

Unit#	Owner Name	Owner Percent	2023 Adopted Yearly Reserve Dues Allocation including Storage B	2023 Adopted Monthly RESERVE Dues Allocation including Storage B	2023 Adopted Yearly Operating Dues Allocation including Storage B	2023 Adopted Monthly OPERATING Dues Allocation including Storage B	Adopted 2023 Annual DUES & RESERVE funding Allocation including Storage B	2023 Adopted TOTAL Monthly Dues RESERVE & OPERATING Allocation including Storage B	Current Total Operating and Reserve funding Monthly dues 2022	2022 Special Assessment	Difference +/- from 2022 to 2023 Monthly dues
Parking A	Telluride Adaptive Sports	1.03	\$2,086.32	\$173.86	\$2,034.17	\$169.51	\$4,120.49	\$343.37	\$170.27	1564.74	\$173.10
Parking B	Carberry	0.78	\$1,564.79	\$130.40	\$1,525.67	\$127.14	\$3,090.47	\$257.54	\$127.71	1173.6	\$129.83
Parking C	Witkowski	0.92	\$1,847.56	\$153.96	\$1,801.37	\$150.11	\$3,648.93	\$304.08	\$150.78	1385.67	\$153.30
Storage A	Telluride Adaptive Sports	0.23	\$468.45	\$39.04	\$456.74	\$38.06	\$925.19	\$77.10	\$38.23	351.34	\$38.87
Storage B	Granita HOA	0.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Storage C	Witkowski	0.21	\$424.25	\$35.35	\$413.64	\$34.47	\$837.89	\$69.82	\$34.62	318.19	\$35.20
100	Telluride Adaptive Sports	10.35	\$20,898.17	\$1,741.51	\$20,375.71	\$1,697.98	\$41,273.88	\$3,439.49	\$1,705.50	15673.62	\$1,733.99
101	Carberry	3.66	\$7,380.95	\$615.08	\$7,196.43	\$599.70	\$14,577.38	\$1,214.78	\$602.38	5535.71	\$612.40
102A	Witkowski	0.88	\$1,768.04	\$147.34	\$1,723.84	\$143.65	\$3,491.87	\$290.99	\$144.29	1326.03	\$146.70
102B	Witkowski	9.02	\$18,201.91	\$1,516.83	\$17,746.86	\$1,478.91	\$35,948.77	\$2,995.73	\$1,485.50	13651.43	\$1,510.23
103A	Granita Commerical Partners	0.96	\$1,935.96	\$161.33	\$1,887.56	\$157.30	\$3,823.52	\$318.63	\$158.00	1451.97	\$160.63
103B	Granita Commerical Partners	0.88	\$1,768.04	\$147.34	\$1,723.84	\$143.65	\$3,491.87	\$290.99	\$144.29	1326.03	\$146.70
104	Granita Commerical Partners	2.27	\$4,579.14	\$381.59	\$4,464.66	\$372.05	\$9,043.80	\$753.65	\$373.71	3434.35	\$379.94
201	Warner/Carter	4.85	\$9,786.17	\$815.51	\$9,541.52	\$795.13	\$19,327.69	\$1,610.64	\$798.67	7339.63	\$811.97
202	Ullrich	6.81	\$13,746.49	\$1,145.54	\$13,402.83	\$1,116.90	\$27,149.33	\$2,262.44	\$1,121.89	10309.87	\$1,140.55
203	Fat Alley- Donna Kyle	5.40	\$10,891.19	\$907.60	\$10,618.91	\$884.91	\$21,510.11	\$1,792.51	\$888.86	8168.4	\$903.65
204	Nash	6.18	\$12,464.67	\$1,038.72	\$12,153.05	\$1,012.75	\$24,617.72	\$2,051.48	\$1,017.27	9348.5	\$1,034.21
301	Devoe	4.64	\$9,370.60	\$780.88	\$9,136.34	\$761.36	\$18,506.94	\$1,542.24	\$764.76	7027.95	\$777.48
302	Fleur-de-Lis Ski-- Gray	5.40	\$10,900.07	\$908.34	\$10,627.57	\$885.63	\$21,527.65	\$1,793.97	\$889.58	8175.06	\$904.39
303	Scenic Village-- McGinnis	5.43	\$10,961.83	\$913.49	\$10,687.79	\$890.65	\$21,649.62	\$1,804.14	\$894.62	8221.38	\$909.52
304	Granita Lodges-- Omotani	7.02	\$14,170.94	\$1,180.91	\$13,816.67	\$1,151.39	\$27,987.61	\$2,332.30	\$1,156.53	10628.21	\$1,175.77
401	Whitehead	9.31	\$18,794.28	\$1,566.19	\$18,324.43	\$1,527.04	\$37,118.71	\$3,093.23	\$1,533.85	14095.71	\$1,559.38
402	Fields	12.87	\$25,972.60	\$2,164.38	\$25,323.28	\$2,110.27	\$51,295.88	\$4,274.66	\$2,119.69	19479.45	\$2,154.97
	TOTAL	100.00	\$199,982.43	\$16,665.20	\$194,982.87	\$16,248.57	\$394,965.31	\$32,913.78	\$16,321.00	149986.84	\$16,592.78

