

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

Operating Budget
July 1, 2024, to June 30, 2025

Account	Annual 2023-2024	Annual 2024-2025
INCOME:		
40010 Assessments	1,584,455.00	1,940,613.00
40030 Assessments PY Surplus	51,500.00	0.00
40062 Brighthouse Royalty Fee	1,000.00	800.00
40120 Late Charges	9,500.00	7,000.00
40125 Legal Fees & Costs	11,200.00	5,000.00
40190 Administrative Fees	1,000.00	1,000.00
40210 Bank Charges	200.00	250.00
40220 Postage	100.00	150.00
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INCOME	1,658,955.00	1,954,813.00
EXPENSES		
ADMINISTRATION		
60040 Management Fee	59,540.00	62,517.00
60050 Postage	2,000.00	1,500.00
60060 Supplies	2,600.00	1,800.00
60070 Copying	1,000.00	1,000.00
60100 Website	300.00	1,000.00
60110 Audit	7,550.00	7,650.00
60120 Bank Charges	250.00	250.00
60122 Business Loan Shingles Projec	230,800.00	242,895.00
60123 Bus. Loan Interest Shingle	54,900.00	42,773.00
60140 Legal General/Collections	15,700.00	10,000.00
60150 Insurance - D&O/GL/POLL	34,851.00	50,518.00
60160 Insurance - Crime	1,887.00	1,869.00
60180 Insurance - Property	259,359.00	350,309.00
60185 Insurance-Umbrella	7,422.00	9,604.00
60200 Insurance - Work Comp	565.00	509.00
60205 Insurance - Loan Cost	882.00	1,210.00
60206 Insurance - Loan Interest Exp	7,302.00	13,819.00
60210 Condo Filing Fee	1,376.00	1376.00
60220 Corporate Filing Fee	135.00	135.00
60240 Pool Permit	300.00	300.00
60245 Professional Fee	0.00	7,500.00
60260 Telephone	1,400.00	1750.00
60360 Miscellaneous	2,000.00	2200.00
60440 Administrative Fee-COL	500.00	500.00
60445 Administrative - Notary	400.00	400.00
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ADMINISTRATION	693,019.00	813,384.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	4,000.00	4,000.00
62700 Exterior Repairs	7,000.00	12,000.00
62710 Roof Drains - Clean	4,800.00	5,100.00
62720 Roofs - Clean	21,500.00	0.00
62725 Metal Siding - Clean	0.00	21,500.00
62830 Pest Control - Exteriors	14,000.00	14,000.00
62990 Trash Removal	75,000.00	89,100.00
62995 Trash Removal Landscape Company	1,100.00	1,500.00
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BUILDING MAINTENANCE	127,400.00	147,200.00

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ELECTRIC POWER		
65010 Electric - Entranceway	300.00	300.00
65020 Electric - Irrigation	500.00	600.00
ELECTRIC POWER	<u>800.00</u>	<u>900.00</u>
IRRIGATION		
65100 Irrigation Repair	25,000.00	17,250.00
65101 Irrigation Contract	6,300.00	6,300.00
65110 Irrigation Water	17,000.00	21,500.00
65120 Irrigation Backflow	600.00	600.00
IRRIGATION	<u>48,900.00</u>	<u>45,650.00</u>
LANDSCAPING		
65160 Annuals	2,500.00	2,500.00
65170 Contract Labor	144,270.00	144,270.00
65175 Palm Tree Pruning	9,350.00	4,400.00
65190 Weed/ Feed/ Pest Program	22,300.00	22,300.00
65195 Pine Trees_Pest Treatment	0.00	6,000.00
65205 Mulch	4,500.00	12,600.00
65230 Tree Pruning	20,000.00	20,000.00
65280 Landscape Replacement	75,000.00	75,000.00
65285 Landscape Architect fka Design	7700.00	0.00
LANDSCAPING	<u>285,620.00</u>	<u>287,070.00</u>
EXTERIOR MAINTENANCE		
65400 General Repair	25,000.00	20,000.00
65510 Pavement Cleaning	4,300.00	4,300.00
65570 Lake Maintenance	2,100.00	2,100.00
MAINTENANCE	<u>31,400.00</u>	<u>26,400.00</u>
POOL/CLUBHOUSE MAINT.		
67560 Clubhouse Cleaning	4,500.00	4,500.00
67565 Clubhouse Remote Lock	500.00	500.00
67660 Clubhouse Supplies	500.00	500.00
67795 Pool Maintenance	5,160.00	5,520.00
67800 Pool Equipment Repair	0.00	1,000.00
67815 Pool Furniture	1,500.00	1,500.00
POOL/CLUBHOUSE MAINT.	<u>12,160.00</u>	<u>13,520.00</u>
UTILITIES		
68110 Electric - Consolidated	3,600.00	5,000.00
68120 Water/Sewer - Consolidated	2,500.00	3,000.00
UTILITIES	<u>6,100.00</u>	<u>8,000.00</u>
RESERVES		
71005 Pooling Reserves	453,556.00	612,689.00
RESERVES	<u>453,556.00</u>	<u>612,689.00</u>
TOTAL EXPENSES	1,658,955.00	1,954,813.00
Current Year Net Income/(loss)	0.00	0.00
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MONTHLY ASSESSMENT	384.00	471.00
PERCENTAGE INCREASE	N/A	22.66%
PERCENTAGE INCR. OPERATING	N/A	11.34%
MONTHLY INCREASE	N/A	87.00
Monthly Assessment 2007-2008	\$195.00	<u>INCREASE</u>
Monthly Assessment 2008-2009	\$237.00	21.52%
Monthly Assessment 2009-2016	\$242.00	0.00%
Monthly Assessment 2016-2017	\$257.00	6.20%
Monthly Assessment 2017-2018	\$275.25	7.10%
Monthly Assessment 2018-2019	\$281.00	2.10%
Monthly Assessment 2019-2020	\$286.00	1.80%
Monthly Assessment 2020-2021	\$297.00	3.85%
Monthly Assessment 2021-2022	\$312.00	5.10%
Monthly Assessment 2022-2023	\$334.00	7.10%
Monthly Assessment 2023-2024	\$384.00	11.46%
Monthly Assessment 2024-2025	\$471.00	22.66%

Reserve Schedule July 1, 2024 to June 30, 2025

Beginning Year Balance	1,090,600.00
Annual Reserve Contribution	612,689.00
Proposed Special Assessment	321,507.00
Reserve Funds Available	<u>2,024,796.00</u>
Expenditures	
Roofs	0.00
Painting	34,213.00
Paving	19,008.00
Misc. Building Components	1,044,459.00
Swimming Pool Facility	2,564.00
Courts	0.00
Clubhouse	17,268.00
Misc. Site Improvements	15,000.00
Total Expenditures	<u>1,132,512.00</u>
Earned Interest	35,691.00
Ending Year Balance	<u><u>927,975.00</u></u>