



Delegate Meeting

February 21, 2023

6:00 p.m.

Southridge Rec Center

Business Agenda Items

- | | |
|--|-----------|
| I. Call to Order | 6:00 p.m. |
| II. Speaker – Denver Mountain Parks & Denver Zoo <i>Bison Update</i> | 6:02 p.m. |
| III. Pledge of Allegiance | 6:12 p.m. |
| IV. Proof of Notice of Meeting | 6:14 p.m. |
| V. Roll Call/Establishment of Quorum | 6:15 p.m. |
| VI. Approval of Minutes from the Preceding Meeting of the Delegates
October 18, 2022, November 15, 2022, & January 17, 2023 | 6:20 p.m. |
| VII. Member Forum <i>sign-up in advance; 3-minute time limit</i> | 6:22 p.m. |
| VIII. Board of Directors Report <ul style="list-style-type: none">• Board of Director Election Website<ul style="list-style-type: none">○ Vote HOA○ Must have access to your @hrcadelegate.org email. | 6:30 p.m. |
| IX. General Manager Report <i>Mike Bailey</i> | 6:35 p.m. |
| X. Department Updates <ul style="list-style-type: none">• IT – Southridge Auditorium Audio/Visual <i>Nick Bravata</i> | 6:40 p.m. |
| XI. Continued/New Business <ul style="list-style-type: none">• Board of Director Candidates<ul style="list-style-type: none">○ Jim Allen, Incumbent Board President○ Kurt Huffman, Delegate○ Brock Norris, Incumbent Board Director | 6:45 p.m. |

XII. Delegate Forum | *sign-up in advance; 3-minute time limit*

6:55 p.m.

XIII. Adjournment

7:00 p.m.

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.

The Next Delegate and Board meeting will be held on Tuesday, March 21, 2023.

Disclaimer – This packet is provided for informational purposes only and is subject to change. Other matters may be considered as deemed appropriate. Some documents or information may have been unavailable when this agenda was prepared. For additional information, contact: theresa.hill@hrcaonline.org. The Board Working Session, Delegate Meeting, Board of Directors Meeting, and all other HRCA Committee Meetings are open to our members.



Delegate Meeting Minutes

Agenda item: Call to Order **Presenter:** Jim Allen

Jim Allen called the meeting to order at 6:04 p.m.

Agenda item: Pledge of Allegiance **Presenter:** Jim Allen

Jim Allen led the meeting in the Pledge of Allegiance.

Agenda item: Proof of Notice of Meeting **Presenter:** Monica Wasden

Monica Wasden confirmed the Proof of Notice of Meeting.

Agenda item: Roll Call/Establishment of Quorum **Presenter:** Theresa Hill

Conclusions:

A quorum was/was not established; 14,155 lots of 31,538 lots were present.

Agenda item: Approval of Minutes for the Meeting of the Delegates for the October 18, 2022, & November 15, 2022, meetings **Presenter:** Jim Allen

Conclusions:

October and November minutes were not approved as a quorum was not established. The agenda item will move to the February 2023 agenda.

Agenda item: Member Forum **Presenter:** N/A

Discussion:

No members presented.

Agenda item: Board of Directors Report **Presenter:** Jim Allen

Conclusions:

Jim Allen presented a PowerPoint. He outlined the election process for the Board of Directors. There are two seats up for election. January 27, 2023 is the last day to submit applications. The election will be held online again this year. Delegate Elections will be held this year, too – odd numbers and vacant districts will be up for re-election.

Agenda item: General Manager Report **Presenter:** Mike Bailey

Conclusions:

Mike Bailey presented a PowerPoint. He gave an update on the HRCSF Scholarship Fund. This year marks the 20th anniversary of the fund. Over the past 20 years, HRCSF has given \$603,000 to students in Highlands Ranch.



Scholarship applications go live on January 20, 2023.

Mike shared on snow removal and garbage and recycling processes and outline which organization to reach out to with issues and questions.

Mike highlighted the committees with open seats and directed Delegates to the website for more information.

Agenda item: Department Updates

Presenter: Jamie Noebel

Conclusions:

Mark Giebel presented a PowerPoint on the Backcountry. He reviewed the purpose of the Backcountry and an overview of the land usage. He also reviewed revenue from 2022 and the Backcountry Camp programs. He gave an update on the Site Plan and Planned Development Amendment. He updated on the Bison program. Denver Mountain Parks and Denver Zoo will present in February 2023 to the Delegates. Mark shared that probable sites have been identified for a potential solar garden and will update Delegates as necessary.

Mark Gunther presented a PowerPoint on Facilities. He gave an update on facility usage statistics. He provided a 2022 year-in-review and reviewed each facility's reserve expenses. He provided a preview of the 2023 Q1 projected expenses.

Ken Joseph presented a PowerPoint on Programs. He shared the HRCAs program focus and improvements that have occurred in 2022.

Agenda item: Continued/New Business

Presenter: N/A

Conclusions: No new business

Agenda item: Delegate Forum

Presenter: Delegates

Discussion:

Homar Alvarado | District #68: Asked how to inform a neighbor requesting a streetlight where to go for the request.

Dennis Epperly | District #2: Brought up Delegate attendance as a concern. He also brought up his concern about the 3-minute time limit for delegate speaking. He is hoping the Bylaw Committee can investigate this.

Agenda item: Adjournment

Presenter:

Conclusions:

The Meeting of the Delegates was adjourned at 7:05 p.m.

Respectfully submitted,

Monica Wasden, Secretary

DISTRICT DELEGATE ROLL CALL
MEETING DATE: January 17, 2023
RECORD DATE:

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of LOTS	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
1	LESLIE MILLER			297	-	-	-	-	-	-
2	DENNIS EPPERLY	X		266	266	-	-	-	-	-
3	VACANT			184	-	-	-	-	-	-
4	ROY KING (Stratton Ridge)			153	-	-	-	-	-	-
5	JUDY DYK (Bradford Hills)			108	-	-	-	-	-	-
6	JEFF THOMPSON (Sugarmill)			126	-	-	-	-	-	-
7	MICHAEL RILEY			295	-	-	-	-	-	-
8	VACANT (Chalet)			97	-	-	-	-	-	-
9	SUE LEIDOLPH (Remington Bluffs)	P		50	-	50	-	-	-	-
10	JIM MATSEY			143	-	-	-	-	-	-
11	DEREK LONG			251	-	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills)	X		113	113	-	-	-	-	-
13	HILARY PRICE	X		199	199	-	-	-	-	-
14	TAMMY KELLY	P		185	-	185	-	-	-	-
15	JUSTIN HILL			200	-	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN			166	-	-	-	-	-	-
18	GLENN PROULX			318	-	-	-	-	-	-
20	JEAN REHNKE			208	-	-	-	-	-	-
21	ANDREW CURRIER	X		189	189	-	-	-	-	-
22	BRYAN WALSH			132	-	-	-	-	-	-
23	VACANT			142	-	-	-	-	-	-
24	CONNIE ROSEL	X		83	83	-	-	-	-	-
25	ANDY JONES			438	-	-	-	-	-	-
26	REBECCA ROTHWELL			183	-	-	-	-	-	-
27	VACANT			242	-	-	-	-	-	-
28	BRYAN WALSH			48	-	-	-	-	-	-
30	JEN ROULTON (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA			368	-	-	-	-	-	-
41	TOMMY DOLAN			366	-	-	-	-	-	-
49	VACANT			291	-	-	-	-	-	-
50	LINDA MALLETT (Geneagles)			345	-	-	-	-	-	-
51	SID BASU			253	-	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-	-	-	-
53	SHARYN LANDIS			171	-	-	-	-	-	-
60	VACANT			181	-	-	-	-	-	-
61	JEFF ROHR	X		105	105	-	-	-	-	-
62	NANCY SMITH	X		197	197	-	-	-	-	-
63	TODD LANDGRAVE			51	-	-	-	-	-	-
64	CHRIS BAYEE	P		130	-	130	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR	X		224	224	-	-	-	-	-
68	ROMAR ALVARADO	X		152	152	-	-	-	-	-
69	LOUISE ANSARI			182	-	-	-	-	-	-
70	TERI HJELMSTAD (The Village)			81	-	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)	X		26	26	-	-	-	-	-
73	WILL JOHNSON			1,184	-	-	-	-	-	-
74	BILL BUETTNER	P		940	-	940	-	-	-	-
75	SUSAN O'BRIEN			74	-	-	-	-	-	-
76	BRET ROGERS	X		223	223	-	-	-	-	-
77	MELISSA SMESSEART			420	-	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	CONNIE MANZER (The Retreat)	X		101	101	-	-	-	-	-

