

Middlebrook Pines Condominium
 Balance Sheet
 As of 06/30/23

		ASSETS	
CASH			
10120-000	Truist Bank-Operating	\$	110,773.37
10300-000	Petty Cash		100.00
10420-000	Edward Jones Cash		113,559.03
10430-000	Edward Jones Investments		614,030.50
	CASH	\$	838,462.90
ACCOUNTS RECEIVABLE			
12100-000	A/R - Assessment	\$	15,536.41
12200-000	Allowance/Dbtful Account		(26,099.88)
12400-000	A/R - Interest		1,475.00
12500-000	Legal Fees		17,684.40
12510-000	A/R - Owner Workorder		750.00
12520-000	A/R - Miscellaneous		72.00
12522-000	Postage		51.26
12525-000	A/R - Administrative		250.00
	ACCOUNTS RECEIVABLE	\$	9,719.19
TOTAL CURRENT ASSESTS			\$ 848,182.09
OTHER			
PREPAID EXPENSES			
16105-000	D&O 05/15/23-5/15/24	\$	3,157.18
16110-000	GL/PKG/POLL 05/15/22-05/15/23		25,885.78
16200-000	Crime 05/15/23-05/15/24		1,572.50
16300-000	Property 05/15/23-05/15/24		216,132.50
16500-000	Work Comp 05/15/23-05/15/24		470.84
16600-000	Umbrella 05/15/23-05/15/24		7,421.76
	PREPAID EXPENSES	\$	254,640.56
DEPOSITS			
18010-000	Utility Deposit	\$	17,592.80
	DEPOSITS	\$	17,592.80
TOTAL OTHER			\$ 272,233.36
TOTAL ASSESTS			\$ 1,120,415.45

Middlebrook Pines Condominium
Balance Sheet
As of 06/30/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

20020-000	Prepaid Owner Assessments	\$	51,883.07	
20024-000	First Insurance Funding		234,222.39	
20012-100	BB&T Business Loan		589,272.66	
20013-100	BB&T Business Loan Pass Thru		814,862.46	
	CURRENT LIABILITIES			\$ 1,690,240.58

LONG TERM LIABILITIES

RESERVES

20505-000	Pooling Reserves	\$	1,985,740.38	
20990-000	Reserve - Interest		29,107.22	
21040-000	Spent - Paving		(270,957.32)	
21240-000	Spent - Paint		(61,200.00)	
21290-000	Spent - Swimming Pool Facility		(9,645.39)	
21300-000	Spent - Bldg Component		(823,830.14)	
21370-000	Spent - Fence		(8,112.00)	
	RESERVES			\$ 841,102.75

EQUITY

30030-000	Fund Balance	\$	(1,345,776.43)	
30034-000	Realized Gain (Loss)		(19,036.10)	
30035-000	Unrealized Gain (Loss)		(99,588.56)	
	CURRENT YEAR NET INCOME/(LOSS)		53,473.21	
	EQUITY			\$ (1,410,927.88)

