

CONDOMINIUM INFORMATION STATEMENT FOR
THE HILLSIDE

A Condominium Project in Travis County, Texas

**YOU SHOULD READ THIS DOCUMENT
BEFORE EXECUTING A PURCHASE CONTRACT**

Pursuant to Sections 82.151 through 82.156 of the Texas Uniform Condominium Act ("TUCA"), which require that purchasers of a Unit in a condominium project be given certain information before executing a contract to purchase the Unit, CSGM Canyon Ridge, LP provides the following information package regarding The Hillside, a condominium project in Travis County, Texas (the "Project").

1. **Name and Address of Declarant.** The Units in the Project are being offered by **CSGM Canyon Ridge, LP**, a Texas limited partnership ("Declarant"), whose principal address is 8012 Bee Caves Road, Suite 300, Austin TX 78746.
2. **General Description of Project.** The Project consists of one hundred one (101) Unit residential condominium development as created pursuant to that certain Condominium Declaration for The Hillside, a Condominium Project in Travis County, Texas (the "Declaration"), as recorded under Document No. 2006207830 of the Official Public Records of Travis County, Texas. Terms used herein which are defined in the Declaration and not otherwise defined herein shall be give the same meanings herein as are ascribed to them in the Declaration.
3. **Additional Units.** The Declarant currently plans to develop all one hundred one (101) Units called for by the Declaration. Pursuant to Section 2.7 of the Declaration, Declarant has reserved the right to subdivide Units owned by Declarant into additional Units prior to the end of Declarant Control Period. If Declarant elects to so subdivide any Units, Declarant must comply with TUCA Section 82.059(f) and 82.060 by preparing, executing and recording in the Official Public Records of Travis County, Texas an appropriate instrument of amendment to the Declaration.
4. **Development Rights Reserved by Declarant.** Declarant has reserved certain Special Declarant Rights, including the right to: (i) complete Improvements shown on the Map; (ii) exercise any Development Right; (iii) make the Condominium a part of a larger condominium or planned community; (iv) maintain the sales, management and leasing offices and models described in Section 3.1.3 of the Declaration, as well as signs advertising the Units or the Condominium; (v) use Easements through any Common Elements for the purpose of making improvements within the Condominium or the Property; (vi) appoint or remove any officer or member of the Board of Directors of the Association during Declarant Control Period; or (vii) exercise the rights and powers enumerated in Section 3.4 of the Declaration or any other similar rights permitted to be reserved

- to Declarant under the Act. Development Rights reserved to Declarant include the right to: (i) add real property to the Condominium; (ii) create Units, General Common Elements, or Limited Common Elements within the Condominium; (iii) combine or subdivide Units or convert Units into Common Elements; (iv) withdraw any real property from the Condominium; and (v) exercise any other development rights permitted to be exercised by Declarant under the Act.
5. **Encumbrances Affecting Title.** Prior to the conveyance of title to a Unit to you, a lien to secure Declarant's cost of the purchase of the land and the construction of the improvements will encumber the land and improvements, including all Common Elements and all Units owned by the Declarant, but such lien will be released upon conveyance of title to your Unit to you and will not encumber your Unit after conveyance to you. Title to the Condominium and each Unit is also subject to the items listed on **Schedule 1 – Title Matters** which is attached hereto.
 6. **Pending Suits and Unsatisfied Judgments.**
 - a. There are no pending lawsuits to which the Unit Owners Association for the Project (the "Association") is a party.
 - b. There are no pending lawsuits, about which Declarant has actual knowledge, that are material to the land title and construction of the condominium Project.
 - c. There are no unsatisfied judgments against the Association.
 7. **Insurance.** In general, the Association will maintain for the benefit of all Owners, insurance to the extent reasonably available as required by Section 82.111 of the Act. In addition, the Association is not required by the Act but may elect to maintain property insurance on the individual units (but not any betterments, improvements or personal property in the Unit) and on the insurable Common Elements insuring against all risks of direct physical loss commonly insured against, commercial general liability insurance, and blanket fidelity bonds covering all officers, directors, trustees and employees of the Association. You will be an insured person under policies held by the Association with respect to liability arising out of your ownership of an undivided ownership in the Common Elements or out of your membership in the Association. **YOU SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING, AT YOUR SOLE COST AND EXPENSE, INSURANCE COVERING ALL ALTERATIONS, ADDITIONS, BETTERMENTS AND IMPROVEMENTS TO YOUR UNIT AND ALL PERSONAL PROPERTY LOCATED IN OR CONSTITUTING A PART OF YOUR UNIT.**
 8. **Expected Fees and Charges.** The estimated Monthly Assessment set forth for each Unit on the Budget which is attached hereto as **Schedule 2 - Budget** is the expected fee or charge to be paid by each Owner for Common Expenses during

calendar year 2015. The 2015 budget is based on 101 legally existing units with 70 developed units as of January 1st, 2015. The Association may, in its sole discretion, impose additional charges for the private exclusive use of any general Common Element.

