



PO Box 66  
78884 US Hwy 40  
Winter Park, CO 80482  
Phone: 970-726-5701

**GRANBY RANCH CONSERVANCY, INC.  
NOTICE OF ANNUAL MEETING**

July 10, 2024

Dear Homeowner(s):

Pursuant to the Bylaws of Granby Ranch Conservancy, Inc. (the "Association"), this is notice that the Annual Meeting of the Association is scheduled for 2:00 p.m. MT, on Tuesday, August 6, 2024 in the Aspen Meeting Room at the Inn at Silvercreek, Granby, CO (the "Annual Meeting"). The Association will endeavor to make the meeting available by conference call. To join the meeting by conference call please use the below information:

**Participant Dial In (Toll Free): 1-800-711-6258**  
**Participant International Dial In: 1-412-317-2513**  
**Please ask to be joined into the Granby Ranch Call**

Enclosed are the agenda, form proxy statement, Annual Meeting minutes from August 8, 2023, a letter to homeowners, which includes the proposed budget approved by the Board of Directors of the Association for the fiscal year ending December 31, 2025 and the proposed benefits package for 2025, and the owner information sheet. The enclosed materials be emailed to you and posted online at [www.granbyranchowners.com](http://www.granbyranchowners.com).

If you would like another person to vote or act at the Annual Meeting on your behalf, you may submit a proxy pursuant to the Association's organizational documents and Colorado statutes. For ease of convenience and without limiting the manner in which you may appoint a proxy, a form proxy statement is enclosed. **Please note that the proxy must be received in the office of Allegiant Management by 11:59 p.m. MT on Monday, August 5, 2024.** The appointed person must attend the meeting for the proxy to be executed. The mailing address for the proxy is:

Granby Ranch Conservancy, Inc.  
c/o Allegiant Management  
P.O. Box 66  
Winter Park, CO 80482

If you have any questions related to the enclosed information or about the meeting, please feel free to contact us for assistance.

Sincerely,

*Timothy P. Hartmann*

Timothy P. Hartmann  
Owner, Property Manager  
970-722-1127  
[thartmann@allegiantmgmt.com](mailto:thartmann@allegiantmgmt.com)

*Debbie Briggs*

Debbie Briggs  
Assistant Property Manager  
970-722-1104  
[dbriggs@allegiantmgmt.com](mailto:dbriggs@allegiantmgmt.com)



**GRANBY RANCH CONSERVANCY, INC.  
ANNUAL MEETING  
TUESDAY, AUGUST 6, 2024 AT 2:00 P.M. MT  
ASPEN MEETING ROOM AT THE INN AT SILVERCREEK, GRANBY, CO**

**PARTICIPANT DIAL IN (TOLL FREE): 1-800-711-6258**

**PARTICIPANT INTERNATIONAL DIAL IN: 1-412-317-2513**

**Please ask to be joined into the Granby Ranch call.**

**Board Members:**

Bob Glarner: President

David Glarner: Vice President

Brian Ditch: Secretary/Treasurer

**AGENDA**

- Call to Order/Quorum
- Overview of Guidelines for Annual Meeting
- Introduction of Board Members, Allegiant Management and Staff
- Review and Vote to Approve the Granby Ranch Conservancy, Inc. 2023 Annual Meeting Minutes held on August 8, 2023
- President/Developer/Property Management Report
- Review and Vote to Ratify the Granby Ranch Conservancy Inc. Budget for 2025
- Other Business
- Adjourn

**FORM PROXY STATEMENT**

KNOW ALL MEN BY THESE PRESENT, that I/we, \_\_\_\_\_ (insert complete full legal name(s) of Unit Owner(s)) being the owner(s) of Unit \_\_\_\_\_, at \_\_\_\_\_, located in the County of Grand, State of Colorado, do hereby irrevocably appoint(s) \_\_\_\_\_ (insert complete full legal name(s) of person appointed as Proxy) to be my/our Proxy, with full power of substitution, in order to represent me/us at the annual meeting of the **Granby Ranch Conservancy, Inc.** to be held on Tuesday, August 6, 2024, in Granby, Colorado (the "Annual Meeting"), and vote on my/our behalf as the herein named Proxy shall determine on all issues submitted to vote at this meeting or, in the event a quorum shall fail to attend the Annual Meeting, at such time and place as the adjourned Annual Meeting shall be resumed. This Proxy shall remain in full force and effect until the earlier of (i) my/our revocation of this Proxy by providing actual notice to the person presiding over the Annual Meeting, or (ii) the conclusion of the Annual Meeting. **This proxy is NOT valid unless dated.**

