

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

COMMON & RECREATION

APPROVED BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
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BUILDING 10	\$6,022.00	\$72,264.03	\$178,999.20
BUILDING 11	\$6,022.00	\$72,264.03	\$179,400.00
BUILDING 12	\$6,022.00	\$72,264.03	\$178,999.20
BUILDING 14	\$6,022.00	\$72,264.03	\$179,999.40
Application Fees	\$0.00	\$0.00	\$0.00
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Total Income	\$24,088.01	\$289,056.12	\$717,397.80
EXPENSES			

Administrative Expenses:			
Management	\$2,300.00	\$27,600.00	\$25,200.00
Office Expense	\$300.00	\$3,600.00	\$2,448.00
Admin. 11-105	\$600.00	\$7,200.00	\$6,000.00
Website Portal	\$60.00	\$720.00	\$480.00
Accounting	\$300.00	\$3,600.00	\$3,000.00
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Sub-Total	\$3,560.00	\$42,720.00	\$37,128.00
Operating Expenses:			
Surveillance Cameras	\$424.44	\$5,093.28	\$5,004.00
Fire Alarm Monitoring	\$400.00	\$4,800.00	\$4,800.00
Telephone	\$65.00	\$780.00	\$780.00
Trash Removal	\$1,480.00	\$17,760.00	\$17,760.00
Electric	\$1,850.00	\$22,200.00	\$22,200.00
Water & Sewer	\$250.00	\$3,000.00	\$3,000.00
Cyp.bend Protective	\$5,067.00	\$60,804.00	\$52,008.00
Pool Service	\$700.00	\$8,400.00	\$7,800.00
Fire Equip.Inspection	\$250.00	\$3,000.00	\$3,000.00
Lawn care Service	\$2,800.00	\$33,600.00	\$36,000.00
Irrigation Service	\$240.00	\$2,880.00	\$2,400.00
Holiday Décor/rewards	\$200.00	\$2,400.00	\$4,800.00
Parking Patrol	\$60.00	\$720.00	\$0.00
Irrigation Repairs	\$200.00	\$2,400.00	\$0.00
Casual Labor	\$22.00	\$264.00	\$0.00
Maintenance Personnel	\$4,250.00	\$51,000.00	\$55,596.00
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Sub-Total	\$18,258.44	\$219,101.28	\$215,148.00
Taxes & Insurance			
Fed/State/City Fees	\$159.00	\$1,908.00	\$1,908.00
Property & Liab/Dir.	\$1,100.00	\$13,200.00	\$13,200.00
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Sub-Total	\$1,259.00	\$15,108.00	\$15,108.00

Reserves

REROOFING	-\$38.00	-\$456.00	\$0.00
PAINTING	-\$0.03	-\$0.30	\$0.00
RESURFACING	\$508.04	\$6,096.43	\$5,880.00
SEALCOATING	\$144.28	\$1,731.40	\$0.00
MARCITING	-\$158.53	-\$1,902.40	\$0.00
TENNIS	\$44.38	\$532.60	\$1,560.00
AWNING	-\$1.89	-\$22.63	\$3,996.00
CAMERA SYS.	\$100.40	\$1,204.80	\$1,116.00
POOLPUMP/HT	\$17.83	\$214.00	\$7,200.00
STRUCTURAL	\$83.33	\$1,000.00	\$0.00
POOL DECK	\$71.43	\$857.14	\$0.00
ELECT/LIGHTS	\$111.11	\$1,333.33	\$0.00
IRRIGATION	\$128.21	\$1,538.46	\$0.00
Sub-Total	\$1,010.57	\$12,126.84	\$19,752.00

Monthly	Total Expenses	\$24,088.01	YEARLY	\$289,056.12
Monthly	Total Income	\$24,088.01	YEARLY	\$289,056.12