Total Annual 2023 **395,000.00**

Total annual 202: 345870

\$3,166.09

Granita Condominiums Owners Assn, Inc. January 2022 --November 23 Adopted 2023 Budget

	YTD Actual P&L Jan - Nov 23, 2022	Projected--- P&L YE 2022	notes	2022 Amended Adopted Budget--full year	2023 Adopted Budget	notes
Ordinary Income/Expense						
Income						
HOA Dues	165,354.77	179,660.00		179,660.00	195,000.00	
Interest Income	0.00			5.00		
Total Income	165,354.77			179,665.00	195,000.00	
Gross Profit	165,354.77	179,660.00		179,665.00	195,000.00	
Expense						
CONTINGENCY	0.00	0.00		0.00	5,000.00	
Administration & Management						
Accounting Fees	7,860.00	8,460.00	includes Shugars fees	7,200.00	7,200.00	
Annual Corp Report	20.00	20.00		100.00	100.00	
Merchant fees for online paymen	155.00	170.00		400.00	180.00	
HOA Reg. ST Div of Real Estate	0.00	45.00		45.00	45.00	
Insurance	14,326.11	14,326.11		16,120.00	16,120.00	projected increase due to trends
Interest Expense--LOC??	0.00	0.00		4,000.00		want to explore?
Legal Fees						
Association Matters	0.00	0.00		1,200.00	1,200.00	RGP updates-- HOA document updates
Total Legal Fees	0.00	0.00		1,200.00	1,200.00	
Management Fees	2,200.00	2,400.00		2,400.00	3,000.00	\$200/month-- increase?
Office Expense/Conference Call	300.77	300.77		250.00	250.00	
Postage and Delivery	58.00	58.00		58.00	60.00	
QB Enterprise fee	1,884.19	2,049.19		1,980.00	1,980.00	
Tax Return Preparation	400.00	400.00		650.00	450.00	
Taxes - Property	179.94	179.94		179.94	200.00	
Website	0.00	0.00		250.00	200.00	
Total Administration & Management	27,384.01	28,409.01		34,832.94	30,985.00	
Maintenance						
Carpet Cleaning	435.00	435.00			655.00	
Fire Extinguisher Maintenance	115.00	115.00		200.00	200.00	
Annual Fire Inspection	1,764.82	1,764.82		2,000.00	1,000.00	
Building Repairs						
Interior Carpet Replacement	0.00	12,000.00		12,000.00		
Interior hallway paint	0.00	14,750.00		14,750.00		
AV Repairs-Fiber install	730.44	730.44		600.00	9,000.00	
Annual Back Flow Testing	210.00	210.00		500.00	300.00	
Building Repairs	1,543.00	4,000.00	hallway sheetrock	6,500.00	6,500.00	

Granita Condominiums Owners Assn, Inc. January 2022 --November 23 Adopted 2023 Budget