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_ Unit \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_ Unit \_\_\_\_\_

Please return to: Allegiant Management, LLC  
P. O. Box 66  
Winter Park, Colorado 80482  
Phone: 970-722-1104  
Fax: 970-726-5949



**GRANBY RANCH CONSERVANCY, INC.  
2023 ANNUAL MEETING MINUTES  
TUESDAY, AUGUST 8, 2023 AT 3:00 P.M.  
ASPEN MEETING ROOM- AT THE INN AT SILVERCREEK, GRANBY CO**

Board Members Present: Bob Glarner, David Glarner and Brian Ditch  
Representing Allegiant Management: Tim Hartmann and Debbie Briggs.  
Staff in attendance: Heidi Troy.  
There were 34 owners in attendance on the call and in person.

The meeting was properly noticed and a quorum was noted as being present with over 10% of owners represented either in person or by proxy.

The meeting was called to order at 3:01 p.m.

Call to order/Quorum

The quorum was established and verified by Allegiant Management.

Overview of Guidelines for Annual Meeting

The Overview of Guidelines for Annual Meeting was available to all owners in attendance and discussed.

Approval of Minutes:

**Tom Chaffin motioned to approve 2022 Annual Meeting minutes. Nick Raible seconded, all were in favor and the motion passed unanimously.**

President/Developers/Property Managers Report

Bob Glarner stated that Grip Bay construction has begun, this is a new ski patrol location and chairlift inspection shop at the top of the east mountain.

Bob added that the 400-foot magic carpet installment has begun for ski school lessons. This will improve the ski school experience.

A new snowcat has been purchased for grooming, and new cross country ski trails are being created as well. Some will be groomed.

There is discussion about shelters on the golf course for summer storms, and a new clubhouse as well.

Tim added that street signs have been repaired and reset. All the streetlights are working, if any are out, please notify Allegiant Management. Any road damage can also be reported to Allegiant Management.

**Financial Report:2024 Budget Ratification**

Tim reviewed the budget. The 2023 Budget has been amended for the Ranch Hall construction; the dues didn't change for the remainder of 2023. The 2024 approved Budget was reviewed.

**There was no motion to veto the amended 2023 Budget, therefore, it was ratified.**

**There was no motion to veto the approved 2024 budget, therefore, it was ratified.**

Other business

There was discussion about construction lot clean up sites. Heidi Troy handles the inspections of the construction sites, and any concerns can be discussed by contacting Heidi or Tim.

There was discussion about terrain expansion. Bob hired a company to analyze, more will be shared when the information has been collected.

There was appreciation for the answers provided by the Q and A survey set to all owners after the Board meeting.

The recycling was discontinued as it became unmanageable due to the lack of rules followed. The Drop in Fraser behind the tubing hill is open Wednesday, Saturday and Sunday. The Ace Hardware has recycling on Saturday.

There was discussion about the costs for guests to use Ranch Hall facilities, and possibly aligning the age of children with the ski area ages.

Bob thanked all the committee members who work tirelessly for the Association, Allegiant Management, Heidi Troy for her hard work at Ranch Hall and the Design Review Committee.

Bob informed owners about the lease purchase agreement lawsuit filed by the Granby Ranch Metro District vs GRCO, LLC ruled in favor of the GRCO, LLC on all 7 accounts.

With there being no other business, the meeting adjourned at 3:41 p.m.

Dear Granby Ranch Homeowners:

It's already been an exciting year and we are in full swing with many exciting projects at Granby Ranch:

