

## MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

PROPOSED OPERATING BUDGET  
JULY 1, 2015 TO JUNE 30, 2016

	ANNUAL BUDGET <u>2014-2015</u>	PROPOSED BUDGET <u>2015-2016</u>
<b>INCOME</b>		
40010 Assessments	\$ 998,976.	\$ 998,976.
40022 Rent - Unit 702	10,260.	-0-
40061 Shakertown Settlement	12,000.	12,000.
40062 Brighthouse Royalty	3,400.	3,000.
40120 Late Charges	6,700.	6,700.
40190 Administrative Fees	<u>700.</u>	<u>1,700.</u>
<b>TOTAL INCOME</b>	\$1,032,036.	\$1,022,376.
<b>EXPENSES</b>		
<b>ADMIN. &amp; MANAGEMENT</b>		
60040 Management Fee	\$ 50,832.	\$ 50,832.
60050 Postage	1,000.	1,000.
60060 Supplies	2,800.	2,800.
60070 Copying	1,000.	1,000.
60110 Audit/Review/Comp	7,250.	7,250.
60120 Bank Charges	300.	300.
60140 Legal Expense	10,000.	10,000.
60150 Insurance D&O/Gen. Liability	17,000.	17,000.
60160 Insurance - Fidelity	2,300.	2,600.
60180 Insurance - Property	165,000.	166,000.
60183 Insurance - Assoc. Property	3,200.	800.
60200 Insurance - Work. Comp.	800.	800.
60206 Insurance - Loan Interest	5,390.	4,210.
60210 Condo. Filing Fee	1,376.	1,376.
60220 Corporate Filing Fee	135.	135.
60240 Pool Permit	300.	300.
60260 Telephone	2,220.	2,160.
60360 Miscellaneous	2,000.	2,000.
60440 Administrative Fees	<u>2,000.</u>	<u>1,700.</u>
<b>TOTAL ADMIN. &amp; MANAGEMENT</b>	\$ 274,903.	\$ 272,263.
<b>BUILDING MAINTENANCE</b>		
62660 Electrical Fixtures	\$ 15,900.	\$ 15,900.
62700 Exterior Repairs	15,000.	5,000.
62710 Roof Drains - Clean	4,500.	4,500.
62830 Pest Control - Exterior	1,500.	1,500.
62900 Termite Bond	8,700.	9,065.
62990 Trash Removal	73,600.	76,600.
63715 Shingle Repair	<u>12,000.</u>	<u>12,000.</u>
<b>TOTAL BUILDING MAINTENANCE</b>	\$ 131,200.	\$ 124,565.

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	ANNUAL BUDGET <u>2014-2015</u>	PROPOSED BUDGET <u>2015-2016</u>
GROUNDS MAINTENANCE		
ELECTRIC POWER		
65010	\$ 200.	\$ 200.
65020	300.	300.
	<u>500.</u>	<u>500.</u>
Total Electric Power		
	\$ 500.	\$ 500.
IRRIGATION		
65100	\$ 52,500.	\$ 55,125.
65101	4,500.	4,500.
65110	59,000.	59,000.
	<u>116,000.</u>	<u>118,625.</u>
Total Irrigation		
	\$ 116,000.	\$ 118,625.
LANDSCAPING		
65160	\$ 2,500.	\$ 2,500.
65170	91,200.	91,200.
65190	22,300.	22,300.
65205	-0-	-0-
65230	-0-	-0-
65280	36,700.	24,000.
	<u>152,700.</u>	<u>140,000.</u>
Total Landscape		
	\$ 152,700.	\$ 140,000.
MAINTENANCE		
65400	\$ 27,638.	\$ 8,025.
	<u>27,638.</u>	<u>8,025.</u>
Total Maintenance		
	\$ 27,638.	8,025.
GROUNDS MAINTENANCE		
WATERWAY		
65570	\$ 2,100.	\$ 2,100.
	<u>2,100.</u>	<u>2,100.</u>
Total Waterway		
	\$ 2,100.	\$ 2,100.
TOTAL GROUNDS MAINTENANCE		
	\$ 298,938.	\$ 269,250.

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	ANNUAL BUDGET <u>2014-2015</u>	PROPOSED BUDGET <u>2015-2016</u>
<b>POOL/CLUBHOUSE MAINTENANCE</b>		
67560 Clubhouse Cleaning	\$ 3,000.	\$ 3,420.
67660 Clubhouse Supplies	120.	500.
67795 Pool Maintenance	<u>4,620.</u>	<u>4,680.</u>
Total Pool/Clubhouse	\$ 7,740.	\$ 8,600.
<b>UTILITIES</b>		
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.	\$ 15,600.
<b>RESERVES</b>		
71005 Pooling Method For Reserves	<u>\$ 312,255.</u>	<u>\$ 340,698.</u>
TOTAL RESERVES	\$ 312,255.	\$ 340,698.
<b>TOTAL EXPENSES</b>	\$1,032,036.	\$1,022,376.
<b>NET EXCESS/(DEFICIT)</b>	\$ -0-	-0-
<b>MONTHLY ASSESSMENT</b> .....	\$ 242.00	\$ 242.00
<b>PERCENTAGE INCREASE</b> .....	N/A	N/A

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2015-2016  
RESERVE SCHEDULE

GENERAL RESERVE SCHEDULE

Beginning Year Balance	\$1,037,620.00
Annual Reserve Contribution	340,698.00
Reserve Funds Available	\$1,378,318.00
Expenditures	
Roofs	\$ -0-
Painting	41,788.00
Paving	115,342.00
Building Components	-0-
Swimming Pool Facility	7,929.00
Courts	40,243.00
Clubhouse	-0-
Misc. Site Improvements	2,900.00
Total Expenditures	208,202.00
Earned Interest	5,851.00
Ending Year Balance	\$1,175,967.00