

FY 2014 Expenses Income	July	August	September	October	November	December	January	February	March	April	May	June	YTD
Assessments	\$ 83,173.00	\$ 83,013.70	\$ 83,223.00	\$ 83,248.00	\$ 83,248.00	\$ 83,148.00	\$ 83,490.00	\$ 83,223.00	\$ 82,585.50	\$ 83,326.50	\$ 83,285.00	\$ 82,461.94	\$ 997,425.64
Bankruptcy	\$ 722.50		\$ -		\$ 13.14				\$ 242.00	\$ (812.83)			\$ 164.81
Unit 332Rental	\$ 855.00		\$ 1,665.00	\$ 467.51	\$ 832.50	\$ 832.50	\$ 832.50						\$ 5,485.01
Unit 512 Rent			\$ 1,710.00		\$ 855.00	\$ 655.00	\$ 855.00	\$ 743.17	\$ 855.00	\$ 855.00	\$ 855.00	\$ 855.00	\$ 8,238.17
Unit 702 Rent				\$ 68.75	\$ 855.00	\$ 855.00	\$ 855.00	\$ 855.00	\$ 680.00	\$ 765.00	\$ 855.00	\$ 855.00	\$ 6,643.75
Non-assessed income													\$ -
Shakertown Settlement										\$ 10,000.00	\$ 1,000.00		\$ 11,000.00
Brighthouse Royalty Fee			\$ 876.69		\$ 854.83				\$ 859.89			\$ 790.34	\$ 3,381.75
Late Charges	\$ 875.00	\$ 960.44	\$ 1,050.00	\$ 881.55	\$ 1,125.00	\$ 2,258.00	\$ 825.00	\$ 775.00	\$ 900.00	\$ 850.00	\$ 725.00	\$ 745.89	\$ 11,970.88
Legal Fees & Costs		\$ 960.75				\$ 25.20							\$ 985.95
Interest	\$ 8.77		\$ 17.26	\$ 8.79	\$ 8.55	\$ 6.36	\$ 6.29	\$ 6.40	\$ 6.72	\$ 6.96	\$ 8.26	\$ 7.02	\$ 91.38
Admin Fees	\$ 50.00	\$ 50.00	\$ 250.00		\$ 50.00	\$ 50.00				\$ 50.00	\$ 200.00		\$ 700.00
Bank Charges				\$ 12.00	\$ 12.00	\$ 12.00		\$ 10.00		\$ 12.00		\$ 36.00	\$ 94.00
Postage	\$ 13.16	\$ 13.14	\$ 45.99			\$ 6.57				\$ 13.92	\$ 6.96		\$ 99.74
Misc					\$ 100.00				\$ 116.85				\$ 216.85
Owner Work Orders		\$ 234.30											\$ 234.30
Dividends					\$ 41.74				\$ 341.46		\$ 137.90	\$ 285.09	\$ 806.19
Capital Gains					\$ 17.02				\$ 2,030.92		\$ 28.70	\$ 110.04	\$ 2,186.68
Capital Loss									\$ (4.04)		\$ (184.98)	\$ (561.71)	\$ (750.73)
Net Capital Gains													\$ -
Interest					\$ 38.63				\$ 2,131.80		\$ 2,476.31	\$ 3,724.64	\$ 8,371.38
Allocated Reserve Income					\$ (97.39)				\$ (4,500.14)		\$ (2,457.93)	\$ (3,558.06)	\$ (10,613.52)
Total Income	\$ 85,697.43	\$ 85,232.33	\$ 88,837.94	\$ 84,686.60	\$ 87,954.02	\$ 87,848.63	\$ 86,863.79	\$ 85,612.57	\$ 86,245.96	\$ 95,066.55	\$ 86,935.22	\$ 85,751.19	\$ 1,046,732.23

