

**The Meadows of Melody Ranch
Income Statement**

Start: 01/01/2022 | End: 12/31/2022

Income

Account	2022			2023
	Actual	Budget	Variance	Proposed Budget
Member Assessments	232,769.03	231,840.00	929.03	231,840.00
Miscellaneous Income	3,619.57	-	3,619.57	-
Open Space Revenue	2,700.00	-	2,700.00	-
Storage Lot Income	33,463.75	33,120.00	343.75	39,615.00
Arch.Review Fees	1,300.00	-	1,300.00	1,000.00
Interest Income	1,482.53	100.00	1,382.53	1,200.00
Income Total	275,334.88	265,060.00	10,274.88	273,655.00
Total	275,334.88	265,060.00	10,274.88	273,655.00

Expense

Account	Year to Date			Yearly Budget
	Actual	Budget	Variance	
Management Fee	57,000.00	57,000.00	-	57,000.00
Office Supplies	281.19	500.00	218.81	400.00
Dues & Filing Fees	27.00	50.00	23.00	50.00
Postage & Copies	2,643.78	4,000.00	1,356.22	2,800.00
ARC Expense	1,225.00	2,000.00	775.00	2,000.00
Website Maintenance	684.68	900.00	215.32	900.00
Food Truck				2,500.00
Bank Service Charge	406.20	500.00	93.80	500.00
Administrative Total	62,267.85	64,950.00	2,682.15	66,150.00
Gen. Grounds Maintenance	15,248.21	12,000.00	(3,248.21)	14,400.00
Ski Track Maintenance	5,510.00	8,100.00	2,590.00	9,000.00
Irrigation Maintenance	14,243.24	10,250.00	(3,993.24)	9,000.00
Tree Maintenance	21,464.50	15,000.00	(6,464.50)	15,000.00
Waterway Maintenance	212.50	3,000.00	2,787.50	3,000.00
Mowing: Entries	24,185.00	21,880.00	(2,305.00)	32,000.00
Mowing: Open Space	-	10,000.00	10,000.00	-
Pond Maintenance	32,201.06	30,000.00	(2,201.06)	35,000.00
Tree Spraying	14,350.00	8,950.00	(5,400.00)	14,500.00
Weed Spraying	12,900.00	11,000.00	(1,900.00)	12,000.00
Storage Lot Maintenance	6,116.98	1,000.00	(5,116.98)	2,000.00
Ditch Repair & Mnt.	232.50	500.00	267.50	500.00
Entry Sign Improvements	-	500.00	500.00	500.00
Entry Sign Maintenance	1,517.98	2,500.00	982.02	2,000.00
Maintenance & Repairs Total	148,181.97	134,680.00	(13,501.97)	148,900.00
Electricity	2,251.21	5,000.00	2,748.79	2,500.00
Irrigation - Open Space	-	500.00	500.00	500.00
Utilities Total	2,251.21	5,500.00	3,248.79	3,000.00
Insurance	7,514.00	10,500.00	2,986.00	10,000.00
Tax - Property	5,444.97	5,500.00	55.03	5,500.00
Tax - Income	304.29	750.00	445.71	750.00
Legal	2,747.50	4,000.00	1,252.50	4,000.00
Accounting	635.98	800.00	164.02	1,000.00
Miscellaneous	1,700.00	350.00	(1,350.00)	1,355.00
Other Total	18,346.74	21,900.00	3,553.26	22,605.00
Maintenance Reserve Deposit	35,000.00	35,000.00	-	33,000.00
Maintenance Reserve Expense	12,500.00	-	(12,500.00)	-
Reserves Total	47,500.00	35,000.00	(12,500.00)	33,000.00
Total	278,547.77	262,030.00	(16,517.77)	273,655.00
Net Income	(3,212.89)	3,030.00	(6,242.89)	0.00