2026 Maintenance Schecule of Fees and Charges			
	Item	***2026 Labor Charge (per each)***	***2026 Materials Charge (per each)***
	Appliances & Accessories	***Labor***	***Materials***
1	Freezer Door Gasket	$21.52	$61.19
2	Hood Fan Assembly	$10.76	$111.20
3	Hood Fan Filter	$10.76	$20.79
4	Oven Door (varying depending on make/size)	$10.76	Varying depending on Make/Size Actual Cost
5	Oven Door Handle	$10.76	$90
6	Range Burner, Electric	$10.76	$ 26.39
7	Range Burner, Gas	$3.59	$51.19
8	Range Elec. Broiler Pan, Replace	$3.59	$ 31.27
9	Range Gas Broiler Pan, Replace	$10.76	$ 33.85
10	Range, Clean	$86.07	Service Only
11	Range Hood, 30", Replace	$43.04	$103.20
12	Range Hood, 36", Replace	$43.04	$111.20
13	Range Hood, 42", Replace	$43.04	$ 132.64
14	Range, Inf. Switch	$3.59	$63.99
15	Range, Knobs	$3.59	$17.59
16	Range, Oven Rack 20"	$3.59	$63.99
17	Range, Oven Rack 30"	$3.59	$63.99
18	Range, Oven Control, Gas	$21.52	$ 67.54
19	Range, Oven Control, Electric	$21.52	$ 58.45
20	Range, Replace Electric 20"	$43.04	$ 505.00
21	Range, Replace Electric/Gas 30"	$43.04	$ 440.00
22	Range, Replace Gas 20"	$43.04	$ 545.00
23	Range, Replace Electric 30"	$43.04	$ 470.00
24	Range, Stove-top Grate	$3.59	$ 35.19
25	Refrigerator, Replace (all sizes)	$21.52	$ 610.00
26	Refrigerator, Clean	$86.07	Service Only
27	Refrigerator, Crisper	$3.59	$83.21
28	Refrigerator, Crisper Cover	$3.59	$ 104.63
29	Refrigerator, Gasket	$43.04	$94.34
30	Refrigerator, Shelf Front	$7.17	$ 75.47
31	Refrigerator, Door Liner	$43.04	$ 36.87
32	Top Burner, Grate/Gas - Replace	$21.74	$ 35.19
	Bath Accessories	***Labor***	***Materials***
33	Medicine Cabinet Shelf	$3.59	$8.32
34	Medicine Cabinet Complete	$21.52	$90.05
35	Toilet Paper Holder, Replace	$10.76	$9.68
36	Toilet Paper Spindle, Replace	$3.59	$2.87
37	Toilet Seat (Elongated)	$10.76	$43.67
38	Toilet Seat (Regular)	$10.76	$23.99
39	Toilet Tank Lid, Replace	$10.76	$52.46
40	Tub/Shower Stopper (Fit-all)	$3.59	$7.15
41	Tub/Shower (Toe-stopper)	$3.59	$16.37
42	Towel Bar, Replace	$10.76	$8.99
43	Tub/Shower Curtain Rod, Replace	$7.17	$19.61
	Carpentry	***Labor***	***Materials***
44	Banister (price per linear foot)	$21.74	$3.59
45	Baseboard 2 3/8 Reversible (per sq/ft)	$21.74	$2.07
46	Breadboard, Replace	$7.17	$ 40.49
47	Bi-fold/Bi-pass Door, Set	$64.55	$ 108.30
48	Cabinet Drawer Track	$21.74	$11.89
49	Cabinet Drawer, Replace	$43.04	$ 38.65
50	Cabinet, Vanity, Replace	$43.04	$ 247.09
51	Closet Bi-pass Floor Guides	$10.76	$ 3.05
52	Closet Pole Center Support Bracket	$10.76	$5.09
53	Closet Pole End Brackets	$10.76	$14.02
54	Door Bumpers, Common Replace	$3.59	$ 2.41
55	Door Casing (per stick) *	$64.77	$ 16.58
56	Door Jamb, Repair	$43.04	$ 67.50
57	Door Viewer, Replace	$7.17	$ 3.99
58	Door, Metal, Replacement*	$156.27	$ 432.00
59	Door, Wood, Interior*	$156.27	$ 139.50