	YTD Actual P&L Jan - Nov 23, 2022	Projected--- P&L YE 2022	notes	2022 Amended Adopted Budget--full year	2023 Adopted Budget	notes
Sprinkler System	600.00	600.00		1,500.00	3,000.00	repairs needed
Total Building Repairs	3,083.44	32,290.44		35,850.00	18,800.00	
Floor Sealing	0.00	1,200.00		1,200.00	1,200.00	
Cleaning Contract	5,500.00	6,000.00		6,000.00	9,600.00	Increased-- labor to clean contract
Elevator Maintenance	11,126.62	11,126.62		9,000.00	12,500.00	increase
Equipment Repairs						
In Floor Heat Repairs	1,387.07	1,387.07			3,500.00	older building-- zone valves need checked
Snow Melt system	300.00	300.00		300.00	3,000.00	older zone valves
Total Equipment Repairs	1,687.07	1,687.07		300.00	6,500.00	
Garage Doors	318.25	318.25		350.00	500.00	
Miscellaneous Building Repairs	15.85	15.85		50.00	100.00	
Painting						
Railing- Metal-paint--all level	0.00	0.00			15,000.00	
Total Painting	0.00	0.00			15,000.00	
Plumbing/Drain Cleaning	2,589.20	2,589.20		1,200.00	2,500.00	
Site Checks	3,905.00	4,260.00		4,260.00	4,260.00	
Snow Removal- Roof	2,671.00	3,000.00		6,000.00	5,000.00	
Supplies- Cleaning-Light Bulbs	752.71	900.00		1,000.00	1,000.00	
Window Washing/Powerwashing	5,725.00	5,725.00		6,250.00	6,250.00	
Total Maintenance	39,688.96	71,427.25		73,660.00	85,065.00	
Utilities						
Electric	10,482.00	11,482.00		11,939.00	12,000.00	
Gas	20,851.68	22,651.68		25,512.00	26,650.00	increased gas prices
Internet	769.55	850.00		960.00	960.00	
Trash Removal	7,880.24	8,648.00		6,180.00	9,000.00	contract increase
Security & Fire Protection	450.00	1,500.00		1,100.00	1,000.00	
Telephone	1,301.00	1,566.80		1,632.00	1,680.00	for elevator
Water/Sewer	18,760.36	20,350.24		18,000.00	22,500.00	increase
Total Utilities	60,494.83	67,048.72		65,323.00	73,790.00	
Total Expense	127,567.80	166,884.98		173,815.94	194,840.00	
Net Ordinary Income	37,786.97	12,775.02		5,849.06	160.00	
Other Income/Expense						
Other Income						
Special Assessment - Reserves						
Capital Contributions						
Reserve Fund Contributions	150,250.56	166,210.00		166,210.00	200,000.00	
Total Capital Contributions	150,250.56			166,210.00	200,000.00	
Interest	2.55	5.00				

Granita Condominiums Owners Assn, Inc. January 2022 --November 23 Adopted 2023 Budget

	YTD Actual P&L Jan - Nov 23, 2022	Projected--- P&L YE 2022	notes	2022 Amended Adopted Budget--full year		2023 Adopted Budget	notes
Misc Income	0.00						
Total Other Income	150,253.11	166,215.00		166,210.00		200,000.00	
Other Expense							
Reserve Activity							
Expenditures							
Staining--soffits and fascia	0.00					94,500.00	
Soffit and Fascia Repair	0.00			35,000.00		35,000.00	need a new contractor
Gutter Major Repair	13,675.00	13,675.00		15,000.00			
Roof Repairs	11,941.60	11,941.60		6,000.00		10,000.00	
Exterior Door Repair--Front						3,000.00	
Fire suppression Backflow						1,000.00	
Commercial Bathroom Remodel	3,102.58	3,102.58		25,000.00			
Funding From Reserve Account	0.00					0.00	
Ski Locker Project	113.81	113.81					
Total Expenditures	28,832.99	28,832.99		81,000.00		143,500.00	
Total Reserve Activity	28,832.99	28,832.99		81,000.00		143,500.00	
Total Other Expense	28,832.99	28,832.99		81,000.00		143,500.00	
Net Other Income	121,420.12	137,382.01		85,210.00		56,500.00	
Net Income	159,207.09	150,157.03		91,059.06		56,660.00	

Granita Condominiums Owners Assn, Inc.

