DC Ranch Community Council
Financial Highlights
For period ending July 31, 2026

- The Community Council continues to operate in a positive position reporting $1.4m in operating net income through July, which is $1.2m favorable to budget. This amount is reduced by transfers of excess Community Benefit Fees to the Capital Fund of $845.6k YTD.

Summary by Fund - YTD				
	Operating	**Reserve**	**Capital**	**Total CC**
Revenue	$ 5,493,915	$ 52,883	$ 13,560	$ 5,560,358
Expenses	2,791,882	267,246	93,485	3,152,614
Operating Income/(Loss)	**$ 2,702,033**	**$ (214,363)**	**$ (79,926)**	**$ 2,407,744**
Depreciation	-	-	104,202	104,202
Total Income/(Loss)	**$ 2,702,033**	**$ (214,363)**	**$ (184,128)**	**$ 2,303,542**
Transfers In/(Out)	(1,272,926)	427,238	845,688	-
Total Surplus/(Deficit)	**$ 1,429,107**	**$ 212,875**	**$ 661,561**	**$ 2,303,542**

Revenue

Operating revenue for July totaled $685.5k, higher than budget by $200.8k (41.4%). Year-to-date revenue is favorable to budget by $1.7m (45.1%). Significant variances to budget include:

- July Community Benefit Fees including residential and commercial properties came in $202.6k (153%) higher than forecast for the month. This amount reflects a $15k reduction for a prior month fee under dispute. YTD reflects a revenue surplus of $1.7m (141%).
- Interest has a $13.6k positive variance to budget YTD due to a higher rate on the ICS account (high-yield savings account that is fully FDIC insured) with additional cash generated by excess Community Benefit Fees.

Expense

Operating expenses were $297k and $518k over budget for the month and YTD respectively, due to Capital Contributions by transferring excess Community Benefit Fees to the Capital Fund. Net of these transfers, operating expenses would be under budget by $57k for the month and $327k YTD. These transfers are offset by a corresponding increase to the Capital Fund net income. Notable expense variances include:

Administration

- Personnel costs are $136k (7.4%) lower than estimated in the budget YTD due to open or transitioning positions throughout the year.
- Administrative costs are $19.5k under budget (53%) for the month due to timing differences of Professional Services and IT Hardware & Accessories, while YTD is under budget by $48k (21%).

Programs

- Program expenses are favorable to budget by $68.7k YTD (16%) due to cost savings and certain timing differences.

Facilities

- Facilities expense overall is $88k below budget YTD, 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 $29.7k over budget YTD primarily due to an increase in the Master Policy. This trend will continue through the year.

Reserve

- Reserve expenditures total $267k 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. Current month expenditures of $109k include a $4.7k progress payment for the website redesign project, $32k for Holiday Decorations including lights and deer decor, and an $81k progress payment on the Desert Camp mens locker room repair.

- Interest income is $52.8k YTD.

Capital

- Depreciation expense (non-cash) totals $104.2k for the year.
- Interest income totals $13.6k YTD with $3.5k recorded in the current month; an increase attributable to the transfer of excess Community Benefit Fees during the year.

- The Capital Fund received a $354k transfer from Operating of excess Community Benefit Fees during the month, resulting in an increase to Capital Net Income for the period.
- Capital expenditures total $93.5k for the year includes tennis umbrellas & chairs, fitness equipment, Desert Camp concrete path conversion, and basketball and playground lights. Expenditures during the month include $21k final payment on the concrete path at Desert Camp and $9.5k for artificial turf at The Homestead originally reflected in Reserve.

Balance Sheet/Cash Flow

- Operating cash on hand decreased from 7.1 months from June 30, 2026 to 6.3 as of July 31, 2026 in line with trasferring excess benefit fees to Capital. All additional benefit fees collected will be transferred to Capital through year-end lowering the number of months cash on hand to between the 3 to 6 month standard. A total of $845.6k has been transferred so far this year.
- There is $2.0m in the Capital Fund and $3.1m in the Reserve Fund.

