



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

Summary by Fund – YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total</u>
Revenue	\$ 3,064,915	\$ 109,569	\$ -	\$ 3,174,485
Expenses	2,044,791	91,711	-	2,136,502
Operating Income/(Loss)	\$ 1,020,124	\$ 17,858	\$ -	\$ 1,037,983
Depreciation	-	-	4,367	4,367
Total Income/(Loss)	\$ 1,020,124	\$ 17,858	\$ (4,367)	\$ 1,033,616
Transfers In/(Out)	(559,295)	559,295	-	-
Total Surplus/(Deficit)	\$ 460,829	\$ 577,154	\$ (4,367)	\$ 1,033,616

Revenue

Operating revenue for March totaled \$1,021k, favorable to budget by \$19k (Approximately 1.8%). Year-to-date revenue is favorable to budget by \$58k (approximately 1.9%). Significant variances to budget are as follows:

- Non-assessment revenue is \$60k favorable to budget YTD.
- Interest income is \$8k favorable to budget YTD.

Expense

Operating expenses for March came in at \$99k favorable to budget, with year-to-date expenses \$354k (13.6%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$54k (6.2%) YTD. This figure will fluctuate throughout the year as positions are filled and vacated.
- Administrative costs reflect additional professional and legal fees incurred \$10k 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 \$65k. This spend will increase as we get into the spring and summer months.
- Security expense is \$24k (3.4%) favorable to budget.
- Insurance expense is \$508 (<1%) higher than budget YTD.
- Utilities are favorable to budget by \$57k YTD.
- There is a YTD \$83k contingency built into the budget for unexpected events.

Balance Sheet/Cash Flow

- Operating cash is \$3.3 mil at 3/31/2026, equal to 3.4 months of cash on hand.
- There is currently \$13.8 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.
- One of the neighborhoods, Market Street Villas has a small unfavorable variance to budget YTD.

Reserves

- Reserve expenses came in at \$9k for the month of March. The main components of this expense were Landscape replacing trees and shrubs in Arcadia, Haciendas and Market Street Villas in the amount of \$5k and Roofing repairs at Market Street Villas in the amount of \$4k. YTD reserve expenses were \$92k.
- 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 \$110k YTD.

DC RANCH ASSOCIATION

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending March 31, 2026

	March 2026			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2026 Budget
INCOME							
Master Assessments	\$ 382,455	\$ 386,278	\$ (3,823)	\$ 1,146,940	\$ 1,158,834	\$ (11,894)	\$ 4,635,335
Neighborhood Assessments	514,411	514,483	(72)	1,542,816	1,543,449	(633)	6,173,791
Builder & Developer Assessments	4,246	676	3,570	14,273	2,028	12,245	8,110
Clubhouse Cost Share	56,305	56,804	(499)	168,916	170,412	(1,496)	681,649
Total Assessment Revenue	957,418	958,241	(823)	2,872,945	2,874,723	(1,778)	11,498,885
Lot Sale Fees	13,700	9,167	4,533	40,099	27,501	12,598	110,000
Cost Share Fees	589	525	64	1,767	1,575	192	6,300
Fines/Fees (Violations, Mods etc.)	20,925	10,961	9,964	63,008	32,883	30,125	131,540
Gate Transponders	16,285	14,583	1,702	51,907	43,749	8,158	175,000
Cell Tower Lease(s)	7,027	7,026	1	21,081	21,078	3	85,650
Other Income (CFD, Interest, Misc)	5,098	1,667	3,431	14,108	5,001	9,107	20,000
Total Non-Assessment Income	63,624	43,929	19,695	191,970	131,787	60,183	528,490
Total Operating Income	1,021,042	1,002,170	18,872	3,064,915	3,006,510	58,405	12,027,375
EXPENSES							
Reserve Contributions	186,432	186,430	2	559,295	559,290	5	2,237,181
Capital Contribution	-	4,167	(4,167)	-	12,501	(12,501)	50,000
Total Reserve Expense	186,432	190,597	(4,165)	559,295	571,791	(12,496)	2,287,181
Personnel Expenses	265,853	291,822	(25,969)	815,718	869,990	(54,272)	3,493,372
Administration	27,387	26,227	1,160	87,003	89,194	(2,191)	330,262
Information Technology	10,105	10,853	(748)	29,109	31,259	(2,150)	128,333
Human Resources	2,117	4,976	(2,859)	5,234	11,328	(6,094)	54,600
Total Administrative Expense	305,463	333,878	(28,415)	937,065	1,001,771	(64,706)	4,006,567
Landscape Services	43,677	52,052	(8,375)	83,291	164,086	(80,795)	787,173
Facilities Maintenance	8,068	18,153	(10,085)	36,680	53,359	(16,679)	221,660
Utilities	51,940	66,004	(14,064)	141,062	198,012	(56,950)	792,008
Fleet	15,522	21,828	(6,306)	57,276	65,484	(8,208)	261,936
Total Maintenance Expense	119,206	158,037	(38,831)	318,309	480,941	(162,632)	2,062,777
Community Patrol & Gate Access	254,618	252,405	2,213	713,093	737,215	(24,122)	2,952,410
Community Standards	288	1,392	(1,104)	410	4,176	(3,766)	16,700
Community Relations	1,026	1,775	(749)	4,167	7,040	(2,873)	17,053
Total Community Program Expense	255,932	255,572	360	717,670	748,431	(30,761)	2,986,163
Insurance (non-EE) & Taxes	23,360	23,985	(625)	71,747	72,255	(508)	289,299
Other Expenses	-	27,698	(27,698)	-	83,094	(83,094)	332,378
Total General Expense	23,360	51,683	(28,323)	71,747	155,349	(83,602)	621,677
Total Operating Expense	890,393	989,767	(99,374)	2,604,086	2,958,283	(354,197)	11,964,365
Operating Income/(Loss)	130,649	12,403	118,246	460,829	48,227	412,602	63,010
Reserve Net Income/(Loss)	252,110	-	252,110	577,154	-	577,154	-
Capital Net Income/(Loss)	(1,456)	-	(1,456)	(4,367)	-	(4,367)	-
Reserve/Capital Net Income/(Loss)	250,654	-	250,654	572,787	-	572,787	-
Total Net Income/(Loss)	\$ 381,303	\$ 12,403	\$ 368,900	\$ 1,033,616	\$ 48,227	\$ 985,389	\$ 63,010

