## A B 1 GRANBY RANCH CONSERVANCY, INC.

2 STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS 3 December 31, 2020 Actual, 2021 Adopted Budget, 2022 Approved Budget

Year-to-date Actual, Budget and Variance through June 30, 2021

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4 5 6 7 8 9 10 11 12 13 14 15 6 17 18 9 10 21 22 23 24 25 26 7 8 9 30 31 32 33 34 35 36 37 8 39 40 1 41 24 33 44 47 48 2020 2021 2021 2021 Actual Budaet Delta 2022 Unaudited Through 6/30/2021 Through 6/30/2021 Adopted Proiected Delta Throuah Approved Actuals Budaet Actual 6/30/2021 Budaet **Budget Comments** Total Residential Units in the Association Units - Beginning of year 941 941 941 941 940 No Additions Plus Units Included 0 0 0 0 0 Less Units Withdrawn 0 -1 -1 Res Units - End of year 94**1** 941 940 940 94Ŏ **Residential Units Assessed Use & Consumption Fee 7.8** Units - Beginning of year 579 585 591 623 623 through August 1 Projected 591 Units - Current Year Additions - KHL 1 4 3 Units - Current Year Additions - Non-KHL 10 10 28 23 10 Proiected Units - End of year 623 591 596 617 634 Residential Units NOT Assessed Use & Consumption Fee 7.8 350 317 323 345 306 KHL Units - 13.5a Non-KHL Units 16 13 11 Proiected 15 12 247 50 Developer Owned 247 107 177 107 179 107 Proiected 177 Proiected Third Party Developer/Builder 46 Individual Owners/LBH - 13.5b 37 334 21 11 Proiected 37 24 Total Non-KHL 330 305 310 295 Non-Residential Units 2 2 2 2 2 **Private Amenity Units** 2 2 2 2 PER UNIT ASSESSMENTS Annual Base Assessment - Residential - 7.3b \$23 3.30 \$23 23.90 \$24 \$ \$ \$ Annual Common Residential Assessment - 7.4 \$397 \$188 \$397 216.70 188.10 \$ Annual Use & Consumption Fee - 7.8 \$984 ŝ 1,640.00 \$1,640 \$984 ŝ 1,981.00 Annual Ranch Hall Fee - 7.8 \$0 \$0 ¢∩ 496.19 Total 1.852.00 \$1,852 \$1.404 \$ 2,697.20 \$ \$1.404 Limited Benefit Homeowner ("LBH") Pays: 212.00 220.00 LBH = Base Assessment + Common Residential \$ \$ Assessment 2,697.20 FBH = Base Assessment + Common Residential Full Benefit Homeowner ("FBH") Pays: 1,852.00 \$ \$ Assessment + Use and Consumption Fee + Ranch Hall Foo 50

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## A B 1 GRANBY BANCH CONSERVANCY, INC.

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2 STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS

3 December 31, 2020 Actual, 2021 Adopted Budget, 2022 Approved Budget

4 Year-to-date Actual, Budget and Variance through June 30, 2021

6 7 8 9 10 11 12 13 14 2020 2021 2021 2021 Actual Budget Delta 2022 Unaudited Adopted Proiected Delta Throuah Through Throuah Approved Actuals Budget Actual 6/30/2021 6/30/2021 6/30/2021 Budget Budget Comments 51 ADMINISTRATIVE FUND Common Revenues & Expenditures 54 Revenues 400-1 Annual Base Assessment - Residential: 7 3h \$21,643.00 \$22,490.63 \$22,490.63 (\$0.01) \$11,223,60 \$11,245.32 (\$21.72) \$3,103.33 1/3 of total funding required (\$3.3 x 940 Homeowners) 56 401-1 Annual Base Assessment - Private Amenities: 7.3a \$21,643.00 \$22,490.63 \$22,490.63 (\$0.01 \$11,245.32 \$11,245.32 \$0.00 \$3,103.33 1/3 of total funding required 57 Annual Base Assessment - Non-Residential: 7.3c \$21,643.00 \$22,490.63 \$22,490.63 (\$0.01 \$11,245.32 \$11,245.32 \$0.00 \$3,103.33 1/3 of total funding required 402-1 58 \$38.000.00 \$21,000.00 Resort Service Fees 7.10 (Resort Tax 2.7%) \$33.034.32 \$80,000,00 (\$42,000.00 \$62,204.51 \$41.204.51 \$80.000.00 Resort tax from Ski Area (6/30/21 = \$62K) 403-1 \$11,250.00 New homes & exterior home changes fee (8/16/21 10 412-1 Design Review Board Fees 3.2(d) \$0.00 \$4,200.00 \$10,000.00 (\$5,800.00 \$5,850.00 \$2,100.00 \$3,750.00 \$700/new home, 1-\$250/exterior modificaitons) 2022 1E now 1 2 modifier 420-1 Finance Charges: 7.7 \$971.54 \$1,000.00 \$1,000.00 \$0.00 \$457.43 \$499.98 (\$42.55) \$900.00 Finance charges on delinquent accounts - currently 55 accts \$500.00 \$0.00 62 440-1 Miscellaneous Income: 7.3 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 63 64 \$110.671.88 \$158,471.89 (\$47,800.02) \$102,226.18 \$57,335.94 \$44,890.24 \$101,459.99 Total Revenues \$99,434.86 65 66 Expenditures 510-1 Administration/Office & Other: 7.3 \$5.750.00 \$6.500.00 (\$750.00 \$3.087.44 \$1.950.00 \$7.212.78 (\$1.137.44) \$7,500.00 Postage, copies, phone 68 Bad Debt Expense: 7.3 \$3.050.00 \$3.000.00 Written off accounts 513-1 \$23,607.93 \$0.00 \$3,050.00 \$0.00 \$0.00 \$0.00 Design Review Board Compliance : 7.3 \$7,500.00 \$4,500.00 \$3,000.00 \$1,500.00 \$3,750.00 \$2,250.00 \$6,000.00 ALM 2/month property inspections \$500/mo thru 2022 525-1 \$0.00 70 71 Electricity - Welcome Center Monument: 7.4 540-2 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$850.00 Same amount as previous year \$0.00 \$0.00 545-1 Website Maintenance: 7.3 \$300.00 \$900.00 \$900.00 \$0.00 \$900.00 \$900.00 \$0.00 \$900.00 GRC/GRR/SVR websites \$300/ea 72 73 Conference Call Services: 7.3 \$0.00 \$2,000.00 \$350.00 \$1.650.00 \$0.00 \$0.00 \$710.00 Zoom calls 550-1 \$0.00 \$5 631 26 \$7 004 28 \$8,674.98 560-1 Insurance: 7 3: 6 3 \$17,350.00 \$15,000,00 \$2,350.00 \$1 670 70 \$17,500.00 D&O: General Liability: Umbrella 74 75 76 77 78 Ranch Hall Snowplowing Contribution: 7.3 571-1 \$14,680,00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 571-3 \$6.430.50 575-1 Weed Control: 7.3 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 575-2 Forestry Work - Common: 7.3 \$0.00 Moved to 577-4 577-1 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 590-1 Professional Services: 7.3 \$15.917.73 \$19.000.00 \$6.000.00 \$13.000.00 \$2.330.83 \$9,499,98 \$7.169.15 \$10.000.00 Attornev: Engineering: CPA. Collection. Etc. Property Management & Accounting: 7.3 \$55,000.00 Property Management: Accounting through 2022 600-1 \$21 487 80 \$55,000,00 \$55,000,00 \$0.00 \$27 499 98 \$27,499,98 \$0.00 605-1 Common Management by GRH: 7.3 \$6.250.