514,197	514,483	(286)	6,173,791
Builder & Developer Assessments	5,089	676	4,413	5,089	676	4,413	8,110
Clubhouse Cost Share	56,305	56,804	(499)	56,305	56,804	(499)	681,649
<b>Total Assessment Revenue</b>	<b>957,764</b>	<b>958,241</b>	<b>(477)</b>	<b>957,764</b>	<b>958,241</b>	<b>(477)</b>	<b>11,498,885</b>
Lot Sale Fees	11,600	9,167	2,433	11,600	9,167	2,433	110,000
Cost Share Fees	589	525	64	589	525	64	6,300
Fines/Fees (Violations, Mods etc.)	23,118	10,961	12,157	23,118	10,961	12,157	131,540
Gate Transponders	20,102	14,583	5,519	20,102	14,583	5,519	175,000
Cell Tower Lease(s)	5,373	7,026	(1,653)	5,373	7,026	(1,653)	85,650
Other Income (CFD, Interest, Misc)	4,710	1,667	3,043	4,710	1,667	3,043	20,000
<b>Total Non-Assessment Income</b>	<b>65,492</b>	<b>43,929</b>	<b>21,563</b>	<b>65,492</b>	<b>43,929</b>	<b>21,563</b>	<b>528,490</b>
<b>Total Operating Income</b>	<b>1,023,255</b>	<b>1,002,170</b>	<b>21,085</b>	<b>1,023,255</b>	<b>1,002,170</b>	<b>21,085</b>	<b>12,027,375</b>
<b>EXPENSES</b>							
Reserve Contributions	186,432	186,430	2	186,432	186,430	2	2,237,181
Capital Contribution	-	4,167	(4,167)	-	4,167	(4,167)	50,000
<b>Total Reserve Expense</b>	<b>186,432</b>	<b>190,597</b>	<b>(4,165)</b>	<b>186,432</b>	<b>190,597</b>	<b>(4,165)</b>	<b>2,287,181</b>
Personnel Expenses	300,550	302,173	(1,623)	300,550	302,173	(1,623)	3,493,372
Administration	26,856	26,102	754	26,856	26,102	754	330,262
Information Technology	10,332	10,203	129	10,332	10,203	129	128,333
Human Resources	2,353	2,876	(523)	2,353	2,876	(523)	54,600
<b>Total Administrative Expense</b>	<b>340,092</b>	<b>341,354</b>	<b>(1,262)</b>	<b>340,092</b>	<b>341,354</b>	<b>(1,262)</b>	<b>4,006,567</b>
Landscape Services	32,034	59,051	(27,017)	32,034	59,051	(27,017)	787,173
Facilities Maintenance	16,388	17,603	(1,215)	16,388	17,603	(1,215)	221,660
Utilities	42,046	66,004	(23,958)	42,046	66,004	(23,958)	792,008
Fleet	19,809	21,828	(2,019)	19,809	21,828	(2,019)	261,936
<b>Total Maintenance Expense</b>	<b>110,278</b>	<b>164,486</b>	<b>(54,208)</b>	<b>110,278</b>	<b>164,486</b>	<b>(54,208)</b>	<b>2,062,777</b>
Community Patrol & Gate Access	244,226	242,405	1,821	244,226	242,405	1,821	2,952,410
Community Standards	106	1,392	(1,286)	106	1,392	(1,286)	16,700
Community Relations	436	4,827	(4,391)	436	4,827	(4,391)	17,053
<b>Total Community Program Expense</b>	<b>244,768</b>	<b>248,624</b>	<b>(3,856)</b>	<b>244,768</b>	<b>248,624</b>	<b>(3,856)</b>	<b>2,986,163</b>
Insurance (non-EE) & Taxes	25,027	24,285	742	25,027	24,285	742	289,299
Other Expenses	-	27,698	(27,698)	-	27,698	(27,698)	332,378
<b>Total General Expense</b>	<b>25,027</b>	<b>51,983</b>	<b>(26,956)</b>	<b>25,027</b>	<b>51,983</b>	<b>(26,956)</b>	<b>621,677</b>
<b>Total Operating Expense</b>	<b>906,596</b>	<b>997,044</b>	<b>(90,448)</b>	<b>906,596</b>	<b>997,044</b>	<b>(90,448)</b>	<b>11,964,365</b>
<b>Operating Income/(Loss)</b>	<b>116,659</b>	<b>5,126</b>	<b>111,533</b>	<b>116,659</b>	<b>5,126</b>	<b>111,533</b>	<b>63,010</b>
Reserve Net Income/(Loss)	164,608	-	164,608	164,608	-	164,608	-
Capital Net Income/(Loss)	(1,456)	-	(1,456)	(1,456)	-	(1,456)	-
<b>Reserve/Capital Net Income/(Loss)</b>	<b>163,153</b>	<b>-</b>	<b>163,153</b>	<b>163,153</b>	<b>-</b>	<b>163,153</b>	<b>-</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 279,812</b>	<b>\$ 5,126</b>	<b>\$ 274,686</b>	<b>\$ 279,812</b>	<b>\$ 5,126</b>	<b>\$ 274,686</b>	<b>\$ 63,010</b>