TOTAL LIABILITIES & EQUITY

\$ 1,120,415.45
=====

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/23 to 06/30/23

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
40010-000 Assessments	114,896.00	114,809.12	86.88	1,378,752.00	1,377,709.00	1,043.00	1,377,709.00
40030-000 Assessments PY Surplus	3,333.33	3,333.37	(.04)	40,000.00	40,000.00	.00	40,000.00
40062-000 Brighthouse Royalty Fee	.00	158.37	(158.37)	1,092.21	1,900.00	(807.79)	1,900.00
40120-000 Late Charges	625.00	666.74	(41.74)	9,012.77	8,000.00	1,012.77	8,000.00
40125-000 Legal Fees & Costs	475.00	625.00	(150.00)	14,300.89	7,500.00	6,800.89	7,500.00
40160-000 Interest - Truist Bank	1.12	.00	1.12	16.82	.00	16.82	.00
40165-000 Utility Interest Paid	.00	.00	.00	224.03	.00	224.03	.00
40190-000 Administrative Fees	.00	83.37	(83.37)	450.00	1,000.00	(550.00)	1,000.00
40210-000 Bank Charges	12.00	16.74	(4.74)	228.00	200.00	28.00	200.00
40220-000 Postage	.00	8.37	(8.37)	104.04	100.00	4.04	100.00
40280-000 Miscellaneous	.00	.00	.00	2,808.02	.00	2,808.02	.00
40285-000 Owner Work Orders	.00	.00	.00	1,325.00	.00	1,325.00	.00
40320-000 Pool FOB	.00	.00	.00	50.00	.00	50.00	.00
40421-000 Short Term (Loss)	.00	.00	.00	(278.64)	.00	(278.64)	.00
40422-000 Long Term Gain	.00	.00	.00	199.00	.00	199.00	.00
40423-000 Long Term (Loss)	.00	.00	.00	(18,757.46)	.00	(18,757.46)	.00
40425-000 Net Capital Gains	.00	.00	.00	18,837.10	.00	18,837.10	.00
40430-000 Interest	1,908.71	.00	1,908.71	26,997.22	.00	26,997.22	.00
40440-000 Interest Tax Exempt	.00	.00	.00	1,750.00	.00	1,750.00	.00
40490-000 Unrealized Gain/(Loss)	1,415.00	.00	1,415.00	(4,843.91)	.00	(4,843.91)	.00
40495-000 Unrl. Gain/Loss Pass Thru	(1,415.00)	.00	(1,415.00)	4,843.91	.00	4,843.91	.00
40500-000 Allocated Reserve Income	(1,908.71)	.00	(1,908.71)	(29,107.22)	.00	(29,107.22)	.00
INCOME	119,342.45	119,701.08	(358.63)	1,448,003.78	1,436,409.00	11,594.78	1,436,409.00
EXPENSES							
ADMINISTRATION							
60040-000 Management Fee	4,725.41	4,725.49	.08	56,704.92	56,705.00	.08	56,705.00
60050-000 Postage	320.45	175.00	(145.45)	2,102.90	2,100.00	(2.90)	2,100.00
60060-000 Supplies	197.43	216.74	19.31	1,832.99	2,600.00	767.01	2,600.00
60070-000 Copying	245.90	70.87	(175.03)	1,207.80	850.00	(357.80)	850.00
60100-000 Dues & Subscriptions	.00	.00	.00	1,198.75	.00	(1,198.75)	.00
60110-000 Audit	.00	637.50	637.50	.00	7,650.00	7,650.00	7,650.00
60120-000 Bank Charges	12.00	20.87	8.87	321.00	250.00	(71.00)	250.00
60122-000 Business Loan Shingles Projec	18,625.10	18,294.12	(330.98)	219,528.92	219,529.00	.08	219,529.00
60123-000 Bus. Loan Interest Shingle	5,180.58	5,511.62	331.04	66,139.24	66,139.00	(.24)	66,139.00
60140-000 Legal Expense	575.00	1,308.37	733.37	14,495.30	15,700.00	1,204.70	15,700.00
60150-000 Insurance - D&O/GL/POLL	2,904.28	2,070.62	(833.66)	27,683.91	24,847.00	(2,836.91)	24,847.00
60160-000 Insurance - Crime	157.25	155.25	(2.00)	1,866.97	1,863.00	(3.97)	1,863.00
60180-000 Insurance - Property	21,613.25	13,946.25	(7,667.00)	194,744.00	167,355.00	(27,389.00)	167,355.00
60185-000 Insurance-Umbrella	.00	493.87	493.87	4,938.50	5,926.00	987.50	5,926.00
60200-000 Insurance - Work Comp	47.08	49.99	2.91	593.34	599.00	5.66	599.00
60205-000 Insurance - Loan Cost	.00	43.74	43.74	882.35	524.00	(358.35)	524.00
60206-000 Insurance - Loan Interest Exp	.00	259.62	259.62	7,302.25	3,115.00	(4,187.25)	3,115.00
60210-000 Condo Filing Fee	.00	114.74	114.74	2,133.00	1,376.00	(757.00)	1,376.00
60220-000 Corporate Filing Fee	.00	11.25	11.25	.00	135.00	135.00	135.00
60240-000 Pool Permit	.00	25.00	25.00	335.00	300.00	(35.00)	300.00
60245-000 Professional Fee	.00	.00	.00	(5,975.00)	.00	5,975.00	.00
60260-000 Telephone	113.08	116.74	3.66	1,362.78	1,400.00	37.22	1,400.00
60330-000 Bad Debt Expense	.00	.00	.00	5,755.90	.00	(5,755.90)	.00
60360-000 Miscellaneous	65.82	83.37	17.55	2,796.75	1,000.00	(1,796.75)	1,000.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/23 to 06/30/23

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60440-000 Administrative Fee-COL	.00	41.74	41.74	400.00	500.00	100.00	500.00
60445-000 Administrative - Notary	40.00	33.37	(6.63)	370.00	400.00	30.00	400.00
ADMINISTRATION	54,822.63	48,406.13	(6,416.50)	608,721.57	580,863.00	(27,858.57)	580,863.00

