MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

Updated: 5/25/24

Current Executory Contracts

CONTRACTOR	DESCRIPTION/SUMMARY	YEAR ESTABLISHED	PROJECT COST	ANNUAL COST
Advance Pool, Inc.	Pool Maintenance-Annual Contract	1/1/94		$5,160
KL Management Group, Inc,	Community Association Manager-Annual Contract	8/1/94		$59,540
Southern Aquatic Mgmt, Inc.	Pond Maintenance-Annual Contract	10/1/08		$2,100
Crew Pro Roofing	Clean Roof Drains - Annual Cycle	8/1/12		$4,800
TruGreen	Landscape Weed, Feed, Pest Control Program	8/1/18		$23,445
RLC Landscaping, Inc.	Irrigation Maintenance-Annual Contract	1/1/20		$6,300
RLC Landscaping, Inc.	Landscaping Maintenance-Annual Contract	9/1/20		$144,270
Mid State Fence	Replace 2 fences	12/1/22	$8,112	
AKA Services Group	Janitorial - Recreation Areas, Clubhouse	3/1/23		$4,248
The Website Design	Website Upgrade	3/1/23	$1,138	
AAA Court Construction & Resurfacing	Resurface Tennis Court	7/1/23	$13,400	
Christopher E Dalney MAI	State Required Insurance Appraisal	8/1/23	$1,800	
Ardaman	Soil sampling under tennis courts	8/1/23	$2,800	
RLC Landscaping, Inc.	Palm Tree Pruning	8/1/23	$4,680	
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	
RLC Landscaping, Inc.	Landscape Replacement Brook, Elm, Middle	3/1/24	$39,447	
Dreux Isaac & Associates	Annual Reserve Analysis	4/1/24		$940
Miller's Sealcoating & Striping	Sidewalks repair/replace Bamboo, Coral, Cypress, Willow	4/1/24	$ 15,950	
FL Outdoor Products	Property wide Fence replacement	6/1/24	$928,677	
Cole & Associates	Annual Financial Audit	7/1/24		$7,650
Crew Pro Roofing	Roof Cleaning	2023-2024	$21,500	
Assured Partners Agent - Financed through First Funding	Insurance-Property,Gen Liability,D&O,Umbrella,Crime,Workers Comp	May 2024-2025		$427,838
All Stephens & Co.	Roof Replacement building 52	May 2024-2025	$44,255	
Lake Jem Farms	Pine trees treatment for beetles	May 2024-2025	$6,240	