

Middlebrook Pines Condominium
 Balance Sheet
 As of 03/31/24

		ASSETS	
CASH			
10120-000	Truist Bank-Operating	\$ 70,762.74	
10300-000	Petty Cash	100.00	
10420-000	Edward Jones Cash	354,367.77	
10430-000	Edward Jones Investments	698,115.25	
	CASH		\$ 1,123,345.76
ACCOUNTS RECEIVABLE			
12100-000	A/R - Assessment	\$ 17,204.24	
12200-000	Allowance/Dbtful Account	(13,599.88)	
12400-000	A/R - Interest	1,483.00	
12500-000	Legal Fees	2,271.30	
12510-000	A/R - Owner Workorder	813.00	
12520-000	A/R - Miscellaneous	84.00	
12522-000	Postage	55.47	
12525-000	A/R - Administrative	300.00	
	ACCOUNTS RECEIVABLE		\$ 8,611.13
	TOTAL CURRENT ASSESTS		\$ 1,131,956.89
OTHER			
PREPAID EXPENSES			
16105-000	D&O 05/15/23-5/15/24	\$ 315.79	
16110-000	GL/PKG/POLL 05/15/22-05/15/23	2,588.65	
16200-000	Crime 05/15/23-05/15/24	157.25	
16300-000	Property 05/15/23-05/15/24	21,613.25	
16500-000	Work Comp 05/15/23-05/15/24	47.12	
16600-000	Umbrella 05/15/23-05/15/24	7,421.76	
	PREPAID EXPENSES		\$ 32,143.82
DEPOSITS			
18010-000	Utility Deposit	\$ 17,592.80	
	DEPOSITS		\$ 17,592.80
	TOTAL OTHER		\$ 49,736.62
	TOTAL ASSESTS		\$ 1,181,693.51
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Middlebrook Pines Condominium
Balance Sheet
As of 03/31/24

LIABILITIES & EQUITY

CURRENT LIABILITIES:

20010-000	Accounts Payable	\$	839.00	
20020-000	Prepaid Owner Assessments		57,293.41	
20012-100	BB&T Business Loan		197,697.00	
20013-100	BB&T Business Loan Pass Thru		986,909.12	
	CURRENT LIABILITIES			\$ 1,242,738.53

LONG TERM LIABILITIES

RESERVES

20505-000	Pooling Reserves	\$	1,238,062.50	
20990-000	Reserve - Interest		51,259.45	
21240-000	Spent - Paint		(7,600.00)	
21290-000	Spent - Swimming Pool Facility		(427.54)	
21340-000	Spent - Tennis Courts		(13,585.00)	
	RESERVES			\$ 1,267,709.41

EQUITY

30030-000	Fund Balance	\$	(1,249,421.15)	
30034-000	Realized Gain (Loss)		(19,036.10)	
30035-000	Unrealized Gain (Loss)		(114,105.73)	
	CURRENT YEAR NET INCOME/(LOSS)		53,808.55	
	EQUITY			\$ (1,328,754.43)

TOTAL LIABILITIES & EQUITY				\$ 1,181,693.51
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Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 03/01/24 to 03/31/24

