

The Meadows of Melody Ranch
Income Statement

Start: 01/01/2025 | End: 12/31/2025

Income

Account	2025			2025	2026
	Actual	Budget	Variance	Approved Budget	Approved Budget
Member Assessments	271,749.31	271,110.00	639.31	271,110.00	300,000.00
Late Fee Income	191.34	-	191.34	-	100.00
Miscellaneous Income	375.00	-	375.00	-	100.00
Open Space Revenue	1,960.00	2,000.00	(40.00)	2,000.00	1,500.00
Storage Lot Income	57,604.93	57,540.00	64.93	57,540.00	57,540.00
Arch.Review Fees	465.00	1,000.00	(535.00)	1,000.00	2,000.00
Interest Income	475.35	1,200.00	(724.65)	1,200.00	500.00
Violations Income	489.25	-	489.25	-	500.00
Income Total	333,310.18	332,850.00	460.18	332,850.00	362,240.00
Total	333,310.18	332,850.00	460.18	332,850.00	362,240.00

Expense

Account	Year to Date			Yearly Budget	Yearly Budget
	Actual	Budget	Variance	Yearly Budget	Yearly Budget
Management Fee	57,000.00	57,000.00	-	57,000.00	57,000.00
Office Supplies	136.08	400.00	263.92	400.00	250.00
Dues & Filing Fees	5.00	27.50	22.50	27.50	50.00
Postage & Copies	2,802.95	2,800.00	(2.95)	2,800.00	3,000.00
ARC Expense	481.25	2,000.00	1,518.75	2,000.00	2,000.00
Website Maintenance	432.91	900.00	467.09	900.00	500.00
Bank Service Charge	396.00	500.00	104.00	500.00	500.00
Administrative Total	61,254.19	63,627.50	2,373.31	63,627.50	63,300.00
Gen. Grounds Maintenance	21,325.67	22,000.00	674.33	22,000.00	23,000.00
Ski Track Maintenance	4,525.00	9,000.00	4,475.00	9,000.00	7,500.00
Irrigation Maintenance	17,172.50	20,000.00	2,827.50	20,000.00	20,000.00
Tree Maintenance	9,130.00	18,000.00	8,870.00	18,000.00	15,000.00
Waterway Maintenance	1,570.00	3,000.00	1,430.00	3,000.00	5,000.00
Mowing: Entries	26,705.00	26,500.00	(205.00)	26,500.00	27,500.00
Mowing: Open Space	2,795.00	7,000.00	4,205.00	7,000.00	7,000.00
Pond Maintenance	50,276.84	45,000.00	(5,276.84)	45,000.00	55,000.00
Tree Spraying	16,050.00	17,550.00	1,500.00	17,550.00	18,000.00
Weed Spraying + Lawn Fertilization	14,950.00	19,000.00	4,050.00	19,000.00	17,500.00
Storage Lot Maintenance	-	2,000.00	2,000.00	2,000.00	15,000.00
Ditch Repair & Mnt.	3,225.00	500.00	(2,725.00)	500.00	5,000.00
Entry Sign Improvements / Mnt.	190.00	2,500.00	2,310.00	2,500.00	500.00
Miscellaneous	-	-	-	-	-
Maintenance & Repairs Total	167,915.01	192,050.00	24,134.99	192,050.00	216,000.00
Electricity	3,060.98	3,200.00	139.02	3,200.00	3,500.00
Utilities Total	3,060.98	3,200.00	139.02	3,200.00	3,500.00
Insurance	10,904.00	12,000.00	1,096.00	12,000.00	12,000.00
Tax - Property	4,982.47	6,500.00	1,517.53	6,500.00	5,500.00
Tax - Income	356.00	750.00	394.00	750.00	500.00
Legal	192.50	4,000.00	3,807.50	4,000.00	1,000.00
Accounting	731.29	1,000.00	268.71	1,000.00	1,000.00
Miscellaneous	-	1,000.00	1,000.00	1,000.00	-
Other Total	17,166.26	25,250.00	8,083.74	25,250.00	20,000.00
Maintenance Reserve Deposit	50,000.00	50,000.00	-	50,000.00	60,000.00
Reserves Total	50,000.00	50,000.00	-	50,000.00	60,000.00
Total	299,396.44	334,127.50	34,731.06	334,127.50	362,800.00
Net Income	33,913.74	(1,277.50)	35,191.24	(1,277.50)	(560.00)