

La Solana Condominiums (in The Grand®)

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The Grand® is an active lifestyle community for adults 45 and over. La Solana is a condominium neighborhood within The Grand®. La Solana homeowners enjoy all the amenities of The Grand®. In addition, La Solana has a clubhouse with a lending library, theater, and resource room with computers; a heated saltwater pool with beach-entry; hot tub; barbeque grills; and Beauty/Barber Salon. Each resident building has two elevators. Each owner is assigned a reserved covered carport. Covered golf cart parking spaces are also available.

2024 Monthly Homeowner Assessments:

Tier 1	Vista & Libra	\$214.48
Tier 2	Ventana	\$338.81
Tier 3	Mirada & Avistar	\$376.73
Tier 4	Grande	\$426.41

Monthly assessments are billed directly to owners by City Property Management. The above condo fees include the water bill. APS charges electricity usage directly to homeowners.

Annual Assessment

La Solana homeowners are full members of The Grand®. Each unit owner is billed annually on July 1st for a Grand Community Association assessment fee (\$1861.00 for July 2024-July 2025). This assessment fee is prorated for new homeowners based on the date of closing.

2024 Closing Fees

<u>Description</u>	<u>Amount</u>	<u>Paid To</u>	<u>Paid By</u>
Non-Declarant Sale/ Escrow Fee	\$ 400	La Solana	Buyer or Seller (depends on contract)
Transfer Fee	\$100 Buyer \$130 Seller	The Grand Community Association	Both
La Solana C.A.R.E. Fee	Equal to 2 months Homeowner Assessments	La Solana	Buyer
The Grand® C.A.R.E. Fee	\$5000	The Grand Community Association	Buyer

All the above fees are subject to change and can be verified by City Property Management at <https://fees.cityproperty.com/> and/or The Grand@ Community Association.