

## Middlebrook Pines Condominium Association, Inc

Operating Budget  
July 1, 2018, to June 30, 2019

Account	Annual 2017-2018	Annual 2018-2019
INCOME:		
40010 Assessments	1,136,232.00	1,162,003.00
40062 Brighthouse Royalty Fee	2,500.00	2,500.00
40120 Late Charges	9,500.00	8,800.00
40125 Legal Fees & Costs	0.00	1400.00
40190 Administrative Fees	<u>1,000.00</u>	<u>1,000.00</u>
INCOME	1,149,232.00	1,175,703.00
EXPENSES		
ADMINISTRATION		
60040 Management Fee	50,832.00	52,357.00
60050 Postage	2,000.00	1,000.00
60060 Supplies	3,600.00	2,075.00
60070 Copying	1,200.00	1,200.00
60110 Audit	7,450.00	7,450.00
60120 Bank Charges	100.00	100.00
60122 Business Loan Shingle Project	N/A	216,056.00
60140 Legal Expense	15,000.00	8,000.00
60150 Insurance - D&O/Gen. Liability	18,900.00	16,000.00
60160 Insurance - Fidelity	2,100.00	2,700.00
60180 Insurance - Property	127,718.00	127,700.00
60185 Insurance- Umbrella	0.00	1,200.00
60200 Insurance - Work Comp	800.00	700.00
60205 Insurance - Loan Cost	250.00	450.00
60206 Insurance - Loan Interest	2,200.00	1,400.00
60210 Condo Filing Fee	1,376.00	1,376.00
60220 Corporate Filing Fee	135.00	135.00
60240 Pool Permit	300.00	300.00
60245 Professional Fees	0.00	38,850.00
60260 Telephone	2,280.00	2,300.00
60360 Miscellaneous	2,000.00	1,000.00
60440 Administrative Fee-COL	1,000.00	500.00
60445 Administrative - Notary	150.00	150.00
ADMINISTRATION	239,391.00	482,999.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	10,500.00	14,000.00
62700 Exterior Repairs	9,000.00	9,000.00
62710 Roof Drains - Clean	4,500.00	4,500.00
62830 Pest Control - Exteriors	1,500.00	1,500.00
62900 Termite Bond	9,117.00	9,100.00
62990 Trash Removal	<u>76,600.00</u>	<u>78,800.00</u>
BUILDING MAINTENANCE	111,217.00	116,900.00

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<b>ELECTRIC POWER</b>		
65010 Electric - Entranceway	200.00	200.00
65020 Electric - Irrigation	<u>300.00</u>	<u>300.00</u>
ELECTRIC POWER	500.00	500.00
<b>IRRIGATION</b>		
65100 Irrigation Repair	64,200.00	69,700.00
65101 Irrigation Contract	4,500.00	4,500.00
65110 Irrigation Water	<u>19,200.00</u>	<u>21,100.00</u>
IRRIGATION	87,900.00	95,300.00
<b>LANDSCAPING</b>		
65160 Annuals	2,500.00	2,500.00
65170 Contract Labor	137,400.00	137,400.00
65175 Palm Tree Pruning	3,000.00	3,000.00
65190 Weed/ Feed/ Pest Program	22,300.00	22,300.00
65205 Mulch	0.00	52,450.00
65230 Tree Pruning	15,000.00	0.00
65280 Landscape Replacement	<u>28,000.00</u>	<u>28,000.00</u>
LANDSCAPING	208,200.00	245,650.00
<b>EXTERIOR MAINTENANCE</b>		
65400 General Repair	25,000.00	25,000.00
65570 Lake Maintenance	<u>2,100.00</u>	<u>2,100.00</u>
MAINTENANCE	27,100.00	27,100.00
<b>POOL/CLUBHOUSE MAINT.</b>		
67560 Clubhouse Cleaning	3,420.00	3,420.00
67660 Clubhouse Supplies	500.00	500.00
67795 Pool Maintenance	4,680.00	4,680.00
POOL/CLUBHOUSE MAINT.	8,600.00	8,600.00
<b>UTILITIES</b>		
68110 Electric - Consolidated	5,400.00	5,400.00
68120 Water/Sewer - Consolidated	<u>1,600.00</u>	<u>1,600.00</u>
UTILITIES	7,000.00	7,000.00
<b>RESERVES</b>		
71005 Pooling Reserves	<u>459,324.00</u>	<u>191,654.00</u>
RESERVES	459,324.00	191,654.00
TOTAL EXPENSES	1,149,232.00	1,175,703.00
Current Year Net Income/(loss)	0.00	0.00
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Account	Annual 2017-2018	Annual 2018-2019
MONTHLY ASSESSMENT	275.25	281.00
PERCENTAGE INCREASE	N/A	2.09%
MONTHLY INCREASE	N/A	5.75
Monthly Assessment 2007-2008 \$195.00 Monthly Assessment 2008-2009 \$237.00 Monthly Assessment 2009-2016 \$242.00 Six Years Monthly Assessment 2016-2017 \$257.00 Monthly Assessment 2017-2018 \$275.25		

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### Reserve Schedule July 1, 2018 to June 30, 2019

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<b>Beginning Year Balance</b>	2,167,241
Annual Reserve Contribution	191,654
Loan Amount	2,150,000
<b>Reserve Funds Available</b>	<u>4,508,895.00</u>
<b>Expenditures</b>	
Roofs	2,588,433
Painting	26,208
Paving	0.00
Misc. Building Components	0.00
Swimming Pool Facility	26,912
Courts	0.00
Clubhouse	10,320
Misc. Site Improvements	10,000
<b>Total Expenditures</b>	<u>2,661,873.00</u>
<b>Earned Interest</b>	<u>9,235</u>
<b>Ending Year Balance</b>	<u><u>\$1,856,257.00</u></u>