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

- The Community Council continues to operate in a positive position reporting $1.5m in operating net income through June, which is $1.3m favorable to budget. Community Benefit Fees are performing well at $2.6m, favorable to budget by $1.5m YTD.

Summary by Fund - YTD				
	Operating	Reserve	Capital	Total CC
Revenue	$ 4,802,550	$ 41,481	$ 10,077	$ 4,854,108
Expenses	2,397,780	158,303	62,777	2,618,860
Operating Income/(Loss)	**$ 2,404,770**	**$ (116,823)**	**$ (52,700)**	**$ 2,235,247**
Depreciation	-	-	83,241	83,241
Total Income/(Loss)	**$ 2,404,770**	**$ (116,823)**	**$ (135,941)**	**$ 2,152,007**
Transfers In/(Out)	(857,586)	366,204	491,382	-
Total Surplus/(Deficit)	**$ 1,547,184**	**$ 249,381**	**$ 355,442**	**$ 2,152,007**

Revenue

Operating revenue for June totaled $765k, higher than budget by $84k (12.4%). Year-to-date revenue is favorable to budget by $1.5m (45.5%). Significant variances to budget include:

- June Community Benefit Fees including residential and commercial properties came in $82.5k (30%) higher than forecast for the month. YTD reflects a revenue surplus of $1.5m (139%).
- Interest has a $12k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured) and Treasury Securities with additional cash generated by excess Community Benefit Fees transferred to savings.

Expense

June operating expenses were $465k over budget, primarily due to transferring $491k in excess Community Benefit Fees to the Capital Fund, with a corresponding increase to Capital Net Income. Year-to-date expense is $214.5k lower than budget. Notable expense variances include:

Administration

- Personnel costs are $127.8 (8.2%) lower than estimated in the budget YTD due to open or transitioning positions that have recently been filled.
- Administrative costs are $2.8k over budget for the month due to timing differences with Audit Fees, while YTD is under budget by $28.5k (15%).

Programs

- Program expenses are favorable to budget by $65.5k YTD (16%) due to cost savings and certain timing differences.

Facilities

- Facilities expense overall is $64k 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 savings in utilities and repairs & maintenance so far this year.

General

- Insurance (non-EE) expense is $25.4k over budget YTD primarily due to an increase in the Master Policy. This trend will continue through the year.

Reserve

- Reserve expenditures total $158k for the year includes Desert Camp gates, window/doors, painting, stucco, walls & fences, repainting / wood beems, sidewalk ramp, parking lot sealcoating; concrete at Desert Parks, website & brand refresh, and artificial turf at The Homestead. Current month expenditures include a $4.8k progress payment for the website redesign project.
- Interest income is $41.5k YTD.

Capital

- Depreciation expense (non-cash) totals $83.2k for the year.
- Interest income totals $10k YTD with $2.6k recorded in the current month; an increase attributable to the transfer of excess Community Benefit Fees during the year.
- The Capital Fund received a $491k transfer from Operating of excess Community Benefit Fees during June, resulting in an increase to Capital Net Income for the period.
- Capital expenditures total $62.7k for the year includes tennis umbrellas & chairs, fitness equipment, Desert Camp concrete path conversion, and basketball and playground lights. There were no Capital Expenditures during June.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 7.1 months as of June 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 benefit fees collected 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. A $491.3k transfer was made to Capital on June 16, 2026.
- There is $1.7m in the Capital Fund and $3.1m in the Reserve Fund.

Looking Forward

Community Benefit Fees continue to perform strongly, coming in $1.5m favorable to budget through June, and exceeded the $1.7m annual budget during 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:

Month	Currently in escrow	Budgeted Benefit Fees
July 2026	$484,645	$132,857
August 2026	$112,500	$83,757

