

TETON SPRINGS HOME OWNERS ASSOCIATION  
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS  
YTD Ending 9/30/16

	2016 Actuals 1/1-9/30/16	2016 Budget 1/1-9/30/16	2016 Actual versus Budget Favorable/ (Unfavorable)	2016 Budget @ \$280/Lot	2017 Proposed Budget @ \$280/Lot
<b>OPERATING REVENUES</b>					
Builders Fee	2,000	-	2,000	-	-
Builders Fines	-	-	-	-	-
Design Review Fees	1,750	-	1,750	-	-
Dues - Cabins	124,320	124,320	-	165,760	165,760
Dues - Commercial	15,960	15,960	-	21,280	21,280
Dues - Home sites	291,889	271,320	20,569	361,760	361,760
Dues - Mountain Meadows	122,640	122,640	-	163,520	163,520
Dues - TS Lodge & Spa	9,590	-	9,590	-	-
Finance Charges/Late Fees	1,770	-	1,770	-	-
House Sign Sales	250	225	25	300	300
Interest Income Bank	244	206	38	275	275
Irrigation Fees from Home sites	20,399	21,330	(931)	28,440	28,440
Lot Transfer Fee	3,600	-	3,600	-	-
P.O. Box Rent	1,474	1,305	169	1,740	1,740
Sp.Assmt-9500S	525	-	525	-	-
<b>Total Operating Revenue</b>	<b>596,411</b>	<b>557,306</b>	<b>39,105</b>	<b>743,075</b>	<b>743,075</b>
<b>OPERATING EXPENSES</b>					
Architectural Review	2,258	2,250	(8)	3,000	3,000
Bank Fee	23	375	352	500	500
Buildings Maintenance	-	-	-	-	-
Grounds	66	6,000	5,934	8,000	8,000
Landscaping	1,811	3,333	1,522	5,000	5,000
Weed Control, Fertilization, Tree Spraying	5,791	12,500	6,710	25,000	25,000
<b>Mailbox Maintenance</b>	-	-	-	500	500
Common Area Maintenance	38,958	45,833	6,875	55,000	52,000
CPA Accounting	650	1,000	350	1,000	1,000
Fence Repair	-	-	-	2,000	2,000
Fish Program	-	-	-	7,500	7,500
Gen Liability Insurance	4,492	4,300	(192)	4,300	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	-	-	-	6,000	6,000
Legal Fees	7,262	7,500	238	10,000	10,000
Maintenance/Replacement Reserve	236,250	236,250	-	315,000	315,000
Management Fee - GTPM	57,696	64,908	7,212	86,544	86,544
<b>Meeting Expenses-HOA</b>	353	1,125	772	1,500	1,500
Office Supplies and Postage	2,862	3,000	138	4,000	4,000
Pond Maintenance	4,747	6,667	1,919	20,000	20,000
Road/Bridge/Path/Sign Maintenance	6,659	7,500	841	15,000	15,000
Signage	-	-	-	500	500
Snow Removal	54,418	66,667	12,249	80,000	80,000
Special Projects (Mtg)	3,574	2,500	(1,074)	2,500	5,000
Street Light Repairs and Maintenance	366	4,500	4,134	6,000	6,000
Taxes	(183)	6,750	6,933	9,000	9,000
Utilities	14,095	33,000	8,306	44,000	44,000
Pump Utilities (Fall Rvr)	10,599	-	-	-	-
Website Maintenance	281	750	469	1,000	1,000
<b>Total Operating Expenses</b>	<b>474,088</b>	<b>537,768</b>	<b>63,211</b>	<b>742,224</b>	<b>742,024</b>
<b>Net Operating Income/(Expense)</b>	<b>\$ 122,324</b>	<b>\$ 19,538</b>	<b>\$ 102,316</b>	<b>\$ 851</b>	<b>\$ 1,051</b>

**Mnt.Rsv. Expense**

Hunt Construction (Asphalt patch cracks & seal)	\$ -
Path/Walkway	-
Bridge Deck Replacements	58,067
	<b>\$ 58,067</b>

**TETON SPRINGS HOME OWNERS ASSOCIATION**  
**Statement of Assets and Liabilities - Cash Basis**  
**September 26, 2016**

**Assets**

Cash - Operating	\$	326,257
Cash - Maintenance Reserve		898,144
Cash - Performance Deposits		<u>109,482</u>

**Total Assets** \$ 1,333,883

**Liabilities**

Equity		
Restricted	\$	1,007,625
Unrestricted		<u>326,257</u>

\$ 1,333,883