

Middlebrook Pines Condominium
 Balance Sheet
 As of 06/30/24

ASSETS

CASH			
10119-000	Truist Special Assessment 2024 \$	89,520.34	
10120-000	Truist Bank-Operating	31,632.87	
10300-000	Petty Cash	100.00	
10420-000	Edward Jones Cash	194,815.95	
10430-000	Edward Jones Investments	521,335.00	
	CASH	\$	837,404.16
ACCOUNTS RECEIVABLE			
12100-000	A/R - Assessment	\$ 18,102.49	
12200-000	Allowance/Dbtful Account	(13,599.88)	
12400-000	A/R - Interest	1,225.00	
12500-000	Legal Fees	2,455.30	
12520-000	A/R - Miscellaneous	60.00	
12522-000	Postage	64.97	
12525-000	A/R - Administrative	350.00	
	ACCOUNTS RECEIVABLE	\$	8,657.88
TOTAL CURRENT ASSESTS			\$ 846,062.04
OTHER			
PREPAID EXPENSES			
16105-000	D&O 05/15/24-5/15/25	\$ 3,737.56	
16110-000	GL/PKG/POLL 05/15/24-05/15/25	38,135.20	
16200-000	Crime 05/15/24-05/15/25	1,557.10	
16300-000	Property 05/15/24-05/15/25	291,924.18	
16500-000	Work Comp 05/15/24-05/15/25	424.18	
16600-000	Umbrella 05/15/24-05/15/25	9,604.59	
	PREPAID EXPENSES	\$	345,382.81
DEPOSITS			
18010-000	Utility Deposit	\$ 16,578.04	
	DEPOSITS	\$	16,578.04
TOTAL OTHER			\$ 361,960.85
TOTAL ASSESTS			\$ 1,208,022.89

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 As of 06/30/24

LIABILITIES & EQUITY

CURRENT LIABILITIES:

20010-000	Accounts Payable	\$ 25,580.50	
20020-000	Prepaid Owner Assessments	63,981.66	
20021-000	Special Fence Prepaid	89,486.00	
20024-000	First Insurance Funding	324,624.96	
20012-100	BB&T Business Loan	138,968.81	
20013-100	BB&T Business Loan Pass Thru	1,045,637.31	
	CURRENT LIABILITIES		\$ 1,688,279.24

LONG TERM LIABILITIES

RESERVES

20505-000	Pooling Reserves	\$ 1,351,451.53	
20990-000	Reserve - Interest	64,030.21	
21010-000	Spent - Roof	(44,255.00)	
21240-000	Spent - Paint	(7,600.00)	
21290-000	Spent - Swimming Pool Facility	(427.54)	
21300-000	Spent - Bldg Component	(378,660.24)	
21340-000	Spent - Tennis Courts	(13,585.00)	
	RESERVES		\$ 970,953.96

FENCE REPLACEMENT

FENCE REPLACEMENT	\$.00
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EQUITY

30030-000	Fund Balance	\$ (1,258,004.55)	
30034-000	Realized Gain (Loss)	(19,036.10)	
30035-000	Unrealized Gain (Loss)	(92,736.08)	
	CURRENT YEAR NET INCOME/(LOSS)	(81,433.58)	
	EQUITY		\$ (1,451,210.31)