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

For the Period Ended

	June 30, 2026	December 31, 2025	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	$ 3,454,213	$ 2,695,969	$ 758,244
Petty Cash	-	-	-
TOTAL OPERATING CASH	3,454,213	2,695,969	758,244
RESERVE FUND			
Cash	1,954,018	1,733,850	220,167
Investments (Net)	1,098,327	1,031,955	66,372
TOTAL RESERVE FUND	3,052,345	2,765,805	286,539
CAPITAL FUND			
Cash	1,178,874	350,896	827,978
Investments (Net)	491,955	-	491,955
TOTAL CAPITAL FUND	1,670,829	350,896	1,319,933
Accounts Receivable (Net)	81,690	45,255	36,435
Intercompany Receivable	297,613	437,697	(140,084)
Prepaid Expenses	108,875	187,643	(78,768)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Asset	1,035,662	1,062,175	(26,513)
OTHER CURRENT ASSETS	1,593,840	2,697,770	(1,103,930)
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	-
Construction In Progress	-	-	-
TOTAL PROPERTY, PLANT & EQUIPMENT	1,095,777	1,095,777	-
Less Accumulated Depreciation	(486,231)	(402,990)	(83,241)
PROPERTY, PLANT AND EQUIPMENT, NET	609,546	692,786	(83,241)
TOTAL ASSETS	**$ 10,380,773**	**$ 9,203,227**	**$ 1,177,546**
LIABILITIES			
Accounts Payable	$ 53,734	$ 95,976	$ (42,242)
Intercompany Payable	7,786	53,128	(45,342)
Accrued Liabilities	233,313	219,029	14,284
Deferred Revenue	23,603	15,746	7,857
Prepaid Assessments	74,783	88,801	(14,018)
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	1,612,967	2,587,428	(974,461)
TOTAL LIABILITIES	**1,612,967**	**2,587,428**	**(974,461)**
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	2,152,007	-	2,152,007
TOTAL NET ASSETS	**8,767,806**	**6,615,799**	**2,152,007**
TOTAL LIABILITIES & NET ASSETS	**$ 10,380,773**	**$ 9,203,227**	**$ 1,177,546**

DC RANCH COMMUNITY COUNCIL

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							
Residential Assessments	$ 226,424	$ 226,507	$ (83.00)	$ 1,358,710	$ 1,359,042	$ (332.00)	$ 2,718,084
Commercial Assessments	80,510	80,510	-	483,060	483,060	-	966,120
Community Council Benefit Fees	354,306	271,759	82,547	2,575,688	1,076,680	1,499,008	1,700,000
Total Assessment Revenue	**661,240**	**578,776**	**82,464**	**4,417,458**	**2,918,782**	**1,498,676**	**5,384,204**
Community Celebrations & Events	966	1,150	(184)	10,543	10,450	93	19,500
Community Programming	3,585	5,961	(2,376)	53,970	70,684	(16,714)	121,371
Total Program Revenue	**4,551**	**7,111**	**(2,560)**	**64,513**	**81,134**	**(16,621)**	**140,871**
Community Center Rentals	2,032	250	1,782	17,705	13,250	4,455	20,250
Resident Access	270	360	(90)	1,350	2,160	(810)	4,320
Total Facilities Revenue	**2,302**	**610**	**1,692**	**19,055**	**15,410**	**3,645**	**24,570**
Cost Share Reimbursement	34,668	34,735	(67)	208,008	208,410	(402)	416,821
Advertising	2,160	2,160	-	2,160	2,160	-	5,040
Interest	4,687	3,500	1,187	33,257	21,000	12,257	42,000
Other Income	55,100	53,500	1,600	58,100	53,500	4,600	108,940
Total Other Income	**96,615**	**93,895**	**2,720**	**301,525**	**285,070**	**16,455**	**572,801**
Total Operating Income	**764,708**	**680,392**	**84,316**	**4,802,550**	**3,300,396**	**1,502,154**	**6,122,446**
EXPENSES							
Reserve Contributions	61,034	61,034	-	366,204	366,204	-	732,404
Capital Contributions	491,382	-	491,382	491,382	-	491,382	-
Total Reserve Expense	**552,416**	**61,034**	**491,382.35**	**857,586**	**366,204**	**491,382.35**	**732,404**
Personnel Expenses	251,331	267,703	(16,372)	1,439,908	1,567,722	(127,814)	3,188,401
Administration	30,494	27,686	2,808	161,399	189,965	(28,566)	395,042
Travel/Mtgs/ERR	7,275	10,440	(3,165)	31,177	46,045	(14,868)	87,903
Total Administrative Expense	**289,099**	**305,829**	**(16,730)**	**1,632,484**	**1,803,732**	**(171,248)**	**3,671,346**
Community Celebrations & Events	5,754	6,742	(988)	179,397	181,252	(1,855)	356,850
Community Programming	9,054	12,265	(3,211)	111,663	136,395	(24,732)	218,175
Community Engagement	116	5,687	(5,571)	27,056	44,872	(17,816)	65,780
Communications	3,576	3,938	(362)	22,617	43,713	(21,096)	75,077
Total Program Expense	**18,500**	**28,632**	**(10,132)**	**340,733**	**406,232**	**(65,499)**	**715,882**
Ranch Offices	16,399	20,256	(3,857)	97,601	119,036	(21,435)	238,072
Desert Camp Community Center	32,035	29,238	2,797	182,479	203,163	(20,684)	426,042
The Homestead Community Center	7,132	6,561	571	32,002	47,841	(15,839)	98,078
MS Park/P&T/Seasonal Décor	1,005	1,723	(718)	16,909	22,868	(5,959)	105,420
Total Facilities Expense	**56,571**	**57,778**	**(1,207)**	**328,991**	**392,908**	**(63,917)**	**867,612**
Insurance (non-EE) & Taxes	13,257	8,921	4,336	76,073	50,661	25,412	99,865
Other Expenses	(750)	2,303	(3,053)	19,500	21,106	(1,606)	35,337
Total General Expense	**12,507**	**11,224**	**1,283**	**95,572**	**71,767**	**23,805**	**135,202**
Total Operating Expense	**929,093**	**464,497**	**464,596**	**3,255,366**	**3,040,843**	**214,523**	**6,122,446**
Operating Income/(Loss)	**(164,386)**	**215,895**	**(380,281)**	**1,547,184**	**259,553**	**1,287,631**	**-**
Reserve Net Income/(Loss)	62,125	-	62,125	249,381	-	249,381	-
Capital Net Income/(Loss)	480,165	-	480,165	355,442	-	355,442	-
Reserve & Capital Net Income/(Loss)	**542,290**	**-**	**542,290**	**604,823**	**-**	**604,823**	**-**
Total Net Income/(Loss)	**$ 377,904**	**$ 215,895**	**$ 162,009**	**$ 2,152,007**	**$ 259,553**	**$ 1,892,454**	**$ -**