YTD Balance Sheet vs 2021

As of November 23, 2022

	<u>Nov 23, 22</u>	<u>Nov 23, 21</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Alpine Ops - 8911380072	18,839.80	24,737.93	-5,898.13	-23.84%
Alpine Reserve - 8971380137	150,250.56	0.00	150,250.56	100.0%
Checking - Am Natl 7902106	77.99	3,325.89	-3,247.90	-97.66%
Edward Jones Account	5,008.53	5,008.53	0.00	0.0%
Reserve Fund MM Acct 7600320	0.00	230.73	-230.73	-100.0%
Total Checking/Savings	<u>174,176.88</u>	<u>33,303.08</u>	<u>140,873.80</u>	<u>423.01%</u>
Accounts Receivable				
Accounts Receivable	4,601.61	-2,151.03	6,752.64	313.93%
Total Accounts Receivable	<u>4,601.61</u>	<u>-2,151.03</u>	<u>6,752.64</u>	<u>313.93%</u>
Other Current Assets				
Undeposited Funds	0.00	2,767.17	-2,767.17	-100.0%
Total Other Current Assets	<u>0.00</u>	<u>2,767.17</u>	<u>-2,767.17</u>	<u>-100.0%</u>
Total Current Assets	<u>178,778.49</u>	<u>33,919.22</u>	<u>144,859.27</u>	<u>427.07%</u>
Fixed Assets				
Storage B	22,228.80	22,228.80	0.00	0.0%
Total Fixed Assets	<u>22,228.80</u>	<u>22,228.80</u>	<u>0.00</u>	<u>0.0%</u>
TOTAL ASSETS	<u><u>201,007.29</u></u>	<u><u>56,148.02</u></u>	<u><u>144,859.27</u></u>	<u><u>258.0%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	6,837.50	8,707.41	-1,869.91	-21.48%
Total Accounts Payable	<u>6,837.50</u>	<u>8,707.41</u>	<u>-1,869.91</u>	<u>-21.48%</u>
Total Current Liabilities	<u>6,837.50</u>	<u>8,707.41</u>	<u>-1,869.91</u>	<u>-21.48%</u>
Total Liabilities	<u>6,837.50</u>	<u>8,707.41</u>	<u>-1,869.91</u>	<u>-21.48%</u>
Equity				
Owners' Equity	29,743.44	35,143.32	-5,399.88	-15.37%
Reserve Fund	157,485.66	333,449.79	-175,964.13	-52.77%
Net Income	6,940.69	-321,152.50	328,093.19	102.16%
Total Equity	<u>194,169.79</u>	<u>47,440.61</u>	<u>146,729.18</u>	<u>309.29%</u>
TOTAL LIABILITIES & EQUITY	<u><u>201,007.29</u></u>	<u><u>56,148.02</u></u>	<u><u>144,859.27</u></u>	<u><u>258.0%</u></u>

100% reserving level for all costs

5.10%

Assumed annual increase in Annual Reserve Contribution starting in 2023

Assumed annual interest rate on Interest Income retained in reserve account

1.00%

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Starting Reserve Balance	5,219.26	142,601.27	200,601.27	317,807.28	508,905.56	687,181.74	718,082.23	822,887.19	1,097,370.38	1,391,645.67	1,608,312.10	1,912,330.43	2,170,348.65	2,404,720.69	2,792,065.55
Annual Reserve Contribution	166,210.00	200,000.00	210,200.00	220,920.20	232,187.13	244,028.67	256,474.14	269,554.32	283,301.59	297,749.97	312,935.22	328,894.91	345,668.55	363,297.65	381,825.83
Net operating income/(loss); Other Adjusts															
Interest Income	5.00	1,500.00	2,006.01	3,178.07	5,089.06	6,871.82	7,180.82	8,228.87	10,973.70	13,916.46	16,083.12	19,123.30	21,703.49	24,047.21	27,920.66
TOTAL RESERVE FUNDS	171,434.26	344,101.27	412,807.28	541,905.56	746,181.74	938,082.23	981,737.19	1,100,670.38	1,391,645.67	1,703,312.10	1,937,330.43	2,260,348.65	2,537,720.69	2,792,065.55	3,201,812.03
EXPENDITURES															
Keyless Entry	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
Garage Door Replacement		0.00	0.00		35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stucco Fogging			15,000.00	0.00		0.00		0.00	0.00	0.00		15,000.00			
Repair Exterior Wood trim	0.00	35,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00		0.00			50,000.00		
Commercial Restroom Upgrade	3,102.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00			25,000.00				
Window Replacement	0.00	0.00	0.00	0.00	14,000.00	0.00	0.00	0.00		0.00					
Exterior Paint-Stain Wood (not Capex--but should be reserved)		94,500.00					50,000.00					50,000.00			
Exterior Stucco paint--			75,000.00										80,000.00		
Exterior Door Replacement		3,000.00			10,000.00										
Exterior Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00					
Interior Lighting	0.00	0.00	0.00	0.00	0.00	0.00	30,850.00			0.00					
Elevator Cabin Refurbish	0.00	0.00		0.00	0.00	35,000.00	0.00	0.00		0.00					
Elevator Modernization	0.00	0.00	0.00	0.00	0.00	185,000.00	0.00	0.00		0.00					
Boiler Pumps	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		40,000.00					
Boiler Replacement(2021)															425,000.00
Exhaust Fan				7,000.00											
Expansion Tank (2021)															
Power Ventilator				10,500.00											
Snow Melt Controller								3,300.00							
Soution Feeder															
Storage Tanks															
Fire control panel				8,000.00											
Wood Lockers	113.81									55,000.00					
cctv				2,500.00			3,000.00						3,000.00		
Roof and Gutter repairs	25,616.60	10,000.00	5,000.00	5,000.00			25,000.00					25,000.00			
Fire Sprinkler backflow		1,000.00													
TOTAL EXPENDITURES	28,832.99	143,500.00	95,000.00	33,000.00	59,000.00	220,000.00	158,850.00	3,300.00	0.00	95,000.00	25,000.00	90,000.00	133,000.00	0.00	425,000.00
Ending Reserve Balance	142,601.27	200,601.27	317,807.28	508,905.56	687,181.74	718,082.23	822,887.19	1,097,370.38	1,391,645.67	1,608,312.10	1,912,330.43	2,170,348.65	2,404,720.69	2,792,065.55	2,776,812.03

	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
YEAR	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Starting Reserve Balance	2,776,812.03	3,180,879.10	3,602,644.29	3,945,919.51	4,394,301.76	4,813,944.01	5,278,558.02	5,777,567.34	6,157,710.48	6,755,144.22	7,248,047.09	7,882,973.00	8,573,555.13	9,177,509.95	9,943,641.47
Annual Reserve Contribution	401,298.95	421,765.19	443,275.22	465,882.25	489,642.25	514,614.00	540,859.32	568,443.14	597,433.74	627,902.86	659,925.91	693,582.13	728,954.82	766,131.52	805,204.22
Net operating income/(loss); Other Adjusts															
Interest Income	27,768.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
TOTAL RESERVE FUNDS	3,205,879.10	3,602,644.29	4,045,919.51	4,411,801.76	4,883,944.01	5,328,558.02	5,819,417.34	6,346,010.48	6,755,144.22	7,383,047.09	7,907,973.00	8,576,555.13	9,302,509.95	9,943,641.47	10,748,845.69
EXPENDITURES															
Keyless Entry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00					
Garage Door Replacement		0.00	0.00			0.00	0.00	0.00		40,000.00					
Stucco Fogging			0.00	0.00	25,000.00	0.00		0.00	0.00	0.00			25,000.00		
Repair Exterior Wood trim			50,000.00	0.00	0.00	0.00		50,000.00		0.00			50,000.00		
Commercial Restroom Upgrade		0.00	0.00	0.00	0.00	25,000.00	0.00	0.00		0.00					
Window Replacement	0.00	0.00	0.00	0.00		0.00	0.00	0.00		0.00					
Exterior Paint-Stain Wood (not Capex--but should be reserved			50,000.00					50,000.00					50,000.00		
Exterior Stucco paint--								85,000.00							
Exterior Door Replacement															
Exterior Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00					
Interior Lighting	0.00	0.00	0.00	0.00	0.00	0.00	30,850.00			0.00					
Elevator Cabin Refurbish	0.00	0.00		0.00	0.00	0.00	0.00	0.00		0.00					
Elevator Modernization	0.00	0.00	0.00	0.00	0.00			0.00		0.00					
Boiler Pumps	0.00	0.00	0.00	0.00	45,000.00	0.00	0.00	0.00		40,000.00					
Boiler Replacement(2021)															525,000.00
Exhaust Fan				7,000.00											
Expansion Tank (2021)															
Power Ventilator				10,500.00											
Snow Melt Controller								3,300.00							
Soution Feeder															
Storage Tanks															
Fire control panel							8,000.00								
Wood Lockers										55,000.00					
cctv							3,000.00					3,000.00			
Roof and Gutter repairs	25,000.00		0.00			25,000.00					25,000.00				
Fire Sprinkler backflow															
TOTAL EXPENDITURES	25,000.00	0.00	100,000.00	17,500.00	70,000.00	50,000.00	41,850.00	188,300.00	0.00	135,000.00	25,000.00	3,000.00	125,000.00	0.00	525,000.00
Ending Reserve Balance	3,180,879.10	3,602,644.29	3,945,919.51	4,394,301.76	4,813,944.01	5,278,558.02	5,777,567.34	6,157,710.48	6,755,144.22	7,248,047.09	7,882,973.00	8,573,555.13	9,177,509.95	9,943,641.47	10,223,845.69