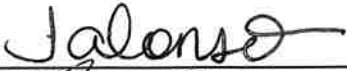


**Courtyards at Deerwood Condo**  
**2026 PROPOSED BUDGET**  
**BASED ON 33 UNITS**  
**JANUARY 1, 2026 TO DECEMBER 31, 2026**

|           | <b><u>INCOME</u></b>                 | <b><u>MONTHLY</u></b> | <b><u>ANNUALLY</u></b> | <b><u>PER CONDO</u></b> |
|-----------|--------------------------------------|-----------------------|------------------------|-------------------------|
| 4020-0000 | ASSESSMENT INCOME                    | \$8,844.00            | \$106,128.00           | \$268.00                |
| 4030-0000 | RESERVE ASSESSMENT                   | \$1,914.00            | \$22,968.00            | \$58.00                 |
|           | <b>TOTAL INCOME</b>                  | <b>\$10,758.00</b>    | <b>\$129,096.00</b>    | <b>\$326.00</b>         |
|           | <b><u>EXPENSES</u></b>               |                       |                        |                         |
| 5001-0000 | MANAGEMENT FEES                      | 750.00                | 9,000.00               | \$22.73                 |
| 5010-0000 | LEGAL AND PROFESSIONAL               | 50.00                 | 600.00                 | \$1.52                  |
| 5020-0000 | ACCOUNTING FEES                      | 50.00                 | 600.00                 | \$1.52                  |
| 5030-0000 | INSURANCE - PROPERTY & LIABILITY     | 7,491.00              | 89,892.00              | \$227.00                |
| 5040-0000 | LICENSES, DADE COUNTY FEES & PERMITS | 35.00                 | 420.00                 | \$1.06                  |
| 5041-0000 | CORPORATE ANNUAL REPORT              | 6.00                  | 72.00                  | \$0.18                  |
| 5045-0000 | FEES PAYABLE TO DIVISION             | 11.00                 | 132.00                 | \$0.33                  |
| 6000-0000 | PEST CONTROL                         | 100.00                | 1,200.00               | \$3.03                  |
| 6009-0000 | GENERAL REPAIRS & MAINTENANCE        | 200.00                | 2,400.00               | \$6.06                  |
| 6013-0000 | ROOF REPAIRS & MAINTENANCE           | 50.00                 | 600.00                 | \$1.52                  |
| 7000-0000 | PRINTING & POSTAGE                   | 101.00                | 1,212.00               | \$3.06                  |
| 8000-0000 | RESERVE TRANSFER                     | 1,914.00              | 22,968.00              | \$58.00                 |
|           | <b>TOTAL EXPENSES</b>                | <b>\$10,758.00</b>    | <b>\$129,096.00</b>    | <b>\$326.00</b>         |

\$10.00 LATE FEE AFTER THE 15th

  
**APPROVED BY**

November 12, 2025

**DATE**

  
**APPROVED BY**

November 12, 2025

**DATE**

## 2026 Courtyards @ Deerwood Condo. Assoc, Inc Reserve Calculations

| CODE | ITEM                | REPLACEMENT<br>COST | FUNDS<br>COLLECTED<br>AS OF 12/25 | FUNDABLE<br>RESERVES<br>(B - C) | LIFE<br>EXPECTANCY | REMAIN<br>LIFE<br>(YRS. /MOS) | COLLECTED<br>AMOUNT<br>(D / F) | MONTHLY<br>AMOUNT<br>(G / 12) |
|------|---------------------|---------------------|-----------------------------------|---------------------------------|--------------------|-------------------------------|--------------------------------|-------------------------------|
| 3030 | ROOFING - 2043      | \$253,440.00        | \$38,016.00                       | \$215,424.00                    | 22                 | 17                            | \$12,672.00                    | \$1,056.00                    |
| 3020 | PAINTING - 2032     | \$57,024.00         | \$0.00                            | \$57,024.00                     | 8                  | 8                             | \$7,128.00                     | \$594.00                      |
| 3037 | BUILDING COMPONENTS | \$28,512.00         | \$3,168.00                        | \$25,344.00                     | 10                 | 8                             | \$3,168.00                     | \$264.00                      |
|      | <b>TOTAL</b>        | \$338,976.00        | \$41,184.00                       |                                 |                    |                               | \$22,968.00                    | \$1,914.00                    |

**MMI RECOMMENDS A RESERVE STUDY FOR REPLACEMENT COSTS**

### MAINTENANCE FEES

| TYPE      | % OF<br>OWNERSHIP | # OF<br>UNITS | PER UNIT<br>MONTHLY<br>RESERVE<br>FEE | PER UNIT<br>MONTHLY<br>MAINTENANCE<br>FEE | PER UNIT<br>MONTHLY<br>TOTAL FEE | PER UNIT<br>ANNUAL<br>FEE |
|-----------|-------------------|---------------|---------------------------------------|-------------------------------------------|----------------------------------|---------------------------|
| All Units | 100.00%           | 33            | \$58.00                               | \$268.00                                  | <b>\$326.00</b>                  | \$3,912.00                |

### ASSESSMENTS + RSV

\$10,758.00

|   |               |                  |                |
|---|---------------|------------------|----------------|
| X | FULL RESERVES | PARTIAL RESERVES | WAIVE RESERVES |
|---|---------------|------------------|----------------|

**Community Coupons / Statements Requisition**  
(PLEASE FILL OUT FORM COMPLETELY)

Date Requested: 11/13/25 From Property Manager: **Laydelin Sanchez**  
To: Albert / Zidra Date Request Received by IT: \_\_\_\_\_  
Association Type: **Condo** Division: **MIA**  
Community Name: **Courtyards at Deerwood Condo** Code: **1414**  
Bill Type: **Coupons** Frequency: **Month** Fiscal Year: **12/31** Due Date: **1st**  
# Units: 33 Closed units as of today: **33** All Units Closed: Yes ☒ No ☐  
Assessment Fee USD\$ \$ 326.00  
Reserves: Full ☐ \*Partial ☐ \*Waive ☐ \*Attach Signed Copy of Minutes  
Budget Period: From: 11/1/26 To: 12/31/26  
Is this a Special Assessment? Yes ☐ No ☒  
Special Assessment Fee USD\$ \_\_\_\_\_  
Special Assessment Period: From: \_\_\_\_\_ To: \_\_\_\_\_  
Late Fee to Appear: **NO LATE FEE**  
Second Late Fee: \_\_\_\_\_  
Late Fee to Appear on Ledger ? YES ☐ NO ☐

**PLEASE ATTACH :**  
**APPROVED BUDGET, BREAKDOWN TO BE CHARGED PER UNIT TYPE IF**  
**APPLICABLE and BUDGET IN EXCEL SPREADSHEET FORMAT.**

Cover letter to go with mailing: YES ☒ NO ☐ Provided by? MMI ☒ MGR ☐  
Budget to go with mailing? Yes ☐ No ☒ 2-Sided Printing? Yes ☐ No ☒  
Date these need to be mailed by: ASAP  
Comments or special instructions: \_\_\_\_\_

**Please confirm that pre-filled information provided in this form is correct.**  
**This form needs to be filled out completely, signed / approved below in order to**  
**process same or it will be returned.**

**NO EXCEPTIONS**

Approved by: \_\_\_\_\_

| COMPUTER DEPARTMENT USE ONLY             |           |
|------------------------------------------|-----------|
| Date charges uploaded: _____             | By: _____ |
| Date Coupons / Statements printed: _____ | By: _____ |