

TETON SPRINGS HOME OWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES - CASH BASIS
Through 9/30/2024

	2024 Approved Budget	2024 Actuals YTD	2024 Year to Go Favorable/ (Unfavorable)	2025 Approved Budget
OPERATING REVENUES				
Design Review Fees	10,000	31,115	21,115	22,500
Design Review Impact Fees				15,000
Dues - Cabins	165,760	124,320	(41,440)	165,760
Dues - Commercial	15,680	10,920	(4,760)	15,680
Dues - Home sites	361,760	284,571	(77,189)	361,760
Dues - Mountain Meadows	163,520	122,640	(40,880)	163,520
Dues - TS Lodge & Spa	45,136	31,666	(13,470)	45,136
Finance Charges/Late Fees	1,000	11,770	10,770	1,000
House Sign Sales	300	1,400	1,100	300
Interest Income Bank	5,000	64,984	59,984	5,000
Lot Transfer Fee	1,000	7,100	6,100	1,000
P.O. Box Rent	4,590	4,782	192	4,590
Prior Year Carryover				45,000
Total Operating Revenue	773,746	695,268	(78,478)	846,246
OPERATING EXPENSES				
Architectural Review	8,000	51,518	(43,518)	22,500
Bank Fee	250	125	125	250
General Maintenance				
Grounds	12,000	13,692	(1,692)	16,000
Landscaping	6,000	2,549	3,451	4,000
Weed Control, Fertilization, Tree Spraying	30,000	19,260	10,740	40,000
Mailbox Maintenance	1,000	138	862	1,000
Common Area Maintenance	72,000	57,058	14,942	72,000
CPA Accounting	1,000	70	930	1,000
Fence Repair				-
Gen Liability Insurance	5,000	5,897	(897)	6,500
House Signs Cost	300	-	300	300
Irrigation Maintenance	16,000	7,144	8,856	16,000
Common Area Irrgtn Mnt. Fee	3,000	2,250	750	3,000
Legal Fees	22,000	51,705	(29,705)	40,000
Maintenance/Replacement Reserve	315,000	157,500	157,500	315,000
Design Review Impact Reserve				15,000
Management Fee - GTPM	96,000	72,000	24,000	120,000
Office Supplies and Postage	4,000	3,911	89	4,500
Pond Maintenance	1,000	244	756	1,000
Road/Bridge/Path/Sign Maintenance	10,000	2,909	7,091	5,000
Signage	3,500	1,575	1,925	2,000
Snow Removal	125,000	114,263	10,737	125,000
Special Projects (TS Socials)	7,500	8,624	(1,124)	15,000
Street Light Repairs and Maintenance	4,000	-	4,000	4,000
Taxes (Income / Property)	4,000	1,263	2,737	4,000
Utilities	18,000	12,105	5,895	18,000
Website Maintenance	500	240	260	500
Total Operating Expenses	765,050	586,038	179,012	851,550
Net Operating Income/(Expense)	\$ 8,696	\$ 109,230		\$ (5,304)
Non-Operational Expenses				
North Star Reserves		1,000	Irrigation	7,000
Guard Building		9,698	Speed Signs	13,000
Hunt Const. - Asphalt Sealing		93,440	Roads	116,533
New Lights		66,733	Guard Blg Roof	8,000
Warm Creek Pond Repairs		35,800	Warm Cr Pond	25,000
			Pathway	25,000
		\$ 206,671		\$ 194,533

TETON SPRINGS HOME OWNERS ASSOCIATION
Statement of Assets and Liabilities - Cash Basis
10/14/24

Assets

Cash - Operating	\$ 273,985
Cash - Maintenance Reserve	2,562,612
- Performance Deposits	<u>641,655</u>

Total Assets 3,478,252

Liabilities

Equity	
Restricted	3,204,267
Unrestricted	<u>273,985</u>

Total Liabilities \$ 3,478,252