	Item	2026 Labor Charge (per each)	2026 Materials Charge (per each)
	Electrical & Lighting	**Labor**	**Materials**
60	Door, Pocket HC, Replace*	$129.11	$ 64.83
61	Door, Weather Stripping	$21.52	$ 14.68
62	Electric Outlet Cover	$3.59	$0.88
63	Electric Switch Cover	$3.59	$0.88
64	Light Bulb/Appliances	$3.59	$1.57
65	Lamp (Light Bulb, Replace (60 watt)	$3.59	$1.75
66	Light Bulb/2' T-12	$3.59	$6.68
67	Light Bulb/2' T-8	$3.59	$6.83
68	Light Bulb/4' T-12	$3.59	$7.23
69	Light Bulb/4' T-8	$3.59	$7.53
70	Light Bulb/6" Circline	$3.59	$10.39
71	Light Bulb/8" Circline	$3.59	$20.80
72	Light Bulb/12" Circline	$3.59	$24.60
73	Light Bulb, 28 Watt Quad	$3.59	$26.87
74	Light Diffuser, Circline	$3.59	$15.99
75	Light Diffuser, Glass Drum	$3.59	$27.26
76	Light Diffuser, 4 ft.	$3.59	$44.81
77	Light Diffuser, Experior Porch	$3.59	$9.99
78	Light Fixture, 2' or 4' Bulb, Flourescent	$43.04	$72.84
79	Light Fixture, Circline	$21.52	$86.35
80	Light Fixture, Emergency Exit	$43.04	$84.90
81	Exterior Wall Pack (Light Fixture)	$43.04	$210.82
82	Porch Light Shade/Plastic	$3.59	$5.65
83	Porch Light Shade/Glass	$3.59	$26.02
84	Receptacle, Replace: 110 Basic	$21.52	$4.67
85	Receptacle, Replace: GFI	$21.52	$26.98
86	Receptacle, Replace: Appliance	$43.04	$8.29
87	CO/Smoke Detector, Tampering	$54.34	Flat Rate
88	Carbon Dioxide/Smoke Detector	$10.76	$87.88
89	Battery Smoke Detector/CO	$10.76	$78.67
90	Switch, Replace	$10.76	$10.46
91	Splitter/TV	$7.17	$3.75
92	Telephone, Jack Replacement	$10.76	$3.00
	Floor Coverings & Accessories	**Labor**	**Materials**
93	Floor Tile, Replace 12" X 12" (each)	$7.17	$1.76
94	Carpet/Glue Down (or actual cost)	Actual cost	$18.73
95	Carpet w/Pad (actual cost or pro rate)	Actual cost or pro rate	$12.53
96	2 1/2" or 4" Base/per Foot	$7.17	$2.07
	Glazing & Hardware	**Labor**	**Materials**
97	Patio Sliding Door Handle	$0.76	Special Order
98	Patio Sliding Door Latch	$10.76	Special Order
99	Window Board up/Clean-Up (per Task Order pricing)	$43.04	Service Only
100	Window Glass 20" X 20"/single pane	$92.37	$23.70
101	Window Glass 24" X 24"/single pane	$92.37	$31.60
102	Window Glass 24" X 60"/single pane	$92.37	$79.00
103	Window Glass 36" X 36"/single pane	$92.37	$45.52
104	Window Glass 36" X 60"/single pane	$92.37	$91.59
105	Window Glass 50" X 50"/single pane	$92.37	$96.23
106	Window Glass 20" X 20"/dual pane	$124.98	$48.15
107	Window Glass 24" X 24"/dual pane	$124.98	$64.20
108	Window Glass 24" X 60"/dual pane	$124.98	$160.50

