



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

Summary by Fund – YTD				
	Operating	Reserve	Capital	Total
Revenue	\$ 7,144,945	\$ 258,199	\$ -	\$ 7,403,143
Expenses	5,110,786	335,110	-	5,445,895
Operating Income/(Loss)	\$ 2,034,159	\$ (76,911)	\$ -	\$ 1,957,248
Depreciation	-	-	9,633	9,633
Total Income/(Loss)	\$ 2,034,159	\$ (76,911)	\$ (9,633)	\$ 1,947,615
Transfers In/(Out)	(1,305,022)	1,305,022	-	-
Total Surplus/(Deficit)	\$ 729,137	\$ 1,228,111	\$ (9,633)	\$ 1,947,615

Revenue

Operating revenue for July totaled \$1,012k, favorable to budget by \$9k (Approximately 1.0%). Year-to-date revenue is favorable to budget by \$129k (approximately 1.8%). Significant variances to budget are as follows:

- Non-assessment revenue is \$134k favorable to budget YTD.
- Interest income is \$20k favorable to budget YTD.

Expense

Operating expenses for July came in \$3k favorable to budget, with year-to-date expenses \$539k (8%) favorable to budget. Notable variances to budget include:

- Payroll and employee-related expenses are under budget by \$170k (8.4%) 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 \$53k 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 \$158k. This spend will increase as we get into the summer months.
- Security expense is \$2k (<1%) favorable to budget.
- Insurance expense is \$1,948 (<1%) favorable to budget YTD.
- Utilities are favorable to budget by \$31k YTD.
- There is a YTD \$194k contingency built into the budget for unexpected events.

Balance Sheet/Cash Flow

- Operating cash is \$3.6 mil at 7/31/2026, equal to 3.6 months of cash on hand.
- There is currently \$14.5 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 \$111k for the month of July. The main expenses include \$44k in Gate repairs at the Ranch Master level, and Asphalt/ Pavement repairs for \$54K at Country Club and \$7K at Windgate. YTD reserve expenses were \$258k.
- 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 \$258k YTD.

DC RANCH ASSOCIATION

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							
Master Assessments	\$ 383,588	\$ 386,278	\$ (2,690)	\$ 2,679,593	\$ 2,703,946	\$ (24,353)	\$ 4,635,335
Neighborhood Assessments	514,491	514,483	8	3,600,661	3,601,381	(720)	6,173,791
Builder & Developer Assessments	3,033	676	2,357	28,225	4,732	23,493	8,110
Clubhouse Cost Share	56,305	56,804	(499)	394,137	397,628	(3,491)	681,649
Total Assessment Revenue	957,418	958,241	(823)	6,702,616	6,707,687	(5,071)	11,498,885
Lot Sale Fees	10,300	9,167	1,133	100,098	64,169	35,929	110,000
Modification Submittal Fees	10,450	6,000	4,450	84,375	42,000	42,375	72,000
Other Fees	8,184	4,961	3,223	68,562	34,727	33,835	59,540
Gate Transponders	12,883	14,583	(1,700)	102,969	102,081	888	175,000
Cell Tower Lease(s)	7,188	7,188	0	49,833	49,668	165	85,650
Other Income (CFD, Interest, Misc)	5,206	2,192	3,014	36,492	15,344	21,148	26,300
Total Non-Assessment Income	54,211	44,091	10,120	442,328	307,989	134,339	528,490
Total Operating Income	1,011,629	1,002,332	9,297	7,144,945	7,015,676	129,269	12,027,375
EXPENSES							
Reserve Contributions	186,432	186,430	2	1,305,022	1,305,010	12	2,237,181
Capital Contribution	-	4,167	(4,167)	-	29,169	(29,169)	50,000
Total Reserve Expense	186,432	190,597	(4,165)	1,305,022	1,334,179	(29,157)	2,287,181
Personnel Expenses	281,981	299,508	(17,527)	1,857,262	2,027,095	(169,833)	3,493,372
Administration	25,354	26,377	(1,023)	258,182	202,774	55,408	330,262
Information Technology	15,162	10,203	4,959	77,254	75,721	1,533	128,333
Human Resources	4,565	2,876	1,689	21,819	28,632	(6,813)	54,600
Total Administrative Expense	327,062	338,964	(11,902)	2,214,517	2,334,222	(119,705)	4,006,567
Landscape Services	43,739	47,450	(3,711)	270,198	442,233	(172,035)	787,173
Facilities Maintenance	23,207	18,803	4,404	126,322	130,121	(3,799)	221,660
Utilities	78,427	66,004	12,423	431,092	462,028	(30,936)	792,008
Fleet	36,638	21,828	14,810	179,749	152,796	26,953	261,936
Total Maintenance Expense	182,010	154,085	27,925	1,007,362	1,187,178	(179,816)	2,062,777
Community Patrol & Gate Access	256,911	242,405	14,506	1,715,174	1,716,835	(1,661)	2,952,410
Community Standards	328	1,392	(1,064)	2,946	9,744	(6,798)	16,700
Community Relations	-	950	(950)	4,780	9,503	(4,723)	17,053
Total Community Program Expense	257,239	244,747	12,492	1,722,900	1,736,082	(13,182)	2,986,163
Insurance (non-EE) & Taxes	23,971	23,985	(14)	166,007	169,345	(3,338)	289,299
Other Expenses	-	27,698	(27,698)	-	193,886	(193,886)	332,378
Total General Expense	23,971	51,683	(27,712)	166,007	363,231	(197,224)	621,677
Total Operating Expense	976,714	980,076	(3,362)	6,415,808	6,954,892	(539,084)	11,964,365
Operating Income/(Loss)	34,915	22,256	12,659	729,137	60,784	668,353	63,010
Reserve Net Income/(Loss)	125,964	-	125,964	1,228,111	-	1,228,111	-
Capital Net Income/(Loss)	(1,156)	-	(1,156)	(9,633)	-	(9,633)	-
Reserve/Capital Net Income/(Loss)	124,808	-	124,808	1,218,478	-	1,218,478	-
Total Net Income/(Loss)	\$ 159,723	\$ 22,256	\$ 137,467	\$ 1,947,615	\$ 60,784	\$ 1,886,831	\$ 63,010