Admin and Management

Management Fee	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 49,835.40
Postage	\$ 249.37	\$ 21.16	\$ 41.48	\$ 49.41	\$ 36.58	\$ 35.68	\$ 37.60	\$ 191.63	\$ 17.47	\$ 197.86	\$ 39.27	\$ 26.12	\$ 943.63
Copies/Supplies	\$ 1,899.10	\$ 9.40	\$ 15.60	\$ 20.30	\$ 124.60	\$ 12.20	\$ 458.70	\$ 249.82	\$ 12.30	\$ 81.20	\$ 16.40	\$ 629.43	\$ 3,529.05
Copying	\$ 71.70	\$ 43.80	\$ 62.70	\$ 53.00	\$ 68.25	\$ 47.10	\$ 68.80	\$ 55.60	\$ 43.60	\$ 83.90	\$ 62.70	\$ 57.60	\$ 718.75
Audit/Review/Comp						\$ 7,250.00							\$ 7,250.00
Bank Charges			\$ 24.00	\$ 12.00	\$ 36.00	\$ 12.00		\$ 12.00		\$ 12.00	\$ 12.00	\$ 36.00	\$ 156.00
Morgan Stanley-Bus. Fee				\$ -	\$ 1,830.38		\$ 2,218.64	\$ 2,218.64	\$ 421.17		\$ 857.85	\$ 2,186.35	\$ 9,733.03
Legal Expense	\$ 8,264.08	\$ 994.50	\$ 2,748.96	\$ 891.50	\$ 524.50	\$ 148.00	\$ 812.00	\$ 522.00	\$ 2,346.20	\$ 539.50	\$ 456.50	\$ 1,034.00	\$ 19,281.74
Insurance D&O/ Gen Liab	\$ 1,255.72	\$ 1,255.72	\$ 1,255.72	\$ 1,255.72	\$ 1,255.72	\$ 1,255.72	\$ 1,255.72	\$ 324.37	\$ 2,628.68	\$ 1,413.31	\$ 1,413.31	\$ 1,413.31	\$ 15,983.02
Insurance - Fidelity	\$ 192.95	\$ 192.95	\$ 204.25	\$ 204.25	\$ 204.23	\$ 204.26	\$ 204.23	\$ 204.23	\$ 204.23	\$ 204.23	\$ 204.23	\$ 204.23	\$ 2,428.27
Insurance - Property	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,996.70	\$ 13,807.91	\$ 13,807.91	\$ 167,582.82
Insurance - Appraisal				\$ 1,700.00									\$ 1,700.00
Insurance Assn. owned						\$ 2,368.01	\$ (266.25)	\$ 546.81	\$ 507.39	\$ 55.48			\$ 3,211.44
Insurance - Work. Comp.	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 54.33	\$ 766.33		\$ 1,309.63
Insurance- Loan Cost													\$ -
Insurance-Loan Interest Exp								\$ 231.62			\$ 3,568.75		\$ 3,800.37
Condo Filing Fee						\$ 1,376.00				\$ -			\$ 1,376.00
Corporate Filing Fee										\$ 61.25			\$ 61.25
Pool Permit	\$ 337.25											\$ 308.00	\$ 645.25
Telephone	\$ 183.67	\$ 185.11	\$ 184.44	\$ 184.44	\$ 80.00	\$ 311.47	\$ 184.60	\$ 207.15	\$ 189.97	\$ 189.59	\$ 174.70	\$ 190.24	\$ 2,265.38
Income Tax													\$ -
Bad Debt Expense				\$ 10,292.40		\$ 12,418.15			\$ 15,956.62			\$ 21,949.49	\$ 60,616.66
Misc.	\$ 132.54								\$ 314.35	\$ 95.85		\$ 666.00	\$ 1,208.74
Admin Fee-COL	\$ 50.00		\$ 100.00	\$ 250.00	\$ 100.00	\$ 50.00	\$ 100.00				\$ 50.00	\$ 50.00	\$ 750.00
Admin Fee/Notary			\$ 45.00						\$ 10.00			\$ 20.00	\$ 75.00
Admin Transfer Fee											\$ 150.00		\$ 150.00
Total Admin & Mgmt	\$ 30,840.36	\$ 20,906.62	\$ 22,886.13	\$ 33,117.00	\$ 22,464.24	\$ 43,692.57	\$ 23,278.02	\$ 22,967.85	\$ 40,855.96	\$ 21,138.15	\$ 25,732.90	\$ 46,731.63	\$ 354,611.43