- ✓ The Base Lodge patio is almost complete. This patio increases the seating capacity by almost 40%, provides permanent shade screens, upgrades the fire pit and provides for an enhanced experience to enjoy the Base Area year-round. Additionally, this project permitted huge upgrades to the drainage and access around the Base Lodge.
- ✓ The Ranch Hall Project is nearing completion. This project doubled the usable square footage of Ranch Hall and provided more space for homeowners to gather and build community. The renovations and additions to the pool area included more than doubled the size of the existing hot tub, a new pool surface and decking, and repair and expansion of the ice melt system. The remodeled basement of Ranch Hall will include a larger gym and a recreational space for all ages. A pub-like social lounge and new locker rooms with bathrooms and showers are being added to the main level of Ranch Hall. A naturescape playground will be ready for children to enjoy by the end of the month. A huge "thank you" is owed to Micah Hildenbrand and Heidi Troy for their tireless efforts in making this project come to fruition – thank you!
- ✓ The grip bay/ski patrol headquarters is almost complete at the top of East Mountain. This new facility will enable mountain operations personnel to perform maintenance on chairs year-round in a centralized location. Moving Ski Patrol Headquarters out of the First Aid Room in the Base Lodge improves efficiency, provides top of the mountain guest service, and expands space in the First Aid Room at the Base Lodge.
- ✓ Work continues on the Granby Ranch mountain bike trail system with a focus on beginner downhill trail, "Bee Line". An additional easy way down has been added to the GR Downhill Park with "Easy Line", which begins midway down "Bee Line". Granby Ranch is excited to introduce our new Learning Curve Skills Park. The Learning Curve Skills Park and lessons for any skill level are available Thursday through Sunday from 9 A.M. to 6 P.M.

The Rocky Mountain Music Series welcomed Purple Party (a Prince tribute), Nothing But Flowers (a Talking Heads tribute), and Easy Jim (a Grateful Dead tribute) on July 5<sup>th</sup> and is pleased to welcome Karl Denson's Tiny Universe, DJ Williams Band and The Copper Children on August 10<sup>th</sup>. Please see the website for more information: [www.granbyranch.com/events](http://www.granbyranch.com/events).

Granby Ranch is now officially a FireWise USA site! This culminates a year of hard work spearheaded by Denise Link. There are a myriad of benefits afforded this certification including but not limited to helping with insurability and associated costs savings. More information can be found at <https://www.nfpa.org/education-and-research/wildfire/firewise-usa>.

#### **Proposed Budget for 2025:**

With advisement from the Homeowner Budget Committee, the GRC Board prepared and approved the attached Proposed Budget for 2025. **The Proposed Budget for 2025 is enclosed with this letter.** The Proposed Budget for 2025 includes a comparison to the 2024 Approved Budget and additional annotations and notes to help explain certain line items. A summary of the Proposed Budget for 2025 is as follows:

- As of January 1, there have been approximately 68 housing starts, 17 remodeling projects and 31 home sales in 2024. In 2023, there were approximately 75 homes sold. This is important as the GRC collects a 1% transfer fee on home sales, which amount is then used to fund community outreach, community and homeowner events, and much more.
- The Rocky Mountain Music Series has been a big hit. Attendance continues to grow as the word gets out. It is nice to see more homeowners enjoying the events. The budget for Homeowner Events (row 214 of the Proposed Budget for 2025) remains the same this year to continue to provide more opportunities for the homeowners to connect and enjoy all Granby Ranch has to offer.
- The Common Residential Assessment (row 34) decreased from \$268.57 to \$249.04 and the Ranch Hall Fee (row 36) increased from \$534.21 to \$614.96.
- As of June 30, GRC has approximately \$2,231,367.08 in the bank/CDs.
- The aggregate cost for the Association's insurance policies increased this year. Following a professional's review of the Association's insurance, the Association's insurance policies were modified, which resulted in increased premiums.
- The Forestry Work/Fire Mitigation (row 212) remained the same at \$35,000. The funds already invested into forestry work in Granby Ranch's open space has paid dividends on insurance renewals. This contribution by GRC coupled with the almost \$100,000 contributed by GRCO helped in getting the FireWise USA designation. This commitment to Fire Mitigation also allowed Granby Ranch to be awarded several matching grant applications, which additional work afforded by these grants will be completed this summer.
- **The Proposed Benefits Package for 2025 with GR Operations LLC is enclosed with this letter.** As you will see, the Use & Consumption Fee increased from \$2,300 for 2024 to \$2,375.00 for 2025. This is a very modest increase which does not even keep up with CPI. Two changes to the Proposed Benefits Package for 2025 are noteworthy: (1) the reciprocal agreement with Loveland Ski Area is not being renewed as only 75 Full Benefit Homeowners and Full Benefit Homeowner Add-ons utilized the Loveland Ski Area access and 600+ guests from Loveland Ski Area skied at Granby Ranch; and (2) the number of one-day winter ski lift tickets that Full Benefit Homeowner's can buy at 50% is increased from five (5) tickets in 2024 to seven (7) tickets in 2025.

