

Teton Springs - Mtn. Meadows Sub-Association

2022

Dues @ \$355/Qtr.

	As of 12/31/2022	As of 12/31/2022		2023 Approved Budget @ \$355/Lot
	2022 Budget @ \$355/Lot	2022 Actuals @ \$355/Lot	Variance Favorable / (Unfavor.)	
Revenue				
HOA Dues	\$ 207,320	\$ 205,735	(1,585)	\$ 207,320 *146 Lots
Interest Income Dues/Late Fees	-	800	800	-
Interest Income	-	631	631	-
Other Income	-	-	-	-
Total Revenue	207,320	207,166	(154)	207,320
Operating Expenses				
Accounting	300	305	(5)	300
Bank Service Fees	50	60	(10)	50
Business Development (Mtgs.)	250	-	250	250
Common Area Mnt.	7,776	9,476	(1,700)	7,776
Pond Mnt.	500	2,588	(2,088)	500
Weed Control/Fertilizing	2,350	2,605	(255)	2,350
Irrigation Mnt.	500	2,565	(2,065)	500
Tree Replacement/Tree Care	5,500	4,064	1,437	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	34	16	50
Reserve Deposit	25,520	25,520	-	25,520
Total Expenses	208,316	210,737	(2,421)	208,316
Net Surplus (Deficit)	\$ (996)	\$ (3,570)	(2,574)	\$ (996)

Maintenance Reserve Account

Beginning Balance	\$ 256,784
Interest	631
Mnt.Rsv. Deposits	25,520
Total	282,935
 Expenses	
Install Drainage System	5,997
	<u>\$ 276,939</u>

Account Balances as of 2/14/23

Operating Account	\$ 81,551
Reserve Account	\$ 282,935