

**Middlebrook Pines Condominium Association, Inc**Proposed Operating Budget  
July 1, 2020, to June 30, 2021

<b>Account</b>	<b>Annual 2019-2020</b>	<b>Proposed 2020-2021</b>
<b>INCOME:</b>		
40010 Assessments	1,180,737.00	1,225,949.00
40030 Assessments-PY Surplus	50,000.00	40,000.00
40062 Brighthouse Royalty Fee	2,500.00	2,500.00
40120 Late Charges	8,000.00	8,000.00
40125 Legal Fees & Costs	1400.00	1400.00
40160 Interest - BB&T Bank	0.00	0.00
40190 Administrative Fees	1,000.00	1,000.00
40210 Bank Charges	0.00	0.00
40220 Postage	0.00	0.00
40280 Miscellaneous	0.00	0.00
40400 Dividends	N/A	N/A
40420 Short Term Gain	N/A	N/A
40421 Short Term (Loss)	N/A	N/A
40422 Long Term Gain	N/A	N/A
40423 Long Term (Loss)	N/A	N/A
40430 Interest	N/A	N/A
40440 Interest Tax Exempt	N/A	
40450 Accrued Interest	N/A	N/A
40500 Allocated Reserve Income	N/A	N/A
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INCOME	1,243,637.00	1,278,849.00
<b>EXPENSES</b>		
<b>ADMINISTRATION</b>		
60040 Management Fee	52,357.00	53,404.00
60050 Postage	1,000.00	1,800.00
60060 Supplies	3,600.00	3,600.00
60070 Copying	1,200.00	1,200.00
60110 Audit	7,550.00	7,550.00
60120 Bank Charges	100.00	100.00
60122 Business Loan Shingle Project	188,367.00	188,367.00
60123 Business Loan Interest Shingle	97,301.00	97,301.00
60140 Legal Expense	9,000.00	8,000.00
60150 Insurance - D&O/Gen. Liability	17,900.00	20,300.00
60160 Insurance - Fidelity	1,850.00	1,850.00
60180 Insurance - Property	127,800.00	142,000.00
60185 Insurance- Umbrella	4,900.00	4,900.00
60200 Insurance - Work Comp	650.00	650.00
60205 Insurance - Loan Cost	400.00	400.00
60206 Insurance - Loan Interest	2,350.00	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	0.00	0.00
60260 Telephone	2,300.00	2,300.00
60330 Bad Debt Expense	0.00	0.00
60360 Miscellaneous	1,000.00	1,000.00
60440 Administrative Fee-COL	500.00	500.00

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<b>Account</b>	<b>Annual 2019-2020</b>	<b>Proposed 2020-2021</b>
60445 Administrative - Notary	150.00	150.00
60446 Adminstrative -Transfer Fees	<u>0.00</u>	<u>0.00</u>
ADMINISTRATION	522,086.00	539,533.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	14,000.00	1,000.00
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	3,800.00
62900 Termite Bond	10,100.00	10,100.00
62990 Trash Removal	<u>78,800.00</u>	<u>78,800.00</u>
BUILDING MAINTENANCE	117,900.00	107,200.00
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	49,800.00	25,000.00
65101 Irrigation Contract	6,000.00	7,200.00
65110 Irrigation Water	<u>21,100.00</u>	<u>21,100.00</u>
IRRIGATION	76,900.00	53,300.00
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	7,400.00
65205 Mulch	0.00	4,500.00
65190 Weed/ Feed/ Pest Program	22,300.00	22,300.00
65230 Tree Pruning	0.00	10,000.00
65280 Landscape Replacement	<u>28,000.00</u>	<u>28,000.00</u>
LANDSCAPING	193,200.00	212,100.00
EXTERIOR MAINTENANCE		
65340 Signs	0.00	0.00
65400 General Repair	45,000.00	25,000.00
65570 Lake Maintenance	<u>2,100.00</u>	<u>2,100.00</u>
MAINTENANCE	47,100.00	27,100.00
POOL/CLUBHOUSE MAINT.		
67560 Clubhouse Cleaning	3,420.00	3,420.00
67660 Clubhouse Supplies	500.00	500.00
67795 Pool Maintenance	4,800.00	4,800.00
67800 Pool Equipment Repair	0.00	0.00
67815 Pool Furniture	<u>0.00</u>	<u>1,500.00</u>
POOL/CLUBHOUSE MAINT.	8,720.00	10,220.00

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<b>Account</b>	<b>Annual 2019-2020</b>	<b>Proposed 2020-2021</b>
<b>UTILITIES</b>		
68110 Electric - Consolidated	5,400.00	3,600.00
68120 Water/Sewer - Consolidated	<u>1,600.00</u>	<u>1,400.00</u>
<b>UTILITIES</b>	7,000.00	5,000.00
<b>RESERVES</b>		
71005 Pooling Reserves	<u>270,231.00</u>	<u>323,896.00</u>
<b>RESERVES</b>	270,231.00	323,896.00
<b>TOTAL EXPENSES</b>	1,243,637.00	1,278,849.00
Current Year Net Income/(loss)	0.00	0.00
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<b>MONTHLY ASSESSMENT</b>	286.00	297.00
<b>PERCENTAGE INCREASE</b>	N/A	3.85%
<b>PROPOSED MONTHLY INCREASE</b>	N/A	11.00
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		
Monthly Assessment 2020-2021 \$297.00		

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**Reserve Schedule July 1, 2020 to June 30, 2021**

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<b>Beginning Year Balance</b>	1,356,586.00
Annual Reserve Contribution	323,896.00
<b>Reserve Funds Available</b>	<u>1,680,482.00</u>
<b>Expenditures</b>	
Roofs	0.00
Painting	212,720.00
Paving	96,164.00
Misc. Building Components	329,900.00
Swimming Pool Facility	5,130.00
Courts	0.00
Clubhouse	0.00
Misc. Site Improvements	0.00
<b>Total Expenditures</b>	<u>643,914.00</u>
<b>Earned Interest</b>	<u>15,549.00</u>
<b>Ending Year Balance</b>	<u>1,052,117.00</u>