The Proposed Budget for 2025 will be presented to the homeowners at the Annual Meeting on August 6, 2024, at which time the homeowners will have an opportunity to veto the Proposed Budget for 2025. Under the GRC Bylaws, if the Proposed Budget for 2025 is rejected, the Proposed Budget for 2025 would then revert to the prior year's approved budget (i.e., the 2024 Approved Budget) and such 2024 Approved Budget would provide what fees would be collected and would allocate how GRC could spend those fees in 2025. The benefit providers are not obligated to provide the 2025 Proposed Benefits Package benefits at the 2024 Benefits Package price. Therefore, if the Proposed Budget for 2025 is vetoed, then the benefit providers may elect to offer fewer benefits or elect not to enter into a contract at all with GRC, in which case the homeowners would need to purchase the benefits à la carte.

At the Board Meeting on June 26, 2024, the Board voted to accept the conveyance of certain roads from GRCO LLC and Headwaters Metropolitan District ("Headwaters") and certain open areas from GRCO LLC and authorized all actions necessary to complete the conveyance pursuant to the GRC Declaration. This Board has fielded questions from homeowners in the past about why GRC does not own the open areas in Granby Ranch, and Declarant agrees with that sentiment and is excited to have GRC own the open areas. This Board has also heard similar comments about the roads in Granby Ranch. Headwaters and

GRCO LLC presently own a majority of the roads, however, Headwaters does not have money to maintain the roads and Granby Ranch Metropolitan District (“GRMD”) has recently taken the position that the Intergovernmental Agreement Re Road Maintenance and Snow Removal between GRMD, Granby Ranch Metropolitan District Numbers Two through and including Eight and Headwaters, was terminated by GRMD. Consequently, for the past several years, GRC has been contributing funds for road maintenance and snow removal services and will continue to do so but now as the owner of such roads. **Please note that a copy of the Resolution adopted by the Board is online at <https://granbyranchowners.com/>.**

Additionally, at the Board Meeting on June 26, 2024, the Board voted to amend the scope of the 2.7% surcharge on retail and service enterprises and businesses subject to the State of Colorado sales taxes, as originally adopted in January 2001. The original written consent from 2001 levied a surcharge equal to 2.7% of the gross amount of all retail and food sales against businesses providing retail and/or food sales and who are also located within or immediately adjacent to an amenity (ex., golf, ski, trails, fishing), which is a very arbitrary and imprecise area. The Board does not think it is fair to have this surcharge cover only a portion of Granby Ranch, when there are businesses throughout Granby Ranch, like short-term rentals. The Board expand the area subject to the surcharge commensurate with all the property subject to the Association’s Declaration, instead of only the area located within or immediately adjacent to certain amenities in the community. The Board thinks this expansion is in the best interest of the Association and the homeowners because the surcharge funds a variety of Association expenses and it allows the homeowner’s assessments to be lower. Beginning on January 1, 2025, homeowners who generate sales subject to Colorado sales tax from their property must comply with the “Sales Tax Information Rule”, which simply requires that homeowners submit the forms that they already submit to the state, to the Association, in order for the Association to track revenues. More information will be forthcoming on the procedural requirements of this Sales Tax Information Rule. **Please note that a copy of the Resolution adopted by the Board is online at <https://granbyranchowners.com/>.**

The Board is excited for 2025 and the future of Granby Ranch. Thank you for all of your support and, in many cases, hard work in making Granby Ranch a great place to live, work and play.

Sincerely,

Granby Ranch Conservancy, Inc.

Enclosures:

- 1) GR Operations LLC Proposed Homeowner Benefits for Granby Ranch Conservancy, Inc. for 2025
- 2) Proposed Budget for Granby Ranch Conservancy Inc. for 2025



**GR OPERATIONS LLC**  
**PROPOSED BENEFITS PACKAGE**  
**GRANBY RANCH CONSERVANCY, INC.**  
**2025**

GR Operations LLC and its affiliates, as Benefit Providers, propose the following homeowner benefits for eligible homeowners in Granby Ranch Conservancy, Inc. from January 1, 2025 to December 31, 2025.

