

**Teton Springs ~ Mtn. Meadows Sub-Association**  
**2018 thru 9/30/18**

Dues @ \$355/Qtr.

	<b>2018 Budget-to-Date @ \$355/Lot</b>	<b>2018 Actuals-to-Date @ \$355/Lot</b>	<b>Variance Favorable / (Unfavorable)</b>	<b>2018 Budget @ \$355/Lot</b>	<b>2019 Proposed Budget @ \$355/Lot</b>
<b>Revenue</b>					
HOA Dues	\$ 155,490	\$ 166,695	11,205	\$ 207,320	\$ 207,320 *146 Lots
Interest Income Dues/Late Fees	-	1,151	1,151	-	-
Interest Income	-	49	49	-	-
Other Income	-	270	270	-	-
<b>Total Revenue</b>	<b>155,490</b>	<b>168,164</b>	<b>12,674</b>	<b>207,320</b>	<b>207,320</b>
<b>Operating Expenses</b>					
Accounting	-	-	-	300	300
Bank Service Fees	-	14	(14)	-	50
Business Development (Mtgs.)	125	65	60	250	250
Common Area Mnt.	7,500	6,600	900	10,000	7,000
Pond Mnt.		200			500
Weed Control/Fertilizing		1,880			2,000
Irrigation Mnt.	-	225		-	500
Tree Replacement/Tree Care	-	5,211	(5,211)	2,000	5,500
Legal	-	-	-	1,500	1,500
Master Assoc. Dues	122,640	122,640	-	163,520	163,520
Office Supplies & Postage	-	-	-	1,000	500
Taxes	-	-	-	50	50
Reserve Deposit	19,140	19,140	-	25,520	25,520
<b>Total Expenses</b>	<b>149,405</b>	<b>155,974</b>	<b>(4,264)</b>	<b>204,140</b>	<b>207,190</b>
<b>Net Surplus (Deficit)</b>	<b>\$ 6,085</b>	<b>\$ 12,190</b>	<b>8,410</b>	<b>\$ 3,180</b>	<b>\$ 130</b>

**Maintenance Reserve Account**

Beginning Balance (1/1/18)	\$ 77,395
Interest	49
Mnt.Rsv. Deposits	19,140
<b>Total</b>	<b>96,584</b>
 Expenses	
Miscellaneous	-
	<b>\$ 96,584</b>

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

Operating Account	\$ 130,389
Reserve Account	\$ 96,584