

TETON SPRINGS HOME OWNERS ASSOCIATION
 STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
 Through 12/31/2021

	2021 YTD Actuals 1/1-12/31/21	2021 YTD Budget 1/1-12/31/21	2021 Actual versus Budget Favorable/ (Unfavorable)	2022 Approved Budget
OPERATING REVENUES				
Design Review Fees	79,985	-	79,985	6,000
Dues - Cabins	165,760	165,760	-	165,760
Dues - Commercial	14,560	14,560	-	14,560
Dues - Home sites	349,366	361,760	(12,394)	361,760
Dues - Mountain Meadows	163,520	163,520	-	163,520
Dues - TS Lodge & Spa	8,732	5,000	3,732	5,000
Finance Charges/Late Fees	2,347	300	2,047	300
House Sign Sales	135	300	(165)	300
Interest Income Bank	1,775	1,500	275	1,500
Lot Transfer Fee	11,600	1,000	10,600	1,000
P.O. Box Rent	4,142	3,180	962	3,180
Miscellaneous	205	-	205	
Total Operating Revenue	802,125	716,880	85,245	722,880
OPERATING EXPENSES				
Architectural Review	25,433	8,000	(17,433)	8,000
Bank Fee	58	250	193	250
Buildings Maintenance				
Grounds	15,131	12,000	(3,131)	12,000
Landscaping	12,212	5,000	(7,212)	9,500
Weed Control, Fertilization, Tree Spraying	30,188	30,000	(188)	30,000
Mailbox Maintenance	1,114	1,000	(114)	1,000
Common Area Maintenance	59,222	62,000	2,778	62,000
CPA Accounting	695	1,000	305	1,000
Fence Repair	10,190	2,000	(8,190)	2,000
Gen Liability Insurance	4,942	5,000	58	5,000
House Signs Cost	1,118	300	(818)	300
Water Rights	-	1,000	1,000	-
Irrigation Maintenance	37,887	16,000	(21,887)	16,000
Common Area Irrgtn Mnt.	-	-	-	-
Club Irrgtn Fee	-	-	-	3,000
Legal Fees	15,645	12,000	(3,645)	12,000
Maintenance/Replacement Reserve	315,000	315,000	-	315,000
Management Fee - GTPM	89,136	89,136	-	89,136
Meeting Expenses-HOA	-	1,500	1,500	-
Office Supplies and Postage	2,247	4,000	1,753	4,000
Pond Maintenance	-	-	-	1,000
Road/Bridge/Path/Sign Maintenance	3,586	10,000	6,414	10,000
Signage	6,856	3,500	(3,356)	3,500
Snow Removal	94,732	100,000	5,268	100,000
Special Projects (TS Social)	5,926	5,000	(926)	7,500
Street Light Repairs and Maintenance	2,637	4,000	1,363	4,000
Taxes (Income / Property)	9,906	4,000	(5,906)	4,000
Utilities	15,152	25,000	9,849	22,000
Website Maintenance	585	500	(85)	500
Total Operating Expenses	759,595	717,186	(42,409)	722,686
Net Operating Income/(Expense)	\$ 42,530	\$ (306)	42,836	\$ 194
Non-Operational Expenses				
Emedco - Solar powered signs	24,293			
Hunt Const. - Asphalt Sealing	60,525			
Adttl. Mailboxes	7,750			
	\$ 92,568			

TETON SPRINGS HOME OWNERS ASSOCIATION
Statement of Assets and Liabilities - Cash Basis
12/31/21

Assets

Cash - Operating	\$	86,963
Cash - Maintenance Reserve		2,197,900
- Performance Deposits		<u>347,520</u>

Total Assets 2,632,383

Liabilities

Equity		
Restricted		2,545,420
Unrestricted		<u>86,963</u>

Total Liabilities \$ 2,632,383