

**Teton Springs - Mtn. Meadows Sub-Association
2023**

Dues @ \$355/Qtr.

	As of 12/31/2023	As of 12/31/2023		2024 Approved Budget @ \$355/Lot
	2023 Budget @ \$355/Lot	2023 Actuals @ \$355/Lot	Variance Favorable / (Unfavor.)	
Revenue				
HOA Dues (146 Lots)	\$ 207,320	\$ 203,293	(4,027)	\$ 207,320
Interest Income Dues/Late Fees	-	1,365	1,365	-
Interest Income	-	2,006	2,006	-
Other Income	-	-	-	-
Total Revenue	207,320	206,664	(656)	207,320
Operating Expenses				
Accounting	300	26	274	300
Bank Service Fees	50	59	(9)	50
Business Development (Mtgs.)	250	-	250	250
Common Area Mnt.	7,776	13,750	(5,974)	7,776
Pond Mnt.	500	1,605	(1,105)	500
Weed Control/Fertilizing	2,350	4,854	(2,504)	2,350
Irrigation Mnt.	500	1,513	(1,013)	500
Tree Replacement/Tree Care	5,500	1,699	3,801	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	85	(35)	50
Reserve Deposit	25,520	25,520	-	25,520
Total Expenses	208,316	212,631	(4,315)	208,316
Net Surplus (Deficit)	\$ (996)	\$ (5,967)	(4,971)	\$ (996)

Maintenance Reserve Account

Beginning Balance	\$ 276,555
Interest	2,006
Mnt.Rsv. Deposits	25,520
Total	304,081
Expenses	
Install Drainage System	-
	\$ 304,081

Account Balances as of 2/8/24

Operating Account	\$ 78,318
Reserve Account	\$ 304,081