Looking Forward

Community Benefit Fees continue to perform strongly, coming in $1.7m favorable to budget through July, 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
August 2026	$259,645	$83,757
September 2026	$56,500	$78,545

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

For the Period Ended

	July 31, 2026	December 31, 2025	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	$ 3,070,054	$ 2,695,969	$ 374,085
Petty Cash	-	-	-
TOTAL OPERATING CASH	3,070,054	2,695,969	374,085
RESERVE FUND			
Cash	1,736,563	1,733,850	2,712
Investments (Net)	1,350,757	1,031,955	318,802
TOTAL RESERVE FUND	3,087,319	2,765,805	321,514
CAPITAL FUND			
Cash	1,289,988	350,896	939,092
Investments (Net)	738,630	-	738,630
TOTAL CAPITAL FUND	2,028,618	350,896	1,677,722
Accounts Receivable (Net)	24,701	45,049	(20,348)
Intercompany Receivable	510,924	437,697	73,227
Prepaid Expenses	102,734	182,788	(80,054)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Asset	933,568	971,750	(38,182)
OTHER CURRENT ASSETS	1,641,928	2,602,284	(960,356)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	83,870	83,870	-
Vehicles & Equipment	410,444	407,635	2,809
Leasehold Improvements	416,135	416,135	-
Desert Camp Renovation(s)	75,216	7,562	67,654
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	(507,192)	(402,990)	(104,202)
PROPERTY, PLANT AND EQUIPMENT, NET	588,584	692,786	(104,202)
TOTAL ASSETS	**$ 10,416,503**	**$ 9,107,741**	**$ 1,308,763**
LIABILITIES			
Accounts Payable	$ 136,845	$ 95,976	$ 40,869
Intercompany Payable	34,518	79,860	(45,342)
Accrued Liabilities	108,167	175,064	(66,897)
Deferred Revenue	16,863	17,011	(148)
Prepaid Assessments	67,977	88,801	(20,824)
Interfund Transfers	70,000	965,000	(895,000)
Operating Lease Right-to-Use Liability	1,082,190	1,089,628	(7,438)
Other Current Liabilities	-	-	-
TOTAL CURRENT LIABILITIES	1,516,560	2,511,340	(994,780)
TOTAL LIABILITIES	**1,516,560**	**2,511,340**	**(994,780)**
NET ASSETS			
Reserve Equity	2,325,678	2,325,678	-
Capital Equity	2,907,251	2,907,251	-
Operating Equity	1,363,472	1,363,472	-
Current Year Profit	2,303,542	-	2,303,542
TOTAL NET ASSETS	**8,899,943**	**6,596,401**	**2,303,542**
TOTAL LIABILITIES & NET ASSETS	**$ 10,416,503**	**$ 9,107,741**	**$ 1,308,763**

