

Middlebrook Pines Condominium Association, Inc

Proposed Operating Budget
July 1, 2017, to June 30, 2018

Account	Annual 2016-2017	Proposed 2017-2018
INCOME:		
40010 Assessments	1,060,921.00	1,136,232.00
40062 Brighthouse Royalty Fee	3,000.00	2,500.00
40120 Late Charges	6,700.00	9,500.00
40190 Administrative Fees	<u>1,000.00</u>	<u>1,000.00</u>
INCOME	1,071,621.00	1,149,232.00
EXPENSES		
ADMINISTRATION		
60040 Management Fee	50,832.00	50,832.00
60050 Postage	2,000.00	2,000.00
60060 Supplies	3,600.00	3,600.00
60070 Copying	1,200.00	1,200.00
60110 Audit	7,250.00	7,450.00
60120 Bank Charges	100.00	100.00
60140 Legal Expense	15,000.00	15,000.00
60150 Insurance - D&O/Gen. Liability	17,000.00	18,900.00
60160 Insurance - Fidelity	2,600.00	2,100.00
60180 Insurance - Property	152,900.00	127,718.00
60200 Insurance - Work Comp	800.00	800.00
60205 Insurance - Loan Cost	250.00	250.00
60206 Insurance - Loan Interest	4,210.00	2,200.00
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
60260 Telephone	2,280.00	2,280.00
60360 Miscellaneous	2,000.00	2,000.00
60440 Administrative Fee-COL	1,000.00	1,000.00
60445 Administrative - Notary	<u>150.00</u>	<u>150.00</u>
ADMINISTRATION	264,983.00	239,391.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	15,500.00	10,500.00
62700 Exterior Repairs	5,000.00	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	9,065.00	9,117.00
62990 Trash Removal	<u>76,600.00</u>	<u>76,600.00</u>
BUILDING MAINTENANCE	112,165.00	111,217.00
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

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IRRIGATION		
65100 Irrigation Repair	64,200.00	64,200.00
65101 Irrigation Contract	4,500.00	4,500.00
65110 Irrigation Water	<u>19,200.00</u>	<u>19,200.00</u>
IRRIGATION	87,900.00	87,900.00
LANDSCAPING		
65160 Annuals	2,500.00	2,500.00
65170 Contract Labor	137,400.00	137,400.00
65175 Palm Tree Pruning	0.00	3,000.00
65190 Weed/ Feed/ Pest Program	22,300.00	22,300.00
65230 Tree Pruning	0.00	15,000.00
65280 Landscape Replacement	<u>25,000.00</u>	<u>28,000.00</u>
LANDSCAPING	187,200.00	208,200.00
EXTERIOR MAINTENANCE		
65400 General Repair	8,025.00	25,000.00
65570 Lake Maintenance	<u>2,100.00</u>	<u>2,100.00</u>
MAINTENANCE	10,125.00	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	<u>4,680.00</u>	<u>4,680.00</u>
POOL/CLUBHOUSE MAINT.	8,600.00	8,600.00
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>340,698.00</u>	<u>459,324.00</u>
RESERVES	<u>340,698.00</u>	<u>340,698.00</u>
TOTAL EXPENSES	1,019,171.00	1,149,232.00
Current Year Net Income/(Loss)	0.00	0.00
MONTHLY ASSESSMENT	257.00	275.25
PERCENTAGE INCREASE	N/A	7.10%
PROPOSED MONTHLY INCREASE	N/A	18.25