| <b>FULL BENEFIT HOMEOWNERS (“FBH”) and FULL BENEFIT HOMEOWNERS ADD-ONS (“FBHA”):</b>  |   |
|---|---|
| <b><i>Eligibility:</i></b>  | <b><i>Benefits:</i></b>   |
| <p>For each property in GRC that pays the Use and Consumption Fee, two (2) adults and two (2) dependents of age 6 to 26, plus any dependent children aged 5-and-under, are designed as FBHs and may enjoy the privileges of FBHs. This includes the following:</p> <ul style="list-style-type: none"> <li>○ One adult must be the primary designee and must be on the deed* to the eligible property (the “<b>primary designee</b>”).</li> <li>○ The primary designee may designate a second adult beneficiary (the “<b>secondary designee</b>”) who is a spouse, significant other, or other immediate relative of the primary designee within one generation up or down.</li> </ul> <p>Additional dependents, adult children, parents, or grandchildren of the primary designee or the secondary designee – as well as other owners appearing on the deed who have paid the Additional FBH Fee (defined below), and their dependents, parents, and grandchildren, may enjoy the privileges of FBHs and are designed as Full Benefit Homeowner Add-Ons.</p> <ul style="list-style-type: none"> <li>○ FBHAs will have FBH designation by paying \$250 on an annual basis, for a qualified dependent age 6 through 26, and \$550 for a qualified adult (the “<b>Additional FBH Fee</b>”).</li> <li>○ All FBHAs age 5-and-under will also be designated as FBHs.</li> </ul> | <ul style="list-style-type: none"> <li>➤ Access to fishing through the available fishing program and outfitter.</li> <li>➤ Access to Trail Pass for mountain biking, Nordic skiing, and hiking, subject to rules and regulations, seasonal closures, and similar restrictions.</li> <li>➤ Full access to Ranch Hall, Ranch Hall Pool, and designated parking during hours of operation, including homeowner events, as may be offered.</li> <li>➤ Ski Benefits <ul style="list-style-type: none"> <li>○ Season ski pass and summer all mountain trail and lift pass.</li> <li>○ Fast Rider Program pass.</li> <li>○ Nordic Trail pass.</li> </ul> </li> <li>➤ Ski Discounts <ul style="list-style-type: none"> <li>○ 50% off window price of seven (7) one-day winter lift tickets, per household. Maximum of seven (7) per season, per household. Primary and secondary designee must redeem at ticket window.</li> <li>○ 10% discount at all ski rental and demo ski outlets.</li> <li>○ 10% discount on all ski &amp; ride school lessons (group or private).</li> <li>○ 10% discount at all retail establishments.</li> </ul> </li> <li>➤ Golf Benefits <ul style="list-style-type: none"> <li>○ Eight (8) complimentary 18-hole rounds of golf with cart, per household.</li> <li>○ Complimentary access to the golf range when open.</li> </ul> </li> <li>➤ Food and Beverage Discounts <ul style="list-style-type: none"> <li>○ 10% discount on all food and beverage at the Granby Ranch restaurants (not to include already-discounted Happy Hour pricing).</li> </ul> </li> <li>➤ Homeowners Lounge at 8350 Privileges <ul style="list-style-type: none"> <li>○ Includes access to 8350 Lounge 8AM to 3PM during winter season operations. Date and event related restrictions may apply.</li> </ul> </li> <li>➤ Short Term Renter Privileges <ul style="list-style-type: none"> <li>○ Access privileges for short term rental tenants of FBH to the Ranch Hall Fitness Center, Pool, and Hot Tub, subject to fees, rules, and restrictions.</li> </ul> </li> </ul> |

Eligible homeowners' use of the above-described benefits and the Benefit Providers' property and facilities is subject to the Benefit Providers' rules and regulations, which include, but are not limited to, the below. Homeowners are required to pay the Use and Consumption Fee even if such homeowner's use and access of some or all of the benefits, property and facilities is restricted or prohibited.

- All forms of illegal, hostile, harassing, threatening or offensive behavior is prohibited.
- You and your guests must conduct yourselves with consideration for the rights and privileges of others. You are responsible for your own conduct and behavior and that of your family and guests.
- Benefit Providers reserve the right to remove anyone from the property and facilities who engage in disruptive, violent, profane, intoxicated or abusive behavior or that threaten or harass others without refund of any fee or assessment.
- Fraudulent use of tickets and passes is not permitted. Tickets used fraudulently will be confiscated and subject to fines, suspension of ski pass and access to other benefits, or revocation of the ski pass for the season.

Homeowners that do not pay the Use and Consumption Fee are also subject to the Benefit Providers' rules and regulations.

