

Middlebrook Pines Condominium Association, Inc

Proposed Operating Budget
July 1, 2019, to June 30, 2020

Account	Annual 2018-2019	Proposed 2019-2020
INCOME:		
40010 Assessments	1,162,003.00	1,180,737.00
40030 Assessments-PY Surplus	0.00	50,000.00
40062 Brighthouse Royalty Fee	2,500.00	2,500.00
40120 Late Charges	8,800.00	8,000.00
40125 Legal Fees & Costs	1400.00	1400.00
40190 Administrative Fees	<u>1,000.00</u>	<u>1,000.00</u>
INCOME	1,175,703.00	1,243,637.00
EXPENSES		
ADMINISTRATION		
60040 Management Fee	52,357.00	52,357.00
60050 Postage	1,000.00	1,000.00
60060 Supplies	2,075.00	3,600.00
60070 Copying	1,200.00	1,200.00
60110 Audit	7,450.00	7,550.00
60120 Bank Charges	100.00	100.00
60122 Business Loan Shingle Project	216,056.00	188,367.00
60123 Business Loan Interest Shingle	0.00	97,301.00
60140 Legal Expense	8,000.00	9,000.00
60150 Insurance - D&O/Gen. Liability	16,000.00	17,900.00
60160 Insurance - Fidelity	2,700.00	1,850.00
60180 Insurance - Property	127,700.00	127,800.00
60185 Insurance- Umbrella	1,200.00	4,900.00
60200 Insurance - Work Comp	700.00	650.00
60205 Insurance - Loan Cost	450.00	400.00
60206 Insurance - Loan Interest	1,400.00	2,350.00
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	38,850.00	0.00
60260 Telephone	2,300.00	2,300.00
60360 Miscellaneous	1,000.00	1,000.00
60440 Administrative Fee-COL	500.00	500.00
60445 Administrative - Notary	<u>150.00</u>	<u>150.00</u>
ADMINISTRATION	482,999.00	522,086.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	14,000.00	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	9,100.00	10,100.00
62990 Trash Removal	<u>78,800.00</u>	<u>78,800.00</u>
BUILDING MAINTENANCE	116,900.00	117,900.00

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ELECTRIC POWER		
65010 Electric - Entranceway	200.00	200.00
65020 Electric - Irrigation	<u>300.00</u>	<u>300.00</u>
ELECTRIC POWER	500.00	500.00
IRRIGATION		
65100 Irrigation Repair	69,700.00	49,800.00
65101 Irrigation Contract	4,500.00	6,000.00
65110 Irrigation Water	<u>21,100.00</u>	<u>21,100.00</u>
IRRIGATION	95,300.00	76,900.00
LANDSCAPING		
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
65205 Mulch	52,450.00	0.00
65190 Weed/ Feed/ Pest Program	22,300.00	22,300.00
65280 Landscape Replacement	<u>28,000.00</u>	<u>28,000.00</u>
LANDSCAPING	245,650.00	193,200.00
EXTERIOR MAINTENANCE		
65400 General Repair	25,000.00	45,000.00
65570 Lake Maintenance	<u>2,100.00</u>	<u>2,100.00</u>
MAINTENANCE	27,100.00	47,100.00
POOL/CLUBHOUSE MAINT.		
67560 Clubhouse Cleaning	3,420.00	3,420.00
67660 Clubhouse Supplies	500.00	500.00
67795 Pool Maintenance	4,680.00	4,800.00
POOL/CLUBHOUSE MAINT.	8,600.00	8,720.00
UTILITIES		
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
RESERVES		
71005 Pooling Reserves	<u>191,654.00</u>	<u>270,231.00</u>
RESERVES	191,654.00	270,231.00
TOTAL EXPENSES	1,175,703.00	1,243,637.00
Current Year Net Income/(loss)	0.00	0.00
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MONTHLY ASSESSMENT	281.00	286.00
PERCENTAGE INCREASE	N/A	1.78%
PROPOSED MONTHLY INCREASE	N/A	5.00
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	
Monthly Assessment 2018-2019	\$281.00	
Monthly Assessment 2019-2020	\$286.00	

Reserve Schedule July 1, 2019 to June 30, 2020

Beginning Year Balance	1,293,718
Annual Reserve Contribution	<u>270,231</u>
Reserve Funds Available	1,563,949.00
Expenditures	
Roofs	0.00
Painting	205,644
Paving	153,254
Misc. Building Components	206,790
Swimming Pool Facility	0.00
Courts	0.00
Clubhouse	0.00
Misc. Site Improvements	<u>0.00</u>
Total Expenditures	565,688.00
Earned Interest	<u>14,974.00</u>
Ending Year Balance	<u>\$1,013,235.00</u>