Building Maintenance

Electric/Water Cypress Ct.	\$ 36.71	\$ 36.83	\$ 168.34	\$ 206.88	\$ 184.61	\$ 41.14	\$ 40.91	\$ 41.69	\$ 42.13	\$ 40.79	\$ 39.79	\$ 39.91	\$ 919.73
Electric/Water Willow Ct.		\$ -	\$ 96.76	\$ 55.53	\$ 52.76								\$ 205.05
Electrical Fixtures		\$ 2,240.00		\$ 4,760.00	\$ 3,210.00		\$ 2,920.00		\$ 2,960.00			\$ 4,440.00	\$ 20,530.00
Exterior Repairs		\$ 7,334.00		\$ 3,750.00	\$ 1,336.00	\$ 2,395.11	\$ 425.00		\$ 244.94	\$ 25.98		\$ 480.00	\$ 12,616.03
Roof Drains - clean	\$ 750.00	\$ 375.00	\$ 525.00		\$ 750.00		\$ 750.00		\$ 375.00	\$ 375.00		\$ 375.00	\$ 4,275.00
Pest Control - Exterior				\$ 169.00	\$ 1,259.00					\$ 50.00			\$ 1,478.00
Termite Bond		\$ 496.00		\$ 1,040.00	\$ 1,250.00	\$ 300.00		\$ 500.00	\$ 1,175.00	\$ 555.00	\$ 2,295.00	\$ 1,202.00	\$ 8,813.00
Trash Removal	\$ 5,980.72	\$ 6,055.72	\$ 5,980.72	\$ 5,980.72	\$ 6,256.49	\$ 6,217.92	\$ 6,217.92	\$ 6,217.92	\$ 6,263.22	\$ 6,157.92	\$ 6,157.92	\$ 6,482.92	\$ 73,970.11
Shingle Repair		\$ 7,027.00	\$ 2,954.00									\$ 2,200.00	\$ 12,181.00
Total Bldg Maint	\$ 6,767.43	\$ 23,564.55	\$ 9,724.82	\$ 12,587.13	\$ 14,298.86	\$ 8,954.17	\$ 10,353.83	\$ 6,759.61	\$ 11,060.29	\$ 7,154.69	\$ 8,542.71	\$ 15,219.83	\$ 134,987.92

Grounds Maint Power

Entranceway - Power	\$ 18.13	\$ 18.26	\$ 18.13	\$ 18.13	\$ 18.89	\$ 19.25	\$ 19.62	\$ 20.27	\$ 20.63	\$ 18.63	\$ 19.76	\$ 20.63	\$ 230.33
Irrigation - Power	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.83	\$ 24.70	\$ 24.70	\$ 296.53
Total Electric Power	\$ 42.83	\$ 42.96	\$ 42.83	\$ 42.83	\$ 43.59	\$ 43.95	\$ 44.32	\$ 44.97	\$ 45.33	\$ 43.46	\$ 44.46	\$ 45.33	\$ 526.86

Irrigation

Irrigation Repair	\$ 4,626.17	\$ 4,405.12	\$ 3,551.44	\$ 6,594.31	\$ 6,681.17	\$ 4,484.77	\$ 100.00	\$ 8,246.64	\$ 1,976.83	\$ 6,567.64	\$ 3,547.14	\$ 6,952.07	\$ 57,733.30
Irrigation Contract	\$ 375.00	\$ 375.00	\$ 375.00	\$ 750.00	\$ 375.00	\$ 375.00		\$ 750.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 4,875.00
Irrigation Water	\$ 5,723.65	\$ 1,169.06	\$ 597.63	\$ 8,299.15	\$ 6,754.20	\$ 8,573.16	\$ 4,731.19	\$ 3,894.85	\$ 4,591.27	\$ 4,288.11	\$ 5,337.51	\$ 5,171.16	\$ 59,130.94
Total Irrigation	\$ 10,724.82	\$ 5,949.18	\$ 4,524.07	\$ 15,643.46	\$ 13,810.37	\$ 13,432.93	\$ 4,831.19	\$ 12,891.49	\$ 6,943.10	\$ 11,230.75	\$ 9,259.65	\$ 12,498.23	\$ 121,739.24