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending July 31, 2026

	July 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)	$ 1,585,134	$ 1,585,549	$ (415)	$ 2,718,084
Commercial Assessments	80,510	80,510	-	563,570	563,570	-	966,120
Community Council Benefit Fees	335,509	132,857	202,652	2,911,197	1,209,537	1,701,660	1,700,000
Total Assessment Revenue	**642,443**	**439,874**	**202,569**	**5,059,901**	**3,358,656**	**1,701,245**	**5,384,204**
Community Celebrations & Events	-	-	-	10,543	10,450	93	19,500
Community Programming	2,368	5,961	(3,593)	62,187	76,645	(14,458)	121,371
Total Program Revenue	**2,368**	**5,961**	**(3,593)**	**72,730**	**87,095**	**(14,365)**	**140,871**
Community Center Rentals	1,000	250	750	18,705	13,500	5,205	20,250
Resident Access	180	360	(180)	1,530	2,520	(990)	4,320
Total Facilities Revenue	**1,180**	**610**	**570**	**20,235**	**16,020**	**4,215**	**24,570**
Cost Share Reimbursement	34,668	34,735	(67)	242,676	243,145	(469)	416,821
Advertising	-	-	-	2,160	2,160	-	5,040
Interest	4,857	3,500	1,357	38,114	24,500	13,614	42,000
Other Income	-	-	-	58,100	53,500	4,600	108,940
Total Other Income	**39,525**	**38,235**	**1,290**	**341,050**	**323,305**	**17,745**	**572,801**
Total Operating Income	**685,516**	**484,680**	**200,836**	**5,493,915**	**3,785,076**	**1,708,839**	**6,122,446**
EXPENSES							
Reserve Contributions	61,034	61,034	-	427,238	427,238	-	732,404
Capital Contributions	354,306	-	354,306	845,688	-	845,688	-
Total Reserve Expense	**415,340**	**61,034**	**354,306.00**	**1,272,926**	**427,238**	**845,688.35**	**732,404**
Personnel Expenses	264,743	278,930	(14,187)	1,710,848	1,846,652	(135,804)	3,188,401
Administration	17,184	36,768	(19,584)	178,583	226,733	(48,150)	395,042
Travel/Mtgs/ERR	5,447	7,200	(1,753)	36,624	53,245	(16,621)	87,903
Total Administrative Expense	**287,373**	**322,898**	**(35,525)**	**1,926,055**	**2,126,630**	**(200,575)**	**3,671,346**
Community Celebrations & Events	1,808	2,092	(284)	181,205	183,344	(2,139)	356,850
Community Programming	7,053	12,420	(5,367)	118,716	148,815	(30,099)	218,175
Community Engagement	2,212	777	1,435	29,268	45,649	(16,381)	65,780
Communications	2,640	1,627	1,013	25,257	45,340	(20,083)	75,077
Total Program Expense	**13,714**	**16,916**	**(3,202)**	**354,446**	**423,148**	**(68,702)**	**715,882**
Ranch Offices	16,300	19,631	(3,331)	113,901	138,667	(24,766)	238,072
Desert Camp Community Center	26,249	40,908	(14,659)	208,727	244,071	(35,344)	426,042
The Homestead Community Center	8,502	7,306	1,196	40,504	55,147	(14,643)	98,078
MS Park/P&T/Seasonal Décor	19,291	26,673	(7,382)	36,200	49,541	(13,341)	105,420
Total Facilities Expense	**70,342**	**94,518**	**(24,176)**	**399,332**	**487,426**	**(88,094)**	**867,612**
Insurance (non-EE) & Taxes	12,532	8,196	4,336	88,605	58,857	29,748	99,865
Other Expenses	3,945	2,171	1,774	23,444	23,277	167	35,337
Total General Expense	**16,477**	**10,367**	**6,110**	**112,049**	**82,134**	**29,915**	**135,202**
Total Operating Expense	**803,245**	**505,733**	**297,512**	**4,064,809**	**3,546,576**	**518,233**	**6,122,446**
Operating Income/(Loss)	**(117,729)**	**(21,053)**	**(96,676)**	**1,429,107**	**238,500**	**1,190,607**	**-**
Reserve Net Income/(Loss)	(36,506)	-	(36,506)	212,875	-	212,875	-
Capital Net Income/(Loss)	306,119	-	306,119	661,561	-	661,561	-
Reserve & Capital Net Income/(Loss)	**269,613**	**-**	**269,613**	**874,436**	**-**	**874,436**	**-**
Total Net Income/(Loss)	**$ 151,884**	**$ (21,053)**	**$ 172,937**	**$ 2,303,542**	**$ 238,500**	**$ 2,065,042**	**$ -**

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date July 31, 2026

CASH FLOWS FROM OPERATING ACTIVITIES		
Net Income (deficit) for period	$	2,303,542
Adjustments to reconcile Net Income (deficit)		
Depreciation		104,202
Noncash lease expense		38,182
(Increase)/Decrease in:		
Accounts Receivable		20,348
Intercompany Receivable		(73,227)
Prepaid Expense		74,247
Prepaid Insurance		5,807
Increase/(Decrease) in:		
Accounts Payable		40,869
Intercompany Payable		(45,342)
Accrued Payroll Expenses		(68,851)
Accrued Expenses		1,954
Deferred Revenue		(148)
Prepaid Assessments		(20,824)
Operating Lease Liability		(7,438)
NET CASH FROM OPERATING ACTIVITIES	**$**	**2,373,321**
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, Plant & Equipment		-
Disposal of Property, Plant & Equipment		-
NET INCREASE (DECREASE) IN CASH	**$**	**2,373,321**
CASH, BEGINNING OF PERIOD	$	5,812,670
CASH, END OF PERIOD	**$**	**8,185,991**

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: ***6.30***

Operating Cash at 7/31/2026	$	3,070,054	
Total 2026 operating budget expenses	$	6,122,446	
MINIMUM - Average of three months	$	1,462,877	
		Amount over minimum	Amount under minimum
	$	1,607,177	N/A
MAXIMUM - Average of six months	$	2,925,755	
		Amount over maximum	Amount under maximum
	$	144,299	N/A

