

**Casa del Sol – Alhambra**  
**24 Units**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

<b>ACCOUNT</b>	<b>DESCRIPTION</b>	<b>2020 ANNUAL (BUDGET)</b>	<b>2021 PROPOSED ANNUAL</b>	<b>PROPOSED MONTHLY AMOUNT</b>
<b>REVENUE</b>				
4010	Unit Maintenance Fees	\$98,711.29	\$98,366.52	\$8,197.21
<b>OPERATING EXPENSES</b>				
5010	Administrative	\$1,200.00	\$1,200.00	\$100.00
5500	Association Fees	\$50,361.29	\$51,563.80	\$4,296.98
5610	Division Fees	\$100.00	\$100.00	\$8.33
5615	Licenses, Permits, & Fees	\$100.00	\$100.00	\$8.33
5900	Legal	\$1,500.00	\$1,500.00	\$125.00
6100	Building Maintenance	\$5,000.00	\$3,500.00	\$291.67
6110	Elevator Maintenance	\$3,750.00	\$3,750.00	\$312.50
6410	Janitorial	\$2,400.00	\$2,400.00	\$200.00
7001	Electricity	\$900.00	\$900.00	\$75.00
7003	Water & Sewer	\$15,000.00	\$15,000.00	\$1,250.00
<b>RESERVES</b>				
9010	Painting	\$5,760.00	\$5,760.00	\$480.00
9030	Roofing	\$4,000.00	\$3,952.72	\$329.39
9040	Elevators	\$8,640.00	\$8,640.00	\$720.00
9XXX	Reserves – Interest	\$0.00	\$0.00	\$0.00
9100	Reserves – Deferred	\$0.00	\$0.00	\$0.00

<b>Casa del Sol – Alhambra Budget Summary</b>				
<b>REVENUE</b>		\$98,711.29	\$98,366.52	\$8,197.21
<b>OPERATING &amp; RESERVES</b>		\$98,711.29	\$98,366.52	\$8,197.21

**RESERVE ANALYSIS**  
**Casa del Sol – Alhambra**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2021	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2021 Fully Funded Annual Reserves	Comments
Painting	\$24,000.00	\$12,480.00	7	2	\$11,520.00	\$5,760.00	Painted in 2012
Roofing	\$100,000.00	\$9,087.35	25	23	\$90,912.65	\$3,952.72	Replaced in 2018
Elevators	\$36,000.00	\$18,720.00	14	2	\$17,280.00	\$8,640.00	
Reserves – Interest	\$0.00	\$28.73	0	0	-\$28.73	\$0.00	
Reserves – Deferred	\$0.00	\$0.00	0	0	\$0.00	\$0.00	
<b>TOTALS</b>	<b>\$160,000</b>	<b>\$40,316</b>			<b>\$119,684</b>	<b>\$18,353</b>	

**PROPOSED BUDGET IS A FULLY FUNDED BUDGET**

**Casa del Sol – Alhambra 2021 Fees**

Unit Type	# of Units	Ownership %	Total %	2020 Dues (Fully Funded)	2021 Dues (Fully Funded)
A	3	4.00%	12.00%	\$329.04	\$327.89
B	6	4.15%	24.90%	\$341.38	\$340.18
D	6	4.20%	25.20%	\$345.49	\$344.28
E	6	4.30%	25.80%	\$353.72	\$352.48
F	3	4.05%	12.15%	\$333.15	\$331.99
	24		100.05%		

**Casa del Sol – Barcelona**  
**27 Units**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

<b>ACCOUNT</b>	<b>DESCRIPTION</b>	<b>2020 ANNUAL (BUDGET)</b>	<b>2021 PROPOSED ANNUAL</b>	<b>PROPOSED MONTHLY AMOUNT</b>
<b>REVENUE</b>				
4010	Unit Maintenance Fees	\$104,541.70	\$104,393.55	\$8,699.46
<b>OPERATING EXPENSES</b>				
5010	Administrative	\$1,200.00	\$1,200.00	\$100.00
5500	Association Fees	\$56,656.46	\$58,009.27	\$4,834.11
5610	Division Fees	\$100.00	\$100.00	\$8.33
5615	Licenses, Permits, & Fees	\$100.00	\$100.00	\$8.33
5900	Legal	\$1,500.00	\$1,500.00	\$125.00
6100	Building Maintenance	\$5,000.00	\$3,500.00	\$291.67
6110	Elevator Maintenance	\$3,750.00	\$3,750.00	\$312.50
6410	Janitorial	\$2,400.00	\$2,400.00	\$200.00
7001	Electricity	\$1,000.00	\$1,000.00	\$83.33
7003	Water & Sewer	\$15,000.00	\$15,000.00	\$1,250.00
<b>RESERVES</b>				
9010	Painting	\$5,668.00	\$5,668.02	\$472.33
9030	Roofing	\$3,526.24	\$3,526.26	\$293.86
9040	Elevators	\$8,640.00	\$8,640.00	\$720.00
9XXX	Reserves – Interest	\$0.00	\$0.00	\$0.00
9100	Reserves – Deferred	\$0.00	\$0.00	\$0.00