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
40010-000 Assessments	132,096.00	132,037.91	58.09	1,188,864.00	1,188,341.19	522.81	1,584,455.00
40030-000 Assessments FY Surplus	4,291.66	4,291.66	.00	38,624.94	38,624.94	.00	51,500.00
40062-000 Brighthouse Royalty Fee	.00	83.33	(83.33)	682.12	749.97	(67.85)	1,000.00
40120-000 Late Charges	550.00	791.66	(241.66)	4,665.00	7,124.94	(2,459.94)	9,500.00
40125-000 Legal Fees & Costs	.00	933.33	(933.33)	(4,858.85)	8,399.97	(13,258.82)	11,200.00
40160-000 Interest - Truist Bank	.76	.00	.76	6.68	.00	6.68	.00
40165-000 Utility Interest Paid	.00	.00	.00	1,014.76	.00	1,014.76	.00
40190-000 Administrative Fees	100.00	83.33	16.67	400.00	749.97	(349.97)	1,000.00
40210-000 Bank Charges	36.00	16.66	19.34	168.00	149.94	18.06	200.00
40220-000 Postage	18.66	8.33	10.33	75.05	74.97	.08	100.00
40280-000 Miscellaneous	299.00	.00	299.00	399.00	.00	399.00	.00
40285-000 Owner Work Orders	.00	.00	.00	63.00	.00	63.00	.00
40430-000 Interest	2,643.81	.00	2,643.81	22,152.23	.00	22,152.23	.00
40490-000 Unrealized Gain/(Loss)	4,446.60	.00	4,446.60	(20,472.51)	.00	(20,472.51)	.00
40495-000 Unrl. Gain/Loss Pass Thru	(4,446.60)	.00	(4,446.60)	20,472.51	.00	20,472.51	.00
40500-000 Allocated Reserve Income	(2,643.81)	.00	(2,643.81)	(22,152.23)	.00	(22,152.23)	.00
INCOME	137,392.08	138,246.21	(854.13)	1,230,103.70	1,244,215.89	(14,112.19)	1,658,955.00
EXPENSES							
ADMINISTRATION							
60040-000 Management Fee	4,961.67	4,961.66	(.01)	44,891.29	44,654.94	(236.35)	59,540.00
60050-000 Postage	274.50	166.66	(107.84)	1,017.35	1,499.94	482.59	2,000.00
60060-000 Supplies	69.00	216.66	147.66	1,438.16	1,949.94	511.78	2,600.00
60070-000 Copying	153.90	83.33	(70.57)	535.40	749.97	214.57	1,000.00
60100-000 Website	.00	25.00	25.00	.00	225.00	225.00	300.00
60110-000 Audit	.00	629.16	629.16	.00	5,662.44	5,662.44	7,550.00
60120-000 Bank Charges	24.00	20.83	(3.17)	214.00	187.47	(26.53)	250.00
60122-000 Business Loan Shingles Projec	19,648.18	19,233.33	(414.85)	172,046.66	173,099.97	1,053.31	230,800.00
60123-000 Bus. Loan Interest Shingle	4,157.50	4,575.00	417.50	42,204.46	41,175.00	(1,029.46)	54,900.00
60140-000 Legal - General/Collections	.00	1,308.33	1,308.33	390.00	11,774.97	11,384.97	15,700.00
60141-000 Legal - CCR	1,680.00	.00	(1,680.00)	5,215.81	.00	(5,215.81)	.00
60150-000 Insurance - D&O/GL/POLL	2,904.28	2,904.25	(.03)	26,138.52	26,138.25	(.27)	34,851.00
60160-000 Insurance - Crime	157.25	157.25	.00	1,415.25	1,415.25	.00	1,887.00
60180-000 Insurance - Property	21,613.25	21,613.25	.00	213,113.25	194,519.25	(18,594.00)	259,359.00
60185-000 Insurance-Umbrella	.00	618.50	618.50	.00	5,566.50	5,566.50	7,422.00
60200-000 Insurance - Work Comp	47.08	47.08	.00	423.72	423.72	.00	565.00
60205-000 Insurance - Loan Cost	.00	73.50	73.50	.00	661.50	661.50	882.00
60206-000 Insurance - Loan Interest Exp	.00	608.50	608.50	.00	5,476.50	5,476.50	7,302.00
60210-000 Condo Filing Fee	.00	114.66	114.66	1,376.00	1,031.94	(344.06)	1,376.00
60220-000 Corporate Filing Fee	.00	11.25	11.25	.00	101.25	101.25	135.00
60240-000 Pool Permit	.00	25.00	25.00	.00	225.00	225.00	300.00
60245-000 Professional Fee	.00	.00	.00	8,353.80	.00	(8,353.80)	.00
60260-000 Telephone	146.63	116.66	(29.97)	1,307.92	1,049.94	(257.98)	1,400.00
60360-000 Miscellaneous	.00	166.66	166.66	579.64	1,499.94	920.30	2,000.00
60440-000 Administrative Fee-COL	100.00	41.66	(58.34)	300.00	374.94	74.94	500.00
60445-000 Administrative - Notary	20.00	33.33	13.33	140.00	299.97	159.97	400.00
ADMINISTRATION	55,957.24	57,751.51	1,794.27	521,101.23	519,763.59	(1,337.64)	693,019.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 03/01/24 to 03/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
BUILDING MAINTENANCE							
62660-000 Electrical Fixtures	.00	333.33	333.33	381.00	2,999.97	2,618.97	4,000.00
