



**DC Ranch Community Council
Financial Highlights
For period ending April 30, 2026**

❖ The Community Council finishes the first four months of the year in a positive position, reporting \$1.2m in operating net income, which is \$1.2m favorable to budget through April. Community Benefit Fees are performing well to budget at \$1.6m, favorable by \$1m YTD.

Summary by Fund - YTD				
	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 3,071,237	\$ 28,022	\$ 4,843	\$ 3,104,102
Expenses	1,618,933	135,751	62,777	1,817,461
Operating Income/(Loss)	\$ 1,452,304	\$ (107,730)	\$ (57,934)	\$ 1,286,640
Depreciation	-	-	55,494	55,494
Total Income/(Loss)	\$ 1,452,304	\$ (107,730)	\$ (113,428)	\$ 1,231,146
Transfers In/(Out)	(244,136)	244,136	-	-
Total Surplus/(Deficit)	\$ 1,208,168	\$ 136,406	\$ (113,428)	\$ 1,231,146

Revenue

Operating revenue for April totaled \$825k, higher than budget by \$271k (49.0%). Year-to-date revenue is favorable to budget by \$1m (49%). Significant variances to budget include:

- April Community Benefit Fees including residential and commercial properties came in \$273k (144%) higher than forecast for the month. YTD reflects a revenue surplus of \$1m (163%).
- Interest has a \$9.7k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured) and on additional cash generated by excess Community Benefit Fees.

Expense

Operating expenses for April came in \$28k (5%) favorable to budget, with year-to-date expense \$209.7k (10%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$85.5k (8%) lower than estimated in the budget YTD due to open or transitioning positions. This variance will begin to shrink with a new hire in May and another toward the end of the month to refill open positions. Other administrative costs are lower than budget YTD due to timing of expenditures.
- Administrative costs exceeded budget by \$11.8k during the month primarily attributable to Butler Hansen audit fees of \$7.5k budgeted in the following period.

Programs

- Program expenses are favorable to budget by \$45k YTD (15%) due to cost savings and includes the Eggstravaganza event during April that adhered to budget recognizing \$6.8k revenue and \$90k in cost.

Facilities

- Facilities expense overall is \$59k 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.

General

- Insurance (non-EE) expense is \$16.7k over budget YTD primarily due to an increase in the Master Policy. This trend will continue through the year.

Reserve

- Reserve expenditures total \$135.7k for the year includes website and brand refresh, Desert Camp gates, window/doors, painting, stucco, walls & fences, and artificial turf at The Homestead. Current month expenditures of \$60k include Desert Camp partial repainting and wood beams (\$8.3k), sidewalk ramp from parking lot (\$14.3k), and parking lot sealcoating (\$15.2k); concrete at Desert Parks (\$16.6k); and website and brand refresh (\$6.1k).
- Interest income is \$28k YTD.

Capital

- Depreciation expense (non-cash) totals \$55.5k for the year.
- Interest income totals \$4.8k YTD with \$2.5k recorded in the current month; an increase attributable to the excess 2025 benefit fees of \$895k transferred in during March.
- Capital expenditures total \$62.7k for the year includes tennis umbrellas & chairs, fitness equipment, and \$25k for Desert Camp concrete path conversion and \$28.5k basketball and playground lights during April.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 6.18 months as of 4/30/2026. The cash on hand requirement is lowered in accordance with the approved tenant improvement funding plan. With benefit fees exceeding the annual \$1.7m budget during May, all additional fees will be transferred to Capital thus reducing the growth of operating cash and effectively lowering the number of months cash on hand to between the 3 to 6 month standard.
- There is \$1.2m in the capital fund and \$2.9m in the reserve fund.

Looking Forward

Community Benefit Fees continue to perform strongly, coming in \$1m favorable to budget through April, and has exceeded the \$1.7m annual budget during the beginning of May. Accordingly, all Benefit Fee revenue for the balance of the year will be directed to Capital.