9. **Attached Documents.** The following documents are provided together with this Statement:
- a. A copy of the Project's Declaration, including all amendments, is attached to this Statement as **Exhibit A.**
 - b. A copy of the Association's Articles of Incorporation, including all amendments, is attached to this Statement as **Exhibit B.**
 - c. A copy of the Association's Bylaws, including all amendments, is attached to this Statement as **Exhibit C.**
 - d. A copy of the Association's adopted Rules and Regulations, as amended, is attached to this Statement as **Exhibit D.**
 - e. Seller is providing Purchaser with the warranty contained in the most recent edition of the Express Limited Warranty Coverage Booklet attached to this Statement as **Exhibit E.** The warranty contained in the StrucSure Home Warranty Express Limited Warranty Coverage Booklet is the sole warranty provided to Purchaser. Any other warranty or warranties, whether express or implied, are disclaimed by Declarant and waived by Purchaser, unless otherwise prohibited by particular state law."

THE DECLARANT RESERVES THE RIGHT TO AMEND, IN WRITING, THE TERMS OF THIS CONDOMINIUM INFORMATION STATEMENT. IF THE CHANGE MAY ADVERSELY AFFECT A PURCHASER UNDER CONTRACT WHO HAS RECEIVED A CONDOMINIUM INFORMATION STATEMENT BUT WHO HAS NOT YET CLOSED, THE DECLARANT SHALL FURNISH A COPY OF THE AMENDMENT TO THAT PURCHASER BEFORE CLOSING. THIS CONDOMINIUM INFORMATION STATEMENT MAY NOT BE CHANGED OR MODIFIED ORALLY.

This Condominium Information Statement is executed to be effective as of January 14, 2015.

CSGM CANYON RIDGE, LP,

a Texas limited partnership

By: CSGM Canyon Ridge GP, LLC,
a Texas limited liability company

By: 
Jesse McBay, Manager

SCHEDULE 1 – Title Matters

1. Restrictive Covenants recorded in/under:
 - a. Volume 11624, Page 240, Volume 12137, Page 1596, Real Property Records of Travis County, Texas;
 - b. Document Nos. 2006144450, 2006207830, and 2007022978 of the Official Public Records of Travis County, Texas; and
 - c. Book 93, Page 5 of the Plat Records of Travis County, Texas.
2. Covenants, conditions, obligations, restrictions, easements, setback lines, charges and liens asset forth in that certain Declaration recorded under Volume 11624, Page 240, and Volume 12137, Page 15960, of the Real Property Records of Travis County, Texas.
3. Covenants, conditions, obligations, restrictions, easements, charges and liens as set forth in that certain Condominium Declaration recorded under Document No. 2006207830 of the Official Public Records of Travis County, Texas.
4. The following, all according to plat recorded in Book 93, Page 5, of the Plat Records of Travis County, Texas:
 - a. Ten (10) foot public utility easement along the westerly property line(s). Thirty (30) foot right-of-way easement along the westerly property line(s).
 - b. Twenty-five (25) foot vegetative buffer easement along and adjacent to the above described right-of-way property line(s).
 - c. Conservation easement of variable width from 25' to 110' along the northwesterly property line(s).
 - d. Drainage easement of variable width over and across the subject property.
 - e. Fifteen (15) foot access easement along the south property line(s). Electric transmission tower located in the southeasterly portion of subject property.
 - f. Fifty (50) foot building line adjacent to and along the above described right-of-way easement along the westerly property line.
 - g. Water quality transition zone(s) over and across subject property.
 - h. Critical water quality zone (drainage easement) over and across the southerly portion of subject property.
5. Easement and terms, conditions and stipulations contained therein asset out in Judgment of the Court executed by and between the City of Austin, et al, recorded under Volume 5397, Page 1346, of the Real Property Records of Travis County, Texas, and as shown on plat recorded in Book 93, Page 5 of the Plat Records of Travis County, Texas.

