

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.Proposed Operating Budget
July 1, 2023, to June 30, 2024

Account	Annual 2022-2023	Proposed 2023-2024
INCOME:		
40010 Assessments	1,377,709.00	1,584,455.00
40030 Assessments PY Surplus	40,000.00	51,500.00
40062 Brighthouse Royalty Fee	1,900.00	1,000.00
40120 Late Charges	8,000.00	9,500.00
40125 Legal Fees & Costs	7,500.00	11,200.00
40190 Administrative Fees	1,000.00	1,000.00
40210 Bank Charges	200.00	200.00
40220 Postage	100.00	100.00
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INCOME	1,436,409.00	1,658,955.00
EXPENSES		
ADMINISTRATION		
60040 Management Fee	56,705.00	59,540.00
60050 Postage	2,100.00	2,000.00
60060 Supplies	2,600.00	2,600.00
60070 Copying	850.00	1,000.00
60100 Website	0.00	300.00
60110 Audit	7,650.00	7,550.00
60120 Bank Charges	250.00	250.00
60122 Business Loan Shingles Projec	219,529.00	230,800.00
60123 Bus. Loan Interest Shingle	66,139.00	54,900.00
60140 Legal Expense	15,700.00	15,700.00
60150 Insurance - D&O/GL/POLL	24,847.00	34,851.00
60160 Insurance - Crime	1,863.00	1,887.00
60180 Insurance - Property	167,355.00	259,359.00
60185 Insurance-Umbrella	5,926.00	7,422.00
60200 Insurance - Work Comp	599.00	565.00
60205 Insurance - Loan Cost	524.00	882.00
60206 Insurance - Loan Interest Exp	3,115.00	7,302.00
60210 Condo Filing Fee	1,376.00	1376.00
60220 Corporate Filing Fee	135.00	135.00
60240 Pool Permit	300.00	300.00
60260 Telephone	1,400.00	1400.00
60360 Miscellaneous	1,000.00	2000.00
60440 Administrative Fee-COL	500.00	500.00
60445 Administrative - Notary	400.00	400.00
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ADMINISTRATION	580,863.00	693,019.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	4,000.00	4,000.00
62700 Exterior Repairs	5,000.00	7,000.00
62710 Roof Drains - Clean	4,800.00	4,800.00
62720 Roofs - Clean	21,500.00	21,500.00
62830 Pest Control - Exteriors	14,000.00	14,000.00
62990 Trash Removal	72,000.00	75,000.00
62995 Trash Removal Landscape Company	0.00	1,100.00
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BUILDING MAINTENANCE	121,300.00	127,400.00

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ELECTRIC POWER		
65010 Electric - Entranceway	250.00	300.00
65020 Electric - Irrigation	<u>350.00</u>	<u>500.00</u>
ELECTRIC POWER	600.00	800.00
IRRIGATION		
65100 Irrigation Repair	25,000.00	25,000.00
65101 Irrigation Contract	6,300.00	6,300.00
65110 Irrigation Water	23,000.00	17,000.00
65120 Irrigation Backflow	<u>0.00</u>	<u>600.00</u>
IRRIGATION	54,300.00	48,900.00
LANDSCAPING		
65160 Annuals	2,500.00	2,500.00
65170 Contract Labor	144,270.00	144,270.00
65175 Palm Tree Pruning	0.00	9,350.00
65190 Weed/ Feed/ Pest Program	22,300.00	22,300.00
65205 Mulch	4,500.00	4,500.00
65230 Tree Pruning	10,000.00	20,000.00
65280 Landscape Replacement	53,000.00	75,000.00
65285 Landscape Architect fka Design	<u>14,000.00</u>	<u>7,700.00</u>
LANDSCAPING	250,570.00	285,620.00
EXTERIOR MAINTENANCE		
65400 General Repair	35,000.00	25,000.00
65510 Pavement Cleaning	4,300.00	4,300.00
65570 Lake Maintenance	<u>2,100.00</u>	<u>2,100.00</u>
MAINTENANCE	41,400.00	31,400.00
POOL/CLUBHOUSE MAINT.		
67560 Clubhouse Cleaning	6,760.00	4,500.00
67565 Clubhouse Remote Lock	0.00	500.00
67660 Clubhouse Supplies	500.00	500.00
67795 Pool Maintenance	4,860.00	5,160.00
67815 Pool Furniture	<u>1,500.00</u>	<u>1,500.00</u>
POOL/CLUBHOUSE MAINT.	13,620.00	12,160.00

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Account	Annual 2022-2023	Proposed 2023-2024
UTILITIES		
68110 Electric - Consolidated	3,600.00	3,600.00
68120 Water/Sewer - Consolidated	<u>2,500.00</u>	<u>2,500.00</u>
UTILITIES	6,100.00	6,100.00
RESERVES		
71005 Pooling Reserves	<u>367,656.00</u>	<u>453,556.00</u>
RESERVES	367,656.00	453,556.00
TOTAL EXPENSES	1,436,409.00	1,658,955.00
Current Year Net Income/(loss)	0.00	0.00
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MONTHLY ASSESSMENT	334.00	384.00
PERCENTAGE INCREASE	N/A	14.97%
PERCENTAGE INCR. OPERATING	N/A	12.79%
PROPOSED MONTHLY INCREASE	N/A	50.00
Monthly Assessment 2007-2008	\$195.00	INCREASE
Monthly Assessment 2008-2009	\$237.00	21.52%
Monthly Assessment 2009-2016	\$242.00	0.00%
Monthly Assessment 2016-2017	\$257.00	6.20%
Monthly Assessment 2017-2018	\$275.25	7.10%
Monthly Assessment 2018-2019	\$281.00	2.10%
Monthly Assessment 2019-2020	\$286.00	1.80%
Monthly Assessment 2020-2021	\$297.00	3.85%
Monthly Assessment 2021-2022	\$312.00	5.10%
Monthly Assessment 2022-2023	\$334.00	7.10%
Monthly Assessment 2022-2023	\$384.00	0.00%

Reserve Schedule July 1, 2023 to June 30, 2024

Beginning Year Balance	768,840.00
Annual Reserve Contribution	453,556.00
Reserve Funds Available	<u>1,222,396.00</u>
Expenditures	
Roofs	0.00
Painting	33,050.00
Paving	0.00
Misc. Building Components	352,600.00
Swimming Pool Facility	2,458.00
Courts	12,000.00
Clubhouse	17,142.00
Misc. Site Improvements	14,000.00
Total Expenditures	<u>431,250.00</u>
Earned Interest	23,734.00
Ending Year Balance	<u><u>814,880.00</u></u>