

A	B	C	D	E	F	K	L
1	GRANBY RANCH CONSERVANCY, INC.						
2	STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
3	December 31, 2021 Actual, 2022 Adopted Budget, 2023 Approved Budget						
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	2021 Adopted Budget	2022 Approved Budget	2022 Projected Actual	2023 Approved Budget	Budget Comments
Total Residential Units in the Association					
Units - Beginning of year	941	940	941	940	No Additions
Plus Units Included	0	0	0	0	
Less Units Withdrawn	0	0	-1	0	
Res Units - End of year	941	940	940	940	
Residential Units Assessed Use & Consumption Fee 7.8					
Units - Beginning of year	585	623	626	645	645 through October
Units - Current Year Additions - KHL	1	1	2	1	Projected
Units - Current Year Additions - Non-KHL	10	10	17	10	Projected
Units - End of year	596	634	645	656	
Residential Units NOT Assessed Use & Consumption Fee 7.8	345	306	295	284	
KHL Units - 13.5a	15	11	10	9	Projected
Non-KHL Units					
Developer Owned	247	107	104	100	Projected
Third Party Developer/Builder	46	177	166	162	Projected
Individual Owners/LBH - 13.5b	37	11	15	13	Projected
Total Non-KHL	330	295	285	275	
Non-Residential Units	2	2	2	2	
Private Amenity Units	2	2	2	2	
PER UNIT ASSESSMENTS					
Annual Base Assessment - Residential - 7.3b	\$24	\$ 3.30	\$ 3.30	\$ 3.30	
Annual Common Residential Assessment - 7.4	\$188	\$ 216.70	\$ 216.70	\$ 221.28	
Annual Use & Consumption Fee - 7.8	\$1,640	\$ 1,981.00	\$ 1,981.00	\$ 2,140.00	
Annual Ranch Hall Fee - 7.8	\$0	\$ 496.19	\$ 496.19	\$ 559.41	
Total	\$1,852	\$ 2,697.20	\$ 2,697.20	\$ 2,923.99	8.41% increase 2022 approved budget vs 2023 proposed budget
Limited Benefit Homeowner ("LBH") Pays:	211.9977683	\$ 220.00		\$ 224.58	LBH = Base Assessment + Common Residential Assessment
Full Benefit Homeowner ("FBH") Pays:	1851.997768	\$ 2,697.20		\$ 2,923.99	FBH = Base Assessment + Common Residential Assessment + Use and Consumption Fee + Ranch Hall Fee

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45	ADMINISTRATIVE FUND						
46							
47	Common Revenues & Expenditures						
48	Revenues						
49	400-1	Annual Base Assessment - Residential: 7.3b	\$22,490.63	\$3,103.33	\$3,103.33	\$3,103.33	1/3 of total funding required (\$3.3 x 940 Homeowners)
50	401-1	Annual Base Assessment - Private Amenities: 7.3a	\$22,490.63	\$3,103.33	\$3,103.33	\$3,103.33	1/3 of total funding required
51	402-1	Annual Base Assessment - Non-Residential: 7.3c	\$22,490.63	\$3,103.33	\$3,103.33	\$3,103.33	1/3 of total funding required
52	403-1	Resort Service Fees 7.10 (Resort Tax 2.7%)	\$38,000.00	\$80,000.00	\$150,000.00	\$150,000.00	Resort tax from Ski Area
53	420-1	Finance Charges: 7.7	\$1,000.00	\$900.00	\$1,300.00	\$900.00	Finance charges on delinquent accounts - currently 15 accts
56							
57	Total Revenues		\$110,671.88	\$101,459.99	\$160,609.99	\$160,209.99	
58							
59	Expenditures						
60	510-1	Administration/Office & Other: 7.3	\$5,750.00	\$7,500.00	\$9,000.00	\$7,500.00	Postage, copies, phone
61	513-1	Bad Debt Expense: 7.3	\$3,050.00	\$3,000.00	\$0.00	\$3,000.00	Written off accounts
62	525-1	Design Review Board Compliance : 7.3	\$7,500.00	\$6,000.00	\$6,000.00	\$18,180.00	ALM 2/month property inspections \$515/mo thru 2023 & Office Rent=\$1K/mo
63	540-2	Electricity - Welcome Center Monument: 7.4	\$0.00	\$850.00	\$850.00	\$850.00	Same amount as previous year
64	545-1	Website Maintenance: 7.3	\$900.00	\$900.00	\$900.00	\$900.00	GRC/GRR/SVR websites \$300/ea
65	550-1	Conference Call Services: 7.3	\$2,000.00	\$710.00	\$4,500.00	\$5,000.00	Conference Calls
66	560-1	Insurance: 7.3; 6.3	\$17,350.00	\$17,500.00	\$18,500.00	\$19,000.00	D&O; General Liability; Umbrella
67	590-1	Professional Services: 7.3	\$19,000.00	\$10,000.00	\$6,000.00	\$16,500.00	Attorney; Engineering; CPA(taxes & audit), Collection, Etc.
