



**DC Ranch Community Council  
Financial Highlights – Director Analysis  
for period ending July 31, 2021**

**Summary by Fund - YTD**

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 5,323,233	\$ 680	\$ 1,235	\$ 5,325,148
Expenses	1,977,603	69,696	112,904	2,160,203
<b>Operating Income/(Loss)</b>	<b>\$ 3,345,630</b>	<b>\$ (69,017)</b>	<b>\$ (111,669)</b>	<b>\$ 3,164,945</b>
Depreciation	-	-	24,894	24,894
<b>Total Income/(Loss)</b>	<b>\$ 3,345,630</b>	<b>\$ (69,017)</b>	<b>\$ (136,563)</b>	<b>\$ 3,140,051</b>
Transfers In/(Out)	(3,106,471)	342,471	2,764,000	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 239,159</b>	<b>\$ 273,454</b>	<b>\$ 2,627,437</b>	<b>\$ 3,140,051</b>

**Revenue**

Operating revenue for July totaled \$938k, higher than budget by \$647k (222%). Year-to-date revenue is favorable to budget by \$2.78 mil (109%). Significant variances to budget include:

- Community Benefit Fees came in \$647k (924%) higher than forecast for July, resulting in a \$2.9 mil (310%) revenue surplus YTD. Excess benefit fees that rise above six months of cash on hand are transferred to either the reserve fund or the capital fund to save for the master plan project.
- Program revenue is \$86k under budget, due to cancellation of Dinner in the Desert, reduced capacity at the Eggstravaganza event and reduced recreation programming and classes in response to the impact of the pandemic.

**Expense**

Operating expenses for July came in \$34k (11%) favorable to budget, with year-to-date expense \$412k (17%) lower than budget. A \$750k transfer was made to the capital fund in July, bringing total YTD transfers to \$2.95 mil over and above budgeted amounts. Notable variances include:

**Administration**

- Personnel costs are \$65k lower than estimated in the budget through July due to a couple of open positions, the transition of the Facilities and Recreation Director and less than normal rental/event hours YTD.
- Employee Relations & Training is under budget YTD due to the timing of professional development and recognition programs that have not resumed in person.
- Other YTD savings in Administrative costs include Legal/Professional Fees (\$14k), Special Projects (\$7k), Office Lease (\$9k) and IT Expenses (\$6k).

**Programs**

- Program expenses are favorable to budget by \$205k YTD largely due to events and programs that were cancelled, postponed or reduced, such as DC Ranch Day (\$25k), Dinner in the Desert (\$62,500),

Eggstravaganza (\$26k), Spring Production (\$20k), Starlight Concerts (\$10k) and Programming/Classes (\$20k).

- There is also savings in Community Engagement expenses due to postponed activities, meetings and recognition.
- Communications will have an ongoing savings for the year due to a reduced number of collateral pieces (ex. program guides).

#### Facilities

- Facilities expense is \$91k below budget due to the timing of seasonal decoration costs and the timing of supplies and service expenses.

#### Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.33 months as of 7/31/2021.
- There are \$5.3 mil in capital funds and \$2.0 mil in reserve funds. Reserves are currently at 94.27% funded.
- The balance in Capital Fund-Current Projects represents the amount of funds remaining to complete Board approved projects.

#### Looking Forward

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

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
August 2021	\$286,038	\$97,480
September 2021	\$161,885	\$74,071

***Community Council is continuing the 2021 year in a positive position with \$3.4 mil in net income and \$3.2 mil favorable variance to the operating budget. This has made it possible to transfer an additional \$2.95 mil to reserve and capital funds over and above budgeted amounts. Community Benefit Fees continue to come in extraordinarily high and there are substantial savings due to postponed or reduced event offerings year-to-date.***