DC Ranch Community Council

Resale Benefit Fee Trend - July 2026

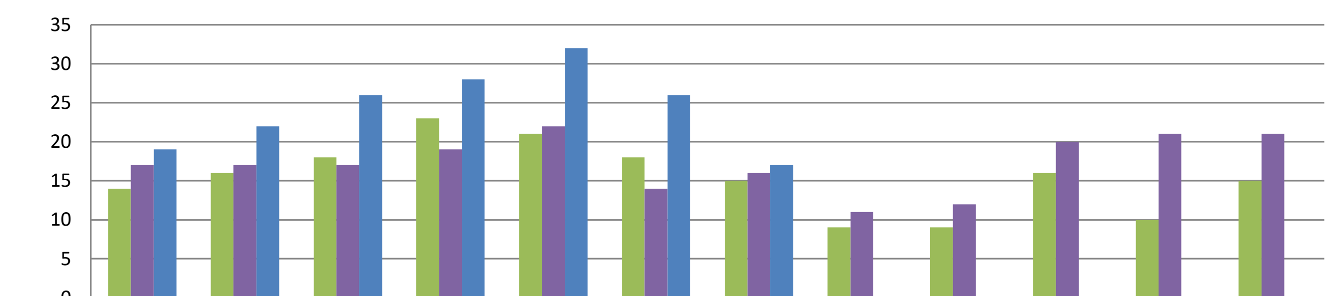
Month	2024 Actual	2025 Actual	In Process	2026 Actual	2026 Budget	Budget Variance	Change from Prior Year
January	$ 225,406	$ 348,590	$ -	$ 312,588	$ 100,716	$ 211,872	$ (36,002)
February	181,623	222,584	-	364,384	177,913	186,471	141,800
March	250,528	113,805	-	481,425	149,090	332,335	367,620
April	354,636	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	-	350,509	132,857		
August	72,293	169,215	259,645	-	83,757		
September	168,085	185,940	56,500	-	78,545		
October	185,415	171,748	82,250	-	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**	**$ 428,645**	**$ 2,926,198**	**$ 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	**July**	**YTD**	**Average Price**	**YTD Average**
Desert Parks - House	6	31	$ 1,158,167	$ 1,499,767
Desert Camp - House	1	27	1,100,000	1,516,667
Country Club - House	3	26	3,145,000	3,748,755
Silverleaf - House	7	60	7,973,972	5,676,738
Country Club - Land	0	2	-	175,000
Silverleaf - Land	0	11	-	3,711,818
Garages	0	10	-	868,370
Commercial/Corporate	0	3	-	12,168,659
Total/Average	17	170	$ 4,311,871	$ 3,599,320

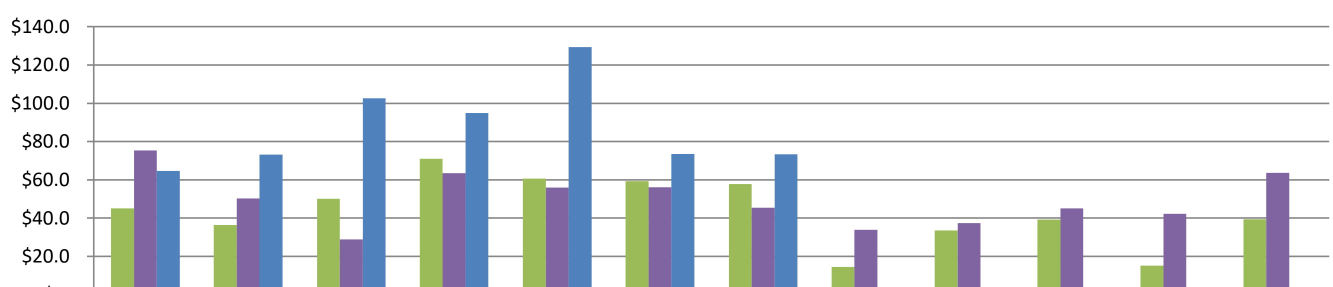
Property Sales 2025	
Annual	**Average**
56	$ 1,505,296
53	1,305,919
24	2,531,065
65	5,515,259
-	-
3	3,250,000
4	886,050
2	$ 5,987,500
207	$ 2,888,970

Count of Property Sales



	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	21	21
2026	19	22	26	28	32	26	17					

Property Sales by Month (in Millions)



	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	$45.4	$33.8	$37.4	$45.1	$42.3	$63.7
2026	$64.7	$73.2	$102.7	$95.0	$129.3	$73.5	$73.3					