DC Ranch Association
Financial Summary Report
for period ending June 30, 2026

Summary by Fund – YTD

	Operating	Reserve	Capital	Total
Revenue	$ 6,133,316	$ 207,745	$ -	$ 6,341,061
Expenses	4,320,504	224,188	-	4,544,692
Operating Income/(Loss)	**$ 1,812,812**	**$ (16,443)**	**$ -**	**$ 1,796,369**
Depreciation	-	-	8,477	8,477
Total Income/(Loss)	**$ 1,812,812**	**$ (16,443)**	**$ (8,477)**	**$ 1,787,892**
Transfers In/(Out)	(1,118,590)	1,118,590	-	-
Total Surplus/(Deficit)	**$ 694,222**	**$ 1,102,147**	**$ (8,477)**	**$ 1,787,892**

Revenue

Operating revenue for June totaled $1,021k, favorable to budget by $18k (Approximately 1.8%). Year-to-date revenue is favorable to budget by $120k (approximately 2.0%). Significant variances to budget are as follows:

- Non-assessment revenue is $124k favorable to budget YTD.
- Interest income is $17k favorable to budget YTD.

Expense

Operating expenses for June came in $13k favorable to budget, with year-to-date expenses $536k (9%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by $152k (8.8%) YTD. While this figure will fluctuate throughout the year as positions are filled and vacated, in April we received a credit back from UHC that we were not anticipating in the amount of approximately $37k. This is due to participants utilizing less healthcare services and UHC passing on the savings to DC Ranch.
- Administrative costs reflect additional professional and legal fees incurred $52k above the budgeted amount, of which none is neighborhood specific.
- Cost share fees are now $7k below budget. This is due to a reimbursement from Community Council for a contracted A/P employee who was a shared resource.
- Landscape contracted services are under budget by $157k. This spend will increase as we get into the summer months.
- Security expense is $16k (1.1%) favorable to budget.
- Insurance expense is $1,874 (<1%) favorable to budget YTD.
- Utilities are favorable to budget by $43k YTD.
- There is a YTD $166k contingency built into the budget for unexpected events.

Balance Sheet/Cash Flow

- Operating cash is $3.4 mil at 6/30/2026, equal to 3.4 months of cash on hand.
- There is currently $14.3 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.
- All of the neighborhoods currently have favorable variances to budget YTD.

Reserves

- Reserve expenses were $41k for the month of June. This includes Guard House Renovations at Country Club, Windgate, and Arcadia ($10.7k) Also, at Market Street Villas ($18k) of roofing repairs. YTD reserve expenses were $233k.
- 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 $208k YTD.

DC RANCH ASSOCIATION

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending June 30, 2026

	June 2026			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2026 Budget
INCOME							
Master Assessments	$ 383,447	$ 386,278	$ (2,831)	$ 2,296,005	$ 2,317,668	$ (21,663)	$ 4,635,335
Neighborhood Assessments	514,481	514,483	(2)	3,086,170	3,086,898	(728)	6,173,791
Builder & Developer Assessments	3,185	676	2,509	25,192	4,056	21,136	8,110
Clubhouse Cost Share	56,305	56,804	(499)	337,831	340,824	(2,993)	681,649
Total Assessment Revenue	**957,418**	**958,241**	**(823)**	**5,745,198**	**5,749,446**	**(4,248)**	**11,498,885**
Lot Sale Fees	12,100	9,167	2,933	89,798	55,002	34,796	110,000
Cost Share Fees	589	525	64	3,534	3,150	384	6,300
Fines/Fees (Violations, Mods etc.)	26,780	10,961	15,819	134,303	65,766	68,537	131,540
Gate Transponders	12,300	14,583	(2,283)	90,086	87,498	2,588	175,000
Cell Tower Lease(s)	7,188	7,188	0	42,645	42,480	165	85,650
Other Income (CFD, Interest, Misc)	4,449	1,667	2,782	27,752	10,002	17,750	20,000
Total Non-Assessment Income	**63,406**	**44,091**	**19,315**	**388,117**	**263,898**	**124,219**	**528,490**
Total Operating Income	**1,020,824**	**1,002,332**	**18,492**	**6,133,316**	**6,013,344**	**119,972**	**12,027,375**
EXPENSES							
Reserve Contributions	186,432	186,430	2	1,118,590	1,118,580	10	2,237,181
Capital Contribution	-	4,167	(4,167)	-	25,002	(25,002)	50,000
Total Reserve Expense	**186,432**	**190,597**	**(4,165)**	**1,118,590**	**1,143,582**	**(24,992)**	**2,287,181**
Personnel Expenses	283,641	288,445	(4,804)	1,575,281	1,727,587	(152,306)	3,493,372
Administration	71,068	24,227	46,841	232,828	176,397	56,431	330,262
Information Technology	10,478	13,853	(3,375)	62,091	65,518	(3,427)	128,333
Human Resources	2,816	8,076	(5,260)	17,254	25,756	(8,502)	54,600
Total Administrative Expense	**368,003**	**334,601**	**33,402**	**1,887,454**	**1,995,258**	**(107,804)**	**4,006,567**
Landscape Services	72,845	110,298	(37,453)	226,460	394,783	(168,323)	787,173
Facilities Maintenance	22,367	22,753	(386)	103,116	111,318	(8,203)	221,660
Utilities	69,992	66,004	3,988	352,665	396,024	(43,359)	792,008
Fleet	37,187	21,828	15,359	143,111	130,968	12,143	261,936
Total Maintenance Expense	**202,391**	**220,883**	**(18,492)**	**825,352**	**1,033,093**	**(207,741)**	**2,062,777**
Community Patrol & Gate Access	258,737	252,405	6,332	1,458,263	1,474,430	(16,167)	2,952,410
Community Standards	777	1,392	(615)	2,618	8,352	(5,734)	16,700
Community Relations	3	475	(472)	4,780	8,553	(3,773)	17,053
Total Community Program Expense	**259,518**	**254,272**	**5,246**	**1,465,661**	**1,491,335**	**(25,674)**	**2,986,163**
Insurance (non-EE) & Taxes	23,569	25,135	(1,566)	142,036	145,360	(3,324)	289,299
Other Expenses	-	27,698	(27,698)	-	166,188	(166,188)	332,378
Total General Expense	**23,569**	**52,833**	**(29,264)**	**142,036**	**311,548**	**(169,512)**	**621,677**
Total Operating Expense	**1,039,913**	**1,053,186**	**(13,273)**	**5,439,094**	**5,974,816**	**(535,722)**	**11,964,365**
Operating Income/(Loss)	**(19,089)**	**(50,854)**	**31,765**	**694,222**	**38,528**	**655,694**	**63,010**
Reserve Net Income/(Loss)	170,003	-	170,003	1,102,147	-	1,102,147	-
Capital Net Income/(Loss)	(1,327)	-	(1,327)	(8,477)	-	(8,477)	-
Reserve/Capital Net Income/(Loss)	**168,676**	**-**	**168,676**	**1,093,670**	**-**	**1,093,670**	**-**
Total Net Income/(Loss)	**$ 149,587**	**$ (50,854)**	**$ 200,441**	**$ 1,787,892**	**$ 38,528**	**$ 1,749,364**	**$ 63,010**