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| 1  | <b>GRANBY RANCH CONSERVANCY, INC.</b>                                       |   |   |   |   |   |   |
| 2  | <b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>                |   |   |   |   |   |   |
| 3  | <b>2024 Approved Budget, 2024 Actual Through 3/31, 2025 Proposed Budget</b> |   |   |   |   |   |   |
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| 1   | <b>GRANBY RANCH CONSERVANCY, INC.</b>                                       |   |   |                       |                      |                       |  |
| 2   | <b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>                |   |   |                       |                      |                       |  |
| 3   | <b>2024 Approved Budget, 2024 Actual Through 3/31, 2025 Proposed Budget</b> |   |   |                       |                      |                       |  |
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| 91  |   |   |   |                       |                      |                       |  |
| 92  | <b>Residential Revenues &amp; Expenditures 7.4</b>                          |   |   |                       |                      |                       |  |
| 93  | <b>Revenues</b>   |   |   |                       |                      |                       |  |
| 94  | 424-2   | Common Residential Assessments: 7.4                       |   | \$263,200.00          | \$73,652.58          | \$273,200.00          | \$249.04 x 1097 Homeowners   |
| 95  | 411-2   | Statement Fees: 7.4                                       |   | \$7,000.00            | \$1,050.00           | \$5,000.00            | Real Estate Statement Fee  |
| 99  |   |   |   |                       |                      |                       |  |
| 100 | <b>Total Revenues</b>   |   |   | <b>\$270,200.00</b>   | <b>\$74,702.58</b>   | <b>\$278,200.00</b>   |  |
| 101 |   |   |   |                       |                      |                       |  |
| 102 | <b>Expenditures</b>   |   |   |                       |                      |                       |  |
| 104 | 582-2   | Weed Control: 7.4   |   | \$10,000.00           | \$0.00               | \$8,000.00            | Road side and common area weed control   |
| 105 | 553-2   | River Signage/Owner Reservation App: 7.4                  |   | \$2,500.00            | \$0.00               | \$3,000.00            | River Signs and Reservation Fishing App  |
| 106 | 581-2   | Road Operations & Maintenance: 7.4                        |   | \$210,000.00          | \$147,873.02         | \$215,000.00          | Snowplowing & Maintenance  |
| 107 | 632-3   | GRC General Manager (Residential Association Duties): 7.8 |   | \$47,700.00           | \$11,112.07          | \$52,200.00           | 50% of \$87K (wage/phone/car) plus 20% burden  |
| 109 |   |   |   |                       |                      |                       |  |
| 110 | <b>Total Expenditures</b>   |   |   | <b>\$270,200.00</b>   | <b>\$158,985.09</b>  | <b>\$278,200.00</b>   |  |
| 111 |   |   |   |                       |                      |                       |  |
| 112 | <b>Ending Balance (Loss)</b>  |   |   | <b>\$0.00</b>         | <b>(\$84,282.51)</b> | <b>\$0.00</b>         | Any ending balance is reserved for capital projects and improvements                     |
| 113 |   |   |   |                       |                      |                       |  |
| 115 |   |   |   |                       |                      |                       |  |
| 127 |   |   |   |                       |                      |                       |  |
| 136 | <b>AMENITIES FUND</b>   |   |   |                       |                      |                       |  |
| 137 |   |   |   |                       |                      |                       |  |
| 138 | <b>Use &amp; Consumption Fee Revenues &amp; Expenditures 7.8</b>            |   |   |                       |                      |                       |  |
| 139 | <b>Revenues</b>   |   |   |                       |                      |                       |  |
| 140 | 425-3   | Full Benefit Homeowner-Use & Consumption Fee: 7.8         |   | \$1,522,600.00        | \$387,101.37         | \$1,626,875.00        | \$2,375 x 685 FBH  |
| 142 | 426-3   | Ranch Hall Operations: 7.8                                |   | \$353,647.02          | \$89,908.50          | \$421,247.60          | \$614.96 x 685 FBH   |