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	10 YEARS	\$10,000.00	\$14,104.00	9	-\$456.00
PAINTING	10 YEARS	\$1,000.00	\$1,003.00	10	-\$0.30
RESURFACING	25 YEARS	\$210,000.00	\$124,650.00	14	\$6,096.43
SEALCOATING	5 YEARS	\$35,000.00	\$26,343.00	5	\$1,731.40
MARCITING	10 YEARS	\$30,000.00	\$39,512.00	5	-\$1,902.40
TENNIS	10 YEARS	\$20,000.00	\$17,337.00	5	\$532.60
AWNING	10 YEARS	\$6,120.00	\$6,301.00	8	-\$22.63
CAMERA SYS.	20 YEARS	\$50,000.00	\$37,952.00	10	\$1,204.80
POOLPUMP/HT	15 YEARS	\$25,000.00	\$24,144.00	4	\$214.00
STRUCTURAL	10 YEARS	\$10,000.00	\$0.00	10	\$1,000.00
POOL DECK	15 YEARS	\$12,000.00	\$0.00	14	\$857.14
ELECT/LIGHTS	25 YEARS	\$20,000.00	\$0.00	15	\$1,333.33
IRRIGATION	20 YEARS	\$20,000.00	\$0.00	13	\$1,538.46

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	Per Unit	APPROVED YEARLY	PREVIOUS YEAR
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Maintenance Fee	\$20,249.98		\$242,999.81	\$178,999.20
Other Inc.	\$0.00		\$0.00	\$0.00
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Total Income	\$20,249.98		\$242,999.81	\$178,999.20
EXPENSES				

Operating Expenses:		Per Unit		
Elevator	\$105.00	\$2.10	\$1,260.00	\$1,080.00
Recreation Common	\$6,022.00	\$120.44	\$72,264.03	\$71,784.00
Water/Sewer	\$2,800.00	\$56.00	\$33,600.00	\$25,200.00
Legal	\$200.00	\$4.00	\$2,400.00	\$2,400.00
Elevator Monitoring	\$53.00	\$1.06	\$636.00	\$408.00
Foreclosure/Bad Debt	\$85.00	\$1.70	\$1,020.00	\$1,004.40
Parking Patrol	\$0.00	\$0.00	\$0.00	\$384.00
Electric	\$180.00	\$3.60	\$2,160.00	\$2,400.00
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Sub-Total	\$9,445.00	\$188.90	\$113,340.03	\$104,660.40
Repairs/ Maintenance				
Tree trimming	\$250.00	\$5.00	\$3,000.00	\$3,000.00
Landscaping	\$150.00	\$3.00	\$1,800.00	\$2,964.00
Rep/Maint Bldg	\$338.00	\$6.76	\$4,056.00	\$4,056.00
Pool Repairs	\$0.00	\$0.00	\$0.00	\$1,356.00
Casual Labor	\$0.00	\$0.00	\$0.00	\$600.00
Irrigation Rep.	\$0.00	\$0.00	\$0.00	\$600.00
Elect/Light Supplies	\$48.00	\$0.96	\$576.00	\$600.00
Electrical Repairs	\$45.00	\$0.90	\$540.00	\$502.80
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Sub-Total	\$831.00	\$16.62	\$9,972.00	\$13,678.80
Taxes & Insurance				
Fed/State/City Fees	\$6.00	\$0.12	\$72.00	\$72.00
Flood Insurance	\$607.00	\$12.14	\$7,284.00	\$6,000.00
Insurance	\$3,469.00	\$69.38	\$41,628.00	\$43,800.00
Bureau Of Condo.	\$17.00	\$0.34	\$204.00	\$204.00
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Sub-Total	\$4,099.00	\$81.98	\$49,188.00	\$50,076.00
Reserves				
Reroofing	\$1,039.90	\$20.80	\$12,478.83	\$4,440.00
Painting	\$246.60	\$4.93	\$2,959.17	\$3,744.00
Elevator	\$331.74	\$6.63	\$3,980.85	\$1,536.00
Awning	\$71.28	\$1.43	\$855.33	\$864.00
Structural	\$625.00	\$12.50	\$7,500.00	\$0.00
Metal Rails	\$287.50	\$5.75	\$3,450.00	\$0.00
Precast Rail	\$78.13	\$1.56	\$937.50	\$0.00
Walkways	\$763.89	\$15.28	\$9,166.67	\$0.00
Fire Alarm	\$333.33	\$6.67	\$4,000.00	\$0.00
Windows	\$1,190.48	\$23.81	\$14,285.71	\$0.00
Doors	\$550.00	\$11.00	\$6,600.00	\$0.00