TOTAL LIABILITIES & EQUITY	\$ 1,208,022.89
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Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/24 to 06/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
40010-000 Assessments	132,096.00	132,037.99	58.01	1,585,152.00	1,584,455.00	697.00	1,584,455.00
40030-000 Assessments PY Surplus	4,291.74	4,291.74	.00	47,208.34	51,500.00	(4,291.66)	51,500.00
40062-000 Brighthouse Royalty Fee	.00	83.37	(83.37)	904.94	1,000.00	(95.06)	1,000.00
40120-000 Late Charges	425.00	791.74	(366.74)	6,165.00	9,500.00	(3,335.00)	9,500.00
40125-000 Legal Fees & Costs	.00	933.37	(933.37)	(4,858.85)	11,200.00	(16,058.85)	11,200.00
40160-000 Interest - Truist Bank	.82	.00	.82	9.69	.00	9.69	.00
40190-000 Administrative Fees	100.00	83.37	16.63	600.00	1,000.00	(400.00)	1,000.00
40210-000 Bank Charges	12.00	16.74	(4.74)	240.00	200.00	40.00	200.00
40220-000 Postage	(6.34)	8.37	(14.71)	106.03	100.00	6.03	100.00
40280-000 Miscellaneous	.00	.00	.00	1,271.11	.00	1,271.11	.00
40285-000 Owner Work Orders	.00	.00	.00	(750.00)	.00	(750.00)	.00
40430-000 Interest	1,883.16	.00	1,883.16	34,922.99	.00	34,922.99	.00
40490-000 Unrealized Gain/(Loss)	15,858.40	.00	15,858.40	(22,252.76)	.00	(22,252.76)	.00
40495-000 Unrl. Gain/Loss Pass Thru	(15,858.40)	.00	(15,858.40)	(897.14)	.00	(897.14)	.00
40500-000 Allocated Reserve Income	(1,883.16)	.00	(1,883.16)	(34,922.99)	.00	(34,922.99)	.00
INCOME	136,919.22	138,246.69	(1,327.47)	1,612,898.36	1,658,955.00	(46,056.64)	1,658,955.00
EXPENSES							
ADMINISTRATION							
60040-000 Management Fee	4,961.67	4,961.74	.07	59,776.30	59,540.00	(236.30)	59,540.00
60050-000 Postage	210.43	166.74	(43.69)	1,893.97	2,000.00	106.03	2,000.00
60060-000 Supplies	646.81	216.74	(430.07)	2,301.30	2,600.00	298.70	2,600.00
60070-000 Copying	233.50	83.37	(150.13)	1,068.10	1,000.00	(68.10)	1,000.00
60100-000 Website	.00	25.00	25.00	.00	300.00	300.00	300.00
60110-000 Audit	.00	629.24	629.24	.00	7,550.00	7,550.00	7,550.00
60120-000 Bank Charges	84.00	20.87	(63.13)	358.00	250.00	(108.00)	250.00
60122-000 Business Loan Shingles Projec	19,614.45	19,233.37	(381.08)	230,774.85	230,800.00	25.15	230,800.00
60123-000 Bus. Loan Interest Shingle	4,191.23	4,575.00	383.77	54,893.31	54,900.00	6.69	54,900.00
60140-000 Legal - General/Collections	870.00	1,308.37	438.37	1,724.29	15,700.00	13,975.71	15,700.00
60141-000 Legal - CCR	60.00	.00	(60.00)	5,440.81	.00	(5,440.81)	.00
60150-000 Insurance - D&O/GL/POLL	4,187.63	2,904.25	(1,283.38)	37,733.93	34,851.00	(2,882.93)	34,851.00
60160-000 Insurance - Crime	155.70	157.25	1.55	1,883.90	1,887.00	3.10	1,887.00
60180-000 Insurance - Property	29,192.41	21,613.25	(7,579.16)	293,111.32	259,359.00	(33,752.32)	259,359.00
60185-000 Insurance-Umbrella	.00	618.50	618.50	7,421.76	7,422.00	.24	7,422.00
60200-000 Insurance - Work Comp	42.41	47.12	4.71	555.66	565.00	9.34	565.00
60205-000 Insurance - Loan Cost	.00	73.50	73.50	1,209.95	882.00	(327.95)	882.00
60206-000 Insurance - Loan Interest Exp	.00	608.50	608.50	13,819.06	7,302.00	(6,517.06)	7,302.00
60210-000 Condo Filing Fee	.00	114.74	114.74	1,376.00	1,376.00	.00	1,376.00
60220-000 Corporate Filing Fee	.00	11.25	11.25	61.25	135.00	73.75	135.00
60240-000 Pool Permit	.00	25.00	25.00	335.00	300.00	(35.00)	300.00
60245-000 Professional Fee	940.00	.00	(940.00)	9,293.80	.00	(9,293.80)	.00
60260-000 Telephone	146.14	116.74	(29.40)	1,746.34	1,400.00	(346.34)	1,400.00
60360-000 Miscellaneous	.00	166.74	166.74	642.68	2,000.00	1,357.32	2,000.00
60440-000 Administrative Fee-COL	30.00	41.74	11.74	480.00	500.00	20.00	500.00
60445-000 Administrative - Notary	.00	33.37	33.37	200.00	400.00	200.00	400.00
ADMINISTRATION	65,566.38	57,752.39	(7,813.99)	728,101.58	693,019.00	(35,082.58)	693,019.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/24 to 06/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
BUILDING MAINTENANCE							
62660-000 Electrical Fixtures	105.00	333.37	228.37	486.00	4,000.00	3,514.00	4,000.00
62700-000 Exterior Repairs	575.00	583.37	8.37	15,651.84	7,000.00	(8,651.84)	7,000.00
