

**TETON SPRINGS CABIN SUB ASSOCIATION**  
**STATEMENT OF REVENUES AND EXPENSES - CASH BASIS**  
**2018 thru 9/30/18**

	2018 Actuals 1/1-9/30/18	2018 Budget 1/1-9/30/18	Favorable/ (Unfavorable)	2018 Budget Undeveloped	2018 Budget Developed	2019 Proposed Budget Undeveloped	2019 Proposed Budget Developed
<b>OPERATING REVENUES</b>				\$ 495	\$ 788	\$ 495	\$ 788
Dues - Developed Cabins (51)	\$ 269,272	\$ 120,564	4,663	-	160,752	-	160,752
Dues - Undeveloped Cabins (97)	-	144,045	-	192,060	-	192,060	-
Finance Charges/Late Fees	1,289	-	1,289	-	-	-	-
<b>Total Operating Revenue</b>	<b>270,561</b>	<b>264,609</b>	<b>5,952</b>	<b>192,060</b>	<b>160,752</b>	<b>192,060</b>	<b>160,752</b>
					352,812		352,812
<b>OPERATING EXPENSES</b>							
Annual Meeting Expense	-	-	-	150	-	150	-
Bank Fee & Commissions	20	225	205	300	-	300	-
CPA Accounting	-	-	-	500	-	500	-
Irrigation Fees	13,770	13,770	-	-	18,360	-	18,360
Irrigation Maintenance	8,149	3,500	(4,649)	3,500	-	3,500	-
Landscape Maintenance	52,149	62,500	10,351	75,000	-	75,000	-
* Mulch Rplcmt	-	-	-	-	-	-	-
Master Association Dues	124,320	124,320	-	165,760	-	165,760	-
Miscellaneous	-	-	-	-	-	-	-
Noxious Weed Control/Fertilization	14,837	14,000	(837)	14,000	-	15,000	-
Office Supplies & Postage	248	100	(148)	100	-	300	-
Snow Removal	38,040	40,000	1,960	-	40,000	-	40,000
Taxes	-	-	-	100	-	100	-
Waste & Trash Removal	-	-	-	500	-	500	-
Maintenance Reserve Deposits	27,938	27,938	-	37,250	(Cap.Rsv.Amt)	37,250	(Cap.Rsv.Amt)
<b>Total Operating Expenses</b>	<b>279,470</b>	<b>286,353</b>	<b>6,883</b>	<b>297,160</b>	<b>58,360</b>	<b>298,360</b>	<b>58,360</b>
<b>Net Operating Income/(Expense)</b>	<b>\$ (8,909)</b>	<b>\$ (21,744)</b>	<b>12,834</b>		<u>(2,708)</u>		<u>(3,908)</u>

\* Total Expense shared by **ALL 148** lots

\*\* Added total Expense shared by the **51 Developed** lots

**Maintenance Reserve Account - 2018**

Opening Balance	\$ 400,822
Annual Deposits	27,938
Interest	200
<b>Total</b>	<b>428,960</b>
Expenses	
Mulch replacement	7,118
<b>Total</b>	<b>7,118</b>
<b>Net Maintenance Reserve Income/(Expense)</b>	<b>\$ 421,842</b>

**2019 Projected Maintenance Reserve Projects**

- Sealing of driveways	\$125,000	(***last completed in 2013 for \$105,118***)
- Mulch replacement	15,000	
- Tree replacement/etc...	10,000	
<b>Total</b>	<b>\$150,000</b>	

**Bank Account Balances as of 9/30/18**

Operating Account	\$ 185,153	(***\$41,440 to Master HOA by end of year)
Maintenance Reserve	\$ 421,842	