

**Casa del Sol – Alhambra
24 Units
JANUARY 1, 2020 - DECEMBER 31, 2020 PROPOSED BUDGET**

ACCOUNT	ACCOUNT DESCRIPTION	2019 ANNUAL (BUDGET)	2020 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
REVENUE				
4010	Unit Maintenance Fees	\$98,774	\$98,711	\$8,226
OPERATING EXPENSES				
5010	Administrative	\$1,200	\$1,200	\$100
5500	Association Fees	\$45,863	\$50,361	\$4,197
5610	Division Fees	\$96	\$100	\$8
5615	Licenses, Permits, & Fees	\$75	\$100	\$8
5900	Legal	\$1,500	\$1,500	\$125
5400	Grounds & Roads	\$1,000	\$0	\$0
6100	Building Maintenance	\$6,000	\$5,000	\$417
6110	Elevator Maintenance	\$3,100	\$3,750	\$313
6410	Janitorial	\$2,400	\$2,400	\$200
7001	Electricity	\$900	\$900	\$75
7003	Water & Sewer	\$15,000	\$15,000	\$1,250
7006	Cable	\$3,240	\$0	\$0
RESERVES				
9040	Elevators	\$8,640	\$8,640	\$720
9010	Painting	\$5,760	\$5,760	\$480
9030	Roofing	\$4,000	\$4,000	\$333
9100	Reserves – Deferred	\$0	\$0	\$0

Casa del Sol – Alhambra Budget Summary				
TOTAL REVENUE		\$98,774	\$98,711	\$8,226
TOTAL EXPENSES (OPERATING & RESERVES)		\$98,774	\$98,711	\$8,226

20 Alhambra (R)

RESERVE ANALYSIS
Casa del Sol – Alhambra
JANUARY 1, 2020 - DECEMBER 31, 2020

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2020	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2020 Fully Funded Annual Reserves
Elevators	\$36,000	\$10,080	14	3	\$25,920	\$8,640
Painting	\$24,000	\$6,720	7	3	\$17,280	\$5,760
Roofing	\$100,000	\$4,000	25	24	\$96,000	\$4,000
Reserves – Deferred	\$0	\$0	0	0	\$0	\$0
TOTALS	\$160,000	\$20,800			\$139,200	\$18,400

PROPOSED BUDGET IS A FULLY FUNDED BUDGET

Casa del Sol – Alhambra 2020 Fees

Unit Type	# of Units	% Ownership	Total %	2019 Dues (Fully Funded)	2020 Dues (Fully Funded)
A	3	4.00%	12.00%	\$329.25	\$329.04
B	6	4.15%	24.90%	\$341.59	\$341.38
D	6	4.20%	25.20%	\$345.71	\$345.49
E	6	4.30%	25.80%	\$353.94	\$353.72
F	3	4.05%	12.15%	\$333.36	\$333.15
	24		100.05%		

20 Barcelona
Casa del Sol – Barcelona
27 Units
JANUARY 1, 2020 - DECEMBER 31, 2020 PROPOSED BUDGET

ACCOUNT	ACCOUNT DESCRIPTION	2019 ANNUAL (BUDGET)	2020 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
REVENUE				
4010	Unit Maintenance Fees	\$107,158	\$104,541	\$8,712
OPERATING EXPENSES				
5010	Administrative	\$1,200	\$1,200	\$100
5500	Association Fees	\$51,596	\$56,656	\$4,721
5610	Division Fees	\$108	\$100	\$8
5615	Licenses, Permits, & Fees	\$75	\$100	\$8
5900	Legal	\$2,000	\$1,500	\$125
5400	Grounds & Roads	\$2,200	\$0	\$0
6100	Building Maintenance	\$7,000	\$5,000	\$417
6110	Elevator Maintenance	\$3,100	\$3,750	\$313
6410	Janitorial	\$2,400	\$2,400	\$200
7001	Electricity	\$1,000	\$1,000	\$83
7003	Water & Sewer	\$15,000	\$15,000	\$1,250
7006	Cable	\$3,645	\$0	\$0
RESERVES				
9040	Elevators	\$8,640	\$8,640	\$720
9010	Painting	\$5,668	\$5,668	\$472
9030	Roofing	\$3,526	\$3,526	\$294
9100	Reserves – Deferred	\$0	\$0	\$0

Casa del Sol – Barcelona Budget Summary				
TOTAL REVENUE		\$107,158	\$104,541	\$8,712
TOTAL EXPENSES (OPERATING & RESERVES)		\$107,158	\$104,541	\$8,712

20 Barcelona (R)

RESERVE ANALYSIS
Casa del Sol – Barcelona
JANUARY 1, 2020 - DECEMBER 31, 2020

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2020	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2020 Fully Funded Annual Reserves
Elevators	\$36,000	\$10,080	14	3	\$25,920	\$8,640
Painting	\$24,000	\$6,996	7	3	\$17,004	\$5,668
Roofing	\$100,000	\$15,370	25	24	\$84,630	\$3,526
Reserves – Deferred	\$0	\$0	0	0	\$0	\$0
TOTALS	\$160,000	\$32,446			\$127,554	\$17,834