Deferred Maint	\$357.14	\$7.14	\$4,285.71	\$0.00
Sub-Total	\$5,874.98	\$117.50	\$70,499.77	\$10,584.00
Monthly	Total Expenses	\$20,249.98	YEARLY	\$242,999.81

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	25	\$165,000.00	\$90,127.00	6	\$12,478.83
Painting	10	\$65,000.00	\$47,245.00	6	\$2,959.17
Elevator	20	\$84,000.00	\$32,249.00	13	\$3,980.85
Awning	15	\$15,000.00	\$4,736.00	12	\$855.33
Structural	10	\$75,000.00	\$0.00	10	\$7,500.00
Metal Rails	40	\$103,500.00	\$0.00	30	\$3,450.00
Precast Rail	30	\$18,750.00	\$0.00	20	\$937.50
Walkways	10	\$82,500.00	\$0.00	9	\$9,166.67
Fire Alarm	20	\$60,000.00	\$0.00	15	\$4,000.00
Windows	35	\$300,000.00	\$0.00	21	\$14,285.71
Doors	35	\$165,000.00	\$0.00	25	\$6,600.00
Deferred Maint	15	\$60,000.00	\$0.00	14	\$4,285.71

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$1,215.00

BUILDING 11
CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2026

INCOME	MONTHLY		APPROVED YEARLY	PREVIOUS YEAR
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Maintenance Fee	\$19,966.59		\$239,599.13	\$179,400.00
Other Inc.	\$0.00		\$0.00	\$0.00
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Total Income	\$19,966.59		\$239,599.13	\$179,400.00
EXPENSES				

Operating Expenses:		Per Unit		
Elevator	\$105.00	\$2.10	\$1,260.00	\$1,116.00
Recreation Common	\$6,022.00	\$120.44	\$72,264.03	\$71,784.00
Water/Sewer	\$2,500.00	\$50.00	\$30,000.00	\$26,400.00
Legal	\$200.00	\$4.00	\$2,400.00	\$2,400.00
Elevator Monitoring	\$53.00	\$1.06	\$636.00	\$408.00
Foreclosure/Bad Debt	\$85.00	\$1.70	\$1,020.00	\$0.00
Parking Patrol	\$0.00	\$0.00	\$0.00	\$384.00
Electric	\$200.00	\$4.00	\$2,400.00	\$2,400.00
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Sub-Total	\$9,165.00	\$183.30	\$109,980.03	\$104,892.00
Repairs/ Maintenance				
Tree trimming	\$250.00	\$5.00	\$3,000.00	\$3,000.00
Landscaping	\$150.00	\$3.00	\$1,800.00	\$2,964.00
Rep/Maint Bldg	\$334.61	\$6.69	\$4,015.32	\$4,057.20
Pool Repairs	\$0.00	\$0.00	\$0.00	\$1,356.00
Casual Labor	\$0.00	\$0.00	\$0.00	\$600.00
Irrigation Rep.	\$0.00	\$0.00	\$0.00	\$600.00
Elect/Light Supplies	\$48.00	\$0.96	\$576.00	\$600.00
Electrical Repairs	\$45.00	\$0.90	\$540.00	\$502.80
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Sub-Total	\$827.61	\$16.55	\$9,931.32	\$13,680.00
Taxes & Insurance				
Fed/State/City Fees	\$6.00	\$0.12	\$72.00	\$72.00
Flood Insurance	\$607.00	\$12.14	\$7,284.00	\$6,000.00
Insurance	\$3,469.00	\$69.38	\$41,628.00	\$43,800.00
Bureau Of Condo.	\$17.00	\$0.34	\$204.00	\$204.00
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Sub-Total	\$4,099.00	\$81.98	\$49,188.00	\$50,076.00
Reserves				
Reroofing	\$1,039.90	\$20.80	\$12,478.83	\$4,440.00
Painting	\$246.60	\$4.93	\$2,959.17	\$3,744.00
Elevator	\$331.74	\$6.63	\$3,980.85	\$1,536.00
Awning	\$71.28	\$1.43	\$855.33	\$864.00
Structural	\$625.00	\$12.50	\$7,500.00	\$0.00
Metal Rails	\$287.50	\$5.75	\$3,450.00	\$0.00
Precast Rail	\$78.13	\$1.56	\$937.50	\$0.00
Walkways	\$763.89	\$15.28	\$9,166.67	\$0.00
Fire Alarm	\$333.33	\$6.67	\$4,000.00	\$0.00
Windows	\$1,190.48	\$23.81	\$14,285.71	\$0.00
Doors	\$550.00	\$11.00	\$6,600.00	\$0.00

