

MELODY RANCH HOMEOWNERS' ASSOCIATION
2009 BUDGET WORKSHEET

	UNITS	DUES	MONTHS	2009 PROPOSED BUDGET	2008 ACTUAL (JAN - DEC)	2008 BUDGET (JAN - DEC)
ASSESSMENT REVENUES						
<u>HOMEOWNERS' DUES:</u>						
TOWNHOME LOTS (50%)	24	37.50	12	10,800		
MARKET LOTS	247	75.00	12	222,300		
CATEGORY I LOTS (75%)	43	56.25	12	29,025		
CATEGORY II LOTS (75%)	29	56.25	12	19,575		
	343			281,700	234,031	232,440
<u>LESS RESERVE FUND:</u>						
TOWNHOME LOTS (50%)	24	12.00	12	-3,456		
MARKET LOTS	247	24.00	12	-71,136		
CATEGORY I LOTS (75%)	43	18.00	12	-9,288		
CATEGORY II LOTS (75%)	29	18.00	12	-6,264		
	343			-90,144	-53,440	-53,088
<u>OTHER REVENUES</u>						
ARCHITECTURAL REVIEW FEES				1,500	2,500	3,500
INTEREST INCOME				4,000	5,226	6,000
FINANCE CHARGES				1,000	960	1,000
RV PARKING FEES				11,500	11,530	11,000
FINES & PENALTIES				1,250	2,025	1,000
RESERVE FUND REVENUES				0	0	0
RESERVE FUND EXPENSES				24,000	0	0
SUBTOTAL OTHER REVENUES				43,250	22,241	22,500
WATER CHARGES:				95,000	85,813	95,000
TOTAL ASSESSMENT REVENUES				329,806	288,645	296,852
ASSESSMENT EXPENSES						
<u>ADMINISTRATIVE</u>						
ACCOUNTING FEES				1,000	5,021	4,500
COMPUTER EXPENSE				125	893	750
LABOR - OPERATIONS				8,000	49,230	48,000
MISCELLANEOUS				83	1,464	500
OFFICE EXPENSE				7,500	18,441	19,000
DEPRECIATION EXPENSE				83	247	500
GRAND TETON PROPERTY MANAGEMENT				54,000	0	0
INSURANCE - OTHER				7,000	4,352	7,000
SUBTOTAL				70,791	75,296	73,250
<u>PROFESSIONAL EXPENSES</u>						
LEGAL FEES				10,000	4,380	10,000
PROFESSIONAL FEES (TRANSITION)				50,000	0	15,000
SUBTOTAL				60,000	4,380	25,000
<u>GROUNDS MAINTENANCE</u>						
GENERAL GROUNDS MAINTENANCE				20,000	7,765	25,000
IRRIGATION MAINTENANCE				25,000	17,084	30,000
TREE MAINTENANCE				2,500	138	2,500
WATERWAY MAINTENANCE				2,500	1,956	2,500
EQUIPMENT RENTAL				1,000	0	2,000
MOWING - ENTRIES				15,000	18,391	4,000
MOWING - TOWNHOMES				0	7,562	4,000
MOWING - OPEN SPACE				9,000	9,420	
PONDS				15,000	17,181	12,500
STREET MAINTENANCE				7,500	12,346	7,500
TREE SPRAYING				8,500	8,408	8,500
WEED SPRAYING				10,000	18,236	5,500
RV PARKING MAINTENANCE				2,000	0	2,000
SNOW REMOVAL				25,000	20,986	25,000
AUTO EXPENSE						
FUEL				0	4,351	8,500
PARTS				0	0	1,000
REPAIRS & MAINTENANCE				0	5,420	7,500
INSURANCE - AUTO				0	97	3,500
SUBTOTAL				143,000	149,341	151,500
<u>WATER & SEWER MAINTENANCE</u>						
ALARM - QWEST/ATT				1,000	1,054	1,000
BUILDING MAINTENANCE				1,500	39	1,500
ENGINEERING - JORGENSEN				26,000	32,625	20,000
SYSTEM MAINTENANCE				5,000	1,530	2,500
UTILITIES - LVE				19,000	18,074	19,000
SUBTOTAL				52,500	53,322	44,000
<u>OTHER</u>						
TAXES & LICENSES				3,500	2,920	3,500
CONTINGENCY				0	0	0
SUBTOTAL				3,500	2,920	3,500
TOTAL ASSESSMENT EXPENSES				329,791	285,259	297,250
NET PROFIT (LOSS)				15	3,386	-398