6. Channel easement executed by J.B. Beard and Louise Hunter Beard, to State of Texas, dated September 14, 1955; recorded under Volume 1614, Page 30, of the Real Property Records of Travis County, Texas.
7. Electric and telephone lines and systems easement executed by Beard Family Partnership, to the City of Austin, dated December 13, 1989, recorded under Volume 11132, Page 513, of the Real Property Records of Travis County, Texas .
8. Terms, conditions and stipulations contained in Holding Pond and Easement Agreement executed by and between Beard Family Partnership, a Texas limited partnership, and Mark F. Sandorf, dated November 25, 1996, recorded under Volume 12822, Page 435, of the Real Property Records of Travis County, Texas.
9. Terms, conditions and stipulations contained in Subdivision Construction Agreement executed by and between Beard Family Partnership, and City of Austin, dated November 30, 1993, recorded under Volume 12143, Page 493, of the Real Property Records of Travis County, Texas.
10. Terms, conditions and stipulations contained in Common Access Agreement executed by and between James B. Beard and wife, Louise H. Beard, The Beard Family Partnership, a Texas general partnership, and Nancy Beard Cochran, dated December 20, 1993, recorded under Volume 12143, Page 517, said easement being further affected and amended by Easement Agreement recorded under Document No. 2005075897 of the Official Public Records of Travis County, Texas.
11. Terms, conditions and stipulations contained in Common Access, Agreement executed by and between James B. Beard and wife, Louise H. Beard, The Beard Family Partnership, a Texas general partnership, and Nancy Beard Cochran, dated December 20, 1993, recorded under Volume 12143, Page 543, of the Real Property Records of Travis County, Texas.
12. Water line easement executed by Canyon Ridge Holdings, Ltd., to City of Austin, dated April 18, 2005, recorded under Document No. 2005075895 of the Official Public Records of Travis County, Texas.
13. Wastewater line easement executed by Canyon Ridge Holdings, Ltd., to City of Austin, dated April 18, 2005, recorded under Document No. 2005075896 of the Official Public Records of Travis County, Texas.
14. Terms, conditions and stipulations contained in Easement and Memorandum of Agreement executed by and between CSGM Canyon Ridge, LP, a Texas limited partnership, and Time Warner Entertainment – Advance / Newhouse Partnership, through its Austin Division, d/b/a Time Warner Cable, dated February 20, 2006, recorded under Document No. 2006042256 of the Official Public Records of Travis County, Texas.

The Hillside Condominium Owners Association, Inc



Professionally managed by

November 24, 2015

Dear Member,

The Board of Directors of The Hillside Condominium Owners Association, Inc has signed a resolution to approve the assessment rate(s) and the annual budget for the 2016 fiscal year.

The assessment rate(s) will increase for the 2016 fiscal year. The assessment rates for the 2016 fiscal year are effective as of January 01, 2016:

The 1313 SQFT assessment rate for the upcoming fiscal year will be increasing to \$216.39 per month from last year's rate of \$208.67 per month.

The 1367 SQFT assessment rate for the upcoming fiscal year will be increasing to \$225.13 per month from last year's rate of \$217.10 per month.

The 1579 SQFT assessment rate for the upcoming fiscal year will be increasing to \$260.12 per month from last year's rate of \$250.84 per month.

The 1823 SQFT assessment rate for the upcoming fiscal year will be increasing to \$300.46 per month from last year's rate of \$289.74 per month.

The 2133 SQFT assessment rate for the upcoming fiscal year will be increasing to \$351.53 per month from last year's rate of \$338.99 per month.

The 2395 SQFT assessment rate for the upcoming fiscal year will be increasing to \$394.69 per month from last year's rate of \$380.61 per month.

Assessments are invoiced by Coupons.

As a reminder, you can access your account, register for the ACH assessment payment option, and access other association information using the RealManage Resident Portal at www.realmanage.com.

The Annual Budget for the 2016 fiscal year is attached.

Sincerely,

The Hillside Condominium Owners Association, Inc Board of Directors

Annual Budget - Resident Budget Package



The Hillside Condominium Owners Association, Inc

Annual Budget for Fiscal Year 2016



Prepared on: 11/24/2015

The Hillside Condominium Owners Association, Inc

Annual Budget - Resident Budget Package

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RealManage is pleased to deliver this Annual Budget - Resident Budget Package , which has been prepared for use by the Residents of the association.