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of LOTS	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
80	LAURA EICHER (PA-20)	X		1,533	1,533	-	-	-	-	-
81	AL BONNEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN	X		778	778	-	-	-	-	-
83	ANDY NATALIE	X		180	180	-	-	-	-	-
84	DAVID ALPERT	P		705	-	705	-	-	-	-
85	DEBORAH SPICER			784	-	-	-	-	-	-
86	VACANT			1,290	-	-	-	-	-	-
87	JENNIFER HARRIS (Indigo Hill)	P		481	-	481	-	-	-	-
88	CAROLYN GROOM (Weatherstone)			294	-	-	-	-	-	-
89	MARY COURTNEY (Villages at H.R.)			323	-	-	-	-	-	-
90	BARBARA SMITH (Spaces)			250	-	-	-	-	-	-
91	GINGER NIXT (Settlers Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)			440	-	-	-	-	-	-
93	VACANT			260	-	-	-	-	-	-
94	AL PELKOWSKI (Westridge Knolls)	P		617	-	617	-	-	-	-
95	TOM RYNO (Coveaux Ridge)	X		56	56	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	WILLIAM SMITH			336	-	-	-	-	-	-
98	DANA SCANTLAND (Sundance @ Indigo Hill)			225	-	-	-	-	-	-
99	MICHAEL PETRUCELLI (Carlyle Park)			213	-	-	-	-	-	-
100	VACANT			177	-	-	-	-	-	-
101	BRUCE PEOTTER	P		111	-	111	-	-	-	-
102	PAULA BACHELLER			202	-	-	-	-	-	-
103	JON BENZ			401	-	-	-	-	-	-
104	VACANT			532	-	-	-	-	-	-
105	JOSEPH ADEN	X		353	353	-	-	-	-	-
106	RITA NORRIS	X		226	226	-	-	-	-	-
107	ALDIS SIDES (HR Golf Club)	P		579	-	579	-	-	-	-
108	GRETHE STEM	X		208	208	-	-	-	-	-
109	MARILYN MANNING (Backcountry)	X		1,252	1,252	-	-	-	-	-
110	MARK DICKERSON (Stonbury)	X		87	87	-	-	-	-	-
111	MIKE WOODLAND (Firelight)	X		1,863	1,863	-	-	-	-	-
112	PATTIE MC GUINNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	FRANK IMPINNA			517	-	-	-	-	-	-
114	CLAY KARR (The Hearth)	X		1,652	1,652	-	-	-	-	-
115	COLIN CAMPBELL (Brownstones)	P		359	-	359	-	-	-	-
116	ROBERT STRAUSS (Trexana)			557	-	-	-	-	-	-
120	VACANT (Clock Tower Residences)			318	-	-	-	-	-	-
121	VACANT (Crescendo)			200	-	-	-	-	-	-
212	VACANT (Stoneybridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park)			523	-	-	-	-	-	-
TOTAL				31,538	10,469	4,391	-	-	-	-
QUORUM 51%				16,084				14,860	92%	



Delegate Meeting Minutes

Agenda item: Call to Order **Presenter:** Brock Norris

Brock Norris called the meeting to order at 6:00 p.m.

Agenda item: Pledge of Allegiance **Presenter:** Brock Norris

Brock Norris led the meeting in the Pledge of Allegiance.

Agenda item: Proof of Notice of Meeting **Presenter:** Monica Wasden

Conclusions:

Monica Wasden confirmed the Proof of Notice of Meeting.

Agenda item: Roll Call/Establishment of Quorum **Presenter:** Brian Sheppelman

Conclusions:

A quorum was established; 18,729 lots of 31,388 lots were present.

Agenda item: Approval of Minutes for the Meeting of the Delegates for the September 20, 2022, meeting **Presenter:** Brock Norris

Conclusions:

The September 20, 2022, meeting minutes were adopted by unanimous consent. Delegate District #16, Elizabeth Strock, moved to approve the minutes. Delegate District #02, Dennis Epperly, seconded. Unanimous Decision.

Agenda item: Member Forum **Presenter:** N/A

Discussion:

No Members signed up to present.

Agenda item: Board of Directors Report **Presenter:** Brock Norris

Conclusions:

Brock Norris presented a PowerPoint reviewing the draft 2023 Delegate Speaker List and 2023 Meeting Schedule. The 2023 Meeting Schedule was adopted by unanimous consent. Delegate District #02, Dennis Epperly, moved to approve the schedules. Delegate District #18, Glenn Proulx, seconded. Unanimous Decision.

The 2023 Speaker List was adopted by unanimous consent. Delegate District #112, Pattie McGuinness, moved to approve the speaker list. Delegate District #116, Robert Strauss, seconded. Unanimous Decision. During discussion the delegates recommended having Douglas County Traffic department and Centennial Water invited to be guest speakers and to have HRMD speak more than once per year.



Delegate Members were invited to explore more about joining the Finance Committee and a Save the Date of December 13, 2022, was given for a Volunteer Appreciation Event.

Agenda item: General Manager Report

Presenter: Mike Bailey

Conclusions:

Mike Bailey gave a report highlighting the work of all staff, the finance committee, and the Board of Directors in getting a solid budget for 2023.

Agenda item: Finance 2023 Budget

Presenter: Brice Kahler

Conclusions:

Brice Kahler presented a PowerPoint and overview of the 2023 Budget. The 2023 Budget was adopted by unanimous consent. Delegate District #09, Sue Leidolph, moved to approve the 2023 Budget. Delegate District #87, Jennifer Harris, seconded. Unanimous Decision.

Agenda item: Updates

Presenter: Multiple

Conclusions:

Mark Gunther shared a PowerPoint on Facilities/Operations. He highlighted the new golf and multi-sports simulator at Southridge, the end of the batting cages season at Westridge, the annual tennis pavilion inspection and repairs at the Northridge tennis pavilion, emergency preparedness training for administrative staff, and pickleball lighting and capital reserve pricing on 2023 projects. The 2023 Facility Closure Dates were reviewed and adopted by unanimous consent. Delegate District #50, Linda Mallette, moved to approve the closure dates. Delegate District #115, Colin Campbell, seconded. Unanimous Decision.

Mark Giebel shared a PowerPoint on the Backcountry and highlighted the Site Plan Amendment and Planned Development Amendment process. He discussed a partnership with another organization regarding introducing Bison into a select area of the Backcountry. Mark also gave a program update on events that have occurred at base camp, along with future events.

Jamie Noebel shared a PowerPoint on Community Relations, highlighted the months' past events, and gave participation numbers for those events. Jamie also highlighted the upcoming events to be held in the next couple of months.

Agenda item: Continued/New Business

Presenter: N/A

Conclusions: No new business

Agenda item: Delegate Forum

Presenter: Delegates

Discussion:

No Delegates signed up to speak.

Agenda item: Adjournment

Presenter:

Conclusions:

The Meeting of the Delegates was adjourned at 7:09 p.m.

Respectfully submitted,

Monica Wasden, Secretary



Delegate Meeting Minutes

Agenda item: Call to Order **Presenter:** Jim Allen

Jim Allen called the meeting to order at 6:03 p.m.

Agenda item: Guest Speaker | Sam Calkins, Centennial Water **Presenter:** Jim Allen

Guest Speaker Sam Calkins from Centennial Water presented a PowerPoint educating on current water usage and the upcoming Centennial Water and Metro District elections.

Agenda item: Pledge of Allegiance **Presenter:** Jim Allen

Jim Allen led the meeting in the Pledge of Allegiance.

Agenda item: Proof of Notice of Meeting **Presenter:** Monica Wasden

Monica Wasden confirmed the Proof of Notice of Meeting.

Agenda item: Roll Call/Establishment of Quorum **Presenter:** Theresa Hill

Conclusions:

A quorum was not established; 13,135 lots of 31,388 lots were present.

Agenda item: Approval of Minutes for the Meeting of the Delegates for the October 18, 2022, meeting **Presenter:** Jim Allen

Conclusions:

October minutes were not approved as a quorum was not established. Agenda item will move to the December 2022 agenda.

Agenda item: Member Forum **Presenter:** N/A

Discussion:

No members presented.

Agenda item: Board of Directors Report **Presenter:** Jim Allen

Conclusions:

Jim Allen presented a PowerPoint. He outlined the Quarterly Board Review upcoming on Friday, 11/18. Jim reminded everyone of the upcoming Volunteer Appreciation Dinner immediately preceding the December meeting.



Agenda item: General Manager Report

Presenter: Mike Bailey

Conclusions:

Mike Bailey presented a PowerPoint. He gave an update on the Southridge sport simulator, facilities that hosted as voting sites, the final stages of the Eastridge renovation and the Southridge IT updates. He also presented updates surrounding the legislative rewrites occurring with CLAC, the Backcountry Site Plan Amendment and the new mental health benefits that HRCA employees will receive in 2023.

Pattie McGuinness | District #112: Asked if HRCA was hiring a 3rd party consultant for our Marketing & Communications brand recognition and if there were multiple RFPs for the Southridge IT project.

Rebecca Rothwell | District #26: Commented on how great the simulator was.

Kurt Huffman | District #82: Asked about the multisport capabilities and what is the most popular part.

Agenda item: Updates

Presenter: Jamie Noebel

Conclusions:

Jamie Noebel shared a PowerPoint on Community Relations, highlighted upcoming events through the next Board meeting.

Agenda item: Continued/New Business

Presenter: N/A

Conclusions: No new business

Agenda item: Delegate Forum

Presenter: Delegates

Discussion:

Bret Rogers | District #76: Issue brewing within district residents over code compliance. Mike Bailey reminded Bret that HRCA does not regulate bad behavior and control over the public streets does not reside with HRCA. Suggested that Bret reach out directly to Mike to follow up.

Agenda item: Adjournment

Presenter:

Conclusions:

The Meeting of the Delegates was adjourned at 6:57 p.m.

Respectfully submitted,

Monica Wasden, Secretary

DISTRICT DELEGATE ROLL CALL
MEETING DATE: October 18, 2022
RECORD DATE:

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
1	LESLIE MILLER	P		297	-	297	-	-	-	-
2	DENNIS EPPERLY	X		266	266	-	-	-	-	-
3	VACANT			184	-	-	-	-	-	-
4	ROY KING (Stratton Ridge)	P		153	-	153	-	-	-	-
5	JUDY DYK (Bradford Hills)	X		108	108	-	-	-	-	-
6	JEFF THOMPSON (Sugarhill)			126	-	-	-	-	-	-
7	MICHAEL RILEY			295	-	-	-	-	-	-
8	HEATHER BLAKE (Chalet)			97	-	-	-	-	-	-
9	SUE LEIDOLPH (Remington Bluffs)	X		50	50	-	-	-	-	-
10	JIM MAITSEY			143	-	-	-	-	-	-
11	DEREK LONG	X		251	251	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills)			113	-	-	-	-	-	-
13	HILARY PRICE			199	-	-	-	-	-	-
14	TAMMY KELLY	P		185	-	185	-	-	-	-
15	JUSTIN HILL			200	-	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN			166	-	-	-	-	-	-
18	GLENN PROULX	X		318	318	-	-	-	-	-
20	JEAN REHNKE	P		208	-	208	-	-	-	-
21	ANDREW CURRIER	X		189	189	-	-	-	-	-
22	BRYAN WALSH			132	-	-	-	-	-	-
23	DOMINICK ESPOSITO			142	-	-	-	-	-	-
24	CONNIE ROSEL			83	-	-	-	-	-	-
25	ANDY JONES			438	-	-	-	-	-	-
26	REBECCA BATHWELL	X		183	183	-	-	-	-	-
27	KETH GLENN			242	-	-	-	-	-	-
28	BRYAN WALSH			48	-	-	-	-	-	-
30	JEN ROULTON (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA	X		368	368	-	-	-	-	-
41	TOMMY DOLAN			366	-	-	-	-	-	-
49	KARLA LAURENT			291	-	-	-	-	-	-
50	LINDA MALLETT (Gleneagles)	X		345	345	-	-	-	-	-
51	SID BASU			253	-	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-	-	-	-
53	SHARYN LANDIS	X		171	171	-	-	-	-	-
60	VACANT			181	-	-	-	-	-	-
61	JEFF ROHR			105	-	-	-	-	-	-
62	NANCY SMITH	X		197	197	-	-	-	-	-
63	TODD LANDGRAVE			51	-	-	-	-	-	-
64	CHRIS BAYEE	X		130	130	-	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR			224	-	-	-	-	-	-
68	HOMAR ALVARADO			152	-	-	-	-	-	-
69	LOUISE ANSARI			182	-	-	-	-	-	-
70	TERI HEJELMSTAD (The Village)			81	-	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	WILL JOHNSON			1,184	-	-	-	-	-	-
74	BILL BUETTNER	X		940	940	-	-	-	-	-
75	SUSAN O'BRIEN			74	-	-	-	-	-	-
76	BRET ROGERS	X		223	223	-	-	-	-	-
77	MELISSA SMESSEART	X		420	420	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	GRACE MCMAHON (The Retreat)			101	-	-	-	-	-	-

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
80	LAURA EICHER	X		1,533	1,533	-	-	-	-	-
81	AL BONNEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN	P		778	-	778	-	-	-	-
83	ANDY NATALIE			180	-	-	-	-	-	-
84	DAVID ALPERT			705	-	-	-	-	-	-
85	DEBORAH SPICER	X		784	784	-	-	-	-	-
86	VACANT			1,290	-	-	-	-	-	-
87	JENNIFER HARRIS (Indigo Hill)	X		481	481	-	-	-	-	-
88	CAROLYN GROOM (Weatherstone)	X		294	294	-	-	-	-	-
89	JUDI RILEY (Villages at H.R.)			323	-	-	-	-	-	-
90	Barbara Smith (Spaces)	P		250	-	250	-	-	-	-
91	GINGER NIXT (Settlers Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)	X		440	440	-	-	-	-	-
93	VACANT			260	-	-	-	-	-	-
94	AL PELKOWSKI (Westridge Knolls)	X		617	617	-	-	-	-	-
95	TOM HALL (Coventry Ridge)	X		56	56	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	WILLIAM SMITH			336	-	-	-	-	-	-
98	DANA SCANTLAND (Sundance @ Indigo Hill)			225	-	-	-	-	-	-
99	MICHAEL PETRUCELLI (Carble Park)			213	-	-	-	-	-	-
100	VACANT			197	-	-	-	-	-	-
101	BRUCE PEOTTER			111	-	-	-	-	-	-
102	PAULA BACHELLER	X		202	202	-	-	-	-	-
103	JON BENZ			401	-	-	-	-	-	-
104	VACANT			532	-	-	-	-	-	-
105	JOSEPH ADEN	X		353	353	-	-	-	-	-
106	RITA NORRIS			226	-	-	-	-	-	-
107	ALDIS SIDES (HR Golf Club)	X		579	579	-	-	-	-	-
108	GRETHER STEM			208	-	-	-	-	-	-
109	MARILYN MANNING (Backcountry)	P		1,252	-	1,252	-	-	-	-
110	MARK DICKERSON (Stonebury)			87	-	-	-	-	-	-
111	MIKE WOODLAND (Freight)	P		1,863	-	1,863	-	-	-	-
112	PATTIE MCGUINNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	FRANK IMPINNA	X		517	517	-	-	-	-	-
114	CLAY KARR (The Hearth)	P		1,652	-	1,652	-	-	-	-
115	COLIN CAMPBELL (Brownstones)	X		359	359	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	VACANT (Clock Tower Residences)			318	-	-	-	-	-	-
212	VACANT (Stoneybridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park-Gold Peak)	X		523	523	-	-	-	-	-
TOTAL				31,338	11,857	6,872	-	-	-	-
QUORUM 51%				15,982	-	-	-	-	18,729	117%

*If the number of lots column is filled out, it indicates that the delegate was present in person or by proxy for this meeting.

DISTRICT DELEGATE ROLL CALL
MEETING DATE: November 15, 2022
RECORD DATE:

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
1	LESLIE MILLER			297	-	-	-	-	-	-
2	DENNIS EPPERLY	X		266	266	-	-	-	-	-
3	VACANT			184	-	-	-	-	-	-
4	ROY KING (Stratton Ridge)	X		153	153	-	-	-	-	-
5	JUDY DYK (Bradford Hills)	X		108	108	-	-	-	-	-
6	JEFF THOMPSON (Sugarhill)			126	-	-	-	-	-	-
7	MICHAEL RILEY			295	-	-	-	-	-	-
8	HEATHER BLAKE (Chalet)			97	-	-	-	-	-	-
9	SUE LEIDOLPH (Remington Bluffs)	P		50	-	50	-	-	-	-
10	JIM MATSEY			143	-	-	-	-	-	-
11	DEREK LONG			251	-	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills)			113	-	-	-	-	-	-
13	HILARY PRICE			199	-	-	-	-	-	-
14	TAMMY KELLY			185	-	-	-	-	-	-
15	JUSTIN HILL			200	-	-	-	-	-	-
16	ELIZABETH STROCK			105	-	-	-	-	-	-
17	GREG HERMAN			166	-	-	-	-	-	-
18	GLENN PROULX			318	-	-	-	-	-	-
20	JEAN REHNKE	P		208	-	208	-	-	-	-
21	ANDREW CURRIER	X		189	189	-	-	-	-	-
22	BRYAN WALSH			132	-	-	-	-	-	-
23	DOMINICK ESPOSITO			142	-	-	-	-	-	-
24	CONNIE ROSEL			83	-	-	-	-	-	-
25	ANDY JONES			438	-	-	-	-	-	-
26	REBECCA ROTHWELL	X		183	183	-	-	-	-	-
27	KEITH GLENN			242	-	-	-	-	-	-
28	BRYAN WALSH			48	-	-	-	-	-	-
30	JEN ROUTON (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA	X		368	368	-	-	-	-	-
41	TOMMY DOLAN	X		366	366	-	-	-	-	-
49	KARLA LAURENT			291	-	-	-	-	-	-
50	LINDA MALLETT (Gleneagles)			345	-	-	-	-	-	-
51	SID BASU	X		253	253	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-	-	-	-
53	SHARYL LANDIS			171	-	-	-	-	-	-
60	VACANT			181	-	-	-	-	-	-
61	JEFF ROHR	X		105	105	-	-	-	-	-
62	NANCY SMITH	X		197	197	-	-	-	-	-
63	TODD LANDGRAVE			51	-	-	-	-	-	-
64	CHRIS BAYEE	P		130	-	130	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR	X		224	224	-	-	-	-	-
68	HOMAR ALVARADO			152	-	-	-	-	-	-
69	LOUISE ANSARI			182	-	-	-	-	-	-
70	TERI HJELMSTAD (The Village)			81	-	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	WILL JOHNSON			1,184	-	-	-	-	-	-
74	BILL BUETTNER	X		940	940	-	-	-	-	-
75	SUSAN O'BRIEN			74	-	-	-	-	-	-
76	BRET ROGERS	X		223	223	-	-	-	-	-
77	MELISSA SMESSEART			420	-	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	GRACE MCMAHON (The Retreat)			101	-	-	-	-	-	-

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
80	LAURA EICHER	P		1,533	-	1,533	-	-	-	-
81	AL BONNEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN	X		778	778	-	-	-	-	-
83	ANDY NATALIE			180	-	-	-	-	-	-
84	DAVID ALPERT			705	-	-	-	-	-	-
85	DEBORAH SPICER	X		784	784	-	-	-	-	-
86	VACANT			1,290	-	-	-	-	-	-
87	JENNIFER HARRIS (Indigo Hill)	X		481	481	-	-	-	-	-
88	CAROLYN GROOM (Weatherstone)	x		294	294	-	-	-	-	-
89	JUDI RILEY (Villages at H.R.)			323	-	-	-	-	-	-
90	MICHAEL DEVINEY (Spaces)			250	-	-	-	-	-	-
91	GINGER NIXT (Settlers Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)			440	-	-	-	-	-	-
93	VACANT			260	-	-	-	-	-	-
94	AL PELKOWSKI (Westridge Knolls)	X		617	617	-	-	-	-	-
95	TOM HALL (Coventry Ridge)			56	-	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	WILLIAM SMITH			336	-	-	-	-	-	-
98	DANA SCANTLAND (Sundance @ Indigo Hill)			225	-	-	-	-	-	-
99	MICHAEL PETRUCELLI (Carlyle Park)			213	-	-	-	-	-	-
100	VACANT			177	-	-	-	-	-	-
101	BRUCE PEOTTER			111	-	-	-	-	-	-
102	PAULA BACHELLER	X		202	202	-	-	-	-	-
103	JON BENZ			401	-	-	-	-	-	-
104	VACANT			532	-	-	-	-	-	-
105	JOSEPH ADEN	X		353	353	-	-	-	-	-
106	RTA NORRIS	X		226	226	-	-	-	-	-
107	ALDIS SIDES (HR Golf Club)	X		579	579	-	-	-	-	-
108	GRETHE STEM			208	-	-	-	-	-	-
109	MARILYN MANNING (Backcountry)			1,252	-	-	-	-	-	-
110	MARK DICKERSON (Stonbury)			87	-	-	-	-	-	-
111	MIKE WOODLAND (Firelight)	X		1,863	1,863	-	-	-	-	-
112	PATTIE MCGUINNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	FRANK IMPINNA	X		517	517	-	-	-	-	-
114	CLAY KARR (The Hearth)	X		1,652	1,652	-	-	-	-	-
115	COLIN CAMPBELL (Browstones)	X		359	359	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	VACANT (Clock Tower Residences)			318	-	-	-	-	-	-
212	VACANT (Stoneybridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park-Gold Peak)			523	-	-	-	-	-	-
TOTAL				31,338	13,135	2,155	-	-	-	-
QUORUM 51%				15,982				15,290	96%	

*If the number of lots column is filled out, it indicates that the delegate was present in person or by proxy for this meeting.



Business Agenda Items

- I. Call to Order
- II. Roll Call/Establishment of Quorum
- III. Proof of Notice of Meeting
- IV. Consent Agenda:
 - Approval of Board Meeting Minutes of Action from January 2023
 - Approval of Architectural Review Committee Minutes from January 2023
 - Approval of the Finance Committee Minutes from January 2023
 - Approval of the Bylaw Committee Minutes from January 2023
 - Approval of Dennis Epperly to the Bylaw Committee
 - Approval of John Jonson to the Finance Committee
 - Approval of Michael Flower to the Finance Committee
- V. Member Forum
- VI. Director Comments
- VII. Committee Reports
 - Delegate Meeting
 - Finance Committee – Review of the January 2023 Financials
- VIII. General Manager Report
- IX. Continued Business
 - Southridge Auditorium Audio/Visual Enhancements
- X. New Business
- XI. Delegate Forum
- XII. Adjournment

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.
The Next Delegate and Board meeting will be held on Tuesday, February 21, 2023.

Disclaimer – This packet is provided for informational purposes only and is subject to change. Other matters may be considered as deemed appropriate. Some documents or information may have been unavailable at the time this agenda was prepared. For additional information, contact: theresa.hill@hrcaonline.org. The Board Working Session, Delegate Meeting, Board of Directors Meeting, and all other HRCA Committee Meetings are open to our members.



Board Meeting Minutes

Agenda item: Call to Order **Presenter:** Jim Allen

Conclusions:

The meeting was called to order at 7:06 p.m.

Agenda item: Establishment of Quorum/Roll Call **Presenter:** Monica Wasden

Conclusions:

A quorum was established. Directors Jim Allen, Brock Norris, Melissa Park, and Monica Wasden were present.

Agenda item: Proof of Notice of Meeting **Presenter:** Monica Wasden

Conclusions:

Board Member confirmed the Proof of Notice of Meeting.

Agenda item: Consent Agenda **Presenter:** Jim Allen

Action Items:

- Approval of Board Meeting Minutes of Action from December 2022
- Approval of Architectural Review Committee Minutes from November 2022

Conclusions:

A motion was made by Brock Norris and seconded by Monica Wasden to approve the Consent Agenda. Motion carried.

Agenda item: Member Forum **Presenter:** N/A

Discussions:

Pattie McGuinness: Encourage greater transparency for members to access meetings. Requesting the Board to modernize HRCAs Meetings. The Board president responded to Pattie, letting her know that we are working on a plan to update the technology in the room at Southridge.

Agenda item: Director Comments **Presenter:** Board of Directors

Discussions:

No Director Comments

Agenda item: Committee Reports **Presenter:** N/A

Discussions:

Delegate Meeting: N/A

Finance Committee – Review of the November and December 2022 Financials: Brice presented a PowerPoint of the November and December Financials. A motion was made by Monica Wasden and seconded by Brock Norris to approve the November 2022 Financials. Motion carried.

Bylaw Committee: Mark Dickerson gave an update on the Bylaw Committee. Mark is working with Monica Wasden to get the language to the attorneys.

Agenda item: General Manager Report **Presenter:** Mike Bailey

Discussions:

Mike Bailey let the Board know he is working on an Annual Report for the Board.

Sigler Communications: Interviewed 11 staff members who were very forthcoming, and the Chucks report is complete. By the end of the month, Mike is to have a final report of the findings and recommendations of where we should go.

Mike welcomed Nick Bravata to our team.

Brian Sheppelman went over the CIS vehicle payoff proposal. A motion was made by Monica Wasden and seconded by Brock Norris to approve the CIS Vehicle Payoff. Motion carried.

Mike commended the staff for their efficiency.

Agenda item: Continued Business **Presenter:** N/A

Discussions:

N/A

Agenda item: New Business **Presenter:** N/A

Discussions:

N/A

Agenda item: Delegate Forum **Presenter:** N/A

Discussions:

N/A

Agenda item: Adjournment **Presenter:** Jim Allen

Conclusions:

The Meeting of the Delegates was adjourned at 7:47 p.m.

Respectfully submitted,

Monica Wasden, Secretary



HIGHLANDS RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

DATE: January 4, 2022

MEETING MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:31 p.m.

Roll call was taken, and a quorum was established.

Member Name	Present	Absent	Excused
Laurie Allred, Chair			✓
Elizabeth Bryant	✓		
Chris Robinson	✓		
Jason Pickett			✓
Tony Perrone	✓		
Jerry Jeter	✓		
Jeff Rohr			✓
Don McCandless	✓		
Mollie Anderson	✓		

Also in attendance:

Jayma Wessling CIS Coordinator
Debra Starcher – Homeowner
Mike Lee – Homeowner
Sherad Desai - Homeowner

Michael Thomas - Homeowner
Phillip Blakeman - Homeowner
Paul Barrick – Homeowner

II. NEW BUSINESS: Architectural Reviews – The Committee Members reviewed the following submittals.

1. 8844 Forrest Dr – Retaining Wall
 - a. Unable to approve by all
2. 8853 Miners St – Retaining Wall
 - a. Unable to approve by all
3. 3706 Rosewalk Ct – Storage Shed
 - a. Variance Five in favor, three opposed, resulting in an Approval
4. 9962 Spring Hill Pl – Storage Shed
 - a. Variance Approved with a maximum of 11’ and minimum 3:12 pitch, by All
5. 9795 Spring Hill St – Greenhouse
 - a. Variance Approved for greenhouse without lighting. Six in favor, two opposed, resulting in an Approval
6. 9061 Forrest Dr – Pitch of an addition
 - a. Seven in favor, one opposed to review/consider the submittal for an addition to the second story not to exceed the existing roofline

III. RESIDENTIAL IMPROVEMENTS

1. 9953 Clairton St – Storage Shed
 - a. Variance approved, with All in Favor
2. 9277 Mountain Brush Trail – Sunroom
 - a. Unable to approve, more information requested

With no further business, the regular meeting adjourned at 7:50 p.m

Laurie Allred, Architectural Review Committee Chair

Enhancing property values and creating quality of life through recreation, community events, and leadership



HIGHLANDS RANCH COMMUNITY ASSOCIATION

BYLAW COMMITTEE January 10, 2023 MEETING MINUTES

I. Call to Order

The meeting was called to order at 6:55 p.m. by Nancy Smith

Roll call was taken

Member Name	Present	Absent	Excused
Monica Wasden		✓	
Nancy Smith- Vice Chair	✓		
Frank Tezak	✓		
Pattie McGuiness	✓		
Michael Petruccelli			✓
Mark Dickerson- Chairman		✓	
Kurt Huffman	✓		
Clinton Cave	✓		
Daniel Anzar		✓	
Rosabel Harrington	✓		

Also in attendance:

Anyssia LeFebre – CIS Paralegal

II. Key Point Coverage

- Discussion of previous Meeting Minutes and decision on which topics require legal counsel. It was agreed that legal counsel would be utilized for the following:
 - Language change for Delegates and BOD requirements to match
 - Delegates to run their own meetings; A Chair and Co-Chair would be elected
 - Cumulative Voting: Is cumulative voting required? Was the change to “not required” made by a 2010 amendment to the Articles and recorded?
 - Director Elections: agreed that BOD should not oversee running of Director elections. Committee of 3-5 delegates, chosen by Delegates, should run Direct elections

In addition, the following motions took place:

1. **Section 7.5 Number of Directors:** It was proposed by Rosabel Harrington that the Board of Directors be composed of 7 members. 1 member from each section (based off trash districts) with 2 at large. Seconded by Frank Tezak. All in favor = 6, zero opposed.
2. **Section 7.8 Vacancies in Directors:** It was proposed by Patti McGuiness that should the vacancy of a Director be greater than 90 days before an election, the delegates would vote to fill the position. Should the vacancy be 90 days or less, it shall remain vacant until the next election. Seconded by Clinton Cave. All in favor = 6, zero opposed.
3. **Section 8.13 Action of Directors Without a Meeting:** It was proposed by Kurt Huffman that Directors should be required to publicly disclose actions taken online, by telephone, virtual meetings or in an emergency, at the next Board of Directors meeting. Seconded by Frank Tezak. All in favor = 6, zero opposed.
4. **Section 7.5 Term of Office of Directors:** It was proposed by Patti McGuiness that a Director be limited to two (2) full terms or a maximum of eight (8) years, whichever is greater, and does not

include days of a partial term. Seconded by Frank Tezak. All in favor = 6, zero opposed.

Further discussion will be moved to the next meeting on Monday, February 6th @ 6:45pm in the Aspen Vail room at Eastridge.

Topics:

- Expenditures over \$10k must be voted on: What constitutes an emergency?
- Code Enforcement Funds and Foreclosures – paid out of Administrative Fund?
 - Delegates want the power for the final approval on foreclosures
- Staggering terms – dependent on new term lengths
- Proposed motion needs further discussion and vote:
 - **Section 7.5 Term of Office of Directors:** It was also proposed that a term be 4 years, staggered with 1 at large each time and elections at year three (3) and four (4). Seconded by Clinton Cave. All in favor = 4, opposed = 2.

III. With no further business, meeting adjourned at 8:11p.m.

By Law Committee Chairperson
Mark Dickerson

By Law Committee Co-Chair
Nancy Smith

Minutes
January 16, 2023, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge Recreation Center

FC Members Present:

Jennifer Harris
Leighton Stephenson
Ron Welk
Mikell Wilcox
Shane Callahan

Staff Members Present:

Brice Kahler, CFO
Brian Sheppelman, Corporate
Compliance Director
Emily Arnold, Accounting Manager

Board Members and Visitors Present:

Melissa Park

FC Members Absent:

Dan DeBacco

1. The Finance Committee meeting was called to order at 6:00 p.m. A quorum of the Finance Committee Members was present.
2. The Finance Committee reviewed the November 14, 2022 Finance Committee meeting minutes.

A motion was made to approve the November 14, 2022 HRCA Finance Committee meeting minutes as presented. The motion was approved unanimously.

Motion: Jennifer Harris Second: Mikell Wilcox

3. The Finance Committee reviewed and discussed the November 30, 2022 HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed. The Finance Committee asked various questions regarding Balance Sheet and Income Statement line items including CIS fees and fines, and interest income.

A motion was made to recommend that the HRCA Finance Committee accept the November 30, 2022, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

Motion: Mikell Wilcox Second: Ron Welk

4. The Finance Committee next reviewed and discussed the DRAFT December 31, 2022 HRCA Financial Statements. The financial statements will not be finalized until the annual audit is completed in March. The actual to budget favorable/unfavorable variances were identified, explained, and discussed, including management fees between Rec Op and Admin Op which will be discontinued in 2023.
5. Brice Kahler gave a Treasury update and discussed the various CD accounts that were closed and funds moved to Wells Fargo to streamline cash and achieve higher interest rates.
6. The Finance Committee discussed the progress on our 2022 annual audit, which is moving forward smoothly.

**Minutes of the January 16, 2023 Finance Committee Meeting / - Continued
Highlands Ranch Community Association, Inc**

No other business was discussed, and the meeting was adjourned.

A motion was made to end the January 16, 2022 Finance Committee meeting. The motion was approved unanimously.

Motion: Jennifer Harris Second: Shane Callahan

Respectfully Submitted,

Emily Arnold
Highlands Ranch Community Association, Accounting Manager



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Highlands Ranch Community Association

Financial Statements

January 31, 2023

HRCA Financial Statements
January 31, 2023
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Variance Analysis Backcountry	9
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Highlands Ranch Community Association, Inc.
Statement of Revenues and Expenses for All Funds
For the One Month Ending January 31, 2023

	ADMINISTRATIVE			RECREATION		BACKCOUNTRY		DEBT SERVICE	ELIMINATIONS	TOTAL
	OPERATING	RESERVE	OSCA	OPERATING	RESERVE	OPERATING	RESERVE	& PLANT		
Revenues										
Homeowner assessments	\$ 221,954	\$ -	\$ -	\$ 1,494,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,716,851
Homeowner fees	22,864	-	-	-	-	-	-	-	-	22,864
Community improvement services	29,736	-	-	-	-	-	-	-	-	29,736
Legal Revenue	(1,505)	-	-	-	-	-	-	-	-	(1,505)
Recreation programs	-	-	-	474,270	-	10,778	-	-	-	485,048
Facility operations	-	-	-	135,445	-	1,355	-	-	(5,500)	131,300
Community events	-	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-	-
Management Fee Revenue	-	-	-	-	-	-	-	-	-	-
Interest and other Revenue	14,859	10,807	17,373	7,223	17,710	5,831	2,422	12,486	(818)	87,893
Total revenues	287,908	10,807	17,373	2,111,835	17,710	17,964	2,422	12,486	(6,318)	2,472,187
Expenses										
Salaries	114,861	-	-	788,344	-	60,570	-	-	-	963,775
Employee benefits	35,049	-	-	217,134	-	25,570	-	-	-	277,753
Facility operations	1,750	-	-	61,281	7,174	2,365	-	-	-	72,570
Depreciation Expense	-	5,302	-	-	-	-	10,888	224,975	-	241,165
Professional services	24,935	-	-	21,788	-	-	-	-	-	46,723
Advertising	3,152	-	-	1,111	-	(64)	-	-	-	4,199
Office expenses	22,618	-	-	51,081	490	488	-	-	-	74,677
Insurance	5,977	-	-	41,260	-	3,848	-	-	-	51,085
Interest	-	-	-	-	818	-	-	29,700	(818)	29,700
Information Technology Expenses	20,992	-	-	49,599	-	-	-	-	-	70,591
Occupancy	6,143	-	-	167,885	-	-	-	-	(5,500)	168,528
Program	-	-	-	69,481	-	10,457	-	-	-	79,938
Community events	5,544	-	-	-	-	-	-	-	-	5,544
Conferences, meetings and travel	1,990	-	-	594	-	1,390	-	-	-	3,974
Licenses and permits	-	-	-	3,438	-	-	-	-	-	3,438
Dues, subscriptions and memberships	1,048	-	-	139	-	-	-	-	-	1,187
Management Fee Expense	-	-	-	-	-	-	-	-	-	-
Other operating expenses	92	-	-	16,549	-	-	-	-	-	16,641
Total expenses	244,151	5,302	-	1,489,684	8,482	104,624	10,888	254,675	(6,318)	2,111,488
(Gains) / Losses	-	-	-	-	-	-	-	10,465	-	10,465
Excess (deficiency) of revenues over expenses	43,757	5,505	17,373	622,151	9,228	(86,660)	(8,466)	(252,654)	-	350,234
Transfers to Bond Fund	-	-	-	(279,709)	-	-	-	279,709	-	-
Transfers to Backcountry Fund	-	-	-	-	-	-	-	-	-	-
Transfers for Capital Equipment	-	-	-	(11,938)	-	-	-	11,938	-	-
Transfers for Reserves	-	-	(2,000)	-	(110,118)	-	2,000	110,118	-	-
Total transfers	-	-	(2,000)	(291,647)	(110,118)	-	2,000	401,765	-	-
Net revenues (expenses)	\$ 43,757	\$ 5,505	\$ 15,373	\$ 330,504	\$ (100,890)	\$ (86,660)	\$ (6,466)	\$ 149,111	\$ -	\$ 350,234

Highlands Ranch Community Association, Inc.
Balance Sheet for All Funds
As of January 31, 2023

