

**Teton Springs - Mtn. Meadows Sub-Association**

**2021**

Dues @ \$355/Qtr.

As of  
12/31/2021

	<b>2021 Budget @ \$355/Lot</b>	<b>2021 Actuals @ \$355/Lot</b>	<b>Variance Favorable / (Unfavor.)</b>	<b>2022 Approved Budget @ \$355/Lot</b>
<b>Revenue</b>				
HOA Dues	\$ 207,320	\$ 204,094	(3,226)	\$ 207,320
Interest Income Dues/Late Fees	-	950	950	-
Interest Income	-	83	83	-
Other Income	-	-	-	-
<b>Total Revenue</b>	<b>207,320</b>	<b>205,127</b>	<b>(2,193)</b>	<b>207,320</b>
<b>Operating Expenses</b>				
Accounting	300	313	(13)	300
Bank Service Fees	50	59	(9)	50
Business Development (Mtgs.)	250	-	250	250
Common Area Mnt.	7,776	11,887	(4,111)	7,776
Pond Mnt.	500	-	500	500
Weed Control/Fertilizing	2,350	2,575	(225)	2,350
Irrigation Mnt.	500	-	500	500
Tree Replacement/Tree Care	5,500	-	5,500	5,500
Legal	1,500	-	1,500	1,500
Master Assoc. Dues	163,520	163,520	-	163,520
Lot Transfer Fees	-	-	-	-
PO Fees to Master	-	-	-	-
Other Master Assoc. Payments	-	-	-	-
Office Supplies & Postage	500	-	500	500
Taxes	50	-	50	50
Reserve Deposit	25,520	25,520	-	25,520
<b>Total Expenses</b>	<b>208,316</b>	<b>203,873</b>	<b>4,443</b>	<b>208,316</b>
<b>Net Surplus (Deficit)</b>	<b>\$ (996)</b>	<b>\$ 1,254</b>	<b>2,250</b>	<b>\$ (996)</b>

**Maintenance Reserve Account**

Beginning Balance	\$ 231,181
Interest	83
Mnt.Rsv. Deposits	25,520
<b>Total</b>	<b>256,784</b>
Expenses	
Miscellaneous	-
	<b>\$ 256,784</b>

**Account Balances as of 12/31/21**

Operating Account	\$ 70,338
Reserve Account	\$ 256,784