

Middlebrook Pines 2007 Budget

Income

Assessments	\$ 738,903.00
Late Charges	\$ 13,800.00
Legal Fees & Costs	\$ 3,000.00
Total Income	\$ 755,703.00

Admin and Management

Management Fee	\$ 46,305.00
Postage	\$ 1,100.00
Supplies	\$ 2,500.00
Copying	\$ 500.00
Printing	\$ 2,000.00
Audit/Review/Comp	\$ 3,200.00
Bank Charges	\$ 250.00
Legal Expense	\$ 9,000.00
Insurance Directors/Officers	\$ 1,900.00
Insurance - Fidelity	\$ 2,750.00
Insurance - Flood	\$ 39,500.00
Insurance - GL/Property	\$ 72,200.00
Insurance - Work. Comp.	\$ 800.00
Condo Filing Fee	\$ 1,376.00
Copprorate Filing Fee	\$ 135.00
Pool Permit	\$ 75.00
Telephone	\$ 2,709.00
Income Tax	\$ 3,700.00
Misc.	\$ 500.00
Operating Deficit	\$ -
Total Admin & Mgmt	\$ 190,500.00

Reserves	\$ 173,690.00
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Collections

344 units x \$179.00 x 12 months	\$738,912
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Building Maintenance

Electrical Fixtures	\$ 4,234.00
Exterior Repairs	\$ 14,899.00
Pest Control - Exterior	\$ 6,500.00
Termite Bond	\$ 7,200.00
Trash Removal	\$ 60,100.00
Total Building Maintenance	\$ 92,933.00

Grounds Maintenance Power

Entranceway - Power	\$ 300.00
Irrigation - Power	\$ 100.00
Total Electric Power	\$ 400.00

Irrigation

Irrigation Repair	\$ 46,000.00
Irrigation Contract	\$ 4,500.00
Irrigation Water	\$ 28,000.00
Total Irrigation	\$ 78,500.00

Landscaping

Annuals	\$ 1,200.00
Contract Labor	\$ 96,000.00
Horticultural Program	\$ 22,300.00
Mulch	\$ 31,500.00
Landscape Replacement	\$ 30,000.00
Total Landscape	\$ 181,000.00

Maintenance

Exterior Repairs	\$ 21,900.00
Total Exterior Repairs	\$ 21,900.00

Waterway

Lake Maintenance	\$ 2,100.00
Total Waterway	\$ 2,100.00

Pool/Clubhouse Maintenance

Clubhouse Cleaning	\$ 3,000.00
Clubhouse Supplies	\$ 120.00
Pool Maintenance	\$ 4,560.00
Total Pool/Clubhouse	\$ 7,680.00
Utilities	
Electric - Consolidated	\$ 5,400.00
Water/Swr Consolidated	\$ 1,600.00
Total Utilities	\$ 7,000.00
Total Pool/Clubhouse	\$ 14,680.00

Total of all Maintenance	\$ 391,513.00
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Total Budget	\$ 755,703.00
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