DC RANCH ASSOCIATION

BALANCE SHEET

As Of June 30, 2026

	6/30/2026	12/31/2025	Y/Y Change
ASSETS			
CASH			
Cash - Operating	$ 3,362,193	$ 2,659,860	$ 702,332
Petty Cash	125	125	-
TOTAL CASH	3,362,318	2,659,985	702,332
CAPITAL FUND	90,668	90,668	-
RESERVE FUND	14,314,705	14,414,720	(100,015)
Accounts Receivable (Net)	91,623	111,841	(20,217)
Intercompany Receivable	7,786	53,128	(45,342)
Prepaid Expenses	113,316	199,438	(86,123)
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	191	460	(269)
TOTAL CURRENT ASSETS	357,447	509,398	(151,951)
PROPERTY, PLANT & EQUIPMENT			
Property & Equipment	386,522	386,522	-
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIP	386,522	386,522	-
Less Accumulated Depreciation	(328,719)	(320,242)	(8,477)
PROPERTY, PLANT AND EQUIPMENT, NET	57,803	66,280	(8,477)
TOTAL ASSETS	**$ 18,182,941**	**$ 17,741,051**	**$ 441,889**
LIABILITIES			
Accounts Payable	$ 328,556	$ 1,640,568	$ (1,312,012)
Intercompany Payable	327,425	371,735	(44,310)
Accrued Expenses	141,457	131,547	9,911
Prepaid Assessments	376,696	376,287	409
Deferred Revenue	-	-	-
Other Current Liabilities	125,000	125,000	-
TOTAL CURRENT LIABILITIES	1,299,135	2,645,137	(1,346,002)
Operating Lease Right-to-Use Liability	144,531	144,531	-
TOTAL LONG-TERM LIABILITIES	144,531	144,531	-
TOTAL LIABILITIES	**$ 1,443,666**	**$ 2,789,668**	**$ (1,346,002)**
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	1,787,892	-	1,787,892
TOTAL NET ASSETS	**$ 16,739,275**	**$ 14,951,384**	**$ 1,787,892**
TOTAL LIABILITIES & NET ASSETS	**$ 18,182,941**	**$ 17,741,051**	**$ 441,890**

DC RANCH ASSOCIATION

STATEMENT OF CASH FLOW

For the Period Ended June 30, 2026

	Current Month Month Ended June 2026	Year-to-Date Year Ended June 2026
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	$ 149,587	$ 1,787,892
Adjustments to reconcile net income (deficit)		
Depreciation	1,327	8,477
(Increase)/Decrease in:		
Accounts receivable	46,135	20,217
Intercompany receivables	-	45,342
Prepaid expenses	16,841	86,123
Increase/(Decrease) in:		
Accounts payable	1,765	(1,312,012)
Accrued expenses	-	-
Accrued payroll expenses	24,484	11,549
Deferred revenue	-	-
Prepaid assessments	15,384	259
Prepaid Council assessments	3,573	150
Intercompany payables	(122,549)	(44,310)
Other liabilities	(475)	(1,369)
NET CASH FROM OPERATING ACTIVITIES	136,072	602,318
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment	-	-
Disposal of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Acquisition of long-term debt	-	-
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	-	-
NET INCREASE (DECREASE) IN CASH	**136,072**	**602,318**
CASH, BEGINNING OF PERIOD	17,631,619	17,165,373
CASH, END OF PERIOD	**$ 17,767,691**	**$ 17,767,691**