| 144 | 428-3   | Short Term Rental-Pool Fees                               |   | \$40,000.00           | \$13,610.00          | \$37,500.00           | \$15/guest fee x 2,500 expected usage  |
| 145 | 449-3   | Design Review Board Fees 3.2(d)                           |   | \$22,500.00           | \$2,650.00           | \$16,900.00           | New homes & exterior home changes fee 2025 - 18 new \$800/ea+ 10 modifications @\$250/ea |
| 146 | 430-3   | Interest from Investments: 7.8                            |   | \$36,000.00           | \$1,288.74           | \$36,000.00           | CD's and Savings Acct  |
| 147 |   |   |   |                       |                      |                       |  |
| 148 | <b>Total Revenues</b>   |   |   | <b>\$1,974,747.02</b> | <b>\$494,558.61</b>  | <b>\$2,138,522.60</b> |  |
| 149 |   |   |   |                       |                      |                       |  |
| 150 | <b>Expenditures</b>   |   |   |                       |                      |                       |  |
| 153 | 524-3   | Full Benefit Homeowner-Amenity Bundle: 7.8                |   | \$1,522,600.00        | \$386,400.00         | \$1,626,875.00        | New Bundled Homeowner Benefits   |
| 154 | 526-3   | Digital Services: 7.8                                     |   | \$17,000.00           | \$14,386.00          | \$19,000.00           | Homeowner App  |
| 155 | 560-3   | Insurance - Ranch Hall/Pool & Work Comp: 7.8              |   | \$20,000.00           | \$3,542.60           | \$40,000.00           | Ranch Hall Insurance & Workmans Compensation   |
| 156 | 632-3   | GRC General Manager (Ranch Hall Duties): 7.8              |   | \$47,700.00           | \$11,112.03          | \$52,200.00           | 50% of \$87K (wage/phone/car) plus 20% burden  |
| 158 | 631-3   | GRC Ranch Hall Staffing: 7.8                              |   | \$192,250.00          | \$38,993.06          | \$209,000.00          | 1-\$22/hr FT;1-\$25/hr FT;1-28/hr FT;2-\$22/hr PT(16/hr)+20%Burden                       |
| 159 | 664-3   | Operations, Maint & Equipment - Ranch Hall/Pool: 7.8      |   | \$100,000.00          | \$21,178.51          | \$110,000.00          | Maintenance/Janitorial/Landscaping   |
| 160 | 519-3   | Utilities - Ranch Hall/Pool: 7.8                          |   | \$68,000.00           | \$20,535.64          | \$74,000.00           | Electric, natural gas, cable, W&S  |
| 162 | 587-3   | Snowplowing Contribution: 7.8                             |   | \$3,000.00            | \$0.00               | \$3,000.00            | Ranch Hall Snow Plowing and Shovelina  |
| 163 | 602-3   | Accounting - Ranch Hall/Pool: 7.8                         |   | \$4,192.00            | \$1,047.99           | \$4,447.00            | ALM Accounting Fee for Ranch Hall  |
| 164 |   |   |   |                       |                      |                       |  |
| 165 | <b>Total Expenditures</b>   |   |   | <b>\$1,974,742.00</b> | <b>\$497,195.83</b>  | <b>\$2,138,522.00</b> |  |
| 166 |   |   |   |                       |                      |                       |  |
| 167 | <b>Ending Balance (Loss)</b>  |   |   | <b>\$5.02</b>         | <b>(\$2,637.22)</b>  | <b>\$0.60</b>         | Any ending balance is reserved for capital projects and improvements                     |
| 168 |   |   |   |                       |                      |                       |  |
| 169 |   |   |   |                       |                      |                       |  |
| 170 |   |   |   |                       |                      |                       |  |
| 171 |   |   |   |                       |                      |                       |  |
| 172 |   |   |   |                       |                      |                       |  |
| 173 |   |   |   |                       |                      |                       |  |
| 174 |   |   |   |                       |                      |                       |  |
| 175 |   |   |   |                       |                      |                       |  |
| 176 |   |   |   |                       |                      |                       |  |
| 188 |   |   |   |                       |                      |                       |  |
| 189 |   |   |   |                       |                      |                       |  |
| 190 |   |   |   |                       |                      |                       |  |
| 200 | <b>COMMUNITY FUND</b>   |   |   |                       |                      |                       |  |
| 201 |   |   |   |                       |                      |                       |  |

