

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
 PROPOSED OPERATING BUDGET
 JULY 1, 2012 TO JUNE 30, 2013

	ANNUAL BUDGET <u>2011-2012</u>	ANNUAL BUDGET <u>2012-2013</u>
INCOME		
40010 Assessments	\$ 998,976.	\$ 998,976.
40020 Rent - Unit 332	9,990.	9,990.
40120 Late Charges	18,300.	18,300.
40125 Legal Fees & Costs	5,200.	5,200.
40190 Administrative Fees	<u>1,900.</u>	<u>1,900.</u>
TOTAL INCOME	\$1,034,366.	\$1,034,366.
EXPENSES		
ADMIN. & MANAGEMENT		
60040 Management Fee	\$ 51,050.	\$ 49,835.
60050 Postage	1,500.	1,500.
60060 Supplies	2,400.	2,400.
60070 Copying	600.	1,000.
60110 Audit/Review/Comp	7,500.	7,500.
60120 Bank Charges	300.	300.
60140 Legal Expense	25,000.	25,000.
60150 Insurance D&O/Gen. Liability	15,400.	15,400.
60160 Insurance - Fidelity	2,300.	2,300.
60180 Insurance - Property	215,000.	165,000.
60200 Insurance - Work. Comp.	800.	800.
60183 Insurance - Assoc. Property	-0-	2,400.
60206 Insurance - Loan Interest Expense	-0-	4,600.
60210 Condo. Filing Fee	1,376.	1,376.
60220 Corporate Filing Fee	135.	135.
60240 Pool Permit	75.	300.
60260 Telephone	2,500.	2,500.
60290 Income Tax	500.	2,100.
60300 Bad Debt Expense	56,500.	50,976.
60360 Miscellaneous	2,000.	2,000.
60440 Administrative Fees	<u>2,000.</u>	<u>2,000.</u>
TOTAL ADMIN. & MANAGEMENT	\$ 386,936.	\$ 339,422.
BUILDING MAINTENANCE		
62660 Electrical Fixtures	\$ 11,900.	\$ 11,900.
62700 Exterior Repairs	13,000.	13,000.
62710 Roof Drains - Clean	N/A	4,500.
62830 Pest Control - Exterior	500.	500.
62900 Termite Bond	18,400.	16,200.
62990 Trash Removal	<u>66,900.</u>	<u>66,900.</u>
TOTAL BUILDING MAINTENANCE	\$ 110,700.	\$ 113,000.

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GROUNDS MAINTENANCE		
ELECTRIC POWER		
65010	\$ 200.	\$ 200.
65020	<u>1,500.</u>	<u>300.</u>
Total Electric Power	\$ 1,700.	\$ 500.
IRRIGATION		
65100	\$ 46,000.	\$ 46,000.
65101	4,500.	4,500.
65110	<u>40,000.</u>	<u>40,000.</u>
Total Irrigation	\$ 90,500.	\$ 90,500.
LANDSCAPING		
65160	\$ 1,200.	\$ 2,500.
65170	96,000.	96,000.
65190	22,300.	22,300.
65205	N/A	31,000.
65280	<u>29,356.</u>	<u>\$ 25,000.</u>
Total Landscape	\$ 148,856.	\$ 176,800.
MAINTENANCE		
65400	<u>\$ 24,200.</u>	<u>\$ 18,911.</u>
Total Maintenance	\$ 24,200.	\$ 18,911.
GROUNDS MAINTENANCE		
WATERWAY		
65570	<u>\$ 2,100.</u>	<u>\$ 2,100.</u>
Total Waterway	\$ 2,100.	\$ 2,100.
TOTAL GROUNDS MAINTENANCE	\$ 267,356.	\$ 288,811.

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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>\$ 254,634.</u>	<u>\$ 278,393.</u>
TOTAL RESERVES	\$ 254,634.	\$ 278,393.
TOTAL EXPENSES	\$ 998,976.	\$1,034,366.
NET EXCESS/(DEFICIT)	\$ -0-	-0-
MONTHLY ASSESSMENT.....	\$ 242.00	\$ 242.00
PERCENTAGE INCREASE.....	N/A	N/A

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2012-2013
RESERVE SCHEDULE

GENERAL RESERVE SCHEDULE

Beginning Year Balance	\$ 439,155.00	-0-
Annual Reserve Contribution	278,393.00	
Reserve Funds Available	\$ 717,548.00	
Expenditures		
Roofs	\$ -0-	
Painting	37,256.00	
Paving	16,728.00	
Building Components	-0-	
Swimming Pool Facility	6,785.00	
Courts	39,334.00	
Clubhouse	3,042.00	
Misc. Site Improvements	44,000.00	
Total Expenditures	147,145.00	
Earned Interest	5,704.00	
Ending Year Balance	\$ 576,107.00	