# DC RANCH ASSOCIATION

## BALANCE SHEET

As Of January 31, 2026

	<u>1/31/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
<b>ASSETS</b>			
<b>CASH</b>			
Cash - Operating	\$ 3,026,440	\$ 2,659,860	\$ 366,580
Petty Cash	125	125	-
<b>TOTAL CASH</b>	<u>3,026,565</u>	<u>2,659,985</u>	<u>366,580</u>
<b>CAPITAL FUND</b>	90,668	90,668	-
<b>RESERVE FUND</b>	14,346,070	14,414,720	(68,650)
Accounts Receivable (Net)	157,526	111,841	45,685
Intercompany Receivable	-	-	-
Prepaid Expenses	188,174	199,438	(11,264)
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	87	460	(373)
<b>TOTAL CURRENT ASSETS</b>	<u>490,318</u>	<u>456,270</u>	<u>34,048</u>
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Property & Equipment	386,522	386,522	-
Construction In Progress	-	-	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIP</b>	<u>386,522</u>	<u>386,522</u>	<u>-</u>
Less Accumulated Depreciation	(321,697)	(320,242)	(1,456)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	<u>64,825</u>	<u>66,280</u>	<u>(1,456)</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 18,018,446</b></u>	<u><b>\$ 17,687,924</b></u>	<u><b>\$ 330,522</b></u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 1,672,706	\$ 1,640,911	\$ 31,795
Intercompany Payable	348,274	371,650	(23,375)
Accrued Expenses	133,934	131,547	2,387
Prepaid Assessments	415,848	375,944	39,904
Deferred Revenue	-	-	-
Other Current Liabilities	125,000	125,000	-
<b>TOTAL CURRENT LIABILITIES</b>	<u>2,695,762</u>	<u>2,645,052</u>	<u>50,711</u>
Operating Lease Right-to-Use Liability	144,531	144,531	-
<b>TOTAL LONG-TERM LIABILITIES</b>	<u>144,531</u>	<u>144,531</u>	<u>-</u>
<b>TOTAL LIABILITIES</b>	<u><b>\$ 2,840,293</b></u>	<u><b>\$ 2,789,583</b></u>	<u><b>\$ 50,711</b></u>
<b>NET ASSETS</b>			
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	279,812	-	279,812
<b>TOTAL NET ASSETS</b>	<u><b>\$ 15,178,153</b></u>	<u><b>\$ 14,898,341</b></u>	<u><b>\$ 279,812</b></u>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u><b>\$ 18,018,446</b></u>	<u><b>\$ 17,687,924</b></u>	<u><b>\$ 330,522</b></u>

# DC RANCH ASSOCIATION

## STATEMENT OF CASH FLOW

For the Period Ended January 31, 2026

	<u>Current Month</u> Month Ended January 2026	<u>Year-to-Date</u> Year Ended January 2026
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income (deficit) for period	\$ 279,812	\$ 279,812
Adjustments to reconcile net income (deficit)		
Depreciation	1,456	1,456
<u>(Increase)/Decrease in:</u>		
Accounts receivable	(45,685)	(45,685)
Intercompany receivables	-	-
Prepaid expenses	11,264	11,264
<u>Increase/(Decrease) in:</u>		
Accounts payable	31,795	31,795
Accrued expenses	-	-
Accrued payroll expenses	2,387	2,387
Deferred revenue	-	-
Prepaid assessments	31,903	31,903
Prepaid Council assessments	8,001	8,001
Intercompany payables	(23,375)	(23,375)
Other liabilities	373	373
NET CASH FROM OPERATING ACTIVITIES	<u>297,930</u>	<u>297,930</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant & Equipment	-	-
Disposal of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Acquisition of long-term debt	-	-
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	<u>-</u>	<u>-</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>297,930</b>	<b>297,930</b>
CASH, BEGINNING OF PERIOD	<u>17,165,373</u>	<u>17,165,373</u>
<b>CASH, END OF PERIOD</b>	<b><u>\$ 17,463,303</u></b>	<b><u>\$ 17,463,303</u></b>