PROPOSED BUDGET IS A FULLY FUNDED BUDGET

Casa del Sol – Barcelona 2020 Fees

Unit Type	# of Units	% Ownership	Total %	2019 Dues (Fully Funded)	2020 Dues (Fully Funded)
A	3	3.50%	10.50%	\$312.55	\$304.91
B	12	3.60%	43.20%	\$321.47	\$313.62
D	6	3.80%	22.80%	\$339.33	\$331.05
E	6	3.90%	23.40%	\$348.26	\$339.76
	27		99.90%		

20 Cadiz
Casa del Sol – Cadiz
27 Units
JANUARY 1, 2020 - DECEMBER 31, 2020 PROPOSED BUDGET

ACCOUNT	ACCOUNT DESCRIPTION	2019 ANNUAL (BUDGET)	2020 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
REVENUE				
4010	Unit Maintenance Fees	\$102,077	\$101,759	\$8,480
OPERATING EXPENSES				
5010	Administrative	\$1,800	\$1,200	\$100
5500	Association Fees	\$51,596	\$56,656	\$4,721
5610	Division Fees	\$108	\$100	\$8
5615	Licenses, Permits, & Fees	\$75	\$100	\$8
5900	Legal	\$1,900	\$1,500	\$125
5400	Grounds & Roads	\$500	\$0	\$0
6100	Building Maintenance	\$5,000	\$5,000	\$417
6110	Elevator Maintenance	\$3,100	\$3,750	\$313
6410	Janitorial	\$2,400	\$2,400	\$200
7001	Electricity	\$650	\$750	\$63
7003	Water & Sewer	\$15,000	\$15,000	\$1,250
7006	Cable	\$3,645	\$0	\$0
RESERVES				
9040	Elevators	\$7,200	\$7,200	\$600
9010	Painting	\$5,400	\$4,400	\$367
9030	Roofing	\$3,703	\$3,703	\$309
9100	Reserves – Deferred	\$0	\$0	\$0

Casa del Sol – Cadiz Budget Summary				
TOTAL REVENUE		\$102,077	\$101,759	\$8,480
TOTAL EXPENSES (OPERATING & RESERVES)		\$102,077	\$101,759	\$8,480

20 Cadiz (R)

RESERVE ANALYSIS
Casa del Sol – Cadiz
JANUARY 1, 2020 - DECEMBER 31, 2020

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2020	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2020 Fully Funded Annual Reserves
Elevators	\$36,000	\$14,400	14	3	\$21,600	\$7,200
Painting	\$24,000	\$10,800	7	3	\$13,200	\$4,400
Roofing	\$100,000	\$11,137	25	24	\$88,863	\$3,703
Reserves – Deferred	\$0	\$0	0	0	\$0	\$0
TOTALS	\$160,000	\$36,337			\$123,663	\$15,303

PROPOSED BUDGET IS A FULLY FUNDED BUDGET

Casa del Sol – Cadiz 2020 Fees

Unit Type	# of Units	% Ownership	Total %	2019 Dues (Fully Funded)	2020 Dues (Fully Funded)
A	6	3.90%	23.40%	\$331.75	\$330.72
B	6	3.80%	22.80%	\$323.24	\$322.24
D	9	3.70%	33.30%	\$314.74	\$313.76
E	3	3.50%	10.50%	\$297.72	\$296.80
F	3	3.30%	9.90%	\$280.71	\$279.84
	27		99.90%		

20 Madrid
Casa del Sol – Madrid
24 Units
JANUARY 1, 2020 - DECEMBER 31, 2020 PROPOSED BUDGET

ACCOUNT	ACCOUNT DESCRIPTION	2019 ANNUAL (BUDGET)	2020 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
REVENUE				
4010	Unit Maintenance Fees	\$86,598	\$86,143	\$7,179
OPERATING EXPENSES				
5010	Administrative	\$1,800	\$1,200	\$100
5500	Association Fees	\$45,863	\$50,361	\$4,197
5610	Division Fees	\$96	\$100	\$8
5900	Legal	\$2,000	\$1,500	\$125
5400	Grounds & Roads	\$2,000	\$0	\$0
6100	Building Maintenance	\$5,000	\$5,000	\$417
6410	Janitorial	\$2,400	\$2,400	\$200
7001	Electricity	\$450	\$500	\$42
7003	Water & Sewer	\$15,000	\$15,000	\$1,250
7006	Cable	\$3,240	\$0	\$0
RESERVES				
9010	Painting	\$4,800	\$6,133	\$511
9030	Roofing	\$3,949	\$3,949	\$329
9100	Reserves – Deferred	\$0	\$0	\$0

Casa del Sol – Madrid Budget Summary				
TOTAL REVENUE		\$86,598	\$86,143	\$7,179
TOTAL EXPENSES (OPERATING & RESERVES)		\$86,598	\$86,143	\$7,179

