

**MELODY RANCH HOMEOWNERS ASSOCIATION**  
**INCOME STATEMENT**  
**YEAR ENDED DECEMBER 31, 2009; 2010 Proposed Budget**

	<b>2009 Actual Totals</b>	<b>2009 Ratified Budget</b>	<b>Variance positive/ (negative)</b>	<b>2010 Proposed Budget</b>	
<b>OPERATING REVENUES</b>					
Architectural Review Fees	\$ 618	\$ 1,500	\$ (882)	1,000	
Association Dues	272,221	281,700	(9,479)	281,700	
Finance Charges	757	1,000	(243)	1,000	
Fines & Penalties	150	1,250	(1,100)	1,000	
Interest Income	4,646	4,000	646	4,700	
Less Reserve Fund	(90,099)	(90,144)	45	(87,000)	
Reserve Fund Expenses	21,000	24,000	(3,000)	-	
RV Parking Income	14,357	11,500	2,857	17,040	
Water Charges	77,162	95,000	(17,838)	78,000	
<b>Total Operating Revenue</b>	<b>300,812</b>	<b>329,806</b>	<b>(28,994)</b>	<b>297,440</b>	
<b>OPERATING EXPENSES</b>					
Administrative					
Accounting Fees	2,057	1,000	(1,057)	1,000	Lower due to GTPM compiling monthly financials
Bank Service Fees				500	
Computer Expense	-	125	125		
Copies & Postage				2,500	
Labor-Operations	8,000	8,000	-		
Miscellaneous	292	83	(209)		
Office Expense	10,890	7,500	(3,390)		
Office Supplies				1,000	
Website Maintenance				1,500	
Depreciation Expense	-	83	83	1,000	
Grand Teton Property Mgmt	54,000	54,000	-	63,600	12 months Management Fees, 2009 only 10 months
Insurance	8,704	7,000	(1,704)	5,000	2 premiums pd within one year in 2009
Professional Expenses	-				
Legal Fees	6,378	10,000	3,622	7,500	
Professional Fees (Transition)	20,906	50,000	29,094		2010 expenses budgeted under Maint. Res. Acct
Grounds Maintenance	-				
General Grounds Maintenance	12,613	20,000	7,387	15,000	Maintaining common area grounds
Irrigation Maintenance	12,008	25,000	12,992	15,000	Repairing sprinkler/irrigation system
Tree Maintenance	1,910	2,500	590	2,500	
Waterway Maintenance	5,572	2,500	(3,072)	5,000	Maintaining irrigation canals
Equipment Rental	-	1,000	1,000	1,000	
Mowing-Entries	11,076	15,000	3,924	13,000	
Mowing-Open Space	13,200	9,000	(4,200)	14,000	
Ponds	589	15,000	14,411	10,000	Maintenance for ponds
Street Maintenance	11,452	7,500	(3,952)	10,000	Sweeping, striping, pot hole repair
Tree Spraying	23,157	8,500	(14,657)	15,000	Excess in 2009 for necessary tree care
Weed Spraying	12,840	10,000	(2,840)	13,000	
RV Parking Maintenance	473	2,000	1,527	4,000	
Snow Removal	29,733	25,000	(4,733)	25,000	
Water & Sewer Maintenance	-				
Alarm	1,441	1,000	(441)	1,500	
Building Maintenance	-	1,500	1,500	1,500	
Engineering	44,288	26,000	(18,288)	32,000	Monthly monitoring and testing
System Maintenance	2,894	5,000	2,107	5,000	
Utilities-LVE	18,990	19,000	10	20,000	
Other	-				
Taxes & Licenses	2,247	3,500	1,253	3,500	
Contingency	-			7,000	
<b>Total Operating Expenses</b>	<b>315,709</b>	<b>336,791</b>	<b>21,082</b>	<b>296,600</b>	
<b>Net Operating Income/(Loss)</b>	<b>\$ (14,898)</b>	<b>\$ (6,985)</b>	<b>\$ (7,913)</b>	<b>\$ 840</b>	

**MAINTENANCE RESERVE ACCT**

<b>Monthly Deposits</b>	90,099	90,144	\$ (45)	87,000	
<b>Monthly Expenses</b>					
Speed Bump Installation	4,785	-	(4,785)		
Chip Sealing				100,000	
Tree Replacement				10,000	
Professional Fees (Transition)				30,000	Nelson Engineering
<b>Total Maintenance Reserve Expenses</b>	<b>4,785</b>			<b>140,000</b>	
<b>Net Maintenance Income</b>	<b>\$ 85,314</b>	<b>\$ 90,144</b>	<b>\$ (4,830)</b>	<b>\$ (53,000)</b>	

**CAPITAL EXPENDITURE ACCT**

\*\* Installation of mail boxes and associated road work, \$30,000  
 \*\* We anticipate receiving \$150,000 from Tap Fee Revenues (Glory View Townhomes)