Deferred Maint	\$357.14	\$7.14	\$4,285.71	\$0.00
Sub-Total	\$5,874.98	\$117.50	\$70,499.77	\$10,584.00
Monthly	Total Expenses	\$19,966.59	YEARLY	\$239,599.13

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
Reroofing	25	\$165,000.00	\$90,127.00	6	\$12,478.83
Painting	10	\$65,000.00	\$47,245.00	6	\$2,959.17
Elevator	20	\$84,000.00	\$32,249.00	13	\$3,980.85
Awning	15	\$15,000.00	\$4,736.00	12	\$855.33
Structural	10	\$75,000.00	\$0.00	10	\$7,500.00
Metal Rails	40	\$103,500.00	\$0.00	30	\$3,450.00
Precast Rail	30	\$18,750.00	\$0.00	20	\$937.50
Walkways	10	\$82,500.00	\$0.00	9	\$9,166.67
Fire Alarm	20	\$60,000.00	\$0.00	15	\$4,000.00
Windows	35	\$300,000.00	\$0.00	21	\$14,285.71
Doors	35	\$165,000.00	\$0.00	25	\$6,600.00
Deferred Maint	15	\$60,000.00	\$0.00	14	\$4,285.71

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$1,198.00

Bldg 12

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2026

INCOME	MONTHLY		APPROVED YEARLY	PREVIOUS YEAR
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Maintenance Fee	\$19,766.67		\$237,200.03	\$178,999.20
Other Inc.	\$0.00		\$0.00	\$0.00
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Total Income	\$19,766.67		\$237,200.03	\$178,999.20
EXPENSES				

