

**TETON SPRINGS HOME OWNERS ASSOCIATION**  
**STATEMENT OF REVENUES AND EXPENSES - CASH BASIS**  
**YTD Ending 10/15/12**

	2012 Actuals 1/1-10/15/12	2012 Projected Year End	2012 Approved Budget	2013 Ratified Budget
<b>OPERATING REVENUES</b>				
Builders Fee			-	-
Builders Fines			-	-
Design Review Fees			-	-
Dues - Cabins	97,680	130,240	130,240	130,240
Dues - Commercial	13,200	17,600	17,600	17,600
* Addtl dues rcvd for Palisades	16,060	31,680		31,680
Dues - Home sites	207,154	252,560	252,560	252,560
Dues - Mountain Meadows	69,080	87,120	87,120	116,160
*Addntl delnqnt Mtn.Mdws dues collected	45,850	45,850		
Finance Charges			-	-
House Sign Sales			300	300
Interest Income Bank	805	850	275	275
Irrigation Fees from Home sites	23,849	28,440	28,440	28,440
Lot Transfer Fee	5,200	5,200	-	-
P.O. Box Rent	1,625	1,625	1,740	1,740
<b>Total Operating Revenue</b>	<b>480,503</b>	<b>601,165</b>	<b>518,275</b>	<b>578,995</b>
<b>OPERATING EXPENSES</b>				
Architectural Review	2,558	2,558	3,000	3,000
Bank Fee	154	175	500	500
Buildings Maintenance			-	-
Grounds	3,888		8,000	8,000
Landscaping	4,092	4,092	5,000	5,000
Weed Control & Fertilization	8,808	25,000	25,000	25,000
Common Area Maintenance	60,018	65,000	70,000	70,000
CPA Accounting	310	310	1,000	1,000
Fence Repair	220	220	2,000	2,000
Fish Program	5,721	5,721	8,500	6,500
Gen Liability Insurance	3,996	3,996	3,600	3,600
House Signs Cost			1,500	300
Irrigation (Teton Springs W & S)	21,060	28,080	28,080	28,080
Irrigation Maintenance	11,938	13,000	9,000	12,000
Legal Fees	9,340	10,000	10,000	10,000
Maintenance/Replacement Reserve	85,000	85,000	85,000	140,000
Management Fee - GTPM	72,120	86,544	86,544	86,544
Office Supplies and Postage	3,964	4,200	4,000	4,000
Website design				
Pond Maintenance	16,772	18,000	20,000	20,000
Pump Utilities (Fall Rvr)	22,458	24,000		
Road/Bridge/Path/Sign Maintenance	5,364	34,604	10,000	10,000
Signage			500	500
Snow Removal	55,340	65,000	90,000	80,000
Special Projects (Mtg)	1,850	1,850	4,000	2,500
Street Light Repairs and Maintenance	2,408	3,000	10,000	8,000
Taxes	283	283	3,000	7,500
Telephone			-	-
Utilities	16,436	20,120	30,000	30,000
<b>Total Operating Expenses</b>	<b>414,097</b>	<b>500,753</b>	<b>518,224</b>	<b>564,024</b>
<b>Net Operating Income/(Expense)</b>	<b>\$ 66,406</b>	<b>\$ 100,412</b>	<b>\$ 51</b>	<b>\$ 14,971</b>
<b>Mnt.Rsv. Expense</b>				
Hunt Construction (Asphalt patch, cracks & seal)	\$ 68,100			
Tree Removal - Pathways	7,350			
Pathway Maintenance	21,890			
*Pd from Op.Acct - to be reimbursed from Mnt.Rsv.	\$ 97,340			

**TETON SPRINGS HOME OWNERS ASSOCIATION**  
**Statement of Assets and Liabilites - Cash Basis**  
**October 15, 2012**

**Assets**

Cash - Operating	\$	133,701
Cash - Maintenance Reserve		303,447
Cash - Performance Deposits		<u>121,008</u>
<b>Total Assets</b>	<b>\$</b>	<b><u><u>558,156</u></u></b>

**Liabilites**

Equity		
Restricted	\$	424,455
Unrestricted		<u>133,701</u>
	<b>\$</b>	<b><u><u>558,156</u></u></b>