

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
 PROPOSED OPERATING BUDGET
 JULY 1, 2009 TO JUNE 30, 2010

	ANNUAL BUDGET <u>2008-2009</u>	PROPOSED BUDGET <u>2009-2010</u>
INCOME		
40010 Assessments	\$978,336.	\$ 998,976.
40120 Late Charges	13,800.	23,400.
40190 Administrative Fees	-0-	1,600.
40210 Bank Charges	-0-	550.
40220 Postage	-0-	400.
40125 Legal Fees & Costs	<u>3,000.</u>	<u>17,600.</u>
TOTAL INCOME	\$995,136.	\$1,042,526.
EXPENSES		
ADMIN. & MANAGEMENT		
60040 Management Fee	\$ 48,620.	\$ 48,620.
60050 Postage	1,100.	1,300.
60060 Supplies	2,500.	3,000.
60070 Copying	500.	900.
60080 Printing	1,000.	-0-
60110 Audit/Review/Comp	6,150.	7,500.
60120 Bank Charges	250.	600.
60140 Legal Expense	9,000.	25,800.
60150 Insurance D&O/Gen. Liability	18,474.	18,864.
60160 Insurance - Fidelity	1,200.	1,200.
60170 Insurance - Flood	68,800.	68,800.
60180 Insurance - Property	216,092.	171,420.
60200 Insurance - Work. Comp.	800.	800.
60206 Insurance - Loan Interest Exp.	-0-	3,970.
60210 Condo. Filing Fee	1,376.	1,376.
60220 Corporate Filing Fee	135.	135.
60240 Pool Permit	75.	75.
60260 Telephone	2,500.	3,000.
60290 Income Tax	10,500.	5,600.
60300 Bad Debt Expense	12,000.	59,066.
60310 Operating Deficit	-0-	60,600.
60360 Miscellaneous	2,000.	2,000.
60440 Administrative Fees	<u>-0-</u>	<u>1,600.</u>
TOTAL ADMIN. & MANAGEMENT	\$403,072.	\$ 486,226.
BUILDING MAINTENANCE		
62660 Electrical Fixtures	\$ 6,000.	\$ 6,000.
62700 Exterior Repairs	16,000.	16,000.
62830 Pest Control - Exterior	3,000.	3,000.
62900 Termite Bond	7,200.	7,200.
62990 Trash Removal	<u>62,600.</u>	<u>62,600.</u>
TOTAL BUILDING MAINTENANCE	\$ 94,800.	\$ 94,800.

Middlebrook Pines Condominium Association, Inc.
Proposed Operating Budget
July 1, 2009 to June 30, 2010

	ANNUAL BUDGET <u>2008-2009</u>	PROPOSED BUDGET <u>2009-2010</u>
GROUNDS MAINTENANCE		
ELECTRIC POWER		
65010	Entranceway - Power \$ 300.	\$ 300.
65020	Irrigation - Power <u>100</u>	<u>1,500.</u>
	Total Electric Power \$ 400.	\$ 1,800.
IRRIGATION		
65100	Irrigation Repair \$ 46,000.	\$ 46,000.
65101	Irrigation Contract 4,500.	4,500.
65110	Irrigation Water <u>40,000.</u>	<u>-0-.</u>
	Total Irrigation \$ 90,500.	\$ 50,500.
LANDSCAPING		
65160	Annuals \$ 1,200.	\$ 1,200.
65170	Contract Labor 96,000.	96,000.
65190	Horticultural Program 22,300.	22,300.
65205	Mulch 15,000.	-0-
65280	Landscape Replacement <u>30,000.</u>	<u>\$ 23,202.</u>
	Total Landscape \$164,500.	\$ 142,702.
MAINTENANCE		
65400	Exterior Repairs <u>\$ 12,028.</u>	<u>\$ 21,369.</u>
	Total Maintenance \$ 12,028.	\$ 21,369.
GROUNDS MAINTENANCE		
WATERWAY		
65570	Lake Maintenance <u>\$ 2,100.</u>	<u>\$ 2,100.</u>
	Total Waterway \$ 2,100.	\$ 2,100.
	TOTAL GROUNDS MAINTENANCE \$269,528.	\$ 218,471.

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	ANNUAL BUDGET <u>2008-2009</u>	PROPOSED BUDGET <u>2009-2010</u>
POOL/CLUBHOUSE MAINTENANCE		
67560 Clubhouse Cleaning	\$ 3,000.	\$ 3,000.
67660 Clubhouse Supplies	120.	120.
67795 Pool Maintenance	<u>4,620.</u>	<u>4,620.</u>
Total Pool/Clubhouse	\$ 7,740.	\$ 7,740.
UTILITIES		
68110 Electric - Consolidated	\$ 5,400.	\$ 5,400.
68120 Wtr/Swr - Consolidated	<u>1,600.</u>	<u>1,600.</u>
Total Utilities	\$ 7,000.	\$ 7,000.
TOTAL POOL/CLUBHOUSE	\$ 14,740.	\$ 14,740.
RESERVES		
71005 Pooling Method For Reserves	<u>\$212,996.</u>	<u>\$ 228,289.</u>
TOTAL RESERVES	\$212,996.	\$ 228,289.
TOTAL EXPENSES	\$995,136.	\$1,042,526.
NET EXCESS/(DEFICIT)	\$ -0-	-0-
MONTHLY ASSESSMENT.....	\$237.00	\$ 242.00
PERCENTAGE INCREASE.....	N/A	2.11%

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

2009-2010
RESERVE SCHEDULE

GENERAL RESERVE SCHEDULE

Beginning Year Balance	\$ 945,601.00
Annual Reserve Contribution	228,289.00
Reserve Funds Available	1,173,890.00
Expenditures	
Roofs	582,750.00
Painting	6,960.00
Paving	10,781.00
Building Components	-0-
Swimming Pool Facility	2,387.00
Courts	27,831.00
Clubhouse	2,636.00
Misc. Site Improvements	-0-
Total Expenditures	633,345.00
Earned Interest	14,865.00
Ending Year Balance	\$ 555,410.00