

TETON SPRINGS HOME OWNERS ASSOCIATION  
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS  
Through 9/30/2017

	2017 Actuals 1/1-9/30/17	2017 Budget 1/1-9/30/17	2017 Actual versus Budget Favorable/ (Unfavorable)	2017 Budget @ \$280/Lot	2018 Proposed Budget @ \$280/Lot
<b>OPERATING REVENUES</b>					
Builders Fee	-	-	-	-	-
Builders Fines	-	-	-	-	-
Design Review Fees	18,500	-	18,500	-	-
Dues - Cabins	124,320	124,320	-	165,760	165,760
Dues - Commercial	14,280	14,280	-	19,040	19,040
Dues - Home sites	281,230	271,320	9,910	361,760	361,760
Dues - Mountain Meadows	122,640	122,640	-	163,520	163,520
Dues - TS Lodge & Spa	5,087	-	5,087	-	-
Finance Charges/Late Fees	1,112	-	1,112	-	-
House Sign Sales	-	-	-	300	300
Interest Income Bank	468	206	261	275	275
Irrigation Fees from Home sites	18,148	21,330	(3,182)	28,440	28,440
Lot Transfer Fee	2,100	-	2,100	-	-
P.O. Box Rent	1,391	1,305	86	1,740	1,740
Sp.Assmt-9500S	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>589,275</b>	<b>555,401</b>	<b>33,874</b>	<b>740,835</b>	<b>740,835</b>
<b>OPERATING EXPENSES</b>					
Architectural Review	1,798	2,250	452	3,000	3,000
Bank Fee	73	375	302	500	500
Buildings Maintenance	-	-	-	-	-
Grounds	10,103	8,000	(2,103)	8,000	8,000
Landscaping	2,329	3,750	1,421	5,000	5,000
Weed Control, Fertilization, Tree Spraying	15,261	18,750	3,490	25,000	25,000
Mailbox Maintenance	-	-	-	500	500
Common Area Maintenance	46,900	52,000	5,100	52,000	52,000
CPA Accounting	-	-	-	1,000	1,000
Fence Repair	98	167	69	2,000	2,000
Fish Program	-	-	-	7,500	-
Gen Liability Insurance	4,572	4,600	28	4,600	4,600
House Signs Cost	-	-	-	300	300
Irrigation (Teton Springs W & S)	21,060	21,060	-	28,080	28,080
Water Rights	-	-	-	1,000	1,000
Irrigation Maintenance	7,166	6,000	(1,166)	6,000	6,000
Legal Fees	6,334	7,500	1,166	10,000	10,000
Maintenance/Replacement Reserve	236,250	236,250	-	315,000	319,500
Management Fee - GTPM	64,908	64,908	-	86,544	86,544
Meeting Expenses-HOA	90	750	660	1,500	1,500
Office Supplies and Postage	3,823	3,000	(823)	4,000	4,000
Pond Maintenance	7,513	10,000	2,488	20,000	20,000
Road/Bridge/Path/Sign Maintenance	6,119	11,250	5,131	15,000	15,000
Signage	4,510	500	(4,010)	500	3,500
Snow Removal	109,196	80,000	(29,196)	80,000	80,000
Special Projects (Mtg)	3,999	4,167	167	5,000	5,000
Street Light Repairs and Maintenance	(128)	4,500	4,628	6,000	6,000
Taxes	(1,228)	4,500	5,728	9,000	9,000
Utilities	13,057	33,000	1,201	44,000	44,000
Pump Utilities (Fall Rvr)	18,742	-	-	-	-
Website Maintenance	-	-	-	1,000	1,000
<b>Total Operating Expenses</b>	<b>582,545</b>	<b>577,276</b>	<b>(5,268)</b>	<b>742,024</b>	<b>742,024</b>
<b>Net Operating Income/(Expense)</b>	<b>\$ 6,730</b>	<b>\$ (21,875)</b>	<b>\$ 28,605</b>	<b>\$ (1,189)</b>	<b>\$ (1,189)</b>

**Mnt.Rsv. Expense**

Replacement of Access Gate	\$ -
Path/Walkway/Asphalt Seal	94,510
Bridge Deck Replacements	-
<b>Total</b>	<b>\$ 94,510</b>

**TETON SPRINGS HOME OWNERS ASSOCIATION**  
**Statement of Assets and Liabilities - Cash Basis**  
**October 18, 2017**

**Assets**

Cash - Operating	\$	357,629
Cash - Maintenance Reserve		1,107,271
Cash - Performance Deposits		<u>185,482</u>
<b>Total Assets</b>		<u><u>1,650,381</u></u>

**Liabilities**

Equity		
Restricted		1,292,753
Unrestricted		<u>357,629</u>
	\$	<u><u>1,650,381</u></u>