<b>Casa del Sol – Barcelona Budget Summary</b>				
<b>REVENUE</b>		\$104,541.70	\$104,393.55	\$8,699.46
<b>OPERATING &amp; RESERVES</b>		\$104,540.70	\$104,393.55	\$8,699.46

**RESERVE ANALYSIS**  
**Casa del Sol – Barcelona**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2021	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2021 Fully Funded Annual Reserves	Comments
Painting	\$24,000.00	\$12,663.97	7	2	\$11,336.03	\$5,668.02	Painted in 2012
Roofing	\$100,000.00	\$18,895.99	25	23	\$81,104.01	\$3,526.26	Replaced in 2018
Elevators	\$36,000.00	\$18,720.00	14	2	\$17,280.00	\$8,640.00	
Reserves – Interest	\$0.00	\$756.73	0	0	-\$756.73	\$0.00	
Reserves – Deferred	\$0.00	\$4,643.95	0	0	-\$4,643.95	\$0.00	
<b>TOTALS</b>	<b>\$160,000</b>	<b>\$55,681</b>			<b>\$104,319</b>	<b>\$17,834</b>	

**PROPOSED BUDGET IS A FULLY FUNDED BUDGET**

**Casa del Sol – Barcelona 2021 Fees**

Unit Type	# of Units	Ownership %	Total %	2020 Dues (Fully Funded)	2021 Dues (Fully Funded)
A	3	3.50%	10.50%	\$304.91	\$304.48
B	12	3.60%	43.20%	\$313.62	\$313.18
D	6	3.80%	22.80%	\$331.05	\$330.58
E	6	3.90%	23.40%	\$339.76	\$339.28
	27		99.90%		

**Casa del Sol – Cadiz**  
**27 Units**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

<b>ACCOUNT</b>	<b>DESCRIPTION</b>	<b>2020 ANNUAL (BUDGET)</b>	<b>2021 PROPOSED ANNUAL</b>	<b>PROPOSED MONTHLY AMOUNT</b>
<b>REVENUE</b>				
4010	Unit Maintenance Fees	\$101,759.10	\$101,727.26	\$8,477.27
<b>OPERATING EXPENSES</b>				
5010	Administrative	\$1,200.00	\$1,200.00	\$100.00
5500	Association Fees	\$56,656.46	\$58,009.27	\$4,834.11
5610	Division Fees	\$100.00	\$100.00	\$8.33
5615	Licenses, Permits, & Fees	\$100.00	\$100.00	\$8.33
5900	Legal	\$1,500.00	\$1,500.00	\$125.00
6100	Building Maintenance	\$5,000.00	\$3,500.00	\$291.67
6110	Elevator Maintenance	\$3,750.00	\$3,750.00	\$312.50
6410	Janitorial	\$2,400.00	\$2,400.00	\$200.00
7001	Electricity	\$750.00	\$750.00	\$62.50
7003	Water & Sewer	\$15,000.00	\$15,000.00	\$1,250.00
<b>RESERVES</b>				
9010	Painting	\$7,200.00	\$4,049.99	\$337.50
9030	Roofing	\$4,400.00	\$3,730.83	\$310.90
9040	Elevators	\$3,702.64	\$7,637.17	\$636.43
9XXX	Reserves – Interest	\$0.00	\$0.00	\$0.00
9100	Reserves – Deferred	\$0.00	\$0.00	\$0.00

<b>Casa del Sol – Cadiz Budget Summary</b>				
<b>REVENUE</b>		\$101,759.10	\$101,727.26	\$8,477.27
<b>OPERATING &amp; RESERVES</b>		\$101,759.10	\$101,727.26	\$8,477.27

**RESERVE ANALYSIS**  
**Casa del Sol – Cadiz**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2021	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2021 Fully Funded Annual Reserves	Comments
Painting	\$24,000.00	\$15,900.03	7	2	\$8,099.97	\$4,049.99	Painted in 2012
Roofing	\$100,000.00	\$14,190.82	25	23	\$85,809.18	\$3,730.83	Replaced in 2018
Elevators	\$36,000.00	\$20,725.66	14	2	\$15,274.34	\$7,637.17	
Reserves – Interest	\$0.00	\$535.77	0	0	-\$535.77	\$0.00	
Reserves – Deferred	\$0.00	\$0.00	0	0	\$0.00	\$0.00	
<b>TOTALS</b>	<b>\$160,000</b>	<b>\$51,352</b>			<b>\$108,648</b>	<b>\$15,418</b>	