Report / Document	Page(s)	Description
Cover Letter	1 Page / 3	
Budget Fund Revenue and Expense Summary (side by side)	1 Page / 4	Revenue and expense budget summary presented by fund in a side by side and consolidated format.
Budget Fund Cash Flow Summary (side by side)	1 Page / 5	Cash flow budget summary presented by fund in a side by side and consolidated format.
Monthly Detail	5 Pages / 6 to 10	Revenue and expense budget by fund detailed on a monthly basis for the upcoming fiscal year at the general ledger and subcategory level.
Revenue & Expense Budget Notes	4 Pages / 11 to 14	Revenue and expense budget detail notes at the general ledger account and subcategory level used to explain the budgeted item.
Replacement Fund Analysis	1 Page / 15	A detail analysis of funds currently designated in the Replacement Fund set aside, and the calculation of funds needed, to pay for future major repairs or replacement of the association's assets (unless provided by a Reserve Study).

The Hillside Condominium Owners Association, Inc Revenue and Expense Budget Summary for FY 2016

	Operating Fund	Replacement Fund	Consolidated
REVENUES			
Assessments			
Regular Assessments	\$340,417	-	\$340,417
Assessment Allocation	(\$68,000)	\$68,000	
Total Assessments	\$272,417	\$68,000	\$340,417
Other Income	\$49,992	-	\$49,992
Total Other Income	\$49,992		\$49,992
TOTAL REVENUES	\$322,409	\$68,000	\$390,409
EXPENSES			
Operating Expenses			
Direct Operating Expenses			
Electricity	\$12,000	-	\$12,000
Gas	\$2,500	-	\$2,500
Landscape Maintenance	\$50,744	-	\$50,744
Pool Operating Expenses	\$13,000	-	\$13,000
Repairs and Maintenance	\$66,350	-	\$66,350
Security and Patrols	\$6,240	-	\$6,240
Other Expenses	\$5,000	-	\$5,000
Exterminating	\$6,500	-	\$6,500
Telephone	\$1,203	-	\$1,203
Water and Wastewater	\$70,000	-	\$70,000
Total Direct Operating Expenses	\$233,537		\$233,537
General and Administrative Expenses			
Professional Fees	\$14,600	-	\$14,600
Collection Expense	\$864	-	\$864
Homeowner Activities	\$400	-	\$400
Insurance	\$60,000	-	\$60,000
Management Fee	\$10,200	-	\$10,200
Administration	\$2,632	-	\$2,632
Total General and Administrative Expenses	\$88,696		\$88,696
Total Operating Expenses	\$322,233		\$322,233
Capital Expenditures (Non-capitalized)	-	\$68,000	\$68,000
TOTAL EXPENSES	\$322,233	\$68,000	\$390,233
NET SURPLUS (DEFICIT)	\$176		\$176

The Hillside Condominium Owners Association, Inc Cash Flow Budget Summary for FY 2016

	Operating Fund	Replacement Fund	Consolidated
Beginning Cash Balance (All Cash Accounts)	-	-	-
Cash from Operating Activities	-	-	-
Net Surplus (Deficit)	\$176	-	\$176
Add Back Depreciation Expense (non-cash)	-	-	-
Add/Subtract Projected Decrease/Increase in A/R, Prepaid Expenses and Other Assets	-	-	-
Add/Subtract Projected Increase/Decrease in A/P, Prepaid Assessments, and Other Current Liabilities	-	-	-
Net Cash Flow from Operating Activities	\$176	-	\$176
Cash from Investing Activities	-	-	-
Purchase/Repair of Facilities & Equipment (Capitalized)	-	-	-
Net Cash Flow from Investing Activities	-	-	-
Cash from Financing Activities	-	-	-
Loan Principal Payments	-	-	-
Interfund Borrowing (Due To / Due From Other Funds)	-	-	-
Fund Transfers (Permanent Transfer To / From Another Fund)	-	-	-
Net Cash Flow from Financing Activities	-	-	-
Net Cash Increase (Decrease)	\$176	-	\$176
Ending Cash Balance	\$176	-	\$176

