

Teton Springs - Mtn. Meadows Sub-Association

2024

Dues @ \$355/Qtr.

As of 9/30/2024 As of 9/30/2024

	2024 Budget @ \$355/Lot	2024 Actuals @ \$355/Lot	Variance Favorable / (Unfavor.)	2024 Approved Budget @ \$355/Lot	2025 Approved Budget @ \$355/Lot
Revenue					
HOA Dues (146 Lots)	\$ 155,490	\$ 159,800	4,310	\$ 207,320	\$ 207,320
Interest Income Dues/Late Fees	-	2,257	2,257	-	-
Interest Income	-	1,625	1,625	-	-
Other Income	-	-	-	-	-
Total Revenue	155,490	163,683	8,193	207,320	207,320
Operating Expenses					
Accounting	150	14	136	300	300
Bank Service Fees	38	41	(4)	50	50
Business Development (Mtgs.)	-	-	-	250	250
Common Area Mnt.	5,832	6,016	(184)	7,776	7,776
Pond Mnt.	500	2,750	(2,250)	500	500
Weed Control/Fertilizing	2,350	2,010	340	2,350	2,350
Irrigation Mnt.	500	1,101	(601)	500	500
Tree Replacement/Tree Care	-	-	-	5,500	5,500
Legal	-	-	-	1,500	1,500
Master Assoc. Dues	122,640	122,640	-	163,520	163,520
Lot Transfer Fees	-	-	-	-	-
PO Fees to Master	-	-	-	-	-
Other Master Assoc. Payments	-	-	-	-	-
Office Supplies & Postage	125	79	46	500	500
Taxes	50	35	15	50	50
Reserve Deposit	19,140	19,140	-	25,520	25,520
Total Expenses	151,325	153,826	(2,501)	208,316	208,316
Net Surplus (Deficit)	\$ 4,166	\$ 9,857	5,692	\$ (996)	\$ (996)

Maintenance Reserve Account

Beginning Balance	\$ 304,081
Interest	1,625
Mnt.Rsv. Deposits	19,140
Total	324,846

Expenses

Install Drainage System	-
Total	\$ 324,846

Account Balances as of 10/14/24

Operating Account	\$ 45,085
Reserve Account	\$ 324,846