



	A	B	C	E	F	J	K	L
1	<b>GRANBY RANCH CONSERVANCY, INC.</b>							
2	<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>							
3	<b>2023 Approved Budget, 2023 Proposed Amended Budget, 2023 Actual Through 4/30, 2024 Proposed Budget</b>							
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				<b>2023 Approved Budget</b>	<b>2023 Proposed Amended Budget</b>	<b>2023 Actual Through 4/30</b>	<b>2024 Proposed Budget</b>	<b>Budget Comments</b>
73	<b>Ending Balance (Loss)</b>			<b>\$32,629.99</b>	<b>\$32,629.99</b>	<b>\$55,324.27</b>	<b>\$39,940.00</b>	Any ending balance is reserved for capital projects and improvements
74								
93								
94	<b>Residential Revenues &amp; Expenditures 7.4</b>							
95	<b>Revenues</b>							
96	424-2	Common Residential Assessments: 7.4		\$208,000.00	\$208,000.00	\$104,001.60	\$263,200.00	\$268.57 x 980 Homeowners
97	411-2	Statement Fees: 7.4		\$7,000.00	\$7,000.00	\$1,050.00	\$7,000.00	Real Estate Statement Fee
101								
102	<b>Total Revenues</b>			<b>\$215,000.00</b>	<b>\$215,000.00</b>	<b>\$105,051.60</b>	<b>\$270,200.00</b>	
103								
104	<b>Expenditures</b>							
106	582-2	Weed/Mosquito Control: 7.4		\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	Road side and common area weed control; mosquito control
107	553-2	River Signage/Owner Reservation App: 7.4		\$5,000.00	\$5,000.00	\$0.00	\$2,500.00	River Signs and Reservation App
108	581-2	Road Operations & Maintenance: 7.4		\$200,000.00	\$200,000.00	\$118,763.99	\$210,000.00	Snowplowing & Maintenance
109	632-3	GRC General Manager (Residential Association Duties): 7.8		\$0.00	\$0.00	\$0.00	\$47,700.00	50% of \$79,500 plus burden
111								
112	<b>Total Expenditures</b>			<b>\$215,000.00</b>	<b>\$215,000.00</b>	<b>\$118,763.99</b>	<b>\$270,200.00</b>	
113								
114	<b>Ending Balance (Loss)</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$13,712.39)</b>	<b>\$0.00</b>	Any ending balance is reserved for capital projects and improvements
115								
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138	<b>AMENITIES FUND</b>							
139								
140	<b>Use &amp; Consumption Fee Revenues &amp; Expenditures 7.8</b>							
141	<b>Revenues</b>							
142	425-3	Full Benefit Homeowner-Use & Consumption Fee: 7.8		\$1,380,300.00	\$1,380,300.00	\$692,290.00	\$1,522,600.00	\$2,300 x 662 FBH
144	426-3	Ranch Hall Operations: 7.8		\$360,819.00	\$360,819.00	\$180,965.90	\$353,647.02	\$534.21 x 662 FBH
146	428-3	Short Term Rental-Pool Fees		\$40,000.00	\$40,000.00	\$13,560.03	\$40,000.00	\$10/guest fee x 4,500 expected usage
147	449-3	Design Review Board Fees 3.2(d)		\$22,500.00	\$22,500.00	\$1,050.00	\$22,500.00	New homes & exterior home changes fee 2024 - 25 new \$800/ea+ 10 modifications \$250/ea
148	430-3	Interest from Investments: 7.8		\$36,000.00	\$36,000.00	\$1,162.51	\$36,000.00	\$1.5MM invested 1/3 each in MM, 6 mos CD & 1 year CD
149								
150	<b>Total Revenues</b>			<b>\$1,839,619.00</b>	<b>\$1,839,619.00</b>	<b>\$889,028.44</b>	<b>\$1,974,747.02</b>	
151								
152	<b>Expenditures</b>							
155	524-3	Full Benefit Homeowner-Amenity Bundle: 7.8		\$1,380,300.00	\$1,380,300.00	\$693,360.00	\$1,522,600.00	New Bundled Homeowner Benefits
156	526-3	Digital Services: 7.8		\$16,000.00	\$16,000.00	\$14,386.00	\$17,000.00	Homeowner App