**PROPOSED BUDGET IS A FULLY FUNDED BUDGET**

**Casa del Sol – Cadiz 2021 Fees**

Unit Type	# of Units	Ownership %	Total %	2020 Dues (Fully Funded)	2021 Dues (Fully Funded)
A	6	3.90%	23.40%	\$330.72	\$330.61
B	6	3.80%	22.80%	\$322.24	\$322.14
D	9	3.70%	33.30%	\$313.76	\$313.66
E	3	3.50%	10.50%	\$296.80	\$296.70
F	3	3.30%	9.90%	\$279.84	\$279.75
	27		99.90%		

**Casa del Sol – Madrid**  
**24 Units**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

<b>ACCOUNT</b>	<b>DESCRIPTION</b>	<b>2020 ANNUAL (BUDGET)</b>	<b>2021 PROPOSED ANNUAL</b>	<b>PROPOSED MONTHLY AMOUNT</b>
<b>REVENUE</b>				
4010	Unit Maintenance Fees	\$86,143.34	\$84,715.53	\$7,059.63
<b>OPERATING EXPENSES</b>				
5010	Administrative	\$1,200.00	\$1,200.00	\$100.00
5500	Association Fees	\$50,361.29	\$51,563.80	\$4,296.98
5610	Division Fees	\$100.00	\$100.00	\$8.33
5900	Legal	\$1,500.00	\$1,500.00	\$125.00
6100	Building Maintenance	\$5,000.00	\$3,500.00	\$291.67
6410	Janitorial	\$2,400.00	\$2,400.00	\$200.00
7001	Electricity	\$500.00	\$500.00	\$41.67
7003	Water & Sewer	\$15,000.00	\$15,000.00	\$1,250.00
<b>RESERVES</b>				
9010	Painting	\$6,133.33	\$4,133.47	\$344.46
9030	Roofing	\$3,948.72	\$4,818.26	\$401.52
9XXX	Reserves – Interest	\$0.00	\$0.00	\$0.00
9100	Reserves – Deferred	\$0.00	\$0.00	\$0.00
<b>REVENUE</b>		\$86,143.34	\$84,715.53	\$7,059.63
<b>OPERATING &amp; RESERVES</b>		\$86,143.34	\$84,715.53	\$7,059.63

**RESERVE ANALYSIS**  
**Casa del Sol – Madrid**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2021	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2021 Fully Funded Annual Reserves	Comments
Painting	\$24,000.00	\$15,733.05	7	2	\$8,266.95	\$4,133.47	Painted in 2012
Roofing	\$120,000.00	\$9,180.03	25	23	\$110,819.97	\$4,818.26	Replaced in 2018
Reserves – Interest	\$0.00	\$22.47	0	0	-\$22.47	\$0.00	
Reserves – Deferred	\$0.00	\$0.00	0	0	\$0.00	\$0.00	
<b>TOTALS</b>	<b>\$144,000</b>	<b>\$24,936</b>			<b>\$119,064</b>	<b>\$8,952</b>	

**PROPOSED BUDGET IS A FULLY FUNDED BUDGET**

**Casa del Sol – Madrid 2021 Fees**

Unit Type	# of Units	Ownership %	Total %	2020 Dues (Fully Funded)	2021 Dues (Fully Funded)
A	12	3.80%	45.60%	\$272.79	\$268.27
B	4	4.30%	17.20%	\$308.68	\$303.56
D	4	4.40%	17.60%	\$315.86	\$310.62
E	4	4.70%	18.80%	\$337.39	\$331.80
	24		99.20%		