The Hillside Condominium Owners Association, Inc

Budget Monthly Detail

Operating Fund	Budget	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
REVENUES													
Assessments													
Regular Assessments													
Full Rate (4010)-declarant	\$109,503	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,128
Full Rate (4010)-homeowner	\$230,914	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,243	\$19,241
Assessment Allocation													
Assessment Allocation (4220)	(\$68,000)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,667)	(\$5,663)
Total Assessments	\$272,417	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,701	\$22,706
Other Income													
Water Wastewater Billings (4530)	\$49,992	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166
Total Other Income	\$49,992	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166	\$4,166
TOTAL REVENUES	\$322,409	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,867	\$26,872
EXPENSES													
Operating Expenses													
Direct Operating Expenses													
Electricity													
General (5010)	\$12,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Gas													
Gas (5110)	\$2,500	\$210	\$205	\$205	\$240	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205
Landscape Maintenance													
Contract (5210)	\$33,744	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812	\$2,812
Mulch (5210)	\$6,000	--	\$1,500	--	--	\$1,500	--	--	\$1,500	--	--	\$1,500	--
Other (5210)	\$5,000	--	--	\$2,500	--	--	--	--	--	--	\$2,500	--	--
Trees (5210)	\$6,000	--	--	\$3,000	--	--	--	--	--	--	\$3,000	--	--
Pool Operating Expenses													
Maintenance and Chemicals (5310)	\$10,000	\$833	\$833	\$837	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833
Permits (5310)	\$500	--	--	--	--	\$500	--	--	--	--	--	--	--
Repairs (5310)	\$2,500	--	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	--
Repairs and Maintenance													
Amenity Access Systems (5420)	\$2,000	\$163	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167
General (5420)	\$15,000	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Irrigation (5430)	\$9,750	--	\$750	\$750	\$750	\$750	\$1,500	\$1,500	\$1,500	\$1,500	\$750	--	--
Janitorial (5420)	\$3,000	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Other (5430)	\$2,500	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$212	\$208	\$208

Final

Printed on 11/24/2015

The Hillside Condominium Owners Association, Inc

Budget Monthly Detail

Operating Fund	Budget	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
Other 2 (5420)	\$600	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Painting (5420)	\$30,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Plumbing (5420)	\$1,500	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125
Utility Meters (5420)	\$2,000	\$167	\$163	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167
Security and Patrols	--	--	--	--	--	--	--	--	--	--	--	--	--
Security and Patrols (5510)	\$6,240	\$520	\$520	\$520	\$520	\$520	\$520	\$520	\$520	\$520	\$520	\$520	\$520
Other Expenses	--	--	--	--	--	--	--	--	--	--	--	--	--
Other Expenses (5610)	\$5,000	\$417	\$417	\$413	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417
Exterminating	--	--	--	--	--	--	--	--	--	--	--	--	--
Exterminating (5620)	\$6,500	\$540	\$542	\$542	\$540	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542
Telephone	--	--	--	--	--	--	--	--	--	--	--	--	--
Telephone (5650)	\$1,203	\$100	\$100	\$100	\$100	\$103	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Water and Wastewater	--	--	--	--	--	--	--	--	--	--	--	--	--
Irrigation (5720)	\$10,000	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$837
Water and Wastewater (5710)	\$60,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Direct Operating Expenses	\$233,537	\$16,978	\$19,475	\$23,479	\$18,012	\$19,982	\$18,729	\$18,729	\$20,229	\$18,729	\$23,483	\$18,729	\$16,983
General and Administrative Expenses													
Professional Fees	--	--	--	--	--	--	--	--	--	--	--	--	--
Accounting (6010)	\$900	--	--	\$500	\$100	\$100	\$100	\$100	--	--	--	--	--
Auditing (6010)	\$1,100	--	--	\$1,100	--	--	--	--	--	--	--	--	--
Other (6010)	\$8,400	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700
Professional Fees (6010)	\$4,200	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
Collection Expense	--	--	--	--	--	--	--	--	--	--	--	--	--
Collection Expense (6040)	\$864	\$72	\$72	\$72	\$72	\$72	\$72	\$72	\$72	\$72	\$72	\$72	\$72
Homeowner Activities	--	--	--	--	--	--	--	--	--	--	--	--	--
Board Activities/Mtgs. (6110)	\$400	--	--	--	--	\$400	--	--	--	--	--	--	--
Insurance	--	--	--	--	--	--	--	--	--	--	--	--	--
General, Property Liability (6210)	\$60,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Management Fee	--	--	--	--	--	--	--	--	--	--	--	--	--
Contract (6310)	\$10,200	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850
Administration	--	--	--	--	--	--	--	--	--	--	--	--	--
Administration (6410)	\$1,296	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108
Coupons (6410)	\$336	\$303	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Miscellaneous (6410)	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$87
Total General and Administrative Expenses	\$88,696	\$7,466	\$7,166	\$8,766	\$7,266	\$7,666	\$7,266	\$7,266	\$7,166	\$7,166	\$7,166	\$7,166	\$7,170

Final

Printed on 11/24/2015

The Hillside Condominium Owners Association, Inc Budget Monthly Detail

Operating Fund	Budget	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
Total Operating Expenses	\$322,233	\$24,444	\$26,641	\$32,245	\$25,278	\$27,648	\$25,995	\$25,995	\$27,395	\$25,895	\$30,649	\$25,895	\$24,153
Capital Expenditures (Non-capitalized)	--	--	--	--	--	--	--	--	--	--	--	--	--
TOTAL EXPENSES	\$322,233	\$24,444	\$26,641	\$32,245	\$25,278	\$27,648	\$25,995	\$25,995	\$27,395	\$25,895	\$30,649	\$25,895	\$24,153
NET SURPLUS (DEFICIT)	\$176	\$2,423	\$226	(\$5,378)	\$1,589	(\$781)	\$872	\$872	(\$528)	\$972	(\$3,782)	\$972	\$2,719