DC RANCH ASSOCIATION

BALANCE SHEET

As Of March 31, 2026

	<u>3/31/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
ASSETS			
CASH			
Cash - Operating	\$ 3,347,442	\$ 2,659,860	\$ 687,581
Petty Cash	125	125	-
TOTAL CASH	<u>3,347,567</u>	<u>2,659,985</u>	<u>687,581</u>
CAPITAL FUND	90,668	90,668	-
RESERVE FUND	13,759,587	14,414,720	(655,133)
Accounts Receivable (Net)	137,415	111,841	25,575
Intercompany Receivable	53,128	53,128	-
Prepaid Expenses	143,947	199,438	(55,491)
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	799	460	339
TOTAL CURRENT ASSETS	<u>479,820</u>	<u>509,398</u>	<u>(29,577)</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	(324,609)	(320,242)	(4,367)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>61,914</u>	<u>66,280</u>	<u>(4,367)</u>
TOTAL ASSETS	<u>\$ 17,739,556</u>	<u>\$ 17,741,051</u>	<u>\$ (1,495)</u>
LIABILITIES			
Accounts Payable	\$ 288,751	\$ 1,640,911	\$ (1,352,160)
Intercompany Payable	624,499	371,735	252,764
Accrued Expenses	142,853	131,547	11,306
Prepaid Assessments	428,923	375,944	52,979
Deferred Revenue	-	-	-
Other Current Liabilities	125,000	125,000	-
TOTAL CURRENT LIABILITIES	<u>1,610,025</u>	<u>2,645,137</u>	<u>(1,035,112)</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>\$ 1,754,556</u>	<u>\$ 2,789,668</u>	<u>\$ (1,035,112)</u>
NET ASSETS			
Operating Equity	1,681,039	1,681,039	0
Capital Equity	87,585	87,585	-
Reserve Equity	13,182,760	13,182,760	-
Current Year Profit/Loss	1,033,616	-	1,033,616
TOTAL NET ASSETS	<u>\$ 15,985,000</u>	<u>\$ 14,951,384</u>	<u>\$ 1,033,617</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 17,739,556</u>	<u>\$ 17,741,051</u>	<u>\$ (1,495)</u>

DC RANCH ASSOCIATION

STATEMENT OF CASH FLOW

For the Period Ended March 31, 2026

	<u>Current Month</u> Month Ended March 2026	<u>Year-to-Date</u> Year Ended March 2026
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 381,303	\$ 1,033,616
Adjustments to reconcile net income (deficit)		
Depreciation	1,456	4,367
<u>(Increase)/Decrease in:</u>		
Accounts receivable	93,359	(25,575)
Intercompany receivables	-	-
Prepaid expenses	18,710	55,491
<u>Increase/(Decrease) in:</u>		
Accounts payable	(67,042)	(1,351,910)
Accrued expenses	-	-
Accrued payroll expenses	20,381	11,306
Deferred revenue	-	-
Prepaid assessments	26,553	41,912
Prepaid Council assessments	7,227	11,067
Intercompany payables	22,470	252,764
Other liabilities	(857)	(589)
NET CASH FROM OPERATING ACTIVITIES	<u>503,559</u>	<u>32,449</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	503,559	32,449
CASH, BEGINNING OF PERIOD	<u>16,694,263</u>	<u>17,165,373</u>
CASH, END OF PERIOD	<u>\$ 17,197,822</u>	<u>\$ 17,197,822</u>