68	600-1	Property Management & Accounting: 7.3	\$55,000.00	\$55,000.00	\$55,000.00	\$56,650.00	Property Management; Accounting through 2023
69							
70	Total Expenditures		\$110,550.00	\$101,460.00	\$100,750.00	\$127,580.00	
71							
72	Net Income (Loss)		\$121.88	(\$0.01)	\$59,859.99	\$32,629.99	
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92							
93	Residential Revenues & Expenditures 7.4						
94	Revenues						
95	410-2	Common Residential Assessments: 7.4	\$177,000.00	\$203,700.00	\$203,700.00	\$208,000.00	\$221.28 x 940 Homeowners
96	411-2	Statement Fees: 7.4	\$6,300.00	\$6,300.00	\$7,600.00	\$7,000.00	Real Estate Statement Fee
100							
101	Total Revenues		\$183,300.00	\$210,000.00	\$211,300.00	\$215,000.00	
102							
103	Expenditures						
105	575-2	Weed/Mosquito Control: 7.4	\$21,350.00	\$25,000.00	\$0.00	\$10,000.00	Road side and common area weed control; mosquito control
106	587-2	River Signage/Owner Reservation App: 7.4	\$55,000.00	\$5,000.00	\$5,000.00	\$5,000.00	River Signs and Reservation App
107	610-2	Road Operations & Maintenance: 7.4	\$188,000.00	\$180,000.00	\$190,000.00	\$200,000.00	Snowplowing & Maintenance
109							
110	Total Expenditures		\$354,550.00	\$210,000.00	\$195,000.00	\$215,000.00	
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112	Net Income (Loss)		(\$171,250.00)	\$0.00	\$16,300.00	\$0.00	
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136	AMENITIES FUND						
137							
138	Use & Consumption Fee Revenues & Expenditures 7.8						
139	Revenues						
140	414-3	Full Benefit Homeowner-Use & Consumption Fee: 7.8	\$959,400.00	\$1,234,163.00	\$1,251,860.00	\$1,380,300.00	\$2,140 x 645 FBH
142	415-3	Ranch Hall Operations: 7.8	\$0.00	\$309,129.00	\$313,565.00	\$360,819.00	\$559.41 x 645 FBH
143	417-3	Full Benefit Homeowners-House Guest Fees & Add ons	\$10,000.00	\$10,000.00	\$0.00	\$0.00	FBH can add addtl adults/children to FBH acct for a fee
144	418-3	Short Term Rental-Pool Fees	\$30,000.00	\$45,000.00	\$40,000.00	\$40,000.00	\$10/quest fee x 4500 expected usage
145	420-3	Design Review Board Fees 3.2(d)	\$4,200.00	\$11,250.00	\$18,000.00	\$22,500.00	New homes & exterior home changes fee 2023 - 25 new \$800/ea+ 10 modifications \$250/ea
146	430-3	Interest Income: 7.8	\$100.00	\$5,000.00	\$1,000.00	\$36,000.00	\$1.5MM invested 1/3 each in MM, 6 mos CD and 1 year CD
147							
148	Total Revenues		\$999,500.00	\$1,603,292.00	\$1,624,425.00	\$1,839,619.00	
149	Expenditures						
153	520-3	Full Benefit Homeowner-Amenity Bundle: 7.8	\$702,000.00	\$1,234,163.00	\$1,233,330.00	\$1,380,300.00	New Bundled Homeowner Benefits
154	530-3	Digital Services: 7.8	\$14,000.00	\$14,000.00	\$14,000.00	\$16,000.00	Homeowner App