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date June 30, 2026

CASH FLOWS FROM OPERATING ACTIVITIES		
Net Income (deficit) for period	$	2,152,007
Adjustments to reconcile Net Income (deficit)		
The Depreciation		83,241
Noncash lease expense		26,513
(Increase)/Decrease in:		
Accounts Receivable		(36,435)
Intercompany Receivable		140,084
Prepaid Expense		77,211
Prepaid Insurance		1,558
Increase/(Decrease) in:		
Accounts Payable		(42,242)
Intercompany Payable		(45,342)
Accrued Payroll Expenses		6,399
Accrued Expenses		7,885
Deferred Revenue		7,857
Prepaid Assessments		(14,018)
Other Liabilities		-
NET CASH FROM OPERATING ACTIVITIES	**$**	**2,364,716**
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment		-
Disposal of Property, Plant & Equipment		-
NET INCREASE (DECREASE) IN CASH	**$**	**2,364,716**
CASH, BEGINNING OF PERIOD	$	5,812,670
CASH, END OF PERIOD	**$**	**8,177,387**

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: ***7.10***

Operating Cash at 6/30/2026	$	3,454,213	
Total 2026 operating budget expenses	$	6,122,446	
MINIMUM - Average of three months	$	1,459,872	
		Amount over minimum	Amount under minimum
	$	1,994,341	N/A
MAXIMUM - Average of six months	$	2,919,744	
		Amount over maximum	Amount under maximum
	$	534,469	N/A

DC Ranch Community Council

Resale Benefit Fee Trend - June 2026

Month	2024 Actual	2025 Actual	In Process	2026 Actual	2026 Budget	Budget Variance	Change from Prior Year
January	$ 225,406	$ 348,590	$ -	$ 312,588	$ 100,716	$ 211,872	$ (36,002)
February	181,623	222,584	$ -	$ 364,384	$ 177,913	$ 186,471	$ 141,800
March	250,528	113,805	$ -	$ 481,425	$ 149,090	$ 332,335	$ 367,620
April	354,636	278,105	$ -	$ 462,587	$ 189,624	$ 272,963	$ 184,482
May	303,452	225,055	$ -	$ 600,399	$ 187,578	$ 412,821	$ 375,344
June	296,406	249,963	$ -	$ 354,306	$ 271,759	$ 82,547	$ 104,344
July	289,095	163,786	$ 484,645	$ -	$ 132,857		
August	72,293	169,215	$ 112,500	$ -	$ 83,757		
September	168,085	185,940	$ 11,500	$ -	$ 78,545		
October	185,415	171,748	$ 67,500	$ -	$ 99,632		
November	76,071	96,725	$ 30,250	$ -	$ 102,845		
December	185,400	318,675	$ -	$ -	$ 125,684		
Annual Total	**$ 2,588,409**	**$ 2,544,190**	**$ 706,395**	**$ 2,575,689**	**$ 1,700,000**	**$ 1,499,009**	**$ 1,137,588**