Landscaping

Annuals						\$ 338.75	\$ 445.50				\$ 465.68		\$ 1,249.93
Contract Labor	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 91,200.00
Weed/ Feed/ Pest Programs	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 2,533.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 22,699.96
Tree Pruning	\$ 2,075.00								\$ 975.00				\$ 3,050.00
Landscape Replacement	\$ 1,830.00	\$ 7,342.35	\$ 633.50	\$ 14,986.40	\$ 16,919.00							\$ 11,691.00	\$ 53,402.25
Mulch				\$ 231.00									\$ 231.00
Total Landscape	\$ 13,338.33	\$ 16,775.68	\$ 10,066.83	\$ 24,650.73	\$ 26,352.33	\$ 10,472.08	\$ 9,878.83	\$ 9,433.33	\$ 10,408.33	\$ 9,433.33	\$ 9,899.01	\$ 21,124.33	\$ 171,833.14

Maintenance

General Repair	\$ 148.00	\$ 1,630.00	\$ 3,626.00	\$ 4,798.98	\$ 2,973.12	\$ 500.00	\$ 1,209.52		\$ 975.00		\$ 866.60	\$ 3,737.22	\$ 20,464.44
Lake Maintenance	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 2,100.00
Total Maintenance	\$ 323.00	\$ 1,805.00	\$ 3,801.00	\$ 4,973.98	\$ 3,148.12	\$ 675.00	\$ 1,384.52	\$ 175.00	\$ 1,150.00	\$ 175.00	\$ 1,041.60	\$ 3,912.22	\$ 22,564.44

Pool/Clubhouse Maint

Clubhouse Cleaning	\$ 201.40	\$ 201.40	\$ 201.40					\$ 350.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 200.00	\$ 1,804.20
Clubhouse Supplies		\$ 125.00			\$ 105.00		\$ 65.00					\$ 65.00	\$ 360.00
Miscellaneous		\$ -											\$ -
Pool Maintenance	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 4,620.00
Pool - Equip. Repair												\$ 20.00	\$ 20.00
Total Pool/Clubhouse	\$ 586.40	\$ 711.40	\$ 586.40	\$ 385.00	\$ 490.00	\$ 385.00	\$ 450.00	\$ 735.00	\$ 585.00	\$ 585.00	\$ 635.00	\$ 670.00	\$ 6,804.20

Utilities

Electric - Assn. owned	\$ -												\$ -
Electric - Consolidated	\$ 359.64	\$ 415.67	\$ 387.83	\$ 407.17	\$ 365.03	\$ 369.20	\$ 334.51	\$ 367.90	\$ 435.13	\$ 339.46	\$ 361.65	\$ 348.31	\$ 4,491.50
Water/Swr Consolidated	\$ 114.68	\$ 87.34	\$ 83.85	\$ 100.94	\$ 88.36	\$ 157.44	\$ 114.58	\$ 96.77	\$ 95.05	\$ 94.94	\$ 90.31	\$ 87.66	\$ 1,211.92
Total Utilities	\$ 474.32	\$ 503.01	\$ 471.68	\$ 508.11	\$ 453.39	\$ 526.64	\$ 449.09	\$ 464.67	\$ 530.18	\$ 434.40	\$ 451.96	\$ 435.97	\$ 5,703.42

Total Expenses	\$ 63,097.49	\$ 70,258.40	\$ 52,103.76	\$ 91,908.24	\$ 81,060.90	\$ 78,182.34	\$ 50,669.80	\$ 53,471.92	\$ 71,578.19	\$ 50,194.78	\$ 55,607.29	\$ 100,637.54	\$ 818,770.65
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Reserves	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.08	\$ 23,915.12	\$ 286,981.00
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Total Expenses	\$ 87,012.57	\$ 94,173.48	\$ 76,018.84	\$ 115,823.32	\$ 104,975.98	\$ 102,097.42	\$ 74,584.88	\$ 77,387.00	\$ 95,493.27	\$ 74,109.86	\$ 79,522.37	\$ 124,552.66	\$ 1,105,751.65
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Middlebrook Pines Condominium
Balance Sheet
As of 06/30/14

OTHER			
PREPAID EXPENSES			
16100	Insurance-D&O/GL 02/14/15	\$	9,893.17
16200	Insur.-Fidelity 08/14,12/14		728.35
16300	Insurance-Property 05/15		138,079.06
	PREPAID EXPENSES	\$	148,700.58
DEPOSITS			
18010	Utility Deposit	\$	17,426.00
	DEPOSITS		\$ 17,426.00
	TOTAL OTHER		\$ 166,126.58
	TOTAL ASSESTS		\$ 1,473,286.18