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
May 2026	\$584,071	\$187,578
Jun 2026	\$231,620	\$271,759

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET As of April 30, 2026

	<u>4/30/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
ASSETS			
OPERATING FUND			
Cash	\$ 2,992,136	\$ 2,695,969	\$ 296,167
Petty Cash	-	-	-
TOTAL OPERATING CASH	<u>2,992,136</u>	<u>2,695,969</u>	<u>296,167</u>
RESERVE FUND			
Cash	2,112,019	1,733,850	378,169
Investments (Net)	855,933	1,031,955	(176,022)
TOTAL RESERVE FUND	<u>2,967,953</u>	<u>2,765,805</u>	<u>202,147</u>
CAPITAL FUND			
Cash	1,202,763	350,896	851,867
Investments (Net)	-	-	-
TOTAL CAPITAL FUND	<u>1,202,763</u>	<u>350,896</u>	<u>851,867</u>
Accounts Receivable (Net)	100,791	45,255	55,536
Intercompany Receivable	312,067	437,697	(125,630)
Prepaid Expenses	141,674	187,643	(45,969)
Interfund Transfers	84,324	965,000	(880,676)
Operating Lease Right-to-Use Asset	1,043,964	1,062,175	(18,211)
OTHER CURRENT ASSETS	<u>1,682,820</u>	<u>2,697,770</u>	<u>(1,014,951)</u>
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	<u>1,095,777</u>	<u>1,095,777</u>	<u>-</u>
<i>Less Accumulated Depreciation</i>	(458,484)	(402,990)	(55,494)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>637,292</u>	<u>692,786</u>	<u>(55,494)</u>
TOTAL ASSETS	\$ 9,482,963	\$ 9,203,227	\$ 279,737
LIABILITIES			
Accounts Payable	\$ 132,518	\$ 95,976	\$ 36,542
Intercompany Payable	-	53,128	(53,128)
Accrued Liabilities	196,698	219,029	(22,332)
Deferred Revenue	21,235	15,746	5,489
Prepaid Assessments	65,819	88,801	(22,982)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Liability	1,149,748	1,149,748	-
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	<u>1,636,018</u>	<u>2,587,428</u>	<u>(951,410)</u>
TOTAL LIABILITIES	1,636,018	2,587,428	(951,410)
NET ASSETS			
Reserve Equity	2,325,678	2,325,678	-
Capital Equity	2,907,251	2,907,251	-
Operating Equity	1,382,870	1,382,870	-
Current Year Profit	1,231,146	-	1,231,146
TOTAL NET ASSETS	7,846,945	6,615,799	1,231,146
TOTAL LIABILITIES & NET ASSETS	\$ 9,482,963	\$ 9,203,227	\$ 279,737

