

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

PROPOSED OPERATING BUDGET
 JULY 1, 2011 TO JUNE 30, 2012

	BUDGET <u>2010-2011</u>	PROPOSED BUDGET <u>2011-2012</u>
INCOME		
40010 Assessments	\$998,976.	\$ 998,976.
40020 Rent - Unit 332	-0-	9,990.
40120 Late Charges	-0-	18,300.
40125 Legal Fees & Costs	-0-	5,200.
40190 Administrative Fees	<u>-0-</u>	<u>1,900.</u>
TOTAL INCOME	\$998,976.	1,034,366.
EXPENSES		
ADMIN. & MANAGEMENT		
60040 Management Fee	\$ 48,620.	\$ 51,050.
60050 Postage	1,500.	1,500.
60060 Supplies	2,400.	2,400.
60070 Copying	600.	600.
60110 Audit/Review/Comp	7,500.	7,500.
60120 Bank Charges	300.	300.
60140 Legal Expense	25,000.	25,000.
60150 Insurance D&O/Gen. Liability	22,000.	15,400.
60160 Insurance - Fidelity	1,300.	2,300.
60180 Insurance - Property	164,400.	215,000.
60200 Insurance - Work. Comp.	800.	800.
60210 Condo. Filing Fee	1,376.	1,376.
60220 Corporate Filing Fee	135.	135.
60240 Pool Permit	75.	75.
60260 Telephone	2,500.	2,500.
60290 Income Tax	700.	500.
60300 Bad Debt Expense	49,935.	56,500.
60335 Operating Deficit	44,500.	-0-
60360 Miscellaneous	2,000.	2,000.
60440 Administrative Fees	<u>2,500.</u>	<u>2,000.</u>
TOTAL ADMIN. & MANAGEMENT	\$378,141.	\$386,936.
BUILDING MAINTENANCE		
62660 Electrical Fixtures	\$ 11,900.	\$ 11,900.
62700 Exterior Repairs	13,000.	13,000.
62830 Pest Control - Exterior	200.	500.
62900 Termite Bond	7,800.	18,400.
62990 Trash Removal	<u>62,700.</u>	<u>66,900.</u>
TOTAL BUILDING MAINTENANCE	\$ 94,800.	\$110,700.

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	ANNUAL BUDGET <u>2010-2011</u>	PROPOSED BUDGET <u>2011-2012</u>
GROUNDS MAINTENANCE		
ELECTRIC POWER		
65010	\$ 200.	\$ 200.
65020	<u>1,500.</u>	<u>1,500.</u>
Total Electric Power	\$ 1,700.	\$ 1,700.
IRRIGATION		
65100	\$ 46,000.	\$ 46,000.
65101	4,500.	4,500.
65110	<u>40,000.</u>	<u>40,000.</u>
Total Irrigation	\$ 90,500.	\$ 90,500.
LANDSCAPING		
65160	\$ 1,200.	\$ 1,200.
65170	96,000.	96,000.
65190	22,300.	22,300.
65280	<u>27,819.</u>	<u>\$ 29,356.</u>
Total Landscape	\$147,319.	\$148,856.
MAINTENANCE		
65400	<u>\$ 24,200.</u>	<u>\$ 24,200.</u>
Total Maintenance	\$ 24,200.	\$ 24,200.
GROUNDS MAINTENANCE		
WATERWAY		
65570	<u>\$ 2,100.</u>	<u>\$ 2,100.</u>
Total Waterway	\$ 2,100.	\$ 2,100.
TOTAL GROUNDS MAINTENANCE	\$265,819.	\$267,356.

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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>\$244,676.</u>	<u>\$254,634.</u>
TOTAL RESERVES	\$244,676.	\$254,634.
TOTAL EXPENSES	\$998,976.	\$1,034,366.
NET EXCESS/(DEFICIT)	\$ -0-	-0-
MONTHLY ASSESSMENT.....	\$242.00	\$242.00
PERCENTAGE INCREASE.....	N/A	-0-

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2011-2012
RESERVE SCHEDULE

GENERAL RESERVE SCHEDULE

Beginning Year Balance	\$ 151,566.00
Annual Reserve Contribution	254,634.00
Reserve Funds Available	\$ 406,200.00
Expenditures	
Roofs	\$ 12,100.00
Painting	14,214.00
Paving	16,294.00
Building Components	-0-
Swimming Pool Facility	6,516.00
Courts	38,592.00
Clubhouse	3,042.00
Misc. Site Improvements	10,000.00
Total Expenditures	100,758.00
Earned Interest	9,163.00
Ending Year Balance	\$ 314,605.00