

Middlebrook Pines Condominium Association, Inc

Operating Budget
July 1, 2022, to June 30, 2023

| Account | Annual 2021-2022 | Annual 2022-2023 |
|-------------------------------------|-----------------------------|-----------------------------|
| INCOME: | | |
| 40010 Assessments | 1,285,812.00 | 1,377,709.00 |
| 40015 Bankruptcy | 0.00 | 0.00 |
| 40030 Assessments PY Surplus | 30,000.00 | 40,000.00 |
| 40062 Brighthouse Royalty Fee | 1,900.00 | 1,900.00 |
| 40120 Late Charges | 8,000.00 | 8,000.00 |
| 40125 Legal Fees & Costs | 9,600.00 | 7,500.00 |
| 40160 Interest - BB&T Bank | 0.00 | 0.00 |
| 40190 Administrative Fees | 1,000.00 | 1,000.00 |
| 40210 Bank Charges | 0.00 | 200.00 |
| 40220 Postage | 0.00 | 100.00 |
| 40255 Insurance Claim | 0.00 | 0.00 |
| 40280 Miscellaenous | 0.00 | 0.00 |
| 40285 work Orders | 0.00 | 0.00 |
| 40422 Long Term Gain | 0.00 | N/A |
| 40430 Interest | 0.00 | N/A |
| 40440 Interest Tax Exempt | 0.00 | N/A |
| 40500 Allocated Reserve Income | 0.00 | N/A |
| | <hr/> | <hr/> |
| INCOME | 1,336,312.00 | 1,436,409.00 |
| EXPENSES | | |
| ADMINISTRATION | | |
| 60040 Management Fee | 53,404.00 | 56,705.00 |
| 60050 Postage | 1,800.00 | 2,100.00 |
| 60060 Supplies | 2,600.00 | 2,600.00 |
| 60070 Copying | 1,200.00 | 850.00 |
| 60110 Audit | 7,650.00 | 7,650.00 |
| 60120 Bank Charges | 100.00 | 250.00 |
| 60122 Business Loan Shingles Projec | 188,367.00 | 219,529.00 |
| 60123 Bus. Loan Interest Shingle | 97,301.00 | 66,139.00 |
| 60140 Legal Expense | 15,000.00 | 15,700.00 |
| 60150 Insurance - D&O/GL/POLL | 19,200.00 | 24,847.00 |
| 60160 Insurance - Crime | 1,850.00 | 1,863.00 |
| 60180 Insurance - Property | 149,400.00 | 167,355.00 |
| 60185 Insurance-Umbrella | 5,025.00 | 5,926.00 |
| 60200 Insurance - Work Comp | 620.00 | 599.00 |
| 60205 Insurance - Loan Cost | 460.00 | 524.00 |
| 60206 Insurance - Loan Interest Exp | 2,600.00 | 3,115.00 |
| 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 | 1000.00 |
| 60440 Administrative Fee-COL | 500.00 | 500.00 |
| 60445 Administrative - Notary | 150.00 | 400.00 |
| | <hr/> | <hr/> |
| ADMINISTRATION | 551,438.00 | 580,863.00 |