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
20020	Prepaid Owner Assessments	\$	24,966.07
20024	Premium Assign Renewal		129,968.46
20029	Premium Assign-GL		6,645.97
20045	Prepaid State Tax		(728.00)
	CURRENT LIABILITIES	\$	160,852.50
LONG TERM LIABILITIES			
RESERVES			
20505	Pooling Reserves	\$	716,630.95
20990	Reserve - Interest		228,512.54
21050	Spent - Paint		(6,525.00)
21280	Spent - Pool/Equipment		(811.37)
	RESERVES	\$	937,807.12
EQUITY			
30030	Fund Balance	\$	418,371.42
30035	Unrealized gain (loss)		15,300.36
	CURRENT YEAR NET INCOME/(LOSS)		(59,045.22)
	EQUITY	\$	374,626.56
	TOTAL LIABILITIES & EQUITY		\$ 1,473,286.18

Run Date: 07/15/14
Run Time: 03:26 PM

Middlebrook Pines Condominium
Income/Expense Statement
Period: 06/01/14 to 06/30/14

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
40010 Assessments	82,461.94	83,248.00	(786.06)	997,425.64	998,976.00	(1,550.36)	998,976.00
40015 Bankruptcy	.00	.00	.00	(557.69)	.00	(557.69)	.00
40020 Rent Unit 332	.00	832.50	(832.50)	5,352.51	9,990.00	(4,637.49)	9,990.00
40021 Rent Unit 512	855.00	832.50	22.50	9,093.17	9,990.00	(896.83)	9,990.00
40022 Rent Unit 702	855.00	.00	855.00	6,643.75	.00	6,643.75	.00
40061 Shakertown Settlement	.00	1,000.00	(1,000.00)	11,000.00	12,000.00	(1,000.00)	12,000.00
40062 Brighthouse Royalty Fee	790.34	283.37	506.97	3,381.75	3,400.00	(18.25)	3,400.00
40120 Late Charges	745.89	800.00	(54.11)	11,970.88	9,600.00	2,370.88	9,600.00
40125 Legal Fees & Costs	.00	.00	.00	985.95	.00	985.95	.00
40160 Interest - BB&T Bank	7.02	.00	7.02	91.38	.00	91.38	.00
40190 Administrative Fees	.00	83.37	(83.37)	700.00	1,000.00	(300.00)	1,000.00
40210 Bank Charges	36.00	.00	36.00	94.00	.00	94.00	.00
40220 Postage	.00	.00	.00	99.74	.00	99.74	.00
40280 Miscellaneous	.00	.00	.00	216.85	.00	216.85	.00
40285 Owner Work Orders	.00	.00	.00	234.30	.00	234.30	.00
40400 Dividends	285.09	.00	285.09	2,390.14	.00	2,390.14	.00
40420 Capital Gains	110.04	.00	110.04	2,467.82	.00	2,467.82	.00
40421 Capital Loss	(561.71)	.00	(561.71)	(750.73)	.00	(750.73)	.00
40425 Net Capital Gains	.00	.00	.00	3.43	.00	3.43	.00
40430 Interest	3,724.64	.00	3,724.64	11,542.68	.00	11,542.68	.00
40500 Allocated Reserve Income	(3,558.06)	.00	(3,558.06)	(15,679.14)	.00	(15,679.14)	.00
INCOME	85,751.19	87,079.74	(1,328.55)	1,046,706.43	1,044,956.00	1,750.43	1,044,956.00