155	560-3	Insurance - Ranch Hall/Pool & Work Comp: 7.8	\$2,900.00	\$11,000.00	\$16,000.00	\$17,000.00	Ranch Hall Insurance & Workmans Compensation
156	561-3	GRC General Manager: 7.8	\$78,000.00	\$83,000.00	\$75,000.00	\$95,400.00	\$79,500 plus burden
158	563-3	GRC Ranch Hall Staffing: 7.8	\$128,440.00	\$132,000.00	\$110,000.00	\$172,250.00	1-\$20/hr FT;1-\$23/hr FT; 1-26/hr FT + Burden
159	564-3	Operations, Maint & Equipment - Ranch Hall/Pool: 7.8	\$70,000.00	\$72,000.00	\$81,000.00	\$100,000.00	Maintenance/Janitorial/Landscaping
160	565-3	Utilities - Ranch Hall/Pool: 7.8	\$46,000.00	\$46,000.00	\$47,000.00	\$51,600.00	Electric, natural gas, cable, W&S
161	568-3	Property Taxes - Ranch Hall/Pool: 7.8	\$1,200.00	\$1,679.00	\$0.00	\$0.00	GRC owns and all owners paying individually now
162	571-3	Snowplowing Contribution: 7.8	\$18,300.00	\$5,500.00	\$2,000.00	\$3,000.00	Ranch Hall Snow Plowing and Shovelinq
163	600-3	Accountinq - Ranch Hall/Pool: 7.8	\$3,950.00	\$3,950.00	\$3,950.00	\$4,069.00	ALM Accountinq Fee for Ranch Hall through 2023
164							
165	Total Expenditures		\$1,094,165.00	\$1,603,292.00	\$1,582,280.00	\$1,839,619.00	
166	Net Income (Loss)						
167			(\$94,665.00)	\$0.00	\$42,145.00	\$0.00	
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181							
191	COMMUNITY FUND						
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193	Community Revenues & Expenditures 7.9						
194	Revenues						
195	416-4	Community Fee (Real Estate Transfers): 7.9	\$200,000.00	\$650,000.00	\$700,000.00	\$675,000.00	1% Real Estate Transfer Fee
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197	Total Revenues		\$200,000.00	\$650,000.00	\$700,000.00	\$675,000.00	
198	Expenditures						
199	521-4	Community Outreach/Charitable Causes: 7.9	\$0.00	\$5,000.00	\$10,000.00	\$5,000.00	
201	577-4	Forestry Work/Fire Mitigation: 7.9	\$0.00	\$20,000.00	\$20,000.00	\$25,000.00	Common area forestry work
202	620-4	Fireworks/New Year's Eve Event: 7.9	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	Contribution toward 1/1 Fireworks
203	630-4	Homeowner Events: 7.9	\$0.00	\$45,000.00	\$45,000.00	\$55,000.00	Wine Gatherinqs/Snowshoe/Ice Cream Social/Concerts
204	635-4	Recycling: 7.9	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	Homeowner Recyclinq
205	700-4	Ranch Hall/Pool/Amenity Projects: 7.9	\$0.00	\$281,750.00	\$0.00	\$286,750.00	Ranch Hall-Finish work on basement and locker room
206	701-4	Capital Reserve 7.9	\$0.00	\$281,750.00	\$0.00	\$286,750.00	Capital Reserves for future capital projects (ie roads)
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208	Total Expenditures		\$0.00	\$650,000.00	\$81,500.00	\$675,000.00	
209	Net Income (Loss)						
210			\$200,000.00	\$0.00	\$618,500.00	\$0.00	
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