

The Meadows of Melody Ranch
Income Statement

1/1-12/31/21

Income					
Account	2021			2022	
	Actual	Budget	Variance	Proposed Budget	
Member Assessments	\$ 235,656.11	\$ 229,860.00	\$ 5,796.11	\$ 231,840.00	
Late Fee/Violations/Misc. Income	822.93	-	822.93	-	
Storage Lot Income	31,781.88	32,175.00	(393.12)	33,120.00	
Arch. Review Fees	520.00	-	520.00	-	
Interest Income	1,122.80	100.00	1,022.80	100.00	
Income Total	269,903.72	262,135.00	7,768.72	265,060.00	
Total	\$ 269,903.72	\$ 262,135.00	\$ 7,768.72	\$ 265,060.00	
Expense					
Account	2021			2022	
	Actual	Budget	Variance	Proposed Budget	
Management Fee	\$ 54,936.00	\$ 54,936.00	\$ -	\$ 57,000.00	
Office Supplies	-	500.00	500.00	500.00	
Dues & Filing Fees	27.00	27.00	-	50.00	
Postage & Copies	2,462.88	4,000.00	1,537.12	4,000.00	
ARC Expense	2,275.00	4,000.00	1,725.00	4,000.00	
Website Maintenance	99.75	900.00	800.25	900.00	
Bank Service Charge	438.60	60.00	(378.60)	500.00	
Administrative Total	60,239.23	64,423.00	4,183.77	66,950.00	
Gen. Grounds Maintenance	12,600.22	8,000.00	(4,600.22)	12,000.00	
Ski Track Maintenance	4,760.00	8,100.00	3,340.00	8,100.00	
Irrigation Maintenance	13,821.13	17,000.00	3,178.87	17,000.00	
Tree Maintenance	23,002.00	15,000.00	(8,002.00)	15,000.00	
Waterway Maintenance	3,230.00	3,000.00	(230.00)	3,000.00	
Mowing: Entries	12,173.93	16,000.00	3,826.07	16,000.00	
Mowing: Open Space	4,400.00	7,900.00	3,500.00	7,900.00	
Pond Maintenance	27,315.14	30,000.00	2,684.86	30,000.00	
Tree Spraying	7,000.00	8,200.00	1,200.00	8,200.00	
Weed Spraying	11,475.00	14,000.00	2,525.00	14,000.00	
Storage Lot Maintenance	878.03	1,000.00	121.97	1,000.00	
Ditch Repair & Mnt.	-	500.00	500.00	500.00	
Sales Office Area Reclamation	9,304.88	7,000.00	(2,304.88)	-	
Entry Sign Improvements	-	500.00	500.00	500.00	
Entry Sign Maintenance	-	2,500.00	2,500.00	2,500.00	
Maintenance & Repairs Total	129,960.33	138,700.00	8,739.67	135,700.00	
Electricity	4,299.88	5,000.00	700.12	5,000.00	
Alarm System	-	504.00	504.00	-	
Irrigation - Open Space	-	500.00	500.00	500.00	
Utilities Total	4,299.88	6,004.00	1,704.12	5,500.00	
Insurance	9,771.00	10,000.00	229.00	10,000.00	
Tax - Property	5,096.97	2,750.00	(2,346.97)	5,500.00	
Tax - Income	482.91	500.00	17.09	750.00	
Legal	682.50	2,500.00	1,817.50	2,500.00	
Accounting	582.45	800.00	217.55	800.00	
Miscellaneous	379.80	350.00	(29.80)	350.00	
Other Total	16,995.63	16,900.00	(95.63)	19,900.00	
Maintenance Reserve Deposit	10,715.00	10,715.00	-	35,000.00	
Pond Improvement & Restoration	38,475.00	10,393.00	(28,082.00)	-	
Irrigation Ditch Improvement	7,545.00	15,000.00	7,455.00	-	
Reserves Total	56,735.00	36,108.00	(20,627.00)	35,000.00	
Expense Total	\$ 268,230.07	\$ 262,135.00	\$ (6,095.07)	\$ 263,050.00	
Net Income	\$ 1,673.65	\$ -	\$ 1,673.65	\$ 2,010.00	

The Meadows of Melody Ranch

2022 Projects

Reserve Account

Pond Improvement & Restoration	\$	120,000.00	(*Budgeted Expense Approved at 2021 Annual Mtg.)
		<u>38,475.00</u>	Amount Paid to Date
	\$	<u><u>81,525.00</u></u>	Remaining Balance to be Paid

Account Balances as of 2/2/22

Operating Account	\$	75,676	
Reserve Account		314,336	
Landscape Deposits		<u>22,120</u>	
	\$	<u><u>412,132</u></u>	Total