EXPENSES

ADMINISTRATION

60040 Management Fee	4,152.95	4,152.99	.04	49,835.40	49,835.00	(.40)	49,835.00
60050 Postage	26.12	83.37	57.25	943.63	1,000.00	56.37	1,000.00
60060 Copies/Supplies	629.43	200.00	(429.43)	3,529.05	2,400.00	(1,129.05)	2,400.00
60070 Copying	57.60	83.37	25.77	718.75	1,000.00	281.25	1,000.00
60110 Audit	.00	604.24	604.24	7,250.00	7,250.00	.00	7,250.00
60120 Bank Charges	36.00	25.00	(11.00)	156.00	300.00	144.00	300.00
60125 Morgan Stanley-Business Fee	2,186.35	.00	(2,186.35)	9,733.03	.00	(9,733.03)	.00
60140 Legal Expense	1,034.00	2,083.37	1,049.37	19,281.74	25,000.00	5,718.26	25,000.00
60150 Insurance - D&O/Gen. Liabilit	1,413.31	1,283.37	(129.94)	15,983.02	15,400.00	(583.02)	15,400.00
60160 Insurance - Fidelity	204.23	191.74	(12.49)	2,428.27	2,300.00	(128.27)	2,300.00
60180 Insurance - Property	13,807.91	13,750.00	(57.91)	167,582.82	165,000.00	(2,582.82)	165,000.00
60182 Insurance - Appraisal	.00	.00	.00	1,700.00	.00	(1,700.00)	.00
60183 Insurance- Assn. Owned	.00	500.00	500.00	3,211.44	6,000.00	2,788.56	6,000.00
60200 Insurance - Work Comp	.00	66.74	66.74	1,309.63	800.00	(509.63)	800.00
60206 Insurance - Loan Interest Exp	.00	300.00	300.00	3,800.37	3,600.00	(200.37)	3,600.00
60210 Condo Filing Fee	.00	114.74	114.74	1,376.00	1,376.00	.00	1,376.00
60220 Corporate Filing Fee	.00	11.25	11.25	61.25	135.00	73.75	135.00
60240 Pool Permit	308.00	25.00	(283.00)	645.25	300.00	(345.25)	300.00
60260 Telephone	190.24	185.00	(5.24)	2,265.38	2,220.00	(45.38)	2,220.00
60290 Income Taxes	.00	175.00	175.00	.00	2,100.00	2,100.00	2,100.00
60330 Bad Debt Expense	21,949.49	3,303.37	(18,646.12)	60,616.66	39,640.00	(20,976.66)	39,640.00
60360 Miscellaneous	666.00	166.74	(499.26)	1,208.74	2,000.00	791.26	2,000.00
60440 Administrative Fee-COL	50.00	166.74	116.74	750.00	2,000.00	1,250.00	2,000.00

Middlebrook Pines Condominium
Income/Expense Statement
Period: 06/01/14 to 06/30/14