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Fliminated 80 81 Total Expenditures \$101,518.00 \$110,550.00 \$88,250.00 \$22,300.00 \$42,322.53 \$52,274.94 \$9.952.41 \$101,460.00 82 (\$0.01) 83 Net Income (Loss) (\$2.083.14) \$121.88 \$70.221.89 (\$70,100.02) \$59,903.65 \$5.061.00 \$54.842.65 104 Residential Revenues & Expenditures 7.4 105 Revenues 106 \$373.577.00 \$177.000.00 \$177.000.00 \$88.500.00 (\$83.60) \$203.700.00 \$216.7 x 940 Homeowners 410-2 Common Residential Assessments: 7.4 \$88,416,40 \$0.00 107 410-2a Residential Assessment Portion \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 410-2 \$0.00 108 Road Operations & Maintenance Assessment Portion \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 410-2 410-2b 100 411-2 Statement Fees: 7.4 \$4,862.50 \$6 300 00 \$8,000.00 (\$1,700.00) \$4,650.00 \$3,150.00 \$1,500.00 \$6,300.00 Real Estate Statement Fee 113 114 Total Revenues \$378,439,50 \$183,300.00 \$185,000.00 (\$1,700.00) \$93,066,40 \$91,650.00 \$1,500.00 \$210,000.00 115 116 Expenditures 118 Electricity - Welcome Center Monument: 7.4 \$780.00 \$850.00 \$800.00 \$50.00 \$371.00 \$424.98 \$53.98 \$0.00 Moved to line 69 540-2 575-2 Weed/Mosquito Control: 7.4 \$0.00 \$21,350.00 \$7,000.00 \$14,350.00 \$0.00 \$0.00 \$0.00 \$25,000.00 Road side and common area weed control; mosquito control 120 121 122 123 577-2 Forestry Work - Common: 7.4 \$0.00 \$7 500 00 \$0.00 \$7,500.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 577-4 Cross Country Trail Grooming: 7.4 \$13,685,00 \$14,000.00 \$14,000,00 \$13,800.00 \$12,000.00 (\$1,800.00 580-2 \$0.00 \$0.00 Eliminated 585-2 Trail Planning/Construction/Mnt/Access Control: 7.4 \$0.00 \$67,850.00 \$0.00 \$67,850.00 \$0.00 \$33,925.00 \$33,925.00 \$0.00 Eliminated 587-2 River Signage/Owner Reservation App: 7.4 \$0.00 \$55,000.00 \$3,000.00 \$52,000.00 \$0.00 \$13,000,00 \$13,000.00 \$5,000.00 River Signs and Reservation App 124 125 Professional Services: 7.4 \$15.917.72 \$0.00 \$0.00 \$0.00 Moved to 590-1 590-2 \$0.00 \$0.00 \$0.00 \$0.00 Property Management & Accounting: 7.4 600-2 \$21 487 80 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 600-1 126 Residential Management by GRH: 7.4 605-2 \$6.250.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Fliminated 610-2 Road Operations & Maintenance: 7.4 \$134,337.64 \$188,000.00 \$80,000.00 \$108,000.00 \$36,324.72 \$94,000.02 \$57,675.30 \$180,000.00 Snowplowing & Maintenance (Note 2018=\$157K; 2019=\$168K · 2020=\$134K) 128 129 130 Fireworks: 7.4 \$1 000 00 \$0.00 \$0.00 Moved to 620-4 620-2 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Homeowner Services: 7.4 \$55,250.00 630-2 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 630-4 635-2 Recvclina: 7.4 \$1.325.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Moved to 635-4 \$0.00 133 133 Total Expenditures \$250,033,16 \$354,550.00 \$104,800.00 \$249,750.00 \$50,495,72 \$153,350.00 \$102,854,28 \$210,000.00 135 \$0.00 Net Income (Loss) \$128,406.34 (\$171,250.00) \$80,200.00 (\$251,450.00) \$42,570.68 (\$61,700.00) \$104.354.28 138

