

TETON SPRINGS HOME OWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
Through 12/31/2022

	2022 YTD Actuals 1/1-12/31/22	2022 YTD Budget 1/1-12/31/22	2022 Actual versus Budget Favorable/ (Unfavorable)	2023 Approved Budget
OPERATING REVENUES				
Design Review Fees	127,650	6,000	121,650	6,000
Dues - Cabins	165,760	165,760	-	165,760
Dues - Commercial	14,560	14,560	-	15,680
Dues - Home sites	370,279	361,760	8,519	376,320
Dues - Mountain Meadows	163,520	163,520	-	163,520
Dues - TS Lodge & Spa	9,474	5,000	4,474	12,000
Finance Charges/Late Fees	6,526	300	6,226	1,000
House Sign Sales	1,423	300	1,123	300
Interest Income Bank	5,173	1,500	3,673	1,500
Lot Transfer Fee	9,100	1,000	8,100	1,000
P.O. Box Rent	3,828	3,180	648	3,500
Miscellaneous	10,224	-	10,224	
Total Operating Revenue	887,517	722,880	164,637	746,580
OPERATING EXPENSES				
Architectural Review	51,787	8,000	(43,787)	8,000
Bank Fee	239	250	11	250
Buildings Maintenance				
Grounds	22,504	12,000	(10,504)	12,000
Landscaping	3,074	9,500	6,427	6,000
Weed Control, Fertilization, Tree Spraying	33,106	30,000	(3,106)	30,000
Mailbox Maintenance	-	1,000	1,000	1,000
Common Area Maintenance	62,672	62,000	(672)	72,000
CPA Accounting	683	1,000	317	1,000
Fence Repair	10,080	2,000	(8,080)	10,000
Gen Liability Insurance	4,942	5,000	58	5,000
House Signs Cost	5,658	300	(5,358)	300
Water Rights	-	-	-	-
Irrigation Maintenance	20,457	16,000	(4,457)	16,000
Common Area Irrgtn Mnt. Fee	3,000	3,000	-	3,000
Club Irrgtn Fee	-	-	-	-
Legal Fees	17,347	12,000	(5,347)	12,000
Maintenance/Replacement Reserve	315,000	315,000	-	315,000
Management Fee - GTPM	89,136	89,136	-	89,136
Office Supplies and Postage	5,005	4,000	(1,005)	4,000
Pond Maintenance	-	1,000	1,000	1,000
Road/Bridge/Path/Sign Maintenance	1,106	10,000	8,894	10,000
Signage	780	3,500	2,720	3,500
Snow Removal	112,745	100,000	(12,745)	125,000
Special Projects (TS Social)	10,618	7,500	(3,118)	7,500
Street Light Repairs and Maintenance	-	4,000	4,000	4,000
Taxes (Income / Property)	31,363	4,000	(27,363)	4,000
Utilities	18,376	22,000	3,624	22,000
Website Maintenance	478	500	23	500
Total Operating Expenses	820,153	722,686	(97,467)	762,186
Net Operating Income/(Expense)	\$ 67,364	\$ 194	67,170	\$ (15,606)
Non-Operational Expenses				
North Star Reserves	3,540			-
Hunt Const. - Asphalt Sealing	101,090			77,410
Addtl. Mailboxes	-			-
	\$ 104,630			\$ 77,410
2022 Fees Paid to BBSC				
* Irrigation Fee	\$ 30,960			
** Irrigation Maintenance System Fee	\$ 86,100			

TETON SPRINGS HOME OWNERS ASSOCIATION
Statement of Assets and Liabilities - Cash Basis
2/14/23

Assets	
Cash - Operating	\$ 77,042
Cash - Maintenance Reserve	2,487,405
- Performance Deposits	<u>518,155</u>
Total Assets	<u><u>3,082,602</u></u>
Liabilities	
Equity	
Restricted	3,005,560
Unrestricted	<u>77,042</u>
Total Liabilities	<u><u>\$ 3,082,602</u></u>