Yearly	Year-To-Date	Variance	Actual	Variance	Current Period	Actual	Description
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60445	Administrative - Notary	(75.00)	75.00	(20.00)	20.00	20.00	Administrative - Notary
60446	Administrative - Transfer Fees	(150.00)	150.00	.00	.00	.00	Administrative - Transfer Fees
ADMINISTRATION							
62550	Electric/Water 5262 Cypress C	(919.73)	919.73	(39.91)	39.91	39.91	Electric/Water 5262 Cypress C
62551	Electric 5280 Willow	(205.05)	205.05	.00	.00	.00	Electric 5280 Willow
62660	Electrical Fixtures	(10,630.00)	9,900.00	(3,615.00)	825.00	4,440.00	Electrical Fixtures
62700	Exterior Repairs	7,383.97	20,000.00	1,186.74	1,666.74	480.00	Exterior Repairs
62710	Roof Drains - Clean	225.00	4,500.00	.00	375.00	375.00	Roof Drains - Clean
62715	Shingle Repair	(2,200.00)	.00	(2,200.00)	.00	2,200.00	Shingle Repair
62830	Pest Control - Extérieurs	(978.00)	500.00	41.74	41.74	.00	Pest Control - Extérieurs
62900	Termite Bond	7,387.00	16,200.00	8,813.00	1,350.00	1,202.00	Termite Bond
62990	Trash Removal	(2,198.11)	71,772.00	73,970.11	5,981.00	6,482.92	Trash Removal
63715	Shingle Repair	2,019.00	12,000.00	9,981.00	1,000.00	.00	Shingle Repair
BUILDING MAINTENANCE							
15,219.83		(115.92)	134,872.00	(3,980.35)	11,239.48	15,219.83	
ELECTRIC POWER							
65010	Electric - Entranceway	(30.33)	200.00	(3.89)	16.74	20.63	Electric - Entranceway
65020	Electric - Irrigation	3.47	300.00	296.53	.30	24.70	Electric - Irrigation
45.33		(26.86)	500.00	(3.59)	41.74	45.33	
IRRIGATION							
65100	Irrigation Repair	(9,733.30)	48,000.00	(2,952.07)	4,000.00	6,952.07	Irrigation Repair
65101	Irrigation Contract	(375.00)	4,500.00	4,875.00	.00	375.00	Irrigation Contract
65110	Irrigation Water	(9,130.94)	50,000.00	(1,004.42)	4,166.74	5,171.16	Irrigation Water
12,498.23		(19,239.24)	102,500.00	(3,956.49)	8,541.74	12,498.23	
LANDSCAPING							
65160	Annals	1,250.07	2,500.00	1,249.93	208.37	.00	Annals
65170	Contract Labor	.00	91,200.00	.00	7,600.00	7,600.00	Contract Labor
65190	Weed/Feed/Pest Program	(399.96)	22,300.00	22,699.96	25.04	1,833.33	Weed/Feed/Pest Program
65230	Tree Pruning	(3,050.00)	.00	3,050.00	.00	.00	Tree Pruning
65280	Landscap Replacement	(16,702.25)	36,700.00	53,402.25	(8,632.63)	11,691.00	Landscap Replacement
65295	Mulch	(231.00)	.00	231.00	.00	.00	Mulch
21,124.33		(19,133.14)	152,700.00	(8,399.22)	12,725.11	21,124.33	
LANDSCAPING							
65400	General Repair	442.56	20,907.00	20,464.44	(1,994.97)	3,737.22	General Repair
65570	Lake Maintenance	.00	2,100.00	2,100.00	.00	175.00	Lake Maintenance
3,737.22		442.56	20,907.00	(1,994.97)	1,742.25	3,737.22	
MAINTENANCE							
67560	Clubhouse Cleaning	1,195.80	3,000.00	1,804.20	50.00	250.00	Clubhouse Cleaning
67660	Clubhouse Supplies	(240.00)	120.00	360.00	(55.00)	10.00	Clubhouse Supplies
67795	Pool Maintenance	.00	4,620.00	4,620.00	.00	385.00	Pool Maintenance
67800	Pool Equipment Repair	(20.00)	.00	20.00	(20.00)	20.00	Pool Equipment Repair
3,912.22		442.56	23,007.00	(1,994.97)	1,917.25	3,912.22	
MAINTENANCE							
23,007.00		442.56	23,007.00	(1,994.97)	1,917.25	3,912.22	
POOL/CLUBHOUSE MAINT.							
3,000.00		1,195.80	3,000.00	1,804.20	50.00	250.00	
4,620.00		.00	4,620.00	4,620.00	.00	385.00	
20.00		(20.00)	.00	20.00	(20.00)	20.00	

Run Date: 07/15/14
Run Time: 03:26 PM

Middlebrook Pines Condominium
Income/Expense Statement
Period: 06/01/14 to 06/30/14

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
POOL/CLUBHOUSE MAINT.	670.00	645.00	(25.00)	6,804.20	7,740.00	935.80	7,740.00

Run Date: 07/15/14
 Run Time: 03:26 PM

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/14 to 06/30/14

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
UTILITIES								
68110	Electric - Consolidated	348.31	450.00	101.69	4,491.50	5,400.00	908.50	5,400.00
68120	Water/Sewer - Consolidated	87.66	133.37	45.71	1,211.92	1,600.00	388.08	1,600.00
	UTILITIES	435.97	583.37	147.40	5,703.42	7,000.00	1,296.58	7,000.00
RESERVES								
71005	Pooling Reserves	23,915.12	23,915.12	.00	286,981.00	286,981.00	.00	286,981.00
	RESERVES	23,915.12	23,915.12	.00	286,981.00	286,981.00	.00	286,981.00
	TOTAL EXPENSES	124,552.66	87,080.84	(37,471.82)	1,105,751.65	1,044,956.00	(60,795.65)	1,044,956.00
	CURRENT YEAR NET INCOME/(LOSS)	(38,801.47)	(1.10)	(38,800.37)	(59,045.22)	.00	(59,045.22)	.00