	Item	2026 Labor Charge (per each)	2026 Materials Charge (per each)
	Glazing & Hardware	**Labor**	**Materials**
109	Window Glass 36" X 36"/dual pane	$124.98	$101.25
110	Window Glass 36" X 60"/dual pane	$124.98	$168.75
111	Window Glass 50" X 50"/dual pane	$190.18	$195.30
112	Window 20" X 20"/Screen	$21.52	$17.60
113	Window 24" X 24"/Screen	$21.52	$20.72
114	Window 24" X 60"/Screen	$21.52	$34.76
115	Window 36" X 36"/Screen	$21.52	$30.08
116	Window 36" X 60"/Screen	$21.52	$39.44
117	Window 50" X 50"/Screen	$21.52	$41.00
118	Window Lock, Casement	$10.76	Special Order
119	Window Operator, Casement	$21.52	Special Order
	Heating & Air	**Labor**	**Materials**
120	A/C Thermostat	$10.76	$59.84
121	Furnace, Thermostat	$10.76	$48.59
122	Exhaust Fan Cover Metal	$10.76	$89.99
	Locks, Keys & Hardware	**Labor**	**Materials**
123	Eviction Lockout	$43.04	Service Only
124	Combo Lock Repair	$21.52	Service Only
125	Combo Lock Replace	$21.52	$78.69
126	Deadbolt, Replace Smart Lock	$21.52	$42.48
127	Door Lever Knobset (interior)	$10.76	$25.19
128	Door Standard Knobset (exterior)	$10.76	$33.49
129	Drawer Pulls	$10.76	$3.99
130	Gate Hinge	$21.52	$29.11
131	Gate Latch	$10.76	$8.52
132	Garage OH Door Handle	$21.52	$10.99
133	Garage Door, Bolt Lock	$21.52	$22.16
134	Key (Best Replacement)	$10.76	$7.50
135	Key (Unit Replacement)	$10.76	$0.50
136	Key (Unit Replacement/Delivered)	$10.76	$0.50
137	Lock, Install-a-Lock Wrap Around (single)	$21.52	$37.78
138	Lock, Install-a-Lock Wrap Around (combo)	$21.52	$46.17
139	Lock/Key in Knob/Entry	$21.52	$18.99
140	Lock Change (non-damaged lock) +3 Keys	$21.52	$4.00
141	Lockout After Regular Business Hours	Call Locksmith	Locksmith Charge
142	Mailbox Lock Replace	$10.76	$7.10
143	Mechanical Door Chime	$21.52	$29.79
144	Privacy/Passage/Patio Locks, Replace	$10.76	$10.99
145	Store Room/Community Room Locks	$21.52	$76.00
146	Auto Gate Clickers	N/A	$44.00
147	Pedestrian CARD Readers	N/A	$12.00
	Paint & Preparation	**Labor**	**Materials**
148	Paint, Interior/Exterior Door Stain Finish	$43.04	$9.99
149	Paint/Interior/Exterior Door Paint Finish	$43.04	$9.99
	Plumbing	**Labor**	**Materials**
150	Basin Faucet, Replace	$21.52	$98.99
151	Basin Stopper	$3.59	$37.00
152	Basin, Replace	$64.55	$65.24
153	Basin, P-Trap, Replace	$10.76	$34.46
154	Basket Strainer (crumb cup)	$3.59	$11.99
155	Drain Stoppage, Tub/Shower	$43.04	Service Only
156	Drain Stoppage, Sink	$43.04	Service Only
157	Flush Tank (Toilet)	$43.04	$98.10
158	Garbage Disposal Stopper	$3.59	$2.65
159	Garbage Disposal, Replace	$43.04	$99.98
160	Garbage Disposal, Splash Guard	$10.76	$4.51
161	Garbage Disposal, Stoppage	$10.76	$1.89
162	Gas Connector, Replace	$21.52	$22.30
163	Hand Held Shower Head (Wand only)	$10.76	$21.59
164	Hose Bibs, Replace	$21.52	$7.98
165	Kitchen Faucet, Replace	$21.52	$67.49
166	Laundry Faucet, Replace	$21.52	$98.99
167	Lavatory	$129.11	$125.99
168	Toilet Bowl, Std. Only	$43.04	$56.00

	Item	2026 Labor Charge (per each)	2026 Materials Charge (per each)
	Plumbing	**Labor**	**Materials**
169	Toilet Bowl, Elongated	$43.04	$125.10
170	Toilet Bowl, ADA	$43.04	$112.50
171	Toilet Stoppage/Local	$21.52	Service Only
172	Toilet Standard, Replace	$43.04	$149.99
173	Shower Head	$7.17	$17.99
	Window Coverings & Screens	**Labor**	**Materials**
174	Screen Door Closer	$10.76	$17.38
175	Screen Door Grill 36" X 36"	$9.78	$22.99
176	Screen Door Kick Panel	$43.04	$38.99
177	Screen Door Latch	$7.17	$21.84
178	Screen Door/Passage	$43.04	$52.36
179	Screen Door, Storm Door/Replace	$64.55	$159.12
180	Screen Door/Std./Rescreen	$43.04	$50.40
181	Shower Door Kit/Towel Bar	$10.76	$26.87
182	Sliding Screen Door/Rescreen	$10.76	$20.10
183	Patio Door Vertical Blind	$21.52	$55.99
184	Vertical Blind - 0-53"	$10.76	$48.91
185	Vertical Blind - 53-78"	$10.76	$74.70
186	Vertical Blind - 78-104"	$10.76	$91.85
187	Vertical Blind Slats	$10.76	$2.00

Explanation of Charges Not Covered

1) The adjusted rate in this Schedule of Fees and Charges does not reflect the trip charge. A trip charge will apply to all work determined to be resident-caused. All resident requested repairs also receive a trip charge when maintenance staff is denied access into the unit to complete the repairs. Trip charges will be
$15.00 during normal business hours and $23.00 for after-hours and weekends.

2) All charges for repairs performed by vendors will be determined by actual cost.

3) Services not described in this Schedule of Fees & Charges will be charged $39.60/hour during normal business hours and
$41.58/hour for all work completed after hours. Both rates are subject to a trip charge. Parts and materials are charged at the actual cost.

* The charge is for more than one trade.