	ADMINISTRATIVE		OSCA	RECREATION		BACKCOUNTRY		DEBT SERVICE		ELIMINATIONS	TOTAL
	OPERATING	RESERVE		OPERATING	RESERVE	OPERATING	RESERVE	& PLANT			
ASSETS											
Current Assets											
Cash & Equivalents											
1000 - Wells Fargo Invest Sweep	\$ 5,919,067	\$ -	\$ -	\$ 3,364,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,283,970
1002 - Wells Fargo Payroll Checking	70,717	-	-	-	-	-	-	-	-	-	70,717
1003 - Wells Fargo Rec Operating Checking	-	-	-	(110,274)	-	-	-	-	-	-	(110,274)
1004 - Wells Fargo BC Operating Checking	-	-	-	-	-	210,116	-	-	-	-	210,116
1005 - Wells Fargo Admin Operating Checking	(22,023)	-	-	-	-	1,590	-	-	-	-	(20,433)
Wells Fargo Checking, Payroll and Sweep	5,967,761	-	-	3,254,629	-	211,706	-	-	-	-	9,434,096
1010 - Front Range Bank MM	-	-	-	247,584	-	-	-	-	-	-	247,584
Other Investment Accounts	-	-	-	247,584	-	-	-	-	-	-	247,584
1017 - WF Bond Fund Suppl. Reserve Trustee	-	-	-	-	-	-	-	1,732,687	-	-	1,732,687
1020 - Wells Fargo Bond Fund Prepayments	-	-	-	-	-	-	-	279,709	-	-	279,709
1021 - Wells Fargo Bond Fund Trustee	-	-	-	-	-	-	-	2,019,418	-	-	2,019,418
Wells Fargo Bond Fund Accounts	-	-	-	-	-	-	-	4,031,814	-	-	4,031,814
1022 - Morgan Stanley Capital Project Fund	-	-	-	-	-	-	-	-	-	-	-
1023 - Morgan Stanley Capital Project CD	-	-	-	-	2,514,674	-	-	-	-	-	2,514,674
1024 - Morgan Stanley OSCA	-	-	42,150	-	-	-	-	-	-	-	42,150
1025 - Morgan Stanley OSCA CD	-	-	4,971,849	-	-	-	-	-	-	-	4,971,849
1026 - Morgan Stanley Rec Reserve MM	-	-	-	-	(83,962)	-	-	-	-	-	(83,962)
1027 - Morgan Stanley Rec Reserve CD	-	-	-	-	2,627,540	-	-	-	-	-	2,627,540
Morgan Stanley	-	-	5,013,999	-	5,058,252	-	-	-	-	-	10,072,251
1028 - RBC Wealth Mgmt Admin Reserve MM	-	148,451	-	-	-	-	-	-	-	-	148,451
1029 - RBC Wealth Mgmt Admin Reserve CD	-	714,176	-	-	-	-	-	-	-	-	714,176
1030 - RBC Wealth Mgmt BC Operating MM	-	-	-	-	-	7,760	221	-	-	-	7,981
1031 - RBC Wealth Mgmt BC Operating CD	-	-	-	-	-	37,867	354	-	-	-	38,221
1032 - RBC Wealth Mgmt BC Reserve CD	-	-	-	-	-	-	42,151	-	-	-	42,151
1033 - RBC Wealth Mgmt BC Reserve	-	-	-	-	-	-	163,171	-	-	-	163,171
1036 - RBC Wealth Mgmt Spec Proj Fund MM	13,530	-	-	-	-	-	-	-	-	-	13,530
1037 - RBC Wealth Mgmt Spec Proj Fund CD	-	-	-	-	-	-	-	-	-	-	-
RBC Wealth Management	13,530	862,627	-	-	-	45,627	205,897	-	-	-	1,127,681
1044 - Cash Drawer Cash on Hand	-	-	-	2,877	-	-	-	-	-	-	2,877
1045 - Program Cash on Hand	200	-	-	-	-	-	-	-	-	-	200
1048 - Deposit Cash Clearing	(581)	-	-	-	-	-	-	-	-	-	(581)
Cash on Hand	(381)	-	-	2,877	-	-	-	-	-	-	2,496
Total Cash & Equivalents	5,980,910	862,627	5,013,999	3,505,090	5,058,252	257,333	205,897	4,031,814	-	-	24,915,922
Accounts Receivable											
1100 - AR-Assessments & Legal	502,106	-	-	4,010,287	-	-	-	-	-	-	4,512,393
1105 - Allowance for Doubtful Accounts	(19,434)	-	-	(55,387)	-	-	-	-	-	-	(74,821)
1180 - AR- Covenants & Legal	505,937	-	-	-	-	-	-	-	-	-	505,937
1191 - Accrued Interest Receivable	-	-	-	-	-	-	-	12,486	-	-	12,486
1195 - Miscellaneous Receivable	7,278	-	-	7,091	4,720	(1,450)	(79)	-	-	-	17,560
1196 - Misc Rec – PM Shared Credit	-	-	-	20,135	-	-	-	-	-	-	20,135
Total Accounts Receivable	995,887	-	-	3,982,126	4,720	(1,450)	(79)	12,486	-	-	4,993,690
Other Current Asset											
1200 - Prepaid Expense	26,534	-	-	106,685	-	-	-	-	-	-	133,219
1205 - Prepaid Insurance	29,130	-	-	175,715	-	15,953	-	-	-	-	220,798
1210 - Inventory	-	-	-	58,765	-	-	-	-	-	-	58,765
1225 - Undeposited Funds	17,929	-	-	-	-	-	-	-	-	-	17,929
Total Other Current Asset	73,593	-	-	341,165	-	15,953	-	-	-	-	430,711
Total Current Assets	7,050,390	862,627	5,013,999	7,828,381	5,062,972	271,836	205,818	4,044,300	-	-	30,340,323
Fixed Assets											
Fixed Assets - Cost	-	601,003	-	-	-	-	1,366,322	77,169,087	-	-	79,136,412
Fixed Assets - Accumulated Depreciation	-	(372,434)	-	-	-	-	(885,060)	(44,259,737)	-	-	(45,517,231)
Total Fixed Assets	-	228,569	-	-	-	-	481,262	32,909,350	-	-	33,619,181
Other Assets											
1110 - PM Cash Clearing	-	-	-	-	-	-	-	-	-	-	-
1250 - Interfund Receivable	3,975,426	-	-	6,558,468	587,981	17,299	-	-	(11,139,174)	-	-
1255 - Loan from OSCA Loan Receivable	-	-	150,000	-	-	-	-	-	(150,000)	-	-
1260 - Intercompany Receivable 501c3	6,990	-	-	992	-	4,523	-	-	-	-	12,505
1600 - Bond Issuance Costs	-	-	-	-	-	-	-	26,085	-	-	26,085
Total Other Assets	3,982,416	-	150,000	6,559,460	587,981	21,822	-	26,085	(11,289,174)	-	38,590
Total ASSETS	\$ 11,032,806	\$ 1,091,196	\$ 5,163,999	\$ 14,387,841	\$ 5,650,953	\$ 293,658	\$ 687,080	\$ 36,979,735	\$ (11,289,174)	\$	\$ 63,998,094

Highlands Ranch Community Association, Inc.
Balance Sheet for All Funds
As of January 31, 2023

	ADMINISTRATIVE		OSCA	RECREATION		BACKCOUNTRY		DEBT SERVICE	ELIMINATIONS	TOTAL
	OPERATING	RESERVE		OPERATING	RESERVE	OPERATING	RESERVE	& PLANT		
LIABILITIES & EQUITY										
Current Liabilities										
Accounts Payable										
2000 - Accounts Payable	17,348	-	-	286,348	34,195	2,533	-	-	-	340,424
2010 - Wells Fargo CC Clearing	-	-	-	(7,284)	-	6,521	-	-	-	(763)
2015 - Accrued Bond Interest Payable	-	-	-	-	-	-	-	59,401	-	59,401
2025 - Preschool Scrips Pass Through	-	-	-	-	-	-	-	-	-	-
Total Accounts Payable	17,348	-	-	279,064	34,195	9,054	-	59,401	-	399,062
Other Current Liability										
2005 - Accrued Accounts Payable	30,340	-	-	165,187	-	41,600	-	-	-	237,127
2006 - Accrued AP - PM Shared Credit	-	-	-	1,177	-	-	-	-	-	1,177
2009 - Colorado Payback	5,916	-	-	11,294	-	3,658	-	-	-	20,868
2020 - Sales Taxes Payable - State	-	-	-	178	-	-	-	-	-	178
2045 - Accrued Payroll & Vacation Expense	152,579	-	-	206,392	-	24,245	-	-	-	383,216
2050 - AFLAC Pre-Tax	2,523	-	-	(2,165)	-	-	-	-	-	358
2055 - Cafeteria Plan EE Contribution	314	-	-	1,314	-	-	-	-	-	1,628
2060 - Health Savings Acct EE Cont	1,360	-	-	1,848	-	-	-	-	-	3,208
2100 - Unearned Assessments	499,884	-	-	4,230,747	-	-	-	-	-	4,730,631
2101 - Deferred Assessments	432,914	-	-	2,987,527	-	-	-	-	-	3,420,441
2102 - Unearned CIS Fines & Fees	463,573	-	-	-	-	-	-	-	-	463,573
2105 - Unearned Program & Facilities Revenue	10,965	-	-	1,473,288	-	-	-	-	-	1,484,253
2110 - Unearned Other Revenue	-	-	-	14,566	-	14,899	-	-	-	29,465
2250 - Interfund Payable	6,595,097	31,398	-	4,403,272	2,451	106,955	-	-	(11,139,174)	(1)
2260 - Intercompany Payable 501c3	4,097	-	-	3,431	-	-	-	-	-	7,528
Total Other Current Liability	8,199,562	31,398	-	13,498,056	2,451	191,357	-	-	(11,139,174)	10,783,650
Total Current Liabilities	8,216,910	31,398	-	13,777,120	36,646	200,411	-	59,401	(11,139,174)	11,182,712
Long Term Liabilities										
2255 - Loan from OSCA Loan Payable	-	-	-	-	150,000	-	-	-	(150,000)	-
2600 - Bonds Payable - 1999 Series	-	-	-	-	-	-	-	-	-	-
2610 - Bonds Payable - 2004 Series	-	-	-	-	-	-	-	5,990,000	-	5,990,000
Total Long Term Liabilities	-	-	-	-	150,000	-	-	5,990,000	(150,000)	5,990,000
Equity										
Restricted Fund Balance	38,659	309,868	1,237,500	-	2,926,527	-	157,779	-	-	4,670,333
Retained Earnings	2,733,479	744,424	3,911,126	280,220	2,638,670	179,905	535,767	30,781,222	-	41,804,813
Net Income	43,757	5,505	15,373	330,504	(100,890)	(86,660)	(6,466)	149,111	-	350,234
Total Equity (Fund Balance)	2,815,895	1,059,797	5,163,999	610,724	5,464,307	93,245	687,080	30,930,333	-	46,825,380
Total LIABILITIES & EQUITY	\$ 11,032,805	\$ 1,091,195	\$ 5,163,999	\$ 14,387,844	\$ 5,650,953	\$ 293,656	\$ 687,080	\$ 36,979,734	\$ (11,289,174)	\$ 63,998,092

**Highlands Ranch Community Association
Statement of Cash Flows for All Funds
For the One Month Ending January 31, 2023**