|     | A   | B  | C | E                       | I                    | J                   | K  |
|-----|---|--|---|-------------------------|----------------------|---------------------|--|
| 1   | <b>GRANBY RANCH CONSERVANCY, INC.</b>                                       |  |   |                         |                      |                     |  |
| 2   | <b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>                |  |   |                         |                      |                     |  |
| 3   | <b>2024 Approved Budget, 2024 Actual Through 3/31, 2025 Proposed Budget</b> |  |   |                         |                      |                     |  |
| 4   |   |  |   |                         |                      |                     |  |
| 5   |   |  |   | <b>2024</b>             | <b>2024</b>          | <b>2025</b>         |  |
| 6   |   |  |   | <b>Approved</b>         | <b>Actual</b>        | <b>Proposed</b>     |  |
| 7   |   |  |   | <b>Budget</b>           | <b>Through 3/31</b>  | <b>Budget</b>       | <b>Budget Comments</b>   |
| 8   |   |  |   |                         |                      |                     |  |
| 202 | <b>Starting Balance (2023 reserve starting balance)</b>                     |  |   |                         |                      |                     |  |
| 203 |   |  |   |                         |                      |                     |  |
| 204 | <b>Community Revenues &amp; Expenditures 7.9</b>                            |  |   |                         |                      |                     |  |
| 205 | <b>Revenues</b>   |  |   |                         |                      |                     |  |
| 206 | 416-4   | Community Fee (Real Estate Transfers): 7.9 |   | \$550,000.00            | \$82,093.00          | \$350,000.00        | 1% Real Estate Transfer Fee  |
| 207 |   |  |   |                         |                      |                     |  |
| 208 | <b>Total Revenues</b>   |  |   | <b>\$550,000.00</b>     | <b>\$82,093.00</b>   | <b>\$350,000.00</b> |  |
| 209 |   |  |   |                         |                      |                     |  |
| 210 | <b>Expenditures</b>   |  |   |                         |                      |                     |  |
| 211 | 547-4   | Community Outreach/Charitable Causes: 7.9  |   | \$10,000.00             | \$0.00               | \$10,000.00         |  |
| 212 | 577-4   | Forestrv Work/Fire Mitigation: 7.9         |   | \$35,000.00             | \$0.00               | \$35,000.00         | Common area forestrv work  |
| 213 | 651-4   | Fireworks/New Year's Eve Event: 7.9        |   | \$15,000.00             | \$0.00               | \$15,000.00         | Contribution toward 1/1 Fireworks  |
| 214 | 605-4   | Homeowner Events: 7.9                      |   | \$65,000.00             | \$1,165.30           | \$65,000.00         | Wine Gatherings/Snowshoe/Ice Cream Social/Concerts                                     |
| 215 | 700-4   | Ranch Hall/Pool/Amenity Projects: 7.9      |   | \$1,350,000.00          | \$170,825.10         | \$140,000.00        | RH boilers \$80K; RH exterior painting \$20K; RH Signage \$5K; Fitness Equipment \$35K |
| 216 | 715-4   | Capital Reserve: 7.9                       |   | \$425,000.00            | \$0.00               | \$85,000.00         | Capital reserves available for other capital projects and improvements                 |
| 217 |   |  |   |                         |                      |                     |  |
| 218 | <b>Total Expenditures</b>   |  |   | <b>\$1,900,000.00</b>   | <b>\$171,990.40</b>  | <b>\$350,000.00</b> |  |
| 219 |   |  |   |                         |                      |                     |  |
| 220 | <b>Ending Balance (Loss)</b>  |  |   | <b>(\$1,350,000.00)</b> | <b>(\$89,897.40)</b> | <b>\$0.00</b>       |  |
| 221 |   |  |   |                         |                      |                     |  |
| 225 |   |  |   |                         |                      |                     |  |

## OWNER INFORMATION SHEET

Please fill out the appropriate information and fax to (970) 726-5949, mail in the enclosed envelope, or email the information to the address below, to ensure that we can contact you with important community updates and notices. Thank you.

**Associations: GRANBY RANCH CONSERVANCY- GRANBY RANCH RESIDENTIAL- SOL VISTA RESIDENTIAL**

**Unit/Lot/Account #:** \_\_\_\_\_

**Name(s) on the Account:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City/State/Zip Code:** \_\_\_\_\_

**Home Phone Number:** (     ) \_\_\_\_\_

**Work Phone Number:** (     ) \_\_\_\_\_

**Cell Number:** (     ) \_\_\_\_\_

**Fax Number:** (     ) \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Allegiant Management, LLC  
P. O. Box 66  
Winter Park, CO 80482**

**Phone: 970-722-1104  
Fax: 970-726-5949  
[debbieb@allegiantmgmt.com](mailto:debbieb@allegiantmgmt.com)**

***Changing Addresses?  
Remember us!***