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending July 31, 2021

	July 2021			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2021 Budget
<b>INCOME</b>							
Residential Assessments	\$ 141,440	\$ 141,440	\$ -	\$ 990,444	\$ 990,080	\$ 364	\$ 1,697,280
Commerical Assessments	50,440	50,440	-	353,080	353,080	-	605,280
Community Benefit Fees	717,439	70,040	647,399	3,768,372	918,850	2,849,522	1,500,000
<b>Total Assessment Revenue</b>	<b>909,319</b>	<b>261,920</b>	<b>647,399</b>	<b>5,111,896</b>	<b>2,262,010</b>	<b>2,849,886</b>	<b>3,802,560</b>
Event/Club/Class Registrations	177	3,885	(3,708)	14,369	34,382	(20,013)	61,864
Charitable Events	-	-	-	484	62,500	(62,016)	220,500
Arts & Education	1,500	1,500	-	16,638	20,205	(3,567)	25,545
<b>Total Program Revenue</b>	<b>1,677</b>	<b>5,385</b>	<b>(3,708)</b>	<b>31,491</b>	<b>117,087</b>	<b>(85,596)</b>	<b>307,909</b>
Community Center Rentals	1,740	500	1,240	1,920	500	1,420	15,000
Community Garden	880	-	880	6,160	-	6,160	-
<b>Total Facilities Revenue</b>	<b>2,620</b>	<b>500</b>	<b>2,120</b>	<b>8,080</b>	<b>500</b>	<b>7,580</b>	<b>15,000</b>
Management Fee	21,960	21,960	-	153,720	153,720	-	263,520
Advertising	-	720	(720)	4,320	4,560	(240)	7,080
Interest	34	350	(316)	277	2,450	(2,173)	4,192
Other Income (CFD, key fobs, misc)	2,280	100	2,180	13,450	5,150	8,300	12,400
<b>Total Other Income</b>	<b>24,274</b>	<b>23,130</b>	<b>1,144</b>	<b>171,766</b>	<b>165,880</b>	<b>5,886</b>	<b>287,192</b>
<b>Total Operating Income</b>	<b>937,890</b>	<b>290,935</b>	<b>646,955</b>	<b>5,323,233</b>	<b>2,545,477</b>	<b>2,777,756</b>	<b>4,412,661</b>
<b>EXPENSES</b>							
Personnel Expenses	188,698	190,554	(1,856)	1,298,600	1,363,146	(64,546)	2,318,869
Administration	38,560	36,402	2,158	235,282	270,442	(35,160)	456,996
Employee Relations & Training	3,922	6,900	(2,978)	27,756	45,204	(17,448)	66,179
<b>Total Administrative Expense</b>	<b>231,180</b>	<b>233,856</b>	<b>(2,676)</b>	<b>1,561,639</b>	<b>1,678,792</b>	<b>(117,153)</b>	<b>2,842,044</b>
Events/Clubs/Classes	9,974	9,000	974	94,328	190,910	(96,582)	327,600
Charitable Events	-	-	-	0	62,500	(62,500)	219,600
Communications/Community Eng	3,014	5,710	(2,696)	40,072	67,265	(27,193)	113,672
Arts & Education Programs	1,548	1,820	(272)	29,733	48,790	(19,057)	64,725
<b>Total Program Expense</b>	<b>14,536</b>	<b>16,530</b>	<b>(1,994)</b>	<b>164,134</b>	<b>369,465</b>	<b>(205,331)</b>	<b>725,597</b>
Desert Camp Community Center	18,243	24,711	(6,468)	158,708	184,016	(25,308)	303,944
The Homestead Community Center	7,926	12,182	(4,256)	53,814	79,031	(25,217)	133,397
Seasonal Decorations	496	19,000	(18,504)	9,771	38,775	(29,004)	66,775
Market St Park/Paths & Trails	1,904	2,401	(497)	9,577	21,051	(11,474)	40,819
<b>Total Facilities Expense</b>	<b>28,569</b>	<b>58,294</b>	<b>(29,725)</b>	<b>231,870</b>	<b>322,873</b>	<b>(91,003)</b>	<b>544,935</b>
Insurance (non-EE) & Taxes	2,939	2,627	312	19,961	18,664	1,297	31,849
Other Expenses	-	-	-	-	-	-	-
<b>Total General Expense</b>	<b>2,939</b>	<b>2,627</b>	<b>312</b>	<b>19,961</b>	<b>18,664</b>	<b>1,297</b>	<b>31,849</b>
<b>Total Operating Expense</b>	<b>277,224</b>	<b>311,307</b>	<b>(34,083)</b>	<b>1,977,603</b>	<b>2,389,794</b>	<b>(412,191)</b>	<b>4,144,425</b>
<b>Net Operating Income/(Loss)</b>	<b>660,666</b>	<b>(20,372)</b>	<b>681,038</b>	<b>3,345,630</b>	<b>155,683</b>	<b>3,189,947</b>	<b>268,236</b>
Reserve & Capital Contributions	(772,353)	(22,353)	(750,000)	(3,106,471)	(156,471)	(2,950,000)	(268,236)
<b>Transfers In/(Out)</b>	<b>(772,353)</b>	<b>(22,353)</b>	<b>(750,000)</b>	<b>(3,106,471)</b>	<b>(156,471)</b>	<b>(2,950,000)</b>	<b>(268,236)</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>\$ (111,687)</b>	<b>\$ (42,725)</b>	<b>\$ (68,962)</b>	<b>\$ 239,159</b>	<b>\$ (788)</b>	<b>\$ 239,947</b>	<b>\$ -</b>

# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET

As Of July 31, 2021

	<u>7/31/2021</u>	<u>12/31/2020</u>	<u>Y/Y Change</u>
<b>ASSETS</b>			
<b>CASH</b>			
Cash - Operating	\$ 1,958,144	\$ 1,591,637	\$ 366,507
Petty Cash	500	500	-
<b>TOTAL CASH</b>	<u>1,958,644</u>	<u>1,592,137</u>	<u>366,507</u>
<b>CAPITAL FUND</b>			
Capital Fund - Current Projects	93,708	88,939	4,769
Capital Fund - Savings	5,174,047	2,535,778	2,638,269
<b>TOTAL CAPITAL FUND</b>	<u>5,267,755</u>	<u>2,624,718</u>	<u>2,643,037</u>
<b>RESERVE FUND</b>			
Accounts Receivable (Net)	62,737	145,378	(82,641)
Intercompany Receivable	-	159,847	(159,847)
Prepaid Expenses	70,444	31,860	38,583
Other Current Assets	-	9,999	(9,999)
<b>TOTAL CURRENT ASSETS</b>	<u>133,180</u>	<u>347,084</u>	<u>(213,903)</u>
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Furniture & Fixtures	28,459	28,459	-
Property & Equipment	130,779	107,743	23,035
Leasehold Improvements - Comm Garden	137,042	137,042	-
Homestead Remodel & Improvements	110,112	110,112	-
Desert Camp Remodel & Improvements	146,355	146,355	-
Construction In Progress	7,562	7,562	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	<u>560,308</u>	<u>537,272</u>	<u>23,035</u>
Less Accumulated Depreciation	(309,644)	(284,749)	(24,894)
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	<u>250,664</u>	<u>252,523</u>	<u>(1,859)</u>
<b>TOTAL ASSETS</b>	<u>\$ 9,633,421</u>	<u>\$ 6,556,186</u>	<u>\$ 3,077,236</u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 29,047	\$ 52,448	\$ (23,400)
Intercompany Payable	-	8,264	(8,264)
Accrued Expenses	146,958	138,963	7,995
Prepaid Assessments	40,196	71,230	(31,034)
Deferred Revenue	2,310	-	2,310
Other Current Liabilities	(79)	10,342	(10,421)
<b>TOTAL CURRENT LIABILITIES</b>	<u>218,432</u>	<u>281,247</u>	<u>(62,814)</u>
<b>TOTAL LIABILITIES</b>	<u>\$ 218,432</u>	<u>\$ 281,247</u>	<u>\$ (62,814)</u>
<b>NET ASSETS</b>			
Capital Equity	2,808,108	1,533,535	1,274,572
Reserve Equity	1,809,562	1,469,579	339,983
Operating Equity	1,657,269	1,603,374	53,895
Current Year Profit/Loss	3,140,051	1,668,450	1,471,600
<b>TOTAL NET ASSETS</b>	<u>\$ 9,414,989</u>	<u>\$ 6,274,938</u>	<u>\$ 3,140,051</u>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u>\$ 9,633,421</u>	<u>\$ 6,556,185</u>	<u>\$ 3,077,236</u>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date July 2021