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending April 30, 2026

	April 2026			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2026 Budget
INCOME							
Residential Assessments	\$ 226,424	\$ 226,507	\$ (83.00)	\$ 905,862	\$ 906,028	\$ (166.00)	\$ 2,718,084
Commercial Assessments	80,510	80,510	-	322,040	322,040	-	966,120
Community Council Benefit Fees	462,587	189,624	272,963	1,620,983	617,343	1,003,640	1,700,000
Total Assessment Revenue	769,521	496,641	272,880	2,848,885	1,845,411	1,003,474	5,384,204
Community Celebrations & Events	6,840	7,000	(160)	9,577	9,300	277	19,500
Community Programming	4,836	10,417	(5,581)	36,571	43,317	(6,746)	121,371
Total Program Revenue	11,676	17,417	(5,741)	46,148	52,617	(6,469)	140,871
Community Center Rentals	3,503	1,500	2,003	11,393	9,500	1,893	20,250
Resident Access	90	360	(270)	900	1,440	(540)	4,320
Total Facilities Revenue	3,593	1,860	1,733	12,293	10,940	1,353	24,570
Cost Share Reimbursement	34,668	34,735	(67)	138,672	138,940	(268)	416,821
Advertising	-	-	-	-	-	-	5,040
Interest	4,661	3,500	1,161	23,739	14,000	9,739	42,000
Other Income	1,000	-	1,000	1,500	-	1,500	108,940
Total Other Income	40,329	38,235	2,094	163,911	152,940	10,971	572,801
Total Operating Income	825,119	554,153	270,966	3,071,237	2,061,908	1,009,329	6,122,446
EXPENSES							
Reserve Contributions	61,034	61,034	-	244,136	244,136	-	732,404
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	61,034	61,034	-	244,136	244,136	-	732,404
Personnel Expenses	235,734	267,105	(31,371)	957,925	1,043,426	(85,501)	3,188,401
Administration	37,648	25,761	11,887	104,500	129,056	(24,556)	395,042
Travel/Mtgs/ERR	2,215	4,053	(1,838)	21,309	33,085	(11,776)	87,903
Total Administrative Expense	275,597	296,919	(21,322)	1,083,733	1,205,567	(121,834)	3,671,346
Community Celebrations & Events	99,307	101,592	(2,285)	164,852	166,418	(1,566)	356,850
Community Programming	12,004	15,710	(3,706)	51,408	66,080	(14,672)	218,175
Community Engagement	9,623	9,627	(4)	21,657	32,383	(10,726)	65,780
Communications	3,597	7,107	(3,510)	15,891	34,220	(18,329)	75,077
Total Program Expense	124,531	134,036	(9,505)	253,808	299,101	(45,293)	715,882
Ranch Offices	16,269	19,631	(3,362)	64,997	79,149	(14,152)	238,072
Desert Camp Community Center	37,190	32,213	4,977	118,071	142,942	(24,871)	426,042
The Homestead Community Center	6,896	9,236	(2,340)	18,122	32,954	(14,832)	98,078
MS Park/P&T/Seasonal Décor	12,010	11,353	657	15,221	20,222	(5,001)	105,420
Total Facilities Expense	72,365	72,433	(68)	216,411	275,267	(58,856)	867,612
Insurance (non-EE) & Taxes	12,532	8,206	4,326	49,483	32,794	16,689	99,865
Other Expenses	2,200	3,663	(1,463)	15,497	15,989	(492)	35,337
Total General Expense	14,732	11,869	2,863	64,981	48,783	16,198	135,202
Total Operating Expense	548,258	576,291	(28,033)	1,863,069	2,072,854	(209,785)	6,122,446
Operating Income/(Loss)	276,861	(22,138)	298,999	1,208,168	(10,946)	1,219,114	-
Reserve Net Income/(Loss)	4,760	-	4,760	136,406	-	136,406	-
Capital Net Income/(Loss)	(57,101)	-	(57,101)	(113,428)	-	(113,428)	-
Reserve & Capital Net Income/(Loss)	(52,341)	-	(52,341)	22,978	-	22,978	-
Total Net Income/(Loss)	\$ 224,520	\$ (22,138)	\$ 246,658	\$ 1,231,146	\$ (10,946)	\$ 1,242,092	\$ -

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date April 30, 2026

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	1,231,146
Adjustments to reconcile Net Income (deficit)		
The Depreciation		55,494
Noncash lease expense		18,211
<i>(Increase)/Decrease in:</i>		
Accounts Receivable		(55,536)
Intercompany Receivable		125,630
Prepaid Expense		52,910
Prepaid Insurance		(6,941)
<i>Increase/(Decrease) in:</i>		
Accounts Payable		36,542
Intercompany Payable		(53,128)
Accrued Payroll Expenses		(32,266)
Accrued Expenses		(4,390)
Deferred Revenue		5,489
Prepaid Assessments		(22,982)
Other Liabilities		-

NET CASH FROM OPERATING ACTIVITIES	\$	1,350,181
---	-----------	------------------

CASH FLOWS FROM INVESTING ACTIVITIES

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

NET INCREASE (DECREASE) IN CASH	\$	1,350,181
--	-----------	------------------

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

CASH, END OF PERIOD	\$	7,162,851
----------------------------	-----------	------------------

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:

6.18

Operating Cash at 4/30/2026	\$	2,992,136
Total 2026 operating budget expenses	\$	6,122,446
MINIMUM - Average of three months	\$	1,453,537

Amount over
minimum

\$ 1,538,599

Amount under
minimum

N/A

MAXIMUM - Average of six months

\$ 2,907,074

Amount over
maximum

\$ 85,062

Amount under
maximum

N/A

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