157	560-3	Insurance - Ranch Hall/Pool & Work Comp: 7.8		\$17,000.00	\$17,000.00	\$6,078.88	\$20,000.00	Ranch Hall Insurance & Workmans Compensation
158	632-3	GRC General Manager (Ranch Hall Duties): 7.8		\$95,400.00	\$95,400.00	\$29,121.85	\$47,700.00	50% of \$79,500 plus burden
160	631-3	GRC Ranch Hall Staffing: 7.8		\$172,250.00	\$172,250.00	\$44,116.43	\$192,250.00	1-\$20/hr FT;1-\$23/hr FT;1-26/hr FT;1-\$20/hr PT+Burden
161	664-3	Operations, Maint & Equipment - Ranch Hall/Pool: 7.8		\$100,000.00	\$100,000.00	\$27,449.51	\$100,000.00	Maintenance/Janitorial/Landscaping
162	519-3	Utilities - Ranch Hall/Pool: 7.8		\$51,600.00	\$51,600.00	\$25,970.88	\$68,000.00	Electric, natural gas, cable, W&S
164	587-3	Snowplowing Contribution: 7.8		\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	Ranch Hall Snow Plowing and Shoveling
165	602-3	Accounting - Ranch Hall/Pool: 7.8		\$4,069.00	\$4,069.00	\$1,356.16	\$4,192.00	ALM Accounting Fee for Ranch Hall
166								
167	<b>Total Expenditures</b>			<b>\$1,839,619.00</b>	<b>\$1,839,619.00</b>	<b>\$841,839.71</b>	<b>\$1,974,742.00</b>	
168								
169	<b>Ending Balance (Loss)</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$47,188.73</b>	<b>\$5.02</b>	Any ending balance is reserved for capital projects and improvements
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193	<b>COMMUNITY FUND</b>							
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195	<b>Starting Balance (2023 reserve starting balance)</b>				\$2,127,481.02			
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197	<b>Community Revenues &amp; Expenditures 7.9</b>							
198	<b>Revenues</b>							
199	416-4	Community Fee (Real Estate Transfers): 7.9		\$675,000.00	\$675,000.00	\$126,197.00	\$550,000.00	1% Real Estate Transfer Fee

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	2023 Approved Budget	2023 Proposed Amended Budget	2023 Actual Through 4/30	2024 Proposed Budget	Budget Comments
<b>Total Revenues</b>	<b>\$675,000.00</b>	<b>\$675,000.00</b>	<b>\$126,197.00</b>	<b>\$550,000.00</b>	
<b>Expenditures</b>					
547-4 Community Outreach/Charitable Causes: 7.9	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	
577-4 Forestry Work/Fire Mitigation: 7.9	\$25,000.00	\$25,000.00	\$0.00	\$35,000.00	Common area forestry work
651-4 Fireworks/New Year's Eve Event: 7.9	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	Contribution toward 1/1 Fireworks
605-4 Homeowner Events: 7.9	\$55,000.00	\$55,000.00	\$304.27	\$65,000.00	Wine Gatherings/Snowshoe/Ice Cream Social/Concerts
551-4 Recycling: 7.9	\$1,500.00	\$1,500.00	\$0.00	\$0.00	Homeowner Recycling (not being offered in 2024)
700-4 Ranch Hall/Pool/Amenity Projects: 7.9	\$286,750.00	\$1,350,000.00	\$0.00	\$1,350,000.00	Ranch Hall renovations (interior and exterior). * Construction contract estimate is \$1.35mil.; amounts not spent in 2023 will be spent in 2024, for a total across both 2023 and 2024 not to exceed \$1.35mil.
715-4 Capital Reserve: 7.9	\$286,750.00	\$1,350,981.02	\$0.00	\$425,000.00	Capital reserves available for other capital projects and improvements
<b>Total Expenditures</b>	<b>\$675,000.00</b>	<b>\$2,802,481.02</b>	<b>\$304.27</b>	<b>\$1,900,000.00</b>	
<b>Ending Balance (Loss)</b>	<b>\$0.00</b>	<b>(\$2,127,481.02)</b>	<b>\$125,892.73</b>	<b>(\$1,350,000.00)</b>	