

**TETON SPRINGS HOME OWNERS ASSOCIATION**  
**STATEMENT OF REVENUES AND EXPENSES - CASH BASIS**  
**Through 12/31/2023**

	<b>2023 Actuals</b>	<b>2023 Budget</b>	<b>2023 Actual versus Budget Favorable/ (Unfavorable)</b>	<b>2024 Approved Budget</b>
<b>OPERATING REVENUES</b>				
Design Review Fees	85,735	6,000	79,735	10,000
Dues - Cabins	165,760	165,760	-	165,760
Dues - Commercial	14,560	15,680	(1,120)	15,680
Dues - Home sites	412,176	376,320	35,856	361,760
Dues - Mountain Meadows	163,520	163,520	-	163,520
Dues - TS Lodge & Spa	8,800	12,000	(3,200)	45,136
Finance Charges/Late Fees	25,768	1,000	24,768	1,000
House Sign Sales	1,578	300	1,278	300
Interest Income Bank	91,599	1,500	90,099	5,000
Lot Transfer Fee	8,120	1,000	7,120	1,000
P.O. Box Rent	5,280	3,500	1,780	4,590
Miscellaneous	445	-	445	
<b>Total Operating Revenue</b>	<b>983,341</b>	<b>746,580</b>	<b>236,761</b>	<b>773,746</b>
<b>OPERATING EXPENSES</b>				
Architectural Review	68,826	8,000	(60,826)	8,000
Bank Fee	280	250	(30)	250
General Maintenance				
Grounds	19,752	12,000	(7,752)	12,000
Landscaping	2,816	6,000	3,185	6,000
Weed Control, Fertilization, Tree Spraying	41,473	30,000	(11,473)	30,000
Mailbox Maintenance	-	1,000	1,000	1,000
Common Area Maintenance	68,843	72,000	3,157	72,000
CPA Accounting	688	1,000	312	1,000
Fence Repair	10,080	10,000	(80)	-
Gen Liability Insurance	8,007	5,000	(3,007)	5,000
House Signs Cost	2,233	300	(1,933)	300
Irrigation Maintenance	17,264	16,000	(1,264)	16,000
Common Area Irrgtn Mnt. Fee	3,000	3,000	-	3,000
Legal Fees	52,806	12,000	(40,806)	22,000
Maintenance/Replacement Reserve	315,000	315,000	-	315,000
Management Fee - GTPM	89,136	89,136	-	96,000
Office Supplies and Postage	6,818	4,000	(2,818)	4,000
Pond Maintenance	510	1,000	490	1,000
Road/Bridge/Path/Sign Maintenance	795	10,000	9,205	10,000
Signage	-	3,500	3,500	3,500
Snow Removal	167,434	125,000	(42,434)	125,000
Special Projects (TS Social)	5,553	7,500	1,947	7,500
Street Light Repairs and Maintenance	8,169	4,000	(4,169)	4,000
Taxes (Income / Property)	17,852	4,000	(13,852)	4,000
Utilities	17,495	22,000	4,505	18,000
Website Maintenance	105	500	395	500
<b>Total Operating Expenses</b>	<b>924,932</b>	<b>762,186</b>	<b>(162,746)</b>	<b>765,050</b>
<b>Net Operating Income/(Expense)</b>	<b>\$ 58,408</b>	<b>\$ (15,606)</b>	<b>74,014</b>	<b>\$ 8,696</b>
<b>Non-Operational Expenses</b>				
North Star Reserves	-	-		-
Hunt Const. - Asphalt Sealing	93,136	77,410		-
New Lights (50% Deposit)	69,756	-		-
	<b>\$ 162,892</b>	<b>\$ 77,410</b>		<b>\$ -</b>

**TETON SPRINGS HOME OWNERS ASSOCIATION**  
**Statement of Assets and Liabilities - Cash Basis**  
**1/25/24**

**Assets**

Cash - Operating	\$ 104,727
Cash - Maintenance Reserve	2,487,408
- Performance Deposits	<u>518,155</u>

**Total Assets** 3,110,290

**Liabilites**

Equity	
Restricted	3,005,563
Unrestricted	<u>104,727</u>

**Total Liabilities** \$ 3,110,290