

**TETON SPRINGS CABIN SUB ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
2022 YE Budget**

	2022 Actuals 1/1-12/31/22	2022 Budget 1/1-12/31/22	Favorable/ (Unfav.)	2022 Budget Undeveloped	2022 Budget Developed	2023 Budget Undeveloped	2023 Budget Developed
OPERATING REVENUES				\$ 495	\$ 788	\$ 495	\$ 788
Dues - Developed Cabins (56)	\$ 340,768	\$ 163,904	(13,216)	-	163,904	-	176,512
Dues - Undeveloped Cabins (92)		190,080	-	190,080	-	182,160	-
Finance Charges/Late Fees/Transfer fees	3,625		3,625	-	-	-	-
Total Operating Revenue	344,393	353,984	(9,591)	190,080	163,904	182,160	176,512
					353,984		358,672
OPERATING EXPENSES							
Annual Meeting Expense	-	150	150	150	-	150	-
Bank Fee & Commissions	54	300	246	300	-	300	-
CPA Accounting	305	500	195	500	-	500	-
Irrigation Fees	18,720	18,720	-	-	18,720	-	18,720
Irrigation Maintenance Work	10,329	3,500	(6,829)	3,500	-	3,500	-
Landscape Maintenance	89,440	75,000	(14,440)	75,000	-	87,000	-
* Mulch Rplcmt		-	-	-	-	-	-
Master Association Dues	165,760	165,760	-	165,760	-	165,760	-
Miscellaneous	-	-	-	-	-	-	-
Noxious Weed Control/Fertilization	13,864	19,500	5,636	19,500	-	19,500	-
Office Supplies & Postage	277	300	23	300	-	300	-
Snow Removal	56,353	49,500	(6,853)	-	49,500	-	49,500
Taxes	281	100	(181)	100	-	100	-
Waste & Trash Removal		500	500	500	-	500	-
Maintenance Reserve Deposits	37,250	37,250	-	37,250	(Cap.Rsv.Amt)	37,250	(Cap.Rsv.Amt)
Total Operating Expenses	392,633	371,080	(21,553)	302,860	68,220	314,860	68,220
Net Operating Income/(Expense)	\$ (48,241)	\$ (17,096)	(31,145)		<u>(17,096)</u>		<u>(24,408)</u>

*** Maintenance Reserve Expense (2023)**

- Asphalt Sealer \$ 13,835

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

** Added total Expense shared by the **52 Developed** lots

Bank Account Balances as of 2/14/23

Operating Account \$ 110,773
Maintenance Reserve \$ 589,346