Final

Printed on 11/24/2015

The Hillside Condominium Owners Association, Inc

Budget Monthly Detail

Replacement Fund	Budget	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
REVENUES													
Assessments													
Regular Assessments	--	--	--	--	--	--	--	--	--	--	--	--	--
Assessment Allocation	--	--	--	--	--	--	--	--	--	--	--	--	--
Assessment Allocation (4220)	\$68,000	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,663
Total Assessments	\$68,000	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,663
Other Income	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Other Income	--	--	--	--	--	--	--	--	--	--	--	--	--
TOTAL REVENUES	\$68,000	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,663
EXPENSES													
Operating Expenses													
Direct Operating Expenses													
Electricity	--	--	--	--	--	--	--	--	--	--	--	--	--
Gas	--	--	--	--	--	--	--	--	--	--	--	--	--
Landscape Maintenance	--	--	--	--	--	--	--	--	--	--	--	--	--
Pool Operating Expenses	--	--	--	--	--	--	--	--	--	--	--	--	--
Repairs and Maintenance	--	--	--	--	--	--	--	--	--	--	--	--	--
Security and Patrols	--	--	--	--	--	--	--	--	--	--	--	--	--
Other Expenses	--	--	--	--	--	--	--	--	--	--	--	--	--
Exterminating	--	--	--	--	--	--	--	--	--	--	--	--	--
Telephone	--	--	--	--	--	--	--	--	--	--	--	--	--
Water and Wastewater	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Direct Operating Expenses	--	--	--	--	--	--	--	--	--	--	--	--	--
General and Administrative Expenses													
Professional Fees	--	--	--	--	--	--	--	--	--	--	--	--	--
Collection Expense	--	--	--	--	--	--	--	--	--	--	--	--	--
Homeowner Activities	--	--	--	--	--	--	--	--	--	--	--	--	--
Insurance	--	--	--	--	--	--	--	--	--	--	--	--	--
Management Fee	--	--	--	--	--	--	--	--	--	--	--	--	--
Administration	--	--	--	--	--	--	--	--	--	--	--	--	--
Total General and Administrative Expenses	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Operating Expenses	--	--	--	--	--	--	--	--	--	--	--	--	--
Capital Expenditures (Non-capitalized)	--	--	--	--	--	--	--	--	--	--	--	--	--
Capital Expenditures (7010)	\$68,000	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,663

Final

Printed on 11/24/2015

The Hillside Condominium Owners Association, Inc

Budget Monthly Detail

Replacement Fund

	Budget	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
TOTAL EXPENSES	\$68,000	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,667	\$5,663
NET SURPLUS (DEFICIT)	--	--	--	--	--	--	--	--	--	--	--	--	--

The Hillside Condominium Owners Association, Inc
Revenue and Expense Detail Notes

Fund: Operating Fund

REVENUES

Assessments

Regular Assessments

Full Rate:Declarant (4010)	Annual Budget:	\$109,503
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Declarants owns 28 lots-- currently for sale. Rate increase of 2.6%.

Full Rate:Homeowner (4010)	Annual Budget:	\$230,914
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Board has increased assessments 2.6 % for 2016. 73 lots sold to Homeowners.

Assessment Allocation

Assessment Allocation (4220)	Annual Budget:	(\$68,000)
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Contribution to reserve fund is \$68,000 annually or \$5667 per month

Total Assessments	Annual Budget:	\$272,417
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Other Income

Water & Wastewater Billings (4530)	Annual Budget:	\$49,992
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Water reimbursement is estimated at \$49,992 annually or \$4166 per month.

Total Other Income	Annual Budget:	\$49,992
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TOTAL REVENUES	Annual Budget:	\$322,409
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EXPENSES

Operating Expenses

Direct Operating Expenses

Electricity

General (5010)	Annual Budget:	\$12,000
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electric expense, \$12000, City of Austin annually or \$1000 per month.

Gas

Gas (5110)	Annual Budget:	\$2,500
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Gas Utility for Outdoor kitchen, City of Austin \$2500 annually or \$205 per month for 2016.