DC RANCH ASSOCIATION

BALANCE SHEET

As Of July 31, 2026

	<u>7/31/2026</u>	<u>12/31/2025</u>	<u>Y/Y Change</u>
ASSETS			
CASH			
Cash - Operating	\$ 3,603,041	\$ 2,659,860	\$ 943,181
Petty Cash	125	125	-
TOTAL CASH	<u>3,603,166</u>	<u>2,659,985</u>	<u>943,181</u>
CAPITAL FUND	90,668	90,668	-
RESERVE FUND	14,463,855	14,414,720	49,135
Accounts Receivable (Net)	54,447	111,841	(57,394)
Intercompany Receivable	7,786	53,128	(45,342)
Prepaid Expenses	110,024	199,438	(89,414)
Operating Lease Right-to-Use Asset	144,531	144,531	-
Other Current Assets	270	460	(190)
TOTAL CURRENT ASSETS	<u>317,057</u>	<u>509,398</u>	<u>(192,340)</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	(329,875)	(320,242)	(9,633)
PROPERTY, PLANT AND EQUIPMENT, NET	<u>56,647</u>	<u>66,280</u>	<u>(9,633)</u>
TOTAL ASSETS	<u>\$ 18,531,394</u>	<u>\$ 17,741,051</u>	<u>\$ 790,343</u>
LIABILITIES			
Accounts Payable	\$ 341,286	\$ 1,640,568	\$ (1,299,282)
Intercompany Payable	504,751	371,735	133,016
Accrued Expenses	112,421	131,547	(19,126)
Prepaid Assessments	404,407	376,287	28,121
Deferred Revenue	-	-	-
Other Current Liabilities	125,000	125,000	-
TOTAL CURRENT LIABILITIES	<u>1,487,865</u>	<u>2,645,137</u>	<u>(1,157,272)</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>\$ 1,632,396</u>	<u>\$ 2,789,668</u>	<u>\$ (1,157,272)</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	1,947,615	-	1,947,615
TOTAL NET ASSETS	<u>\$ 16,898,999</u>	<u>\$ 14,951,384</u>	<u>\$ 1,947,615</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 18,531,394</u>	<u>\$ 17,741,051</u>	<u>\$ 790,343</u>

DC RANCH ASSOCIATION

STATEMENT OF CASH FLOW

For the Period Ended July 31, 2026

	<u>Current Month</u> Month Ended July 2026	<u>Year-to-Date</u> Year Ended July 2026
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 159,723	\$ 1,947,615
Adjustments to reconcile net income (deficit)		
Depreciation	1,156	9,633
<u>(Increase)/Decrease in:</u>		
Accounts receivable	36,877	57,394
Intercompany receivables	-	45,342
Prepaid expenses	3,292	89,414
<u>Increase/(Decrease) in:</u>		
Accounts payable	13,101	(1,298,912)
Accrued expenses	-	-
Accrued payroll expenses	(30,675)	(19,126)
Deferred revenue	-	-
Prepaid assessments	22,365	22,324
Prepaid Council assessments	5,646	5,797
Intercompany payables	177,326	133,016
Other liabilities	1,188	(181)
NET CASH FROM OPERATING ACTIVITIES	389,998	992,316
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	389,998	992,316
CASH, BEGINNING OF PERIOD	17,767,691	17,165,373
CASH, END OF PERIOD	\$ 18,157,689	\$ 18,157,689