Operating Expenses:		Per Unit		
Elevator	\$105.00	\$2.10	\$1,260.00	\$1,080.00
Recreation Common	\$6,022.00	\$120.44	\$72,264.03	\$71,784.00
Water/Sewer	\$2,300.00	\$46.00	\$27,600.00	\$26,179.20
Legal	\$200.00	\$4.00	\$2,400.00	\$2,400.00
Elevator Monitoring	\$53.00	\$1.06	\$636.00	\$408.00
Foreclosure/Bad Debt	\$85.00	\$1.70	\$1,020.00	\$0.00
Parking Patrol	\$0.00	\$0.00	\$0.00	\$384.00
Electric	\$200.00	\$4.00	\$2,400.00	\$2,400.00
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Sub-Total	\$8,965.00	\$179.30	\$107,580.03	\$104,635.20
Repairs/ Maintenance				
Tree trimming	\$250.00	\$5.00	\$3,000.00	\$3,000.00
Landscaping	\$150.00	\$3.00	\$1,800.00	\$2,964.00
Rep/Maint Bldg	\$324.80	\$6.50	\$3,897.60	\$4,057.20
Pool Repair	\$0.00	\$0.00	\$0.00	\$1,356.00
Casual Labor	\$0.00	\$0.00	\$0.00	\$600.00
Irrigation Rep.	\$0.00	\$0.00	\$0.00	\$600.00
Elect/Light Supplies	\$48.00	\$0.96	\$576.00	\$600.00
Electrical Repairs	\$45.00	\$0.90	\$540.00	\$502.80
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Sub-Total	\$817.80	\$16.36	\$9,813.60	\$13,680.00
Taxes & Insurance				
Fed/State/City Fees	\$6.00	\$0.12	\$72.00	\$72.00
Flood Insurance	\$607.00	\$12.14	\$7,284.00	\$6,000.00
Insurance	\$3,469.00	\$69.38	\$41,628.00	\$43,800.00
Bureau Of Condo.	\$17.00	\$0.34	\$204.00	\$204.00
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Sub-Total	\$4,099.00	\$81.98	\$49,188.00	\$50,076.00
Reserves				
Reroofing	\$1,039.90	\$20.80	\$12,478.83	\$4,440.00
Painting	\$250.61	\$5.01	\$3,007.33	\$3,744.00
Elevator	\$337.61	\$6.75	\$4,051.31	\$1,560.00
Awning	\$71.28	\$1.43	\$855.33	\$864.00
Structural	\$625.00	\$12.50	\$7,500.00	\$0.00
Metal Rails	\$287.50	\$5.75	\$3,450.00	\$0.00
Precast Rail	\$78.13	\$1.56	\$937.50	\$0.00
Walkways	\$763.89	\$15.28	\$9,166.67	\$0.00
Fire Alarm	\$333.33	\$6.67	\$4,000.00	\$0.00
Windows	\$1,190.48	\$23.81	\$14,285.71	\$0.00
Doors	\$550.00	\$11.00	\$6,600.00	\$0.00

Deferred Maint	\$357.14	\$7.14	\$4,285.71	\$0.00
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Sub-Total	\$5,884.87	\$48.62	\$70,618.40	\$10,608.00
Monthly	Total Expenses	\$19,766.67	YEARLY	\$237,200.03

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
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Reroofing	25	\$165,000.00	\$90,127.00	6	\$12,478.83
Painting	10	\$65,000.00	\$46,956.00	6	\$3,007.33
Elevator	20	\$84,000.00	\$31,333.00	13	\$4,051.31
Awning	15	\$15,000.00	\$4,736.00	12	\$855.33
Structural	10	\$75,000.00	\$0.00	10	\$7,500.00
Metal Rails	40	\$103,500.00	\$0.00	30	\$3,450.00
Precast Rail	30	\$18,750.00	\$0.00	20	\$937.50
Walkways	10	\$82,500.00	\$0.00	9	\$9,166.67
Fire Alarm	20	\$60,000.00	\$0.00	15	\$4,000.00
Windows	35	\$300,000.00	\$0.00	21	\$14,285.71
Doors	35	\$165,000.00	\$0.00	25	\$6,600.00
Deferred Mair	15	\$60,000.00	\$0.00	14	\$4,285.71

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$1,186.00

Bldg 14

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2026

INCOME	MONTHLY		APPROVED YEARLY	PREVIOUS YEAR
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Maintenance Fee	\$19,866.74		\$238,400.89	\$179,999.40
Other Inc.	\$0.00		\$0.00	\$0.00
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Total Income	\$19,866.74		\$238,400.89	\$179,999.40
EXPENSES				

