

	A	B	C	D	E	F	G	H	I	J	K	L
1	GRANBY RANCH CONSERVANCY, INC.											
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											
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Total Residential Units in the Association

	2020 Unaudited Actuals	2021 Adopted Budget	2021 Projected Actual	2021 Delta	Actual Through 6/30/2021	Budget Through 6/30/2021	Delta Through 6/30/2021	2022 Approved Budget	Budget Comments
Units - Beginning of year	941	941	941		941			940	No Additions
Plus Units Included	0	0	0		0			0	
Less Units Withdrawn	0	0	-1		-1			0	
Res Units - End of year	941	941	940		940			940	

Residential Units Assessed Use & Consumption Fee 7.8

	2020 Unaudited Actuals	2021 Adopted Budget	2021 Projected Actual	2021 Delta	Actual Through 6/30/2021	Budget Through 6/30/2021	Delta Through 6/30/2021	2022 Approved Budget	Budget Comments
Units - Beginning of year	579	585	591		591			623	623 through August
Units - Current Year Additions - KHL	2	1	4		3			1	Projected
Units - Current Year Additions - Non-KHL	10	10	28		23			10	Projected
Units - End of year	591	596	623		617			634	

Residential Units NOT Assessed Use & Consumption Fee 7.8

	2020 Unaudited Actuals	2021 Adopted Budget	2021 Projected Actual	2021 Delta	Actual Through 6/30/2021	Budget Through 6/30/2021	Delta Through 6/30/2021	2022 Approved Budget	Budget Comments
KHL Units - 13.5a	16	15	12		13			11	Projected
Non-KHL Units									
Developer Owned	247	247	107		107			107	Projected
Third Party Developer/Builder	50	46	177		179			177	Projected
Individual Owners/LBH - 13.5b	37	37	21		24			11	Projected
Total Non-KHL	334	330	305		310			295	

Non-Residential Units

Private Amenity Units	2	2	2		2			2	
	2	2	2		2			2	

PER UNIT ASSESSMENTS

Annual Base Assessment - Residential - 7.3b	\$23	\$ 23.90	\$24		\$23			\$ 3.30	
Annual Common Residential Assessment - 7.4	\$397	\$ 188.10	\$188		\$397			\$ 216.70	
Annual Use & Consumption Fee - 7.8	\$984	\$ 1,640.00	\$1,640		\$984			\$ 1,981.00	
Annual Ranch Hall Fee - 7.8	\$0	\$ -	\$0		\$0			\$ 496.19	
Total	\$1,404	\$ 1,852.00	\$1,852		\$1,404			\$ 2,697.20	

Limited Benefit Homeowner ("LBH") Pays: \$ 212.00 \$ 220.00 LBH = Base Assessment + Common Residential Assessment

Full Benefit Homeowner ("FBH") Pays: \$ 1,852.00 \$ 2,697.20 FBH = Base Assessment + Common Residential Assessment + Use and Consumption Fee + Ranch Hall Fee

