

The Sage HOA
 1702 S. Lamar
 Austin, TX 78704
 Current Operating Budget - 2009
 Number of units 32

Model #	Sqft.
A	1,751
B	1,521
C	1,825
D	1,173
E	1,472
F	1,262
G	1,539
H	1,266

Unit #	Floor Plan	Sq. Feet	% of Prop.	Monthly Charges	Monthly Dues	Per Sq. Ft.
1	A	1,751	3.76%	\$ 254.61	\$ 255	\$ 0.15
2	C	1,825	3.92%	\$ 265.37	\$ 265	\$ 0.15
3	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
4	A	1,751	3.76%	\$ 254.61	\$ 255	\$ 0.15
5	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
6	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
7	A	1,751	3.76%	\$ 254.61	\$ 255	\$ 0.15
8	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
9	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
10	A	1,751	3.76%	\$ 254.61	\$ 255	\$ 0.15
11	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
12	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
13	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
14	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
15	B	1,521	3.27%	\$ 221.16	\$ 221	\$ 0.15
16	D	1,173	2.52%	\$ 170.56	\$ 171	\$ 0.15
17	H	1,266	2.72%	\$ 184.08	\$ 184	\$ 0.15
18	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
19	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
20	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
21	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
22	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
23	E	1,472	3.16%	\$ 214.04	\$ 214	\$ 0.15
24	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
25	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
26	E	1,472	3.16%	\$ 214.04	\$ 214	\$ 0.15
27	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
28	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
29	E	1,472	3.16%	\$ 214.04	\$ 214	\$ 0.15
30	F	1,262	2.71%	\$ 183.50	\$ 184	\$ 0.15
31	G	1,539	3.31%	\$ 223.78	\$ 224	\$ 0.15
32	E	1,472	3.16%	\$ 214.04	\$ 214	\$ 0.15
TOTAL		46,525	100%	\$ 6,765.00	\$ 6,765	

Monthly Budget	Per Unit/ Mo.
Insurance	1,250.00 39.06
Trash	541.67 16.93
Landscape	300.00 9.38
Water	600.00 18.75
Electric	100.00 3.13
Improvements	1,250.00 39.06
Management	640.00 20.00
Maintenance	833.33 26.04
Def. Maintenance	833.33 26.04
Professional Fees	416.67 13.02
Total	6,765.00 211.41

Annual Budget	Estimate based on current policy (property and liability) plus D&O Insurance
Insurance	15,000.00
Trash	6,500.00 Manually service trash cans three times per week.
Landscape	3,600.00 Mostly dryscape with light landscaping at front entrance. Property will need a blow off of debris, pick up trash and service property twice per month.
Water	7,200.00 Estimate for common water. Water to be sub-metered and passed directly to owners in the near future.
Electric	1,200.00 Estimate
Improvements	15,000.00 Landscaping, Lighting, Security, Parking, TBD
Management	7,850.00 Collection of dues, manage building, enforce rules, regulations and bylaws, provide financials, create budget, manage contractors, generate resale certificates walk property. Fee to developer to be equally pro-rated at \$20/sold unit/month.
Maintenance	10,000.00 Estimate and includes pest control. Budget will allow the reserves to grow exponentially if not used.
Def. Maintenance	10,000.00 All monies will go to increase reserves and to make other improvements as determined by the Board.
Professional Fees	5,000.00 Annual tax return plus reserve for legal services to amend CC&R once Board is officially established by the homeowners.
Total	81,180.00