

Middlebrook Pines 2009 Budget

**Income**

Assessments	\$ 978,336.00
Late Charges	\$ 13,800.00
Legal Fees & Costs	\$ 3,000.00
<b>Total Income</b>	<b>\$ 995,136.00</b>

**Admin and Management**

Management Fee	\$ 48,620.00
Postage	\$ 1,100.00
Supplies	\$ 2,500.00
Copying	\$ 500.00
Printing	\$ 1,000.00
Audit/Review/Comp	\$ 6,150.00
Bank Charges	\$ 250.00
Legal Expense	\$ 9,000.00
Insurance D&O/Gen Liability	\$ 18,474.00
Insurance - Fidelity	\$ 1,200.00
Insurance - Flood	\$ 68,800.00
Insurance - Property	\$ 216,092.00
Insurance - Work. Comp.	\$ 800.00
Condo Filing Fee	\$ 1,376.00
Copprorate Filing Fee	\$ 135.00
Pool Permit	\$ 75.00
Telephone	\$ 2,500.00
Income Tax	\$ 10,500.00
Bad Debt Expense	\$ 12,000.00
Misc.	\$ 2,000.00
<b>Total Admin &amp; Mgmt</b>	<b>\$ 403,072.00</b>

<b>Reserves</b>	<b>\$ 212,996.00</b>
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**Collections**

344 units x \$237.00 x 12 months	\$978,336
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**Building Maintenance**

Electrical Fixtures	\$ 6,000.00
Exterior Repairs	\$ 16,000.00
Pest Control - Exterior	\$ 3,000.00
Termite Bond	\$ 7,200.00
Trash Removal	\$ 62,600.00
<b>Total Building Maintenance</b>	<b>\$ 94,800.00</b>

**Grounds Maintenance Power**

Entranceway - Power	\$ 300.00
Irrigation - Power	\$ 100.00
<b>Total Electric Power</b>	<b>\$ 400.00</b>

**Irrigation**

Irrigation Repair	\$ 46,000.00
Irrigation Contract	\$ 4,500.00
Irrigation Water	\$ 40,000.00
<b>Total Irrigation</b>	<b>\$ 90,500.00</b>

**Landscaping**

Annuals	\$ 1,200.00
Contract Labor	\$ 96,000.00
Horticultural Program	\$ 22,300.00
Mulch	\$ 15,000.00
Landscape Replacement	\$ 30,000.00
<b>Total Landscape</b>	<b>\$ 164,500.00</b>

**Maintenance**

Exterior Repairs	\$ 12,028.00
<b>Total Exterior Repairs</b>	<b>\$ 12,028.00</b>

**Waterway**

Lake Maintenance	\$ 2,100.00
<b>Total Waterway</b>	<b>\$ 2,100.00</b>

**Pool/Clubhouse Maintenance**

Clubhouse Cleaning	\$ 3,000.00
Clubhouse Supplies	\$ 120.00
Pool Maintenance	\$ 4,620.00
<b>Total Pool/Clubhouse</b>	<b>\$ 7,740.00</b>

**Utilities**

Electric - Consolidated	\$ 5,400.00
Water/Swr Consolidated	\$ 1,600.00
<b>Total Utilities</b>	<b>\$ 7,000.00</b>
<b>Total Pool/Clubhouse</b>	<b>\$ 14,740.00</b>

<b>Total Operating Budget</b>	<b>\$ 782,140.00</b>
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<b>Total Budget</b>	<b>\$ 995,136.00</b>
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