

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
 PROPOSED OPERATING BUDGET
 JULY 1, 2013 TO JUNE 30, 2014

		ANNUAL BUDGET <u>2012-2013</u>	PROPOSED BUDGET <u>2013-2014</u>
INCOME			
40010	Assessments	\$ 998,976.	\$ 998,976.
40020	Rent - Unit 332	9,990.	9,990.
40021	Rent - Unit 512	-0-	9,990.
40061	Shakertown	-0-	12,000.
40062	Brighthouse Royalty	-0-	3,400.
40120	Late Charges	18,300.	9,600.
40125	Legal Fees & Costs	5,200.	-0-
40190	Administrative Fees	<u>1,900.</u>	<u>1,000.</u>
TOTAL INCOME		\$1,034,366.	\$1,044,956.
EXPENSES			
ADMIN. & MANAGEMENT			
60040	Management Fee	\$ 49,835.	\$ 49,835.
60050	Postage	1,500.	1,000.
60060	Supplies	2,400.	2,400.
60070	Copying	1,000.	1,000.
60110	Audit/Review/Comp	7,500.	7,250.
60120	Bank Charges	300.	300.
60140	Legal Expense	25,000.	25,000.
60150	Insurance D&O/Gen. Liability	15,400.	15,400.
60160	Insurance - Fidelity	2,300.	2,300.
60180	Insurance - Property	165,000.	165,000.
60200	Insurance - Work. Comp.	800.	800.
60183	Insurance - Assoc. Property	2,400.	6,000.
60206	Insurance - Loan Interest Expense	4,600.	3,600.
60210	Condo. Filing Fee	1,376.	1,376.
60220	Corporate Filing Fee	135.	135.
60240	Pool Permit	300.	300.
60260	Telephone	2,500.	2,220.
60290	Income Tax	2,100.	2,100.
60300	Bad Debt Expense	50,976.	39,640.
60360	Miscellaneous	2,000.	2,000.
60440	Administrative Fees	<u>2,000.</u>	<u>2,000.</u>
TOTAL ADMIN. & MANAGEMENT		\$ 339,422.	\$ 329,656.
BUILDING MAINTENANCE			
62660	Electrical Fixtures	\$ 11,900.	\$ 9,900.
62700	Exterior Repairs	13,000.	20,000.
62710	Roof Drains - Clean	4,500.	4,500.
63715	Shingle Repair	-0-	12,000.
62830	Pest Control - Exterior	500.	500.
62900	Termite Bond	16,200.	16,200.
62990	Trash Removal	<u>66,900.</u>	<u>71,772.</u>
TOTAL BUILDING MAINTENANCE		\$ 113,000.	\$ 134,872.

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GROUNDS MAINTENANCE		
ELECTRIC POWER		
65010	Entranceway - Power	\$ 200.
65020	Irrigation - Power	\$ 300.
	<u>300.</u>	<u>300.</u>
	Total Electric Power	\$ 500.
IRRIGATION		
65100	Irrigation Repair	\$ 46,000.
65101	Irrigation Contract	4,500.
65110	Irrigation Water	40,000.
	<u>40,000.</u>	<u>50,000.</u>
	Total Irrigation	\$ 102,500.
LANDSCAPING		
65160	Annuals	\$ 2,500.
65170	Contract Labor	96,000.
65190	Horticultural Program	22,300.
65205	Mulch	31,000.
65280	Landscape Replacement	-0-
	<u>25,000.</u>	<u>36,700.</u>
	Total Landscape	\$ 152,700.
MAINTENANCE		
65400	Exterior Repairs	\$ 18,911.
	<u>18,911.</u>	<u>20,907.</u>
	Total Maintenance	\$ 20,907.
GROUNDS MAINTENANCE		
WATERWAY		
65570	Lake Maintenance	\$ 2,100.
	<u>2,100.</u>	<u>2,100.</u>
	Total Waterway	\$ 2,100.
	TOTAL GROUNDS MAINTENANCE	\$ 278,707.

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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>\$ 278,393.</u>	<u>\$ 286,981.</u>
TOTAL RESERVES	\$ 278,393.	\$ 286,981.
TOTAL EXPENSES	\$1,034,366.	\$1,044,956.
NET EXCESS/ (DEFICIT)	\$ -0-	-0-
MONTHLY ASSESSMENT.....	\$ 242.00	\$ 242.00
PERCENTAGE INCREASE.....	N/A	N/A

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2013-2014
RESERVE SCHEDULE

GENERAL RESERVE SCHEDULE

Beginning Year Balance	\$ 643,546.00
Annual Reserve Contribution	286,981.00
Reserve Funds Available	\$ 930,527.00
Expenditures	
Roofs	\$ -0-
Painting	9,256.00
Paving	104,000.00
Building Components	-0-
Swimming Pool Facility	1,850.00
Courts	-0-
Clubhouse	-0-
Misc. Site Improvements	2,800.00
Total Expenditures	117,906.00
Earned Interest	5,688.00
Ending Year Balance	\$ 818,309.00