Operating Expenses:		Per Unit		
Elevator	\$90.00	\$1.80	\$1,080.00	\$1,080.00
Recreation Common	\$6,022.00	\$120.44	\$72,264.03	\$71,784.00
Water/Sewer	\$2,500.00	\$50.00	\$30,000.00	\$26,400.00
Legal	\$161.90	\$3.24	\$1,942.80	\$1,942.80
Elevator Monitoring	\$34.00	\$0.68	\$408.00	\$408.00
Foreclosure/Bad Debt	\$0.00	\$0.00	\$0.00	\$4,200.00
Parking Patrol	\$32.00	\$0.64	\$384.00	\$384.00
Electric	\$200.00	\$4.00	\$2,400.00	\$2,400.00
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Sub-Total	\$9,039.90	\$180.80	\$108,478.83	\$108,598.80
Repairs/ Maintenance				
Tree trimming	\$250.00	\$5.00	\$3,000.00	\$3,600.00
Landscaping	\$150.00	\$3.00	\$1,800.00	\$3,000.00
Rep/Maint Bldg	\$307.45	\$6.15	\$3,689.40	\$3,975.60
Pool Repair	\$0.00	\$0.00	\$0.00	\$1,356.00
Casual Labor	\$0.00	\$0.00	\$0.00	\$600.00
Irrigation Rep.	\$0.00	\$0.00	\$0.00	\$600.00
Elect/Light Supplies	\$48.00	\$0.96	\$576.00	\$600.00
Electrical Repairs	\$45.00	\$0.90	\$540.00	\$561.00
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Sub-Total	\$800.45	\$16.01	\$9,605.40	\$14,292.60
Taxes & Insurance				
Fed/State/City Fees	\$6.00	\$0.12	\$72.00	\$72.00
Flood Insurance	\$607.00	\$12.14	\$7,284.00	\$6,000.00
Insurance	\$3,469.00	\$69.38	\$41,628.00	\$43,800.00
Bureau Of Condo.	\$17.00	\$0.34	\$204.00	\$204.00
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Sub-Total	\$4,099.00	\$81.98	\$49,188.00	\$50,076.00
Reserves				
Reroofing	\$1,035.90	\$20.72	\$12,430.83	\$4,584.00
Painting	\$302.72	\$6.05	\$3,632.67	\$0.00
Elevator	\$332.02	\$6.64	\$3,984.23	\$1,584.00
Awning	\$71.28	\$1.43	\$855.33	\$864.00
Structural	\$625.00	\$12.50	\$7,500.00	\$0.00
Metal Rails	\$287.50	\$5.75	\$3,450.00	\$0.00
Precast Rail	\$78.13	\$1.56	\$937.50	\$0.00
Walkways	\$763.89	\$15.28	\$9,166.67	\$0.00
Fire Alarm	\$333.33	\$6.67	\$4,000.00	\$0.00
Windows	\$1,190.48	\$23.81	\$14,285.71	\$0.00
Doors	\$550.00	\$11.00	\$6,600.00	\$0.00

Deferred Maint	\$357.14	\$7.14	\$4,285.71	\$0.00
Sub-Total	\$5,927.39	\$118.55	\$71,128.66	\$7,032.00

Monthly Total Expenses \$19,866.74 YEARLY \$238,400.89

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
-----	-----	-----	-----	-----	-----
Reroofing	25	\$165,000.00	\$90,415.00	6	\$12,430.83
Painting	10	\$65,000.00	\$43,204.00	6	\$3,632.67
Elevator	20	\$84,000.00	\$32,205.00	13	\$3,984.23
Awning	15	\$15,000.00	\$4,736.00	12	\$855.33
Structural	10	\$75,000.00	\$0.00	10	\$7,500.00
Metal Rails	40	\$103,500.00	\$0.00	30	\$3,450.00
Precast Rail	30	\$18,750.00	\$0.00	20	\$937.50
Walkways	10	\$82,500.00	\$0.00	9	\$9,166.67
Fire Alarm	20	\$60,000.00	\$0.00	15	\$4,000.00
Windows	35	\$300,000.00	\$0.00	21	\$14,285.71
Doors	35	\$165,000.00	\$0.00	25	\$6,600.00
Deferred Maint	15	\$60,000.00	\$0.00	14	\$4,285.71

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$1,192.00