62700-000 Exterior Repairs	1,050.00	583.33	(466.67)	14,356.76	5,249.97	(9,106.79)	7,000.00
62710-000 Roof Drains - Clean	.00	400.00	400.00	400.00	3,600.00	3,200.00	4,800.00
62720-000 Roofs - Clean	.00	1,791.66	1,791.66	16,725.00	16,124.94	(600.06)	21,500.00
62830-000 Pest Control - Exteriors	.00	1,166.66	1,166.66	4,200.00	10,499.94	6,299.94	14,000.00
62990-000 Trash Removal	7,247.52	6,250.00	(997.52)	50,728.47	56,250.00	5,521.53	75,000.00
62995-000 Trash Removal Landscaper	.00	91.66	91.66	755.00	824.94	69.94	1,100.00
BUILDING MAINTENANCE	8,297.52	10,616.64	2,319.12	87,546.23	95,549.76	8,003.53	127,400.00
ELECTRIC POWER							
65010-000 Electric - Entranceway	27.41	25.00	(2.41)	226.65	225.00	(1.65)	300.00
65020-000 Electric - Irrigation	50.60	41.66	(8.94)	421.86	374.94	(46.92)	500.00
ELECTRIC POWER	78.01	66.66	(11.35)	648.51	599.94	(48.57)	800.00
IRRIGATION							
65100-000 Irrigation Repair	301.36	2,083.33	1,781.97	4,295.74	18,749.97	14,454.23	25,000.00
65101-000 Irrigation Contract	525.00	525.00	.00	4,725.00	4,725.00	.00	6,300.00
65110-000 Irrigation Water	1,742.93	1,416.66	(326.27)	15,313.98	12,749.94	(2,564.04)	17,000.00
65120-000 Irrigation Backflow	130.00	50.00	(80.00)	130.00	450.00	320.00	600.00
IRRIGATION	2,699.29	4,074.99	1,375.70	24,464.72	36,674.91	12,210.19	48,900.00
LANDSCAPING							
65160-000 Annuals	.00	208.33	208.33	1,295.00	1,874.97	579.97	2,500.00
65170-000 Contract Labor	12,060.00	12,022.50	(37.50)	96,480.00	108,202.50	11,722.50	144,270.00
65175-000 Palm Tree Pruning	.00	779.16	779.16	6,880.00	7,012.44	132.44	9,350.00
65190-000 Weed/ Feed/ Pest Program	4,204.15	1,858.33	(2,345.82)	24,645.70	16,724.97	(7,920.73)	22,300.00
65205-000 Mulch	.00	375.00	375.00	.00	3,375.00	3,375.00	4,500.00
65230-000 Tree Pruning	1,050.00	1,666.66	616.66	12,220.00	14,999.94	2,779.94	20,000.00
65280-000 Landscape Replacement	740.00	6,250.00	5,510.00	(150.00)	56,250.00	56,400.00	75,000.00
65285-000 Landscape Architect	.00	641.66	641.66	.06	5,774.94	5,774.88	7,700.00
LANDSCAPING	18,054.15	23,801.64	5,747.49	141,370.76	214,214.76	72,844.00	285,620.00
MAINTENANCE							
65400-000 General Repair	75.77	2,083.33	2,007.56	35,752.55	18,749.97	(17,002.58)	25,000.00
65510-000 Pavement Cleaning	.00	358.33	358.33	4,750.00	3,224.97	(1,525.03)	4,300.00
65570-000 Lake Maintenance	175.00	175.00	.00	1,575.00	1,575.00	.00	2,100.00
MAINTENANCE	250.77	2,616.66	2,365.89	42,077.55	23,549.94	(18,527.61)	31,400.00
POOL/CLUBHOUSE MAINT.							
67560-000 Clubhouse Cleaning	377.01	375.00	(2.01)	3,440.22	3,375.00	(65.22)	4,500.00
67565-000 Clubhouse Remote Lock	.00	41.66	41.66	.00	374.94	374.94	500.00
67660-000 Clubhouse Supplies	.00	41.66	41.66	65.90	374.94	309.04	500.00
67795-000 Pool Maintenance	450.00	430.00	(20.00)	4,435.00	3,870.00	(565.00)	5,160.00
67800-000 Pool Equipment Repair	1,135.00	.00	(1,135.00)	4,700.00	.00	(4,700.00)	.00
67815-000 Pool Furniture	.00	125.00	125.00	136.50	1,125.00	988.50	1,500.00
POOL/CLUBHOUSE MAINT.	1,962.01	1,013.32	(948.69)	12,777.62	9,119.88	(3,657.74)	12,160.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 03/01/24 to 03/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
UTILITIES							
68110-000 Electric - Consolidated	455.41	300.00	(155.41)	3,777.11	2,700.00	(1,077.11)	3,600.00
68120-000 Water/Sewer - Consolidated	211.25	208.33	(2.92)	2,364.45	1,874.97	(489.48)	2,500.00
UTILITIES	666.66	508.33	(158.33)	6,141.56	4,574.97	(1,566.59)	6,100.00
RESERVES							
71005-000 Pooling Reserves	37,796.33	37,796.33	.00	340,166.97	340,166.97	.00	453,556.00
RESERVES	37,796.33	37,796.33	.00	340,166.97	340,166.97	.00	453,556.00
TOTAL EXPENSES	125,761.98	138,246.08	12,484.10	1,176,295.15	1,244,214.72	67,919.57	1,658,955.00
CURRENT YEAR NET INCOME/ (LOSS)	11,630.10	.13	11,629.97	53,808.55	1.17	53,807.38	.00