

Buffalo Sage Townhomes Budget	2023 Budget	2023 Actuals	2024 Proposed Budget
INCOME			
HOA Dues - 20 Townhomes x \$170 per Month	\$40,800.00	\$37,165.14	\$40,800.00
Total HOA Dues Income	\$40,800.00	\$37,165.14	\$40,800.00
Insufficient Funds Income	\$ -	\$ -	\$ -
Late Fee Income	\$ -	\$ 2.55	\$ -
Legal Fee Income	\$ -	\$ -	\$ -
Transfer Fee Income (\$25 per Transfer)	\$ -	\$ 50.00	\$ -
Reserves Interest Income	\$ -	\$ -	\$ -
Convenience Fee Income	\$ -	\$ 116.56	\$ -
TOTAL INCOME	\$40,800.00	\$37,334.25	\$40,800.00
EXPENSES			
Insurance (Liability & D&O)	\$ 2,000.00	\$ 2,210.00	\$ 2,000.00
Bank Service Charges (SC & Checks)	\$ 100.00	\$ -	\$ 100.00
Convenience Fee Expense	\$ -	\$ 116.56	\$ -
HOA Dues to Riverview Meadows Lot 28	\$ 150.00	\$ 200.00	\$ 200.00
Landscape Maintenance	\$ 7,000.00	\$ 1,254.81	\$ 7,000.00
Licenses and Permits (Wyoming SOS)	\$ 25.00	\$ -	\$ 25.00
Meeting Preparation - Staff & Reproduction	\$ 400.00	\$ -	\$ 400.00
Postage and Delivery	\$ 200.00	\$ 2.32	\$ 100.00
Professional Fees - Accounting (Tax Return)	\$ 250.00	\$ -	\$ 250.00
Professional Fees - Legal Fees	\$ 200.00	\$ 120.00	\$ 200.00
Professional Fees - Registered Agent (Garland)	\$ 100.00	\$ -	\$ 100.00
Property Management Fee (SSRE)	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00
Repair & Maint. - Common Area	\$ 200.00	\$ -	\$ -
Repair & Maint. - Road (Riverview Drive)	\$ 200.00	\$ -	\$ -
Repair & Maint. - Other	\$ 100.00	\$ -	\$ -
Snow Removal (Riverview Dr Only)	\$ 1,500.00	\$ -	\$ 2,000.00
Taxes - Property - Common Ground	\$ 2,000.00	\$ 22.14	\$ 500.00
Taxes - IRS	\$ -	\$ -	\$ -
Transfer Fee Expense	\$ -	\$ 50.00	\$ -
Utilities (Water Meter for Common Ground)	\$ 200.00	\$ 274.66	\$ 600.00
Misc. Expense	\$ 50.00	\$ -	\$ 25.00
Total Ordinary Expenses	\$ 21,875.00	\$ 11,450.49	\$ 20,700.00
TOTAL ORDINARY EXPENSES	\$ 21,875.00	\$ 11,450.49	\$ 20,700.00
TOTAL ALL EXPENSES	\$ 21,875.00	\$ 11,450.49	\$ 20,700.00
RESERVES			
Siding Replacement	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00
Painting Reserves	\$ 5,125.00	\$ 5,125.00	\$ 5,125.00
Road Reserves (Riverview Drive)	\$ 600.00	\$ 600.00	\$ 600.00
Roof Replacement Reserves	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00
General Reserves	\$ 1,800.00	\$ 1,800.00	\$ 3,475.00
Total All Reserves (Net Ordinary Income)	\$ 18,925.00	\$ 18,925.00	\$ 20,600.00
TOTAL EXPENSES & RESERVES	\$ 40,800.00	\$ 30,375.49	\$ 41,300.00