

**MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.**

Updated: 9/29/23

**Current Executory Contracts**

<b>CONTRACTOR</b>	<b>DESCRIPTION/SUMMARY</b>	<b>YEAR ESTABLISHED</b>	<b>PROJECT COST</b>	<b>ANNUAL COST</b>
Think Generic LLC	Website Administrator	6/27/05		\$300.00
Advance Pool, Inc.	Pool Maintenance-Annual Contract	1/1/94		\$5,160.00
KL Management Group, Inc,	Community Association Manager-Annual Contract	8/1/94		\$59,540.00
Southern Aquatic Mgmt, Inc.	Pond Maintenance-Annual Contract	10/1/08		\$2,100.00
Crew Pro Roofing	Clean Roof Drains - Annual Cycle	8/1/12		\$4,500.00
TruGreen	Landscape Weed, Feed, Pest Control Program	8/1/18		\$23,445.00
RLC Landscaping, Inc.	Irrigation Maintenance-Annual Contract	1/1/20		\$6,300.00
RLC Landscaping, Inc.	Landscaping Maintenance-Annual Contract	9/1/20		\$144,270.00
Cepra Landscaping	Correct creek and lake erosion	11/1/22	\$7,405	
Nunn Pressure Grouting	Repair Collapsed patio slab building 86	11/1/22	\$2,650	
Cox Arbicultural	Tree trim/removals due to hurricane Ian	11/1/22	\$6,020	
Kevin Henry Painting	Paint 688 balcony railings	2/1/23	\$68,800	
AKA Services Group	Janitorial - Recreation Areas, Clubhouse	3/1/23		\$4,248.00
RLC Landscaping, Inc.	Landscape Replacement and Irrigation - recreation area	3/1/23	\$29,598	
Sunscape Consulting	Recreation Landscape project management	3/1/23	8% of project	
The Website Design	Website Upgrade	3/1/23	\$1,138	
GG Land Service	Drainage work at Recreation area	4/1/23	\$19,514	
Dreux Isaac & Associates	Annual Reserve Analysis	4/1/23		\$900.00
Assured Partners Agent - Financed through First Funding	Insurance-Property,Gen Liability,D&O,Umbrella,Crime,Workers Comp	May 2023-2024	\$304,084	
AAA Court Construction & Resurfacing	Resurface Tennis Court	7/1/23	\$13,400	
Cole & Associates	Annual Financial Audit	7/1/23		\$7,550.00
Christopher E Dalney MAI	State Required Insurance Appraisal	8/1/23	\$1,800	
Ardaman	Soil sampling under tennis courts	8/1/23	\$2,800	
AriasBosinger Real Estate & Association Attorneys	Legal Services billed on demand	9/1/23		
Smithson Electric	Replace lighting for pool area	9/1/23	\$20,590	
Mid State Fence	Replace 2 fences	12/1/22	\$8,112	