Middlebrook Pines Condominium Association, Inc

Operating Budget
July 1, 2022, to June 30, 2023

| Account | Annual 2021-2022 | Annual 2022-2023 |
|--------------------------------|-----------------------------|-----------------------------|
| BUILDING MAINTENANCE | | |
| 62660 Electrical Fixtures | 1,800.00 | 4,000.00 |
| 62700 Exterior Repairs | 9,000.00 | 5,000.00 |
| 62710 Roof Drains - Clean | 4,800.00 | 4,800.00 |
| 62720 Roofs - Clean | 0.00 | 21,500.00 |
| 62830 Pest Control - Exteriors | 8,000.00 | 14,000.00 |
| 62990 Trash Removal | <u>78,800.00</u> | <u>72,000.00</u> |
| BUILDING MAINTENANCE | 102,400.00 | 121,300.00 |
| ELECTRIC POWER | | |
| 65010 Electric - Entranceway | 200.00 | 250.00 |
| 65020 Electric - Irrigation | <u>300.00</u> | <u>350.00</u> |
| ELECTRIC POWER | 500.00 | 600.00 |
| IRRIGATION | | |
| 65100 Irrigation Repair | 25,000.00 | 25,000.00 |
| 65101 Irrigation Contract | 7,200.00 | 6,300.00 |
| 65110 Irrigation Water | <u>23,000.00</u> | <u>23,000.00</u> |
| IRRIGATION | 55,200.00 | 54,300.00 |
| LANDSCAPING | | |
| 65160 Annuals | 2,500.00 | 2,500.00 |
| 65170 Contract Labor | 137,400.00 | 144,270.00 |
| 65175 Palm Tree Pruning | 7,400.00 | 0.00 |
| 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 | 10,000.00 |
| 65280 Landscape Replacement | 20,000.00 | 50,000.00 |
| 65285 Landscape Design | <u>0.00</u> | <u>17,000.00</u> |
| LANDSCAPING | 204,100.00 | 250,570.00 |
| EXTERIOR MAINTENANCE | | |
| 65400 General Repair | 30,000.00 | 35,000.00 |
| 65510 Pavement Cleaning | 4,300.00 | 4,300.00 |
| 65570 Lake Maintenance | <u>2,100.00</u> | <u>2,100.00</u> |
| MAINTENANCE | 36,400.00 | 41,400.00 |
| POOL/CLUBHOUSE MAINT. | | |
| 67560 Clubhouse Cleaning | 6,760.00 | 6,760.00 |
| 67660 Clubhouse Supplies | 500.00 | 500.00 |
| 67795 Pool Maintenance | 4,860.00 | 4,860.00 |
| 67815 Pool Furniture | <u>1,500.00</u> | <u>1,500.00</u> |
| POOL/CLUBHOUSE MAINT. | 13,620.00 | 13,620.00 |

Middlebrook Pines Condominium Association, Inc

Operating Budget
July 1, 2022, to June 30, 2023

| Account | Annual 2021-2022 | Annual 2022-2023 |
|----------------------------------|---------------------|---------------------|
| UTILITIES | | |
| 68110 Electric - Consolidated | 3,600.00 | 3,600.00 |
| 68120 Water/Sewer - Consolidated | <u>1,400.00</u> | <u>2,500.00</u> |
| UTILITIES | 5,000.00 | 6,100.00 |
| RESERVES | | |
| 71005 Pooling Reserves | <u>367,654.00</u> | <u>367,656.00</u> |
| RESERVES | 367,654.00 | 367,656.00 |
| TOTAL EXPENSES | 1,336,312.00 | 1,436,409.00 |
| Current Year Net Income/(loss) | 0.00 | 0.00 |
| | ===== | ===== |
| MONTHLY ASSESSMENT | 312.00 | 334.00 |
| PERCENTAGE INCREASE | N/A | 7.05% |
| MONTHLY INCREASE | N/A | 22.00 |
| | <u>Monthly</u> | <u>%Increase</u> |
| Monthly Assessment 2017-2018 | \$275.25 | |
| Monthly Assessment 2018-2019 | \$281.00 | 2.09% |
| Monthly Assessment 2019-2020 | \$286.00 | 1.78% |
| Monthly Assessment 2020-2021 | \$297.00 | 3.85% |
| Monthly Assessment 2021-2022 | \$312.00 | 5.05% |
| Monthly Assessment 2022-2023 | \$334.00 | 7.05% |

Reserve Schedule July 1, 2022 to June 30, 2023

| | |
|--------------------------------|--------------|
| Beginning Year Balance | 1,432,364.00 |
| Annual Reserve Contribution | 367,656.00 |
| Reserve Funds Available | 1,800,020.00 |
| Expenditures | |
| Roofs | 0.00 |
| Painting | 233,520.00 |
| Paving | 0.00 |
| Misc. Building Components | 282,448.00 |
| Swimming Pool Facility | 2,352.00 |
| Courts | 0.00 |
| Clubhouse | 0.00 |
| Misc. Site Improvements | 0.00 |
| Total Expenditures | 518,320.00 |
| Earned Interest | 6,409.00 |
| Ending Year Balance | 1,288,109.00 |