	ADMINISTRATIVE		OSCA	RECREATION		BACKCOUNTRY		DEBT SERVICE & PLANT	TOTAL
	OPERATING	RESERVE		OPERATING	RESERVE	OPERATING	RESERVE		
Cash flows from operating activities									
Excess (deficiency) of revenues over expenses	\$ 43,759	\$ 5,505	\$ 15,373	\$ 330,505	\$ (100,891)	\$ (86,662)	\$ (6,466)	\$ 149,109	\$ 350,232
Adjustment to reconcile excess (deficiency) of revenues over expenses to net cash from (used for) operating activities									
Depreciation expense	-	5,302	-	-	-	-	10,888	224,975	241,165
(Gain) loss on asset disposal	-	-	-	-	-	-	-	10,465	10,465
Interest expense attributable to amortization of bond issuance costs	-	-	-	-	-	-	-	-	-
Bad debt expense	-	-	-	-	-	-	-	-	-
Lease costs on right of use asset	-	-	-	-	-	-	-	-	-
Accretion of lease liability	-	-	-	-	-	-	-	-	-
(Increase) decrease in operating assets									
Assessments receivable, net	(472,508)	-	-	(3,788,740)	-	-	-	-	(4,261,248)
Accounts receivable, other	100,845	-	-	(12,731)	-	6,113	-	(5,676)	88,551
Prepaid expenses and other assets	(25,666)	-	-	(38,079)	-	2,849	-	-	(60,896)
Increase (decrease) in operating liabilities									
Accounts payable and accrued expenses	(381,435)	-	-	83,701	(6,337)	(9,076)	1	29,701	(283,445)
Accrued payroll and related items	-	-	-	-	-	-	-	-	-
Assessments paid in advance	437,930	-	-	2,991,260	-	-	-	-	3,429,190
Deferred revenue	218,644	-	-	2,512,978	-	5,549	-	-	2,737,171
Lease liability	-	-	-	-	-	-	-	-	-
Net cash from (used for) operating activities	(78,431)	10,807	15,373	2,078,894	(107,228)	(81,227)	4,423	408,574	2,251,185
Cash flows from investing activities									
Net (purchases) sales of investments	-	-	-	-	-	-	-	-	-
Purchases of property and equipment	-	(31,399)	-	-	-	-	(2,000)	(122,056)	(155,455)
Net cash from (used for) investing activities	-	(31,399)	-	-	-	-	(2,000)	(122,056)	(155,455)
Cash flows from financing activities									
Payment of accounts payable for property and equipment	-	-	-	-	-	-	-	-	-
Bond principal payments	-	-	-	-	-	-	-	-	-
Net borrowing and transfers among funds	757,852	31,398	44,000	(766,696)	(86,288)	19,732	-	-	(2)
Net cash from (used for) financing activities	757,852	31,398	44,000	(766,696)	(86,288)	19,732	-	-	(2)
Net change in cash, cash equivalents, and restricted cash	679,421	10,806	59,373	1,312,198	(193,516)	(61,495)	2,423	286,519	2,095,729
Cash, cash equivalents, and restricted cash, beginning of year	5,301,488	851,820	4,954,626	2,192,894	5,251,768	318,825	203,474	3,745,295	22,820,190
Cash, cash equivalents, and restricted cash, end of year	\$ 5,980,909	\$ 862,626	\$ 5,013,999	\$ 3,505,092	\$ 5,058,252	\$ 257,330	\$ 205,897	\$ 4,031,814	\$ 24,915,919

HRCA Administrative Fund
Variance Analysis - Actual vs. Budget
For the One Month Ended January 31, 2023

	Current Month					Year To Date			
	Actual	Budget	Variance			Actual	Budget	Variance	
			\$	%			\$	%	
Revenues									
Homeowner assessments	\$ 221,954	\$ 190,754	\$ 31,200	16%	A	\$ 221,954	\$ 190,754	\$ 31,200	16%
Homeowner fees	22,864	67,423	(44,560)	(66%)	B	22,864	67,423	(44,560)	(66%)
Community improvement services	29,736	7,500	22,236	296%	C	29,736	7,500	22,236	296%
Legal Revenue	(1,505)	3,417	(4,922)	(144%)		(1,505)	3,417	(4,922)	(144%)
Facility operations	-	-	-			-	-	-	
Community events	-	1,013	(1,013)	(100%)		-	1,013	(1,013)	(100%)
Advertising	-	-	-			-	-	-	
Management Fee Revenue	-	28,145	(28,145)	(100%)	D	-	28,145	(28,145)	(100%)
Interest and other Revenue	14,859	23,815	(8,956)	(38%)		14,859	23,815	(8,956)	(38%)
Total revenues	287,909	322,067	(34,158)	(11%)		287,909	322,067	(34,158)	(11%)
Expenses									
Salaries	114,861	130,800	15,939	12%	E	114,861	130,800	15,939	12%
Employee benefits	35,049	43,100	8,051	19%		35,049	43,100	8,051	19%
Facility operations	1,750	662	(1,089)	(165%)		1,750	662	(1,089)	(165%)
Professional services	24,935	41,313	16,378	40%	F	24,935	41,313	16,378	40%
Advertising	3,152	833	(2,319)	(278%)		3,152	833	(2,319)	(278%)
Office expenses	22,618	12,338	(10,280)	(83%)	G	22,618	12,338	(10,280)	(83%)
Insurance	5,977	11,900	5,923	50%		5,977	11,900	5,923	50%
Information Technology Expenses	20,992	15,554	(5,438)	(35%)		20,992	15,554	(5,438)	(35%)
Occupancy	6,143	6,122	(21)	0%		6,143	6,122	(21)	0%
Community events	5,544	2,083	(3,460)	(166%)		5,544	2,083	(3,460)	(166%)
Conferences, meetings and travel	1,990	2,490	500	20%		1,990	2,490	500	20%
Dues, subscriptions and memberships	1,048	1,393	346	25%		1,048	1,393	346	25%
Management Fee Expense	-	13,719	13,719	100%	H	-	13,719	13,719	100%
Other operating expenses	92	583	491	84%		92	583	491	84%
Total expenses	244,151	282,891	38,739	14%		244,151	282,891	38,739	14%
Transfers									
Transfers for Capital Equipment	-	-	-			-	-	-	
Transfers for Reserves	-	-	-			-	-	-	
Total transfers	-	-	-			-	-	-	
Total expenses after transfers	244,151	282,891	38,739	14%		244,151	282,891	38,739	14%
Net revenue (expense)	\$ 43,757	\$ 39,176	\$ 4,581	12%		\$ 43,757	\$ 39,176	\$ 4,581	12%

Variance materiality = \$10k and 10%

Variance Discussion - MTD Actual vs. Budget

- A** - Homeowner assessments revenue exceeded budget by \$31K. Annual payees may need to be spread over twelve months. Will adjust in Feb.
- B** - Homeowner fee revenue is less than budget due to fewer status letter fees, legal fees, and resales than expected.
- C** - CIS revenue exceeded budget because CIS fines were not budgeted for the year. In January, we collected \$25K.
- D** - Management fee revenue/expense between Rec and Admin was discontinued in 2023.
- E** - Overall salaries were less than budget. Largest variance is CIS Department coming in \$11K under budget.
- F** - Professional services are favorable to budget primarily due to lower legal fees (\$18K less than expected).
- G** - Office expenses were unfavorable to budget due to higher bank/credit card fees (\$3K), office supplies (\$5K), and postage (\$2K).
- H** - Management fee revenue/expense between Rec and Admin was discontinued in 2023.

HRCA Recreation Fund
Variance Analysis - Actual vs. Budget
For the One Month Ended January 31, 2023

	Current Month				Year To Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
			\$	%			\$	%
Revenues								
Homeowner assessments	\$ 1,494,897	\$ 1,493,284	\$ 1,613	0%	\$ 1,494,897	\$ 1,493,284	\$ 1,613	0%
Recreation programs	474,270	453,827	20,443	5%	474,270	453,827	20,443	5%
Facility operations	135,445	91,644	43,801	48%	135,445	91,644	43,801	48%
Advertising	-	-	-		-	-	-	
Management Fee Revenue	-	13,719	(13,719)	(100%)	-	13,719	(13,719)	(100%)
Interest and other Revenue	7,223	5,696	1,527	27%	7,223	5,696	1,527	27%
Total revenues	2,111,835	2,058,170	53,665	3%	2,111,835	2,058,170	53,665	3%
Expenses								
Salaries	788,344	832,840	44,495	5%	788,344	832,840	44,495	5%
Employee benefits	217,134	221,676	4,543	2%	217,134	221,676	4,543	2%
Facility operations	61,281	82,593	21,312	26%	61,281	82,593	21,312	26%
Professional services	21,788	21,472	(317)	(1%)	21,788	21,472	(317)	(1%)
Advertising	1,111	833	(277)	(33%)	1,111	833	(277)	(33%)
Office expenses	51,081	39,535	(11,547)	(29%)	51,081	39,535	(11,547)	(29%)
Insurance	41,260	35,750	(5,510)	(15%)	41,260	35,750	(5,510)	(15%)
Information Technology Expenses	49,599	57,758	8,158	14%	49,599	57,758	8,158	14%
Occupancy	167,885	125,309	(42,576)	(34%)	167,885	125,309	(42,576)	(34%)
Program	69,481	64,851	(4,631)	(7%)	69,481	64,851	(4,631)	(7%)
Conferences, meetings and travel	594	838	244	29%	594	838	244	29%
Licenses and permits	3,438	37,700	34,262	91%	3,438	37,700	34,262	91%
Dues, subscriptions and memberships	139	563	424	75%	139	563	424	75%
Management Fee Expense	-	28,145	28,145	100%	-	28,145	28,145	100%
Other operating expenses	16,549	458	(16,091)	(3,511%)	16,549	458	(16,091)	(3,511%)
Total expenses	1,489,685	1,550,320	60,636	4%	1,489,685	1,550,320	60,636	4%
Transfers								
Transfers to Bond Fund	279,709	267,200	(12,509)	(5%)	279,709	267,200	(12,509)	(5%)
Transfers to Backcountry Fund	-	41,650	41,650	100%	-	41,650	41,650	100%
Transfers for Capital Equipment	11,938	16,500	4,562	28%	11,938	16,500	4,562	28%
Transfers for Reserves	-	64,575	64,575	100%	-	64,575	64,575	100%
Total transfers	291,648	389,925	98,277	25%	291,648	389,925	98,277	25%
Total expenses after transfers	1,781,332	1,940,245	158,913	8%	1,781,332	1,940,245	158,913	8%
Net revenue (expense)	\$ 330,503	\$ 117,925	\$ 212,578	180%	\$ 330,503	\$ 117,925	\$ 212,578	180%