62710-000 Roof Drains - Clean	.00	400.00	400.00	400.00	4,800.00	4,400.00	4,800.00
62720-000 Roofs - Clean	.00	1,791.74	1,791.74	16,725.00	21,500.00	4,775.00	21,500.00
62830-000 Pest Control - Exteriors	.00	1,166.74	1,166.74	4,900.00	14,000.00	9,100.00	14,000.00
62990-000 Trash Removal	7,244.18	6,250.00	(994.18)	72,558.18	75,000.00	2,441.82	75,000.00
62995-000 Trash Removal Landscaper	.00	91.74	91.74	1,205.00	1,100.00	(105.00)	1,100.00
63000-000 Fence Replacement - Temp	(371,470.78)	.00	371,470.78	.00	.00	.00	.00
BUILDING MAINTENANCE	(363,546.60)	10,616.96	374,163.56	111,926.02	127,400.00	15,473.98	127,400.00
ELECTRIC POWER							
65010-000 Electric - Entranceway	26.85	25.00	(1.85)	307.63	300.00	(7.63)	300.00
65020-000 Electric - Irrigation	50.60	41.74	(8.86)	573.66	500.00	(73.66)	500.00
ELECTRIC POWER	77.45	66.74	(10.71)	881.29	800.00	(81.29)	800.00
IRRIGATION							
65100-000 Irrigation Repair	2,599.13	2,083.37	(515.76)	15,900.15	25,000.00	9,099.85	25,000.00
65101-000 Irrigation Contract	525.00	525.00	.00	6,300.00	6,300.00	.00	6,300.00
65110-000 Irrigation Water	4,420.86	1,416.74	(3,004.12)	27,442.75	17,000.00	(10,442.75)	17,000.00
65120-000 Irrigation Backflow	.00	50.00	50.00	130.00	600.00	470.00	600.00
IRRIGATION	7,544.99	4,075.11	(3,469.88)	49,772.90	48,900.00	(872.90)	48,900.00
LANDSCAPING							
65160-000 Annuals	.00	208.37	208.37	1,295.00	2,500.00	1,205.00	2,500.00
65170-000 Contract Labor	12,060.00	12,022.50	(37.50)	132,660.00	144,270.00	11,610.00	144,270.00
65175-000 Palm Tree Pruning	.00	779.24	779.24	6,880.00	9,350.00	2,470.00	9,350.00
65190-000 Weed/ Feed/ Pest Program	8,646.72	1,858.37	(6,788.35)	35,095.03	22,300.00	(12,795.03)	22,300.00
65205-000 Mulch	.00	375.00	375.00	7,200.00	4,500.00	(2,700.00)	4,500.00
65230-000 Tree Pruning	150.00	1,666.74	1,516.74	12,370.00	20,000.00	7,630.00	20,000.00
65280-000 Landscape Replacement	.00	6,250.00	6,250.00	35,703.30	75,000.00	39,296.70	75,000.00
65285-000 Landscape Architect	.00	641.74	641.74	.06	7,700.00	7,699.94	7,700.00
LANDSCAPING	20,856.72	23,801.96	2,945.24	231,203.39	285,620.00	54,416.61	285,620.00
MAINTENANCE							
65345-000 Storm Cleanup	38,250.00	.00	(38,250.00)	38,250.00	.00	(38,250.00)	.00
65400-000 General Repair	10,253.20	2,083.37	(8,169.83)	48,356.10	25,000.00	(23,356.10)	25,000.00
65510-000 Pavement Cleaning	.00	358.37	358.37	4,750.00	4,300.00	(450.00)	4,300.00
65570-000 Lake Maintenance	175.00	175.00	.00	2,100.00	2,100.00	.00	2,100.00
MAINTENANCE	48,678.20	2,616.74	(46,061.46)	93,456.10	31,400.00	(62,056.10)	31,400.00
POOL/CLUBHOUSE MAINT.							
67560-000 Clubhouse Cleaning	377.01	375.00	(2.01)	4,571.25	4,500.00	(71.25)	4,500.00
67565-000 Clubhouse Remote Lock	.00	41.74	41.74	.00	500.00	500.00	500.00
67660-000 Clubhouse Supplies	.00	41.74	41.74	107.95	500.00	392.05	500.00
67770-000 Light Fixture Repair	.00	.00	.00	155.00	.00	(155.00)	.00
67795-000 Pool Maintenance	450.00	430.00	(20.00)	5,260.00	5,160.00	(100.00)	5,160.00
67800-000 Pool Equipment Repair	20.00	.00	(20.00)	5,340.00	.00	(5,340.00)	.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 06/01/24 to 06/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
67815-000 Pool Furniture	1,935.00	125.00	(1,810.00)	2,071.50	1,500.00	(571.50)	1,500.00
POOL/CLUBHOUSE MAINT.	2,782.01	1,013.48	(1,768.53)	17,505.70	12,160.00	(5,345.70)	12,160.00
UTILITIES							
68110-000 Electric - Consolidated	396.80	300.00	(96.80)	4,924.90	3,600.00	(1,324.90)	3,600.00
68120-000 Water/Sewer - Consolidated	225.29	208.37	(16.92)	3,004.06	2,500.00	(504.06)	2,500.00
UTILITIES	622.09	508.37	(113.72)	7,928.96	6,100.00	(1,828.96)	6,100.00
RESERVES							
71005-000 Pooling Reserves	37,796.37	37,796.37	.00	453,556.00	453,556.00	.00	453,556.00
RESERVES	37,796.37	37,796.37	.00	453,556.00	453,556.00	.00	453,556.00
TOTAL EXPENSES	(179,622.39)	138,248.12	317,870.51	1,694,331.94	1,658,955.00	(35,376.94)	1,658,955.00
CURRENT YEAR NET INCOME/(LOSS)	316,541.61	(1.43)	316,543.04	(81,433.58)	.00	(81,433.58)	.00