

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
 PROPOSED OPERATING BUDGET  
 JULY 1, 2010 TO JUNE 30, 2011

	ANNUAL BUDGET <u>2009-2010</u>	PROPOSED BUDGET <u>2010-2011</u>
INCOME		
40010 Assessments	\$ 998,976.	\$ 998,976.
40120 Late Charges	23,400.	-0-
40190 Administrative Fees	1,600.	-0-
40210 Bank Charges	550.	-0-
40220 Postage	400.	-0-
40125 Legal Fees & Costs	17,600.	<u>-0-</u>
TOTAL INCOME	\$1,042,526.	\$ 998,976.
EXPENSES		
ADMIN. & MANAGEMENT		
60040 Management Fee	\$ 48,620.	\$ 48,620.
60050 Postage	1,300.	1,500.
60060 Supplies	3,000.	2,400.
60070 Copying	900.	600.
60110 Audit/Review/Comp	7,500.	7,500.
60120 Bank Charges	600.	300.
60140 Legal Expense	25,800.	25,000.
60150 Insurance D&D/Gen. Liability	18,864.	22,000.
60160 Insurance - Fidelity	1,200.	1,300.
60170 Insurance - Flood	68,800.	-0-
60180 Insurance - Property	171,420.	164,400.
60200 Insurance - Work. Comp.	800.	800.
60206 Insurance - Loan Interest Exp.	3,970.	-0-
60210 Condo. Filing Fee	1,376.	1,376.
60220 Corporate Filing Fee	135.	135.
60240 Pool Permit	75.	75.
60260 Telephone	3,000.	2,500.
60290 Income Tax	5,600.	700.
60300 Bad Debt Expense	59,066.	49,935.
60335 Operating Deficit	60,600.	44,500.
60360 Miscellaneous	2,000.	2,000.
60440 Administrative Fees	<u>1,600.</u>	<u>2,500.</u>
TOTAL ADMIN. & MANAGEMENT	\$ 486,226.	\$ 378,141.
BUILDING MAINTENANCE		
62660 Electrical Fixtures	\$ 6,000.	\$ 11,900.
62700 Exterior Repairs	16,000.	13,000.
62830 Pest Control - Exterior	3,000.	200.
62900 Termite Bond	7,200.	7,800.
62990 Trash Removal	<u>62,600.</u>	<u>62,700.</u>
TOTAL BUILDING MAINTENANCE	\$ 94,800.	\$ 95,600.

Middlebrook Pines Condominium Association, Inc.  
Proposed Operating Budget  
July 1, 2010 to June 30, 2011

	ANNUAL BUDGET <u>2009-2010</u>	PROPOSED BUDGET <u>2010-2011</u>
GROUNDS MAINTENANCE		
ELECTRIC POWER		
65010	\$ 300.	\$ 200.
65020	<u>1,500.</u>	<u>1,500.</u>
Total Electric Power	\$ 1,800.	\$ 1,700.
IRRIGATION		
65100	\$ 46,000.	\$ 46,000.
65101	4,500.	4,500.
65110	<u>-0-.</u>	<u>40,000.</u>
Total Irrigation	\$ 50,500.	\$ 90,500.
LANDSCAPING		
65160	\$ 1,200.	\$ 1,200.
65170	96,000.	96,000.
65190	22,300.	22,300.
65280	<u>23,202.</u>	<u>\$ 27,819.</u>
Total Landscape	\$142,702.	\$ 147,319.
MAINTENANCE		
65400	<u>\$ 21,369.</u>	<u>\$ 24,200.</u>
Total Maintenance	\$ 21,369.	\$ 24,200.
GROUNDS MAINTENANCE		
WATERWAY		
65570	<u>\$ 2,100.</u>	<u>\$ 2,100.</u>
Total Waterway	\$ 2,100.	\$ 2,100.
TOTAL GROUNDS MAINTENANCE	\$267,500.	\$ 265,819.

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POOL/CLUBHOUSE MAINTENANCE		
67560 Clubhouse Cleaning	\$ 3,000.	\$ 3,000.
67660 Clubhouse Supplies	120.	120.
67795 Pool Maintenance	<u>4,620.</u>	<u>4,620.</u>
Total Pool/Clubhouse	\$ 7,740.	\$ 7,740.
UTILITIES		
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.	\$ 14,740.
RESERVES		
71005 Pooling Method For Reserves	<u>\$ 228,289.</u>	<u>\$ 244,676.</u>
TOTAL RESERVES	\$ 228,289.	\$ 244,676.
TOTAL EXPENSES	\$1,042,526.	\$ 998,976.
NET EXCESS/(DEFICIT)	\$ -0-	\$ -0-
MONTHLY ASSESSMENT.....	\$242.00	\$ 242.00
PERCENTAGE INCREASE.....	N/A	-0-

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

2010-2011  
RESERVE SCHEDULE

GENERAL RESERVE SCHEDULE

Beginning Year Balance	\$ 396,298.00
Annual Reserve Contribution	244,676.00
Reserve Funds Available	640,974.00
<b>Expenditures</b>	
Roofs	499,650.00
Painting	10,115.00
Paving	15,971.00
Building Components	-0-
Swimming Pool Facility	4,500.00
Courts	-0-
Clubhouse	-0-
Misc. Site Improvements	-0-
<b>Total Expenditures</b>	<b>530,236.00</b>
Earned Interest	3,322.00
Ending Year Balance	\$ 114,060.00