Middlebrook Pines Condominium
Income/Expense Statement
 Period: 06/01/23 to 06/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
BUILDING MAINTENANCE							
62660-000 Electrical Fixtures	42.00	333.37	291.37	12,589.94	4,000.00	(8,589.94)	4,000.00
62700-000 Exterior Repairs	486.23	416.74	(69.49)	11,231.01	5,000.00	(6,231.01)	5,000.00
62710-000 Roof Drains - Clean	.00	400.00	400.00	3,200.00	4,800.00	1,600.00	4,800.00
62720-000 Roofs - Clean	.00	1,791.74	1,791.74	250.00	21,500.00	21,250.00	21,500.00
62830-000 Pest Control - Exteriors	.00	1,166.74	1,166.74	14,169.00	14,000.00	(169.00)	14,000.00
62990-000 Trash Removal	6,964.43	6,000.00	(964.43)	73,835.90	72,000.00	(1,835.90)	72,000.00
62995-000 Trash Removal Landscaper	160.00	.00	(160.00)	1,075.00	.00	(1,075.00)	.00
BUILDING MAINTENANCE	7,652.66	10,108.59	2,455.93	116,350.85	121,300.00	4,949.15	121,300.00
ELECTRIC POWER							
65010-000 Electric - Entranceway	22.85	20.87	(1.98)	274.54	250.00	(24.54)	250.00
65020-000 Electric - Irrigation	42.18	29.24	(12.94)	506.16	350.00	(156.16)	350.00
ELECTRIC POWER	65.03	50.11	(14.92)	780.70	600.00	(180.70)	600.00
IRRIGATION							
65100-000 Irrigation Repair	543.12	2,083.37	1,540.25	7,219.35	25,000.00	17,780.65	25,000.00
65101-000 Irrigation Contract	525.00	525.00	.00	5,775.00	6,300.00	525.00	6,300.00
65110-000 Irrigation Water	1,016.47	1,916.74	900.27	10,968.79	23,000.00	12,031.21	23,000.00
65120-000 Irrigation Backflow	.00	.00	.00	485.00	.00	(485.00)	.00
65130-000 Irrigation - Landscape Projec	452.07	.00	(452.07)	452.07	.00	(452.07)	.00
IRRIGATION	2,536.66	4,525.11	1,988.45	24,900.21	54,300.00	29,399.79	54,300.00
LANDSCAPING							
65160-000 Annuals	647.50	208.37	(439.13)	1,332.50	2,500.00	1,167.50	2,500.00
65170-000 Contract Labor	12,060.00	12,022.50	(37.50)	144,110.00	144,270.00	160.00	144,270.00
65190-000 Weed/ Feed/ Pest Program	.00	1,858.37	1,858.37	15,535.74	22,300.00	6,764.26	22,300.00
65205-000 Mulch	.00	375.00	375.00	.00	4,500.00	4,500.00	4,500.00
65230-000 Tree Pruning	375.00	833.37	458.37	13,765.00	10,000.00	(3,765.00)	10,000.00
65240-000 Hurricane	.00	.00	.00	5,274.50	.00	(5,274.50)	.00
65280-000 Landscape Replacement	.00	4,166.74	4,166.74	3,045.00	50,000.00	46,955.00	50,000.00
65285-000 Landscape Design	.00	1,416.74	1,416.74	17,114.12	17,000.00	(114.12)	17,000.00
LANDSCAPING	13,082.50	20,881.09	7,798.59	200,176.86	250,570.00	50,393.14	250,570.00
MAINTENANCE							
65400-000 General Repair	24,563.62	2,916.74	(21,646.88)	49,624.70	35,000.00	(14,624.70)	35,000.00
65510-000 Pavement Cleaning	.00	358.37	358.37	4,600.00	4,300.00	(300.00)	4,300.00
65570-000 Lake Maintenance	175.00	175.00	.00	2,100.00	2,100.00	.00	2,100.00
MAINTENANCE	24,738.62	3,450.11	(21,288.51)	56,324.70	41,400.00	(14,924.70)	41,400.00
POOL/CLUBHOUSE MAINT.							
67560-000 Clubhouse Cleaning	377.01	563.37	186.36	4,247.01	6,760.00	2,512.99	6,760.00
67565-000 Clubhouse Remote Lock	.00	.00	.00	269.64	.00	(269.64)	.00
67660-000 Clubhouse Supplies	.00	41.74	41.74	85.58	500.00	414.42	500.00
67795-000 Pool Maintenance	430.00	405.00	(25.00)	4,700.00	4,860.00	160.00	4,860.00
67800-000 Pool Equipment Repair	.00	.00	.00	120.00	.00	(120.00)	.00
67815-000 Pool Furniture	21.00	125.00	104.00	1,612.00	1,500.00	(112.00)	1,500.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/23 to 06/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
POOL/CLUBHOUSE MAINT.	828.01	1,135.11	307.10	11,034.23	13,620.00	2,585.77	13,620.00
UTILITIES							
68110-000 Electric - Consolidated	469.92	300.00	(169.92)	5,088.97	3,600.00	(1,488.97)	3,600.00
68120-000 Water/Sewer - Consolidated	193.76	208.37	14.61	3,496.48	2,500.00	(996.48)	2,500.00
UTILITIES	663.68	508.37	(155.31)	8,585.45	6,100.00	(2,485.45)	6,100.00
RESERVES							
71005-000 Pooling Reserves	30,638.00	37,796.37	7,158.37	367,656.00	453,556.00	85,900.00	453,556.00
RESERVES	30,638.00	37,796.37	7,158.37	367,656.00	453,556.00	85,900.00	453,556.00
TOTAL EXPENSES	135,027.79	126,860.99	(8,166.80)	1,394,530.57	1,522,309.00	127,778.43	1,522,309.00
CURRENT YEAR NET INCOME/(LOSS)	(15,685.34)	(7,159.91)	(8,525.43)	53,473.21	(85,900.00)	139,373.21	(85,900.00)
=====							