Landscape Maintenance

Contract (5210)	Annual Budget:	\$33,744
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Basic landscape maintenance contract with Landscape USA is \$2812 per month for 2016.

plantings, mulching, replacement shrubs, boulder install is separate

Mulch (5210)	Annual Budget:	\$6,000
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Mulch installation and topping is \$6000 or \$1500 quarterly for 2016.

Other (5210)	Annual Budget:	\$5,000
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Specail landscape projects and replacement, \$5000 annually, budgeted half in spring and fall when weather is most suitable for plant installations.

Trees (5210)	Annual Budget:	\$6,000
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Tree maintenance and removal, \$6000 annually or \$3,00 in spring and fall when weather is most suitable for plant installations.

Pool Operating Expenses

Maintenance and Chemicals (5310)	Annual Budget:	\$10,000
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Annual pool maintenance and supplies, \$10,000 annually or \$\$833 per month.

Permits (5310)	Annual Budget:	\$500
<i>Annual pool and SPA inspection renewal with EHSD, \$500</i>		
Repairs (5310)	Annual Budget:	\$2,500
<i>pool repairs estimated \$2500 annually.</i>		
Repairs and Maintenance		
Amenity Access Systems (5420)	Annual Budget:	\$2,000
<i>Estimate expense for gate repairs and maintenance, \$2000 annually or \$167 per month for 2016.</i>		
General (5420)	Annual Budget:	\$15,000
<i>routine maintenance repairs throughout community, \$15,000 annually or \$1250 per month.</i>		
Janitorial (5420)	Annual Budget:	\$3,000
<i>janitorial services, \$3000 or \$250 monthly</i>		
Other 2 (5420)	Annual Budget:	\$600
<i>Elevator repairs and maintenance, \$600 annually or \$50 per month.</i>		
Painting (5420)	Annual Budget:	\$30,000
<i>exterior building railings refresh for older buildings, \$30,000. \$24,000 allocated out 2015 budget.</i>		
Plumbing (5420)	Annual Budget:	\$1,500
<i>Plumbing repairs associated with common area sprinklers and outside faucets, \$1500 or \$125 per month.</i>		
Utility Meters (5420)	Annual Budget:	\$2,000
<i>Allocation of \$2000 for meter repairs and audit by new sub meter vendor High Gabriel.</i>		
Irrigation (5430)	Annual Budget:	\$9,750
<i>Irrigation repairs, \$9,000.00 annually. Majority of repairs during seasonal usage.</i>		
Other (5430)	Annual Budget:	\$2,500
<i>Backflow systems repairs, inspections and maintenance on property, --fire extinguishers, safety equipment, etc. \$2500 annually or \$208 monthly.</i>		
Security and Patrols		
Security and Patrols (5510)	Annual Budget:	\$6,240
<i>includes security and monitoring for riser rooms on property, \$6240 annual contract or \$520 per month for 2016.</i>		
Other Expenses		
Other Expenses (5610)	Annual Budget:	\$5,000
<i>Fire inspections and repairs, \$5000 annually or \$417 per month.</i>		
Exterminating		
Exterminating (5620)	Annual Budget:	\$6,500
<i>Extermination expense for common and exterior building areas of propert, \$6500 annually or \$542 per month.</i>		
Telephone		
Telephone (5650)	Annual Budget:	\$1,203
<i>Telephone for gate access and monitoring systems, plus pool emergency phone is \$1200 annually or \$100 per month.</i>		
Water and Wastewater		
Water and Wastewater (5710)	Annual Budget:	\$60,000
<i>water and sewer expense (including pool), \$60000 annually or \$5000 per month for 2016.</i>		
Irrigation (5720)	Annual Budget:	\$10,000
<i>Water irrigation from City of Austin, \$10000 or \$833 per month for 2016</i>		
Total Direct Operating Expenses	Annual Budget:	\$233,537

General and Administrative Expenses

Professional Fees

Accounting (6010)	Annual Budget:	\$900
<i>Expense for income tax preparation - \$500.00 - and other accounting needs (audit budgeted for in acvcount below)</i>		