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 GRANBY RANCH CONSERVANCY, INC.
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 STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS

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 December 31, 2020 Actual. 2021 Adooted Budget. 2022 Approved Budget

 4
 Year-to-date Actual. Budget and Variance through June 30, 2021

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8 9 10									
9 10 11 12 13 13 14 15	2020 Unaudited Actuals	2021 Adopted Budget	2021 Proiected Actual	2021 Delta	Actual Through 6/30/2021	Budaet Throuah 6/30/2021	Delta Throuah 6/30/2021	2022 Approved Budget	Budget Comments
159 AMENITIES FUND				1					
161 Use & Consumption Fee Revenues & Expenditures 7.8									
162 Revenues 414-3 Full Benefit Homeowner-Use & Consumption Fee: 7.8	\$575,455.19	\$959,400.00	\$1,001,200.00	(\$41,800.00)	\$493,977.09	\$479,700.00	\$14,277.09	\$1,234,163.00	\$1,981 x 623 Homeowners (owners get 2 adult + 2 children )
165         414-3         Use & Consumption Fee - Developer Contribution: 7.8           166         415-3         Ranch Hall Use/Rental/Operations: 7.8	\$9,756.12 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		\$496.19 x 623 Homeowners
417-3 Full Benefit Homeowners-House Guest Fees & Add ons	\$0.00	\$10,000.00	\$6,000.00	\$4,000.00	\$3,600.00	\$5,000.00	(\$1,400.00)	\$10,000.00	Homeowners can add addt'l adults/children to FBH acct for a fee (as of 7/31/21 72 were added via ski
168         418-3         Short Term Rental-Pool Fees           169         430-3         Interest Income: 7.8           170         440-3         Shared Owner Dues. Pool Cards. Misc: 7.8	\$0.00 \$114.61 \$10.374.00	\$30.000.00 \$100.00 \$0.00	\$30.000.00 \$100.00 \$0.00	\$0.00 \$0.00 \$0.00	\$3.970.00 \$64.23 \$0.00	\$15.000.00 \$49.98 \$0.00	(\$11.030.00) \$14.25 \$0.00		\$10/quest fee x 4500 expected usage From bank account interest
170 440°S Shared Owner Dues, Pool Cards, Misc. 7.8			\$1.037.300.00		\$501.611.32	\$499.749.98		\$1,603,292.00	
172 Total Revenues	\$595,699.92	\$999,500.00	91,057,300.00	(\$37,800.00)	301,011.32	<u> </u>	\$1,861.34	21.003.292.00	-
174         Expenditures           177         520-3         Full Benefit Homeowner-Amenity Bundle: 7.8           178         522-3         Homeowner Events: 7.8           179         530-3         Digital Services: 7.8           180         560-3         Insurance - Ranch Hall/Pool & Work Comp: 7.8           181         561-3         GRC General Manager: 7.8           182         562-3         Ranch Hall /Doening & Closing - Ranch Hall/Pool: 7.8           184         563-3         GRC Ranch Hall Zaffing: 7.8	\$404,307.96 \$9,393.58 \$4,620.17 \$1.039.44 \$21,297.98	\$702,000.00 \$10,000.00 \$14,000.00 \$2,900.00 \$78.000.00 \$0.00 \$128,440.00	\$702,000.00 \$4,000.00 \$14,000.00 \$63.000.00 \$63.000.00 \$105,000.00	\$0.00 \$6,000.00 \$0.00 (\$7,100.00) \$15.000.00 \$0.00 \$23,440.00	\$357,600.00 \$175.82 \$11,988.00 \$4,336.08 \$21.071.40 \$0.00 \$24,790.58	\$351,000.00 \$4,000.00 \$12,000.00 \$1,450.02 \$39,000.00 \$64,219.98	(\$6,600.00) \$3,824.18 \$12.00 (\$2,886.06) \$17.928.60 \$0.00 \$39,429.40	\$0.00 \$14,000.00 \$11,000.00 \$83.000.00 \$0.00	New Bundled Homeowner Benefits Moved to 630-4 Homeowner App Ranch Hall Insurance & Workmans Compensation \$68.500 plus burden 1-\$19/hr PT:2-\$20/hr FT: 3-23/hr FT + Burden