### CASH FLOWS FROM OPERATING ACTIVITIES

Net income (deficit) for period	\$	239,159
Adjustments to reconcile net income (deficit)		
Accounts receivable		82,641
Prepaid insurance		(17,256)
Prepaid programs and expense		(17,096)
Prepaid expenses		(4,232)
Intercompany Receivable		159,847
Accounts payable		(23,400)
Accrued payroll expenses		8,412
Deferred revenue - facility rentals		2,310
Prepaid assessments		(31,034)
Prepaid event registration		-
Intercompany Payable		(8,264)
Transfer of funds from Operating to Reserve/Capital Accounts		-
Other liabilities		(1,544)

**NET CASH FROM OPERATING ACTIVITIES** 389,543

### CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of Property, Plant & Equipment (23,035)

**NET INCREASE (DECREASE) IN CASH** **366,507**

CASH, BEGINNING OF PERIOD 1,592,137

**CASH, END OF PERIOD** **\$ 1,958,644**

### 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:** **5.33**

Total 2021 operating budget expenses \$ 4,412,661

**MINIMUM** - Average of three months \$ 1,103,165

Amount over minimum		Amount under minimum
<u>\$ 855,479</u>		<u>N/A</u>

**MAXIMUM** - Average of six months \$ 2,206,331

Amount over maximum		Amount under maximum
<u>N/A</u>		<u>\$ 247,687</u>

**DC Ranch Community Council  
Resale Benefit Fee Trend - July 2021**

Resale Benefit Fee							
Month	2019 Actual	2020 Actual	In Process	2021 Actual	2021 Budget	Budget Variance	Change from Prior Year
Jan	\$ 77,187	\$ 93,563		283,272	89,936	\$ 193,336	\$ 189,710
Feb	201,978	284,943		530,781	139,866	390,915	245,839
Mar	240,099	215,236		491,131	183,398	307,733	275,895
Apr	160,733	138,243		564,467	127,824	436,643	426,225
May	134,839	83,883		526,293	166,915	359,378	442,410
Jun	217,543	251,064		654,989	140,871	514,118	403,926
Jul	118,113	185,835		717,439	70,040	647,399	531,604
Aug	133,747	207,587	286,038		97,480		
Sep	98,697	232,947	161,885		74,071		
Oct	137,713	390,122	11,500		99,620		
Nov	160,508	271,763	8,250		189,035		
Dec	292,800	342,891			120,944		
<b>Annual Total</b>	<b>\$ 1,973,957</b>	<b>\$ 2,698,074</b>	<b>\$ 467,672</b>	<b>\$ 3,768,371</b>	<b>\$ 1,500,000</b>	<b>\$ 2,849,521</b>	<b>\$ 2,515,607</b>

Property Sale Breakdown				
Location	July	YTD	Average Price	YTD Average
PU 1 - House	11	61	\$ 1,090,909	\$ 945,913
PU 2 - House	5	52	1,079,750	934,608
PU 4 - House	2	38	2,747,500	2,626,079
Silverleaf - House	7	89	3,520,571	4,312,511
PU 4 - Land	-	2	-	2,312,500
Silverleaf - Land	3	27	3,783,333	3,057,883
Commercial	1	8	84,600,000	12,394,675
<b>Total/Average</b>	<b>29</b>	<b>277</b>	<b>\$ 4,947,853</b>	<b>\$ 2,802,347</b>

