



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Minutes

**June 15, 2026, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge Recreation Center**

FC Members Present:

Ron Welk
Michael Flower
Shane Callahan
Jennifer Harris
Erik Vaska

FC Members Absent:

Alex Gorjidooz
Doug MacLeod

Staff Members Present:

Brice Kahler, CFO
Emily Arnold, Controller

Board Members and Visitors Present:

Leo Stegman, Board Treasurer

1. The Finance Committee meeting was called to order at 6:00 p.m. A quorum of the Finance Committee was present.
2. The Finance Committee reviewed the May 18, 2026, Finance Committee meeting minutes.

A motion was made to accept the May 18, 2026, HRCA Finance Committee meeting minutes as presented. The motion was approved with one abstention.

Motion: Jennifer Harris Second: Ron Welk

3. The Finance Committee reviewed and discussed the May 31, 2026, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials and each operating fund. Consolidated revenues are up \$158K or 1.1% over budget. Program revenue continues to be strong. Consolidated expenses are down \$157K or 1.2% to budget. YTD capital expenditures total \$2.5 million which includes HVAC and roof replacements at Westridge.

A motion was made that the HRCA Finance Committee accept the May 31, 2026, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

Motion: Michael Flower

Second: Shane Callahan

4. Other Business:

With the 2027 budget process beginning in August, staff is monitoring the CPI Shelter Index, which is currently up more than 3%. This index is used as a factor in developing any proposed assessment increase for 2027.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller