

TETON SPRINGS HOME OWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
Through 10/9/2020

	2020 YTD Actuals 1/1-9/30/20	2020 YTD Budget 1/1-9/30/20	2020 Actual versus Budget Favorable/ (Unfavorable)	2020 Budget	2021 Approved Budget
OPERATING REVENUES					
Design Review Fees	15,000	-	15,000	-	-
Dues - Cabins	124,320	124,320	-	165,760	165,760
Dues - Commercial	10,920	10,920	-	14,560	14,560
Dues - Home sites	288,262	271,320	16,942	361,760	361,760
Dues - Mountain Meadows	122,640	122,640	-	163,520	163,520
Dues - TS Lodge & Spa	4,106	3,750	356	5,000	5,000
Finance Charges/Late Fees	4,879	300	4,579	300	300
House Sign Sales	1,120	300	820	300	300
Interest Income Bank	3,691	275	3,416	275	1,500
Irrigation Fees - Home sites	23,305	22,680	625	30,240	30,240
Irrigation Maintenance Fee	53,592	-	-	-	-
Lot Transfer Fee	3,500	1,000	2,500	1,000	1,000
P.O. Box Rent	1,661	2,385	(724)	3,180	3,180
Miscellaneous	3,861	-	3,861	-	-
Total Operating Revenue	660,857	559,890	47,376	745,895	747,120
OPERATING EXPENSES					
Architectural Review	6,020	6,667	647	8,000	8,000
Bank Fee	34	104	70	250	250
Buildings Maintenance	-	-	-	-	-
Grounds	17,275	6,667	(10,608)	8,000	12,000
Landscaping	2,736	3,750	1,014	5,000	5,000
Weed Control, Fertilization, Tree Spraying	29,352	18,750	(10,602)	25,000	30,000
Mailbox Maintenance	4,185	500	(3,685)	500	1,000
Common Area Maintenance	45,764	54,167	8,402	65,000	62,000
CPA Accounting	-	-	-	1,000	1,000
Fence Repair	10,190	-	(10,190)	2,000	2,000
Gen Liability Insurance	4,827	4,800	(27)	4,800	5,000
House Signs Cost	-	-	-	300	300
Irrigation Fees - Homesite	22,950	22,680	(270)	30,240	30,240
Irrigation Maintenance Fee	57,455	-	-	-	-
Water Rights	-	-	-	1,000	1,000
Irrigation Maintenance	-	16,000	(5,228)	16,000	16,000
Common Area Irrgtn Mnt.	21,228	-	-	-	-
Club Irrgtn Mnt.	-	-	-	-	-
Legal Fees	13,247	10,000	(3,247)	10,000	12,000
Maintenance/Replacement Reserve	236,250	236,250	-	315,000	315,000
Management Fee - GTPM	66,852	66,852	-	89,136	89,136
Meeting Expenses-HOA	71	1,125	1,054	1,500	1,500
Office Supplies and Postage	3,229	3,333	104	4,000	4,000
Pond Maintenance	-	-	-	10,000	-
Road/Bridge/Path/Sign Maintenance	128	-	(128)	10,000	10,000
Signage	-	-	-	3,500	3,500
Snow Removal	115,004	80,000	(35,004)	80,000	100,000
Special Projects (TS Social)	737	3,333	2,597	5,000	5,000
Street Light Repairs and Maintenance	5,355	4,000	(1,355)	4,000	4,000
Taxes (Income / Property)	32	1,000	968	4,000	4,000
Utilities	-	33,000	21,271	44,000	25,000
Common Area Utilities	11,309	-	-	-	-
Pump Utilities (Fall Rvr)	420	-	-	-	-
Website Maintenance	296	333	37	500	500
Total Operating Expenses	674,946	573,311	(44,180)	747,726	747,426
Net Operating Income/(Expense)	\$ (14,089)	\$ (13,421)	3,196	\$ (1,831)	\$ (306)
Non-Operational Expenses					
Asphalt Repairs	71,215				
Knife River - Paving	247,887				
Nelson Engineering	26,071				
Advertising - Prkwy Improvement	353				
Fencing	60,102				
	\$ 405,628				

TETON SPRINGS HOME OWNERS ASSOCIATION
Statement of Assets and Liabilities - Cash Basis
10/9/20

Assets	
Cash - Operating	\$ 79,810
Cash - Maintenance Reserve	1,843,627
- Performance Deposits	211,020
Total Assets	2,134,457
Liabilities	
Equity	
Restricted	2,054,647
Unrestricted	79,810
Total Liabilities	\$ 2,134,457