**Casa del Sol – Master  
4 Units  
JANUARY 1, 2021 - DECEMBER 31, 2021**

ACCOUNT	DESCRIPTION	2020 ANNUAL (BUDGET)	2021 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
<b>REVENUE</b>				
4010	Unit Maintenance Fees	\$214,035.50	\$219,146.13	\$18,262.18
<b>OPERATING EXPENSES</b>				
5010	Administrative	\$3,750.00	\$3,750.00	\$312.50
5020	Box Storage	\$0.00	\$0.00	\$0.00
5615	License Permits and Fees	\$500.00	\$500.00	\$41.67
5800	Management Fees	\$15,480.00	\$15,480.00	\$1,290.00
5900	Legal Fees	\$3,000.00	\$3,000.00	\$250.00
5300	Insurance	\$82,000.00	\$84,000.00	\$7,000.00
5200	Pest Control	\$1,800.00	\$1,800.00	\$150.00
5400	Landscaping	\$17,600.00	\$17,600.00	\$1,466.67
54XX	Grounds & Roads	\$4,000.00	\$4,000.00	\$333.33
5420	Irrigation	\$4,000.00	\$4,000.00	\$333.33
5450	Tree Trimming	\$5,500.00	\$5,500.00	\$458.33
6100	Building Maintenance	\$8,500.00	\$8,500.00	\$708.33
6110	Spectrum / Wi-Fi	\$1,500.00	\$1,600.00	\$133.33
6120	Common Area Special Project	\$5,000.00	\$5,000.00	\$416.67
6200	Pool & Spa	\$5,500.00	\$5,500.00	\$458.33
6410	Janitorial	\$2,400.00	\$2,400.00	\$200.00
7000	Gas	\$2,000.00	\$2,000.00	\$166.67
7001	Electricity	\$9,000.00	\$10,000.00	\$833.33
7003	Water & Sewer	\$2,750.00	\$3,250.00	\$270.83
7005	Trash	\$10,500.00	\$10,500.00	\$875.00
<b>RESERVES</b>				
9010	Painting	\$0.00	\$0.00	\$0.00
9020	Paving	\$3,555.50	\$4,599.79	\$383.32
9030	Roofing	\$4,000.00	\$4,000.01	\$333.33
9045	Pool/Spa	\$3,000.00	\$3,466.35	\$288.86
9050	Tennis Court	\$3,000.00	\$3,000.00	\$250.00
9055	Carpports	\$2,500.00	\$2,500.00	\$208.33
9060	Guard House	\$8,000.00	\$7,999.98	\$666.66
9065	Mailboxes	\$4,000.00	\$4,000.01	\$333.33
9070	Fencing	\$1,200.00	\$1,200.00	\$100.00
9XXX	Reserves – Interest	\$0.00	\$0.00	\$0.00
9100	Reserves – Deferred	\$0.00	\$0.00	\$0.00

<b>5200 Budget Summary</b>				
<b>REVENUE</b>		\$214,035.50	\$219,146.13	\$18,262.18
<b>OPERATING &amp; RESERVES</b>		\$214,035.50	\$219,146.13	\$18,262.18

**RESERVE ANALYSIS**  
**Casa del Sol – Master**  
**JANUARY 1, 2021 - DECEMBER 31, 2021**

RESERVES	Estimated Replacement Cost	Projected Reserves as of 1/1/2021	Expected Life (Yrs)	Remaining Life (Yrs)	Unreserved Amounts	2021 Fully Funded Annual Reserves	Comments
Painting	\$8,800.00	\$4,299.96	7	0	\$4,500.04	\$0.00	Painted in 2012
Paving	\$32,000.00	\$4,401.27	14	6	\$27,598.74	\$4,599.79	Resurfaced in 2019
Roofing	\$100,000.00	\$11,999.89	25	22	\$88,000.11	\$4,000.01	Replaced in 2017
Pool/Spa	\$24,000.00	\$6,668.25	10	5	\$17,331.75	\$3,466.35	
Tennis Court	\$30,000.00	\$6,000.00	10	8	\$24,000.00	\$3,000.00	Resurfaced in 2017
Carpports	\$50,000.00	\$4,999.93	20	18	\$45,000.07	\$2,500.00	
Guard House	\$40,000.00	\$16,000.07	20	3	\$23,999.93	\$7,999.98	
Mailboxes	\$20,000.00	\$3,999.97	20	4	\$16,000.03	\$4,000.01	
Fencing	\$30,000.00	\$1,200.00	25	24	\$28,800.00	\$1,200.00	Replaced in 2019
Reserves – Interest	\$0.00	\$963.87	0	0	-\$963.87	\$0.00	
Reserves – Deferred	\$0.00	\$665.02	0	0	-\$665.02	\$0.00	
<b>TOTALS</b>	<b>\$334,800</b>	<b>\$61,198</b>			<b>273,601.78</b>	<b>30,766.13</b>	

**PROPOSED BUDGET IS A FULLY FUNDED BUDGET**

**Casa del Sol – Master 2021 Fees**

Building	# of Units	2020 (Fully Funded)	2021 (Fully Funded)
Alhambra	24	\$50,361.00	\$51,563.80
Barcelona	27	\$56,656.00	\$58,009.27
Cadiz	27	\$56,656.00	\$58,009.27
Madrid	24	\$50,361.00	\$51,563.80
	102	\$214,034.00	\$219,146.13