Auditing (6010)	Annual Budget:	\$1,100
<i>Projected expense for annual audit, \$1100.00</i>		
Other (6010)	Annual Budget:	\$8,400
<i>Submeter water utility billing \$700 per month with High Gabriel, or \$8400 annually.</i>		
Professional Fees (6010)	Annual Budget:	\$4,200
<i>Legal counsel, Connie Heyer \$4200 for policy and amendment changes, etc.</i>		
Collection Expense		
Collection Expense (6040)	Annual Budget:	\$864
<i>Collection expense is \$70 per month per management agreement, with allowance for 3% ECI increase</i>		
Homeowner Activities		
Board Activities/Mtgs. (6110)	Annual Budget:	\$400
<i>Allocation of \$400 for annual meeting expense.</i>		
Insurance		
General, Property & Liability (6210)	Annual Budget:	\$60,000
<i>\$3483.00 per month for property, GL and D&O including building 29.</i>		
<i>Per Carla with Texas Associates Insurors:</i>		
<i>Property - \$38,568</i>		
<i>Package which Includes G/L and D&O \$3,431.60</i>		
<i>Land By Back Coverage - \$12,109.77</i>		
<i>\$54,109.37</i>		
<i>Building #30 added 10/19 but doesn't yet know what the additional premium for this building will be as they haven't received endorsement yet.</i>		
<i>Recommend budget of \$60K to cover all buildings and allow for premium increase at renewal.</i>		
Management Fee		
Contract (6310)	Annual Budget:	\$10,200
<i>Projected management fee of \$825 per month with allowance for up to a 3% increase per ECI index is \$850 per month in 2016.</i>		
Administration		
Administration (6410)	Annual Budget:	\$1,296
<i>Administrative expense is \$105 per month with allowance for 3% increase equal \$108 per month or \$1284 annually for 2016.</i>		
Coupons (6410)	Annual Budget:	\$336
<i>Coupon booklets annually and new conveyances - \$3 each. Allowance for coupons for all in January, and then resales throughout the year.</i>		
Miscellaneous (6410)	Annual Budget:	\$1,000
<i>Allowance for additional administrative cost outside the fixed contract rate (i.e., additional e-mails, mailings, printing, postage)</i>		
Total General and Administrative Expenses	Annual Budget:	\$88,696
Total Operating Expenses	Annual Budget:	\$322,233
Capital Expenditures (Non-capitalized)		
TOTAL EXPENSES	Annual Budget:	\$322,233
NET SURPLUS (DEFICIT)	Annual Budget:	\$176

The Hillside Condominium Owners Association, Inc
Revenue and Expense Detail Notes

Fund: Replacement Fund

REVENUES

Assessments

Regular Assessments

Assessment Allocation

Assessment Allocation (4220)

Annual Budget: \$68,000

Total Assessments

Annual Budget: \$68,000

Other Income

Total Other Income

Annual Budget: \$0

TOTAL REVENUES

Annual Budget: \$68,000

EXPENSES

Operating Expenses

Direct Operating Expenses

Electricity

Gas

Landscape Maintenance

Pool Operating Expenses

Repairs and Maintenance

Security and Patrols

Other Expenses

Exterminating

Telephone

Water and Wastewater

Total Direct Operating Expenses

Annual Budget: \$0

General and Administrative Expenses

Professional Fees

Collection Expense

Homeowner Activities

Insurance

Management Fee

Administration

Total General and Administrative Expenses

Annual Budget: \$0

Total Operating Expenses

Annual Budget: \$0

Capital Expenditures (Non-capitalized)

Capital Expenditures (7010)

Annual Budget: \$68,000

Capital reserve \$68,000 annually or \$5667 per month.

TOTAL EXPENSES

Annual Budget: \$68,000

NET SURPLUS (DEFICIT)

Annual Budget: \$0

The Hillside Condominium Owners Association, Inc Replacement Fund Analysis

Assest/Component	Useful Life	Est Remain Useful Life (Years)	Est Future Repl Cost	Projected Repl Fund Balance at Current Year End	Projected Expenses in Budget Year	Projected Interest, WC or Init Capital Allocation in Budget Year	Required Funds	Actual Budgeted Annual Allocation to the Repl Fund
Vehicular Gate	10	4	-	-	-	-	-	-
Gate wrought iron sliding	2020	2014	\$17,000	-	-	-	\$17,000	\$8
Pool and Hot Tub	12	6	\$375,000	-	-	-	\$375,000	\$22,500
outdoor kitchen	15	9	\$62,000	-	-	-	\$62,000	\$6,889
elevator	20	14	-	-	-	-	-	-
Undesignated Allocation		5	-	-	-	-	-	\$38,603
Totals:							\$454,000	\$68,000

The information detailed in this report is provided as a planning guide only, unless supported by a Reserve Study prepared by a qualified and licensed firm or individual in the applicable state. RealManage **strongly recommends** that the association have a Reserve Study prepared and updated on an annual basis by a qualified and licensed firm or individual. RealManage is not qualified or licensed to prepare and issue a Reserve Study and does not represent or warrant any of the information provided herein. It is the responsibility of the association's Board of Directors to maintain and protect the assets of the association.