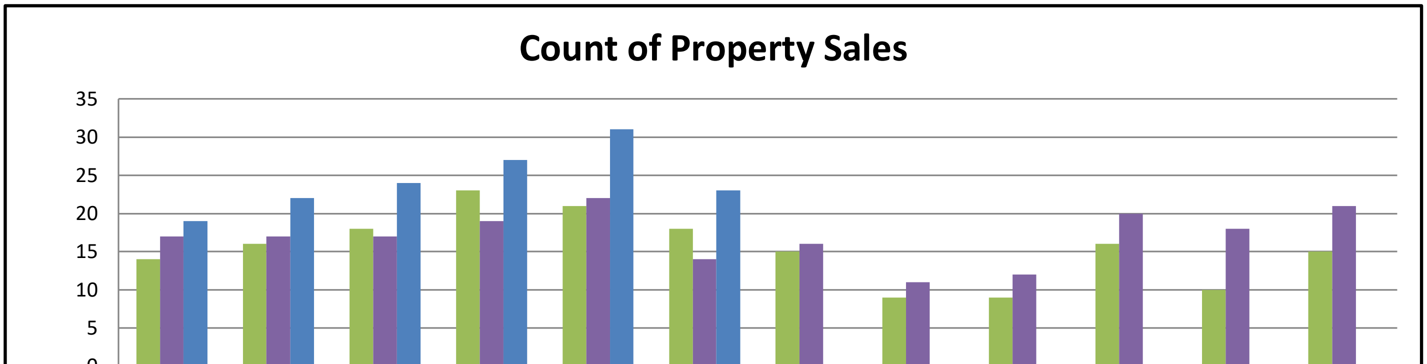
Includes $30,000 commercial benefit fee for Legacy Crossing LLC recorded in April that is currently under dispute with payment still pending.

Property Sale Breakdown 2026

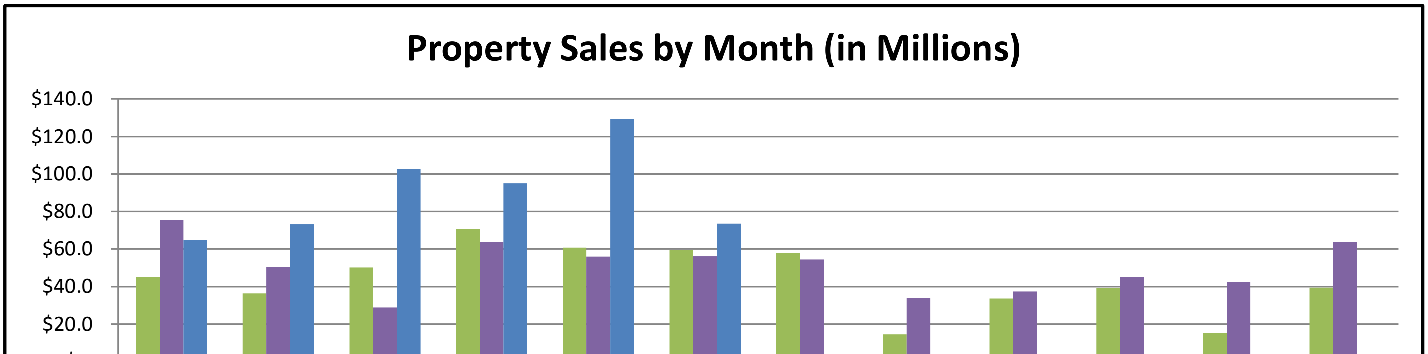
Location	June	YTD	Average Price	YTD Average
Desert Parks - House	3	25	$ 2,225,000	$ 1,581,751
Desert Camp - House	6	26	1,408,000	1,532,692
Country Club - House	3	23	4,015,000	3,827,505
Silverleaf - House	8	52	4,681,250	5,476,663
Country Club - Land	0	2	-	175,000
Silverleaf - Land	0	9	-	4,536,667
Commercial/Corporate	3	9	-	5,021,075
Total/Average	**23**	**146**	**$ 3,198,309**	**$ 3,688,922**

Property Sales 2025

Annual	Average
56	$ 1,505,296
53	1,305,919
24	2,531,065
65	5,515,259
0	-
3	3,250,000
3	5,173,067
204	**$ 2,931,455**



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	14	16	18	23	21	18	15	9	9	16	10	15
2025	17	17	17	19	22	14	16	11	12	20	18	21
2026	19	22	24	27	31	23						



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	$45.1	$36.3	$50.1	$70.9	$60.7	$59.3	$57.8	$14.5	$33.6	$39.3	$15.2	$39.4
2025	$75.3	$50.4	$28.8	$63.6	$56.0	$56.1	$54.4	$33.8	$37.4	$45.1	$42.3	$63.7
2026	$64.7	$73.2	$102.7	$95.0	$129.3	$73.5						