Variance materiality = \$25k and 10%

Variance Discussion - MTD Actual vs. Budget

- A** - Facility rental for aquatics exceeded budget by \$12K due to XXXXX. Non-resident memberships exceeded budget by \$10K.
- B** - Natural Gas cost exceeded budget by \$20K due to increased usage and increased rates. Electricity exceed budget by \$16K
- C** - Ellis permitting of \$37K was budgeted all in January, was recorded to PPD and will be amortized over the year
- D** - Management fee revenue/expense between Rec and Admin was discontinued in 2023.
- E** - Transfers will be made quarterly or as needed to fund Backcountry
- F** - Transfers will be made quarterly to Reserve Fund

HRCA Backcountry Fund
Variance Analysis - Actual vs. Budget
For the One Month Ended January 31, 2023

	Current Month				Year To Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
			\$	%			\$	%
Revenues								
Recreation programs	10,778	12,000	(1,222)	(10%)	10,778	12,000	(1,222)	(10%)
Facility operations	1,355	2,205	(851)	(39%)	1,355	2,205	(851)	(39%)
Interest and other Revenue	5,831	8,400	(2,569)	(31%)	5,831	8,400	(2,569)	(31%)
Total revenues	17,963	22,605	(4,642)	(21%)	17,963	22,605	(4,642)	(21%)
Expenses								
Salaries	60,570	66,744	6,173	9%	60,570	66,744	6,173	9%
Employee benefits	25,570	22,738	(2,832)	(12%)	25,570	22,738	(2,832)	(12%)
Facility operations	2,365	7,443	5,078	68% A	2,365	7,443	5,078	68%
Professional services	-	283	283	100%	-	283	283	100%
Advertising	(64)	-	64		(64)	-	64	
Office expenses	488	855	367	43%	488	855	367	43%
Insurance	3,848	3,605	(243)	(7%)	3,848	3,605	(243)	(7%)
Program	10,457	22,000	11,543	52% B	10,457	22,000	11,543	52%
Conferences, meetings and travel	1,390	1,525	135	9%	1,390	1,525	135	9%
Licenses and permits	-	47	47	100%	-	47	47	100%
Total expenses	104,623	125,239	20,616	16%	104,623	125,239	20,616	16%
(Gains) / Losses	-	-	-		-	-	-	
Transfers								
Transfers to Backcountry Fund	-	(41,650)	(41,650)	100% C	-	(41,650)	(41,650)	100%
Transfers for Capital Equipment	-	-	-		-	-	-	
Transfers for Reserves	-	-	-		-	-	-	
Total transfers	-	(41,650)	(41,650)	100%	-	(41,650)	(41,650)	100%
Total expenses after transfers	104,623	83,589	(21,034)	(25%)	104,623	83,589	(21,034)	(25%)
Net revenue (expense)	\$ (86,660)	\$ (60,984)	(25,676)	42%	\$ (86,660)	\$ (60,984)	(25,676)	42%

Variance materiality = \$5k and 10%

Variance Discussion - MTD Actual vs. Budget

- A** - Facility operations expenses are favorable to budget due to lower than expected uniforms, supplies, and noxious weeds expenses for the month.
- B** - Program expenses are less than budget primarily due to \$14K bill for archery targets budgeted in January, received in February.
- C** - Transfers to Backcountry from Rec Fund will be made quarterly or as needed

HRCA
Statement of Revenues and Expenses
For the Month Ending January 31, 2023

	Current Month Actuals				Current Month Budget				Current Month Variance				Month to Date % Variance				
	Admin	Rec	BC	Total	Admin	Rec	BC	Total	Admin	Rec	BC	Total	Admin	Rec	BC	Total	
Revenues																	
Homeowner assessments and fees	221,954	1,494,897	-	1,716,851	190,754	1,493,284	-	1,684,038	31,200	1,613	-	32,813	16%	0%		2%	
Homeowner fees	22,864	-	-	22,864	67,423	-	-	67,423	(44,560)	-	-	(44,560)	-66%			-66%	
Community Improvement Services	29,736	-	-	29,736	7,500	-	-	7,500	22,236	-	-	22,236	296%			296%	
Legal Revenue	(1,505)	-	-	(1,505)	3,417	-	-	3,417	(4,922)	-	-	(4,922)	-144%			-144%	
Recreation programs	-	474,270	10,778	485,048	-	453,827	12,000	465,827	-	20,443	(1,222)	19,221		5%	-10%	4%	
Facility operations	-	135,445	1,355	136,800	-	91,644	2,205	93,850	-	43,801	(851)	42,950		48%	-39%	46%	
Community Events	-	-	-	-	1,013	-	-	1,013	(1,013)	-	-	(1,013)	-100%			-100%	
Advertising	-	-	-	-	-	-	-	-	-	-	-	-					
Management Fee	-	-	-	-	28,145	13,719	-	41,864	(28,145)	(13,719)	-	(41,864)	-100%	-100%		-100%	
Interest and other revenue	14,859	7,223	5,831	27,913	23,815	5,696	8,400	37,911	(8,956)	1,527	(2,569)	(9,998)	-38%	27%	-31%	-26%	
Total revenues	287,909	2,111,835	17,963	2,417,707	322,067	2,058,170	22,605	2,402,842	(34,158)	53,665	(4,642)	14,865	-11%	3%	-21%	1%	
Expenses																	
Salaries	114,861	788,344	60,570	963,776	130,800	832,840	66,744	1,030,384	15,939	44,495	6,173	66,608	12%	5%	9%	6%	
Employee benefits	35,049	217,134	25,570	277,753	43,100	221,676	22,738	287,515	8,051	4,543	(2,832)	9,762	19%	2%	-12%	3%	
Facility operations	1,750	61,281	2,365	65,396	662	82,593	7,443	90,698	(1,089)	21,312	5,078	25,302	-165%	26%	68%	28%	
Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-					
Professional services	24,935	21,788	-	46,724	41,313	21,472	283	63,067	16,378	(317)	283	16,344	40%	-1%	100%	26%	
Advertising	3,152	1,111	(64)	4,198	833	833	-	1,667	(2,319)	(277)	64	(2,532)	-278%	-33%		-152%	
Office expenses	22,618	51,081	488	74,187	12,338	39,535	855	52,727	(10,280)	(11,547)	367	(21,459)	-83%	-29%	43%	-41%	
Insurance	5,977	41,260	3,848	51,085	11,900	35,750	3,605	51,255	5,923	(5,510)	(243)	170	50%	-15%	-7%	0%	
Interest	-	-	-	-	-	-	-	-	-	-	-	-					
IT Expenses	20,992	49,599	-	70,591	15,554	57,758	-	73,312	(5,438)	8,158	-	2,720	-35%	14%		4%	
Occupancy	6,143	167,885	-	174,029	6,122	125,309	-	131,431	(21)	(42,576)	-	(42,597)	0%	-34%		-32%	
Program	-	69,481	10,457	79,938	-	64,851	22,000	86,851	-	(4,631)	11,543	6,913		-7%	52%	8%	
Community events	5,544	-	-	5,544	2,083	-	-	2,083	(3,460)	-	-	(3,460)	-166%			-166%	
Conferences, meetings and travel	1,990	594	1,390	3,974	2,490	838	1,525	4,853	500	244	135	879	20%	29%	9%	18%	
Licenses and permits	-	3,438	-	3,438	-	37,700	47	37,747	-	34,262	47	34,309		91%	100%	91%	
Dues, subscriptions and memberships	1,048	139	-	1,187	1,393	563	-	1,956	346	424	-	769	25%	75%		39%	
Management Fee	-	-	-	-	13,719	28,145	-	41,864	13,719	28,145	-	41,864	100%	100%		100%	
Other operating expenses	92	16,549	-	16,641	583	458	-	1,042	491	(16,091)	-	(15,600)	84%	-3511%		-1498%	
Total expenses	244,151	1,489,685	104,623	1,838,459	282,891	1,550,320	125,239	1,958,450	38,739	60,636	20,616	119,991	14%	4%	16%	6%	
Transfers																	
Transfers to Bond Fund	-	279,709	-	279,709	-	267,200	-	267,200	-	(12,509)	-	(12,509)		-5%		-5%	
Transfers to Backcountry Fund	-	-	-	-	-	41,650	(41,650)	-	-	41,650	(41,650)	-		100%	100%		
Transfers for Capital Equipment	-	11,938	-	11,938	-	16,500	-	16,500	-	4,562	-	4,562		28%		28%	
Transfers for Reserves	-	-	-	-	-	64,575	-	64,575	-	64,575	-	64,575		100%		100%	
Total Transfers	-	291,648	-	291,648	-	389,925	(41,650)	348,275	-	98,277	(41,650)	56,627		25%	100%	16%	
Total expense after transfers	244,151	1,781,332	104,623	2,130,107	282,891	1,940,245	83,589	2,306,725	38,739	158,913	(21,034)	176,619	14%	8%	-25%	8%	
Net revenue (expense)	43,757	330,503	(86,660)	287,600	39,176	117,925	(60,984)	96,117	4,581	212,578	(25,676)	191,483	12%	180%	42%	199%	