

TETON SPRINGS HOME OWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
Through 10/31/2019 2020 Proposed

	2019 YTD Actuals 1/1-10/31/19	2019 YTD Budget 1/1-10/31/19	2019 Actual versus Budget Favorable/ (Unfavorable)	2019 Budget	2020 Proposed Budget
OPERATING REVENUES					
Design Review Fees	12,000	-	12,000	-	-
Dues - Cabins	124,320	124,320	-	165,760	165,760
Dues - Commercial	10,920	14,280	(3,360)	19,040	14,560
Dues - Home sites	349,352	361,760	(12,408)	361,760	361,760
Dues - Mountain Meadows	122,640	122,640	-	163,520	163,520
Dues - TS Lodge & Spa	7,899	5,000	2,899	5,000	5,000
Finance Charges/Late Fees	7,128	300	6,828	300	300
House Sign Sales	-	-	-	300	300
Interest Income Bank	5,564	206	5,358	275	275
Irrigation Fees from Home sites	27,380	28,440	(1,060)	28,440	30,240
Lot Transfer Fee	2,600	375	2,225	500	1,000
P.O. Box Rent	1,812	1,740	72	1,740	3,180
Miscellaneous	-	-	-	-	-
Total Operating Revenue	671,614	659,061	12,553	746,635	745,895
OPERATING EXPENSES					
Architectural Review	8,693	8,000	(693)	8,000	8,000
Bank Fee	300	250	(50)	250	250
Buildings Maintenance	-	-	-	-	-
Grounds	10,306	8,000	(2,306)	8,000	8,000
Landscaping	2,511	3,750	1,239	5,000	5,000
Weed Control, Fertilization, Tree Spraying	29,403	25,000	(4,403)	25,000	25,000
Mailbox Maintenance	1,891	500	(1,391)	500	500
Common Area Maintenance	48,286	55,000	6,714	55,000	65,000
CPA Accounting	-	-	-	1,000	1,000
Fence Repair	10,466	2,000	(8,466)	2,000	2,000
Gen Liability Insurance	4,710	4,800	90	4,800	4,800
House Signs Cost	1,485	300	(1,185)	300	300
Irrigation (TS-Club Qtrly Fees)	29,880	28,080	(1,800)	28,080	29,880
Water Rights	-	-	-	1,000	1,000
Irrigation Maintenance	-	-	1,754	16,000	16,000
Common Area Irrgtn Mnt.	9,959	12,000	-	-	-
Club Irrgtn Mnt.	288	-	-	-	-
Legal Fees	10,947	10,000	(947)	10,000	10,000
Maintenance/Replacement Reserve	159,750	159,750	-	319,500	315,000
Management Fee - GTPM	72,120	57,696	(14,424)	86,544	89,136
Meeting Expenses-HOA	1,601	1,125	(476)	1,500	1,500
Office Supplies and Postage	4,514	3,000	(1,514)	4,000	4,000
Pond Maintenance	-	-	-	12,000	10,000
Road/Bridge/Path/Sign Maintenance	-	-	-	15,000	10,000
Signage	-	-	-	3,500	3,500
Snow Removal	126,493	80,000	(46,493)	80,000	80,000
Special Projects (TS Social)	6,048	5,000	(1,048)	5,000	5,000
Street Light Repairs and Maintenance	2,615	4,500	1,885	6,000	4,000
Taxes (Income / Property)	81	1,000	919	4,000	4,000
Utilities	-	36,667	3,486	44,000	44,000
Common Area Utilities	13,822	-	-	-	-
Pump Utilities (Fall Rvr)	19,359	-	-	-	-
Website Maintenance	240	375	135	500	500
Total Operating Expenses	575,766	506,793	(68,973)	746,474	747,366
Net Operating Income/(Expense)	\$ 95,848	\$ 152,269	(56,420)	\$ 161	\$ (1,471)

Non-Operational Expenses

Nelson Engineering	11,464
Hunt Construction (Sealing of Roads)	55,110
With the Grain (Mailboxes)	24,441
\$	91,015

TETON SPRINGS HOME OWNERS ASSOCIATION
Statement of Assets and Liabilities - Cash Basis
10/31/19**Assets**

Cash - Operating	\$ 101,277
Cash - Maintenance Reserve	1,990,791
- Performance Deposits	<u>196,020</u>
Total Assets	<u><u>2,288,088</u></u>

Liabilities

Equity	
Restricted	2,186,811
Unrestricted	<u>101,277</u>
Total Liabilities	<u><u>\$ 2,288,088</u></u>