20 Madrid (R)

RESERVE ANALYSIS
Casa del Sol – Madrid
JANUARY 1, 2020 - DECEMBER 31, 2020

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2020	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2020 Fully Funded Annual Reserves
Painting	\$28,000	\$9,600	7	3	\$18,400	\$6,133
Roofing	\$100,000	\$5,231	25	24	\$94,769	\$3,949
Reserves – Deferred	\$0	\$0	0	0	\$0	\$0
TOTALS	\$128,000	\$14,831			\$113,169	\$10,082

PROPOSED BUDGET IS A FULLY FUNDED BUDGET

Casa del Sol – Madrid 2020 Fees

Unit Type	# of Units	% Ownership	Total %	2019 Dues (Fully Funded)	2020 Dues (Fully Funded)
A	12	3.80%	45.60%	\$274.23	\$272.79
B	4	4.30%	17.20%	\$310.31	\$308.68
D	4	4.40%	17.60%	\$317.53	\$315.86
E	4	4.70%	18.80%	\$339.18	\$337.39
	24		99.20%		

20 Master

Casa del Sol – Master

4 Units

JANUARY 1, 2020 - DECEMBER 31, 2020 PROPOSED BUDGET

ACCOUNT	ACCOUNT DESCRIPTION	2019 ANNUAL (BUDGET)	2020 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
REVENUE				
4010	Unit Maintenance Fees	\$194,919	\$214,036	\$17,836
OPERATING EXPENSES				
5010	Administrative	\$3,750	\$3,750	\$313
5020	Box Storage	\$350	\$0	\$0
5615	License Permits and Fees	\$500	\$500	\$42
5800	Management Fees	\$15,480	\$15,480	\$1,290
5900	Legal Fees	\$3,000	\$3,000	\$250
5300	Insurance	\$68,000	\$82,000	\$6,833
5200	Pest Control	\$1,800	\$1,800	\$150
5400	Landscaping	\$17,600	\$17,600	\$1,467
54XX	Grounds & Roads	\$0	\$4,000	\$333
5420	Irrigation	\$4,500	\$4,000	\$333
5450	Tree Trimming	\$5,500	\$5,500	\$458
6100	Building Maintenance	\$8,582	\$8,500	\$708
6110	Spectrum / Wi-Fi	\$1,500	\$1,500	\$125
6120	Common Area Special Project	\$5,000	\$5,000	\$417
6200	Pool & Spa	\$5,500	\$5,500	\$458
6410	Janitorial	\$2,400	\$2,400	\$200
7000	Gas	\$2,500	\$2,000	\$167
7001	Electricity	\$7,500	\$9,000	\$750
7003	Water & Sewer	\$2,500	\$2,750	\$229
7005	Trash	\$10,500	\$10,500	\$875
RESERVES				
9010	Painting	\$4,401	\$0	\$0
9020	Paving	\$3,556	\$3,556	\$296
9045	Pool/Spa	\$3,000	\$3,000	\$250
9030	Roofing	\$4,000	\$4,000	\$333
9050	Tennis Court	\$3,000	\$3,000	\$250
9055	Carports	\$2,500	\$2,500	\$208
9060	Guard House	\$8,000	\$8,000	\$667
90XX	Mailboxes	\$0	\$4,000	\$333
90XX	Fencing (2019)	\$0	\$1,200	\$100
9100	Reserves – Deferred	\$0	\$0	\$0

Casa del Sol – Master Budget Summary			
TOTAL REVENUE	\$194,919	\$214,036	\$17,836
TOTAL EXPENSES (OPERATING & RESERVES)	\$194,919	\$214,036	\$17,836

20 Master (R)

RESERVE ANALYSIS
Casa del Sol – Master
JANUARY 1, 2020 - DECEMBER 31, 2020

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2020	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2020 Fully Funded Annual Reserves
Painting	\$8,800	\$8,800	7	0	\$0	\$0
Paving	\$32,000	\$7,112	14	7	\$24,889	\$3,556
Pool/Spa	\$24,000	\$6,000	10	6	\$18,000	\$3,000
Roofing	\$100,000	\$8,000	25	23	\$92,000	\$4,000
Tennis Court	\$30,000	\$3,000	10	9	\$27,000	\$3,000
Carports	\$50,000	\$2,500	20	19	\$47,500	\$2,500
Guard House	\$40,000	\$8,000	20	4	\$32,000	\$8,000
Mailboxes	\$20,000	\$0	20	5	\$20,000	\$4,000
Fencing (2019)	\$30,000	\$0	25	25	\$30,000	\$1,200
Reserves – Deferred	\$0	\$0	0	0	\$0	\$0
TOTALS	\$334,800	\$43,412			\$291,389	\$29,256

Casa del Sol – Master 2020 Fees

Building	# of Units	2019 (Fully Funded)	2020 (Fully Funded)
Alhambra	24	\$45,863	\$50,361
Barcelona	27	\$51,596	\$56,656
Cadiz	27	\$51,596	\$56,656
Madrid	24	\$45,863	\$50,361
	102	\$194,919	\$214,036