167         168       418-3       Short Term Rental-Pool Fees         169       430-3       Interest Income: 7.8         170       440-3       Shared Owner Dues. Pool Cards. Misc: 7.8         171       440-3       Shared Owner Dues. Pool Cards. Misc: 7.8         172       Total Revenues       177         173       Szpenditures       177         174       Szo1-3       Full Benefit Homeowner-Amenity Bundle: 7.8         175       Sz2-3       Hoin Beowiner Zents: 7.8         176       Sc2-3       Diqital Services: 7.8         180       S60-3       Insurance - Ranch Hall/Pool & Work Comp: 7.8         181       S61-3       GRC General Manacer: 7.8         182       S62-3       Ranch Hall Staffing: 7.8         183       S63-3       GRC Ranch Hall Staffing: 7.8         184       S63-3       Operations, Maint & Equipment - Ranch Hall/Pool: 7.8         185       S64-3       Operations, Maint & Equipment - Ranch Hall/Pool: 7.8         186       S06-3       Property Taxes - Ranch Hall/Pool: 7.8         187       S63-3       Recvertur Taxes - Ranch Hall/Pool: 7.8         188       S00-3       Accounting - Ranch Hall/Pool: 7.8         189       G02-3       Fireworks Contribu	\$21,297.36 \$58,003.33 \$34.593.25 \$1.047.72 \$3,819.24	\$120,440.00 \$70,000.00 \$46.000.00 \$1.200.00 \$18,300.00 \$3,950.00 \$7.875.00 \$1,500.00	\$103,000.00 \$70,000.00 \$45.000.00 \$1.200.00 \$3,950.00 \$2,000.00 \$1.500.00	\$23,440.00 \$0.00 \$1.000.00 \$13,300.00 \$13,300.00 \$5.875.00 \$0.00	\$24,790.36 \$32,280.81 \$21.345.43 \$0.00 \$3,075.00 \$1,975.02 \$0.00 \$375.00	\$04,219.30 \$34,999.98 \$23.000.00 \$15,000.00 \$1,975.02 \$1.000.00 \$750.00	\$35,429.40 \$2,719.17 \$1.654.57 \$0.00 \$11,925.00 \$1.000.00 \$375.00	\$72,000.00 \$46.000.00 \$1.679.00 \$5,500.00 \$3,950.00 \$0.00	1-519/IIT PT:2-520/IIT PT: 3-23/IIT PT + Burden Maintenance/Janitorial/Landscapinq Electric. natural gas. cable. W&S Ranch Hall Pronertv Taxes Ranch Hall Snow Plowing and Shoveling ALM Accounting Fee for Ranch Hall through 2022 Moved to 620-4 Moved to 635-4
192         665-3         Interest Expense: 7.8           193         670-3         Depreciation Expense: 7.8           194         70-3         Capital Reserves - Ranch Hall/Pool: 7.8           195         Total Expenditures	\$2.618.02 \$48.628.88 \$7.254.00 \$596.623.57	\$1.000.00 \$0.00 \$10.000.00 \$1.094.165.00	\$0.00 \$0.00 \$10.000.00 \$10.000.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$979.81	\$0.00 \$0.00 \$4.999.98 \$553.394.98	\$0.00 \$0.00 \$4.020.17 \$73,402.03	\$0.00 \$0.00	Debt Paid Off Ranch Hall Depreciation Capital Reserves for future capital projects
197 197									
198         Net Income (Loss)           199         211           211         222           222         COMMUNITY FUND           223         223	(\$923.65)	(\$94.665.00)	\$650.00	(\$95.315.00)	\$21.618.37	(\$53.645.00)	\$75.263.37	<u>\$0.00</u>	-
224 Community Revenues & Expenditures 7.9 225 Revenues									
416-4 Community Fee (Real Estate Transfers): 7.9	\$365,692.54	\$200,000.00	\$700,000.00	(\$500,000.00)	\$386,781.94	\$100,000.00	\$286,781.94	\$650,000.00	1% Real Estate Transfer Fee (103 sales \$483K as of 8/10/21) 2022- 150 sales x \$4300avo )
228 70tal Revenues	\$365,692.54	\$200,000.00	\$700,000.00	(\$500,000.00)	\$386,781.94	\$100,000.00	\$286,781.94	\$650,000.00	_
Z23         Expenditures           231         521-4         Community Outreach/Charitable Causes: 7.9           232         577-4         Forestry Work/Fire Mitiaation: 7.9           233         620-4         Fireworks/New Year's Eve Event: 7.9           630-4         Homeowner Events: 7.9           234         635-4           235         635-4           236         635-4           237         700-4           238         635-4	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$15.000.00 \$45,000.00 \$1,500.00	Common area forestrv work Contribution toward 1/1 Fireworks Wine Gatherings/Snowshoe/Ice Cream Social/Concerts/Ftr Homeowner Recvclina Ranch Hall-Finish work on basement and locker room
236 237 701-4 Capital Reserve: Roads 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$281.750.00	Capital Reserves for future capital proiects
236 237 701-4 Capital Reserve: Roads 7.9 238 239 <b>Total Expenditures</b> 240	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	-
241 241 Net Income (Loss)	\$365,692,54	\$200,000.00	\$700.000.00	(\$500.000.00)	\$386,781.94	\$100,000.00	\$286,781.94	\$0.00	_