

TETON SPRINGS HOME OWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
YTD Ending 9/30/15

	2015 Actuals 1/1-9/30/15	2015 Approved Budget-to-Date	2015 Actual versus Budget Favorable/ (Unfavorable)	2015 Approved Budget	2016 Proposed Budget	2016 Proposed Budget @ \$280/Lot
OPERATING REVENUES						
Builders Fee	-	-	-	-	-	-
Builders Fines	-	-	-	-	-	-
Design Review Fees	7,965	-	7,965	-	-	-
Dues - Cabins	97,680	97,680	-	130,240	130,240	165,760
Dues - Commercial	12,540	12,540	-	16,720	16,720	21,280
Dues - Home sites	255,143	213,180	41,963	284,240	284,240	361,760
Dues - Mountain Meadows	99,440	91,080	8,360	121,440	128,480 *	163,520
Finance Charges/Late Fees	4,557	-	4,557	-	-	-
House Sign Sales	-	-	-	300	300	300
Interest Income Bank	75	206	(131)	275	275	275
Irrigation Fees from Home sites	26,179	21,330	4,849	28,440	28,440	28,440
Lot Transfer Fee	4,200	-	4,200	-	-	-
P.O. Box Rent	835	1,305	(470)	1,740	1,740	1,740
Sale - B29/L1	-	-	-	-	-	-
Sp.Assmt-9500S	1,833	-	1,833	-	-	-
Total Operating Revenue	510,448	437,321	73,126	583,395	590,435	743,075
OPERATING EXPENSES						
Architectural Review	1,960	2,250	290	3,000	3,000	3,000
Bank Fee	62	375	314	500	500	500
Buildings Maintenance	-	-	-	-	-	-
Grounds	4,618	6,000	1,382	8,000	8,000	8,000
Landscaping	2,558	14,667	12,109	22,000	5,000	5,000
Weed Control, Fertilization, Tree Spraying	16,076	16,667	591	25,000	25,000	25,000
Mailbox Maintenance	-	-	-	500	500	500
Common Area Maintenance	46,150	51,667	5,517	62,000	55,000	55,000
CPA Accounting	860	500	(360)	500	1,000	1,000
Fence Repair	-	-	-	4,000	2,000	2,000
Fish Program	-	-	-	6,500	7,500	7,500
Gen Liability Insurance	1,336	3,225	1,889	4,300	4,300	4,300
House Signs Cost	-	-	-	300	300	300
Irrigation (Teton Springs W & S)	21,060	21,060	-	28,080	28,080	28,080
Water Rights	-	-	-	1,000	1,000	1,000
Irrigation Maintenance	25,607	6,000	(19,607)	6,000	6,000	6,000
Legal Fees	6,825	7,500	675	10,000	10,000	10,000
Maintenance/Replacement Reserve	105,000	105,000	-	140,000	170,000	315,000
Management Fee - GTPM	64,908	64,908	-	86,544	86,544	86,544
Meeting Expenses-HOA	412	1,125	713	1,500	1,500	1,500
Office Supplies and Postage	5,949	4,000	(1,949)	4,000	4,000	4,000
Pond Maintenance	3,770	13,333	9,563	20,000	20,000	20,000
Road/Bridge/Path/Sign Maintenance	10,631	11,250	619	15,000	15,000	15,000
Signage	725	500	(225)	500	500	500
Snow Removal	30,977	53,333	22,357	80,000	80,000	80,000
Special Projects (Mtg)	1,019	1,250	231	2,500	2,500	2,500
Street Light Repairs and Maintenance	3,391	4,500	1,109	6,000	6,000	6,000
Taxes	8,165	7,500	(665)	7,500	9,000	9,000
Utilities	15,365	30,000	(5,795)	30,000	44,000	44,000
Pump Utilities (Fall Rvr)	20,429	-	-	-	-	-
Website Maintenance	401	750	349	1,000	1,000	1,000
Total Operating Expenses	398,253	427,360	28,757	576,224	597,224	742,224
Net Operating Income/(Expense)	\$ 112,194	\$ 9,962	\$ 101,883	\$ 7,171	\$ (6,789)	\$ 851

Mnt.Rsv. Expense

Hunt Construction (Asphalt patch, cracks & seal)
Path/Walkway

\$	10,631
	-
	-
<u>\$</u>	<u>10,631</u>

TETON SPRINGS HOME OWNERS ASSOCIATION
Statement of Assets and Liabilites - Cash Basis
September 30, 2015

Assets

Cash - Operating	\$	309,618
Cash - Maintenance Reserve		567,093
Cash - Performance Deposits		<u>138,689</u>

Total Assets \$ 1,015,401

Liabilites

Equity		
Restricted	\$	705,783
Unrestricted		<u>309,618</u>

\$ 1,015,401