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159	AMENITIES FUND											
160												
161	Use & Consumption Fee Revenues & Expenditures 7.8											
162	Revenues											
163	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	\$9,756.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
166	415-3	Ranch Hall Use/Rental/Operations: 7.8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$309,129.00	\$496.19 x 623 Homeowners	
167	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 addtl 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	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$3,970.00	\$15,000.00	(\$11,030.00)	\$45,000.00	\$10/guest fee x 4500 expected usage	
169	430-3	Interest Income: 7.8	\$114.61	\$100.00	\$100.00	\$0.00	\$64.23	\$49.98	\$14.25	\$5,000.00	From bank account interest	
170	440-3	Shared Owner Dues, Pool Cards, Misc: 7.8	\$10,374.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
171												
172	Total Revenues		\$595,699.92	\$999,500.00	\$1,037,300.00	(\$37,800.00)	\$501,611.32	\$499,749.98	\$1,861.34	\$1,603,292.00		
173												
174	Expenditures											
177	520-3	Full Benefit Homeowner-Amenity Bundle: 7.8	\$404,307.96	\$702,000.00	\$702,000.00	\$0.00	\$357,600.00	\$351,000.00	(\$6,600.00)	\$1,234,163.00	New Bundled Homeowner Benefits	
178	522-3	Homeowner Events: 7.8	\$9,393.58	\$10,000.00	\$4,000.00	\$6,000.00	\$175.82	\$4,000.00	\$3,824.18	\$0.00	Moved to 630-4	
179	530-3	Digital Services: 7.8		\$14,000.00	\$14,000.00	\$0.00	\$11,988.00	\$12,000.00	\$12.00	\$14,000.00	Homeowner App	
180	560-3	Insurance - Ranch Hall/Pool & Work Comp: 7.8	\$4,620.17	\$2,900.00	\$10,000.00	(\$7,100.00)	\$4,336.08	\$1,450.02	(\$2,886.06)	\$11,000.00	Ranch Hall Insurance & Workmans Compensation	
181	561-3	GRC General Manager: 7.8		\$78,000.00	\$63,000.00	\$15,000.00	\$21,071.40	\$39,000.00	\$17,928.60	\$83,000.00	\$68,500 plus burden	
182	562-3	Ranch Hall Opening & Closing - Ranch Hall/Pool: 7.8	\$1,039.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
183	563-3	GRC Ranch Hall Staffing: 7.8	\$21,297.98	\$128,440.00	\$105,000.00	\$23,440.00	\$24,790.58	\$64,219.98	\$39,429.40	\$132,000.00	1-\$19/hr PT-2-\$20/hr FT: 3-23/hr FT + Burden	
185	564-3	Operations, Maint & Equipment - Ranch Hall/Pool: 7.8	\$58,003.33	\$70,000.00	\$70,000.00	\$0.00	\$32,280.81	\$34,999.98	\$2,719.17	\$72,000.00	Maintenance/Janitorial/Landscaping	
186	565-3	Utilities - Ranch Hall/Pool: 7.8	\$34,593.25	\$46,000.00	\$45,000.00	\$1,000.00	\$21,345.43	\$23,000.00	\$1,654.57	\$46,000.00	Electric, natural gas, cable, W&S	
187	568-3	Property Taxes - Ranch Hall/Pool: 7.8	\$1,047.72	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Ranch Hall Property Taxes	
188	571-3	Snowplowing Contribution: 7.8		\$18,300.00	\$5,000.00	\$13,300.00	\$3,075.00	\$15,000.00	\$11,925.00	\$5,500.00	Ranch Hall Snow Plowing and Shovelina	
189	600-3	Accounting - Ranch Hall/Pool: 7.8	\$3,819.24	\$3,950.00	\$3,950.00	\$0.00	\$1,975.02	\$1,975.02	\$0.00	\$3,950.00	ALM Accounting Fee for Ranch Hall through 2022	
190	620-3	Fireworks Contribution: 7.8		\$7,875.00	\$2,000.00	\$5,875.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	Moved to 620-4	
191	635-3	Recyclina Contribution: 7.8		\$1,500.00	\$1,500.00	\$0.00	\$375.00	\$750.00	\$375.00	\$0.00	Moved to 635-4	
192	665-3	Interest Expense: 7.8	\$2,618.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Debt Paid Off	
193	670-3	Depreciation Expense: 7.8	\$48,628.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Ranch Hall Depreciation	
194	700-3	Capital Reserves - Ranch Hall/Pool: 7.8	\$7,254.00	\$10,000.00	\$10,000.00	\$0.00	\$979.81	\$4,999.98	\$4,020.17	\$0.00	Capital Reserves for future capital projects	
195												
196	Total Expenditures		\$596,623.57	\$1,094,165.00	\$1,036,650.00	\$57,515.00	\$479,992.95	\$553,394.98	\$73,402.03	\$1,603,292.00		
197												
198	Net Income (Loss)		(\$93.65)	(\$94,665.00)	\$650.00	(\$95,315.00)	\$21,618.37	(\$53,645.00)	\$75,263.37	\$0.00		
199												
200												
201												
202	COMMUNITY FUND											
203												
204	Community Revenues & Expenditures 7.9											
205	Revenues											
226	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 \$4300/unit)	
227												
228	Total 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		
229												
230	Expenditures											
231	521-4	Community Outreach/Charitable Causes: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00		
232	577-4	Forestrv Work/Fire Mitigation: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	Common area forestrv work	
233	620-4	Fireworks/New Year's Eve Event: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	Contribution toward 1/1 Fireworks	
234	630-4	Homeowner Events: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	Wine Gatherings/Snowshoe/Ice Cream	
235	635-4	Recycling: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	Serial/Concerts/Ftr	
236	700-4	Future Improvements - Ranch Hall/Pool: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$281,750.00	Homeowner Recyclina	
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	Ranch Hall-Finish work on basement and locker room	
238												
239	Total Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00		
240												
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		
242												
243												
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