

Middlebrook Pines Condominium
 Balance Sheet
 As of 09/30/24

		ASSETS	
CASH			
10119-000	Truist Special Assessment 2024	\$ 168,405.74	
10120-000	Truist Bank-Operating	22,594.51	
10300-000	Petty Cash	100.00	
10420-000	Edward Jones Cash	389,771.10	
10425-000	Edward Jones Mutual	544.19	
10430-000	Edward Jones Investments	542,178.00	
	CASH		\$ 1,123,593.54
ACCOUNTS RECEIVABLE			
12100-000	A/R - Assessment	\$ 22,108.25	
12111-000	Special Fences 2024	79,121.25	
12200-000	Allowance/Dbtful Account	(13,599.88)	
12400-000	A/R - Interest	3,352.00	
12500-000	Legal Fees	1,830.30	
12520-000	A/R - Miscellaneous	108.00	
12522-000	Postage	65.45	
12525-000	A/R - Administrative	350.00	
	ACCOUNTS RECEIVABLE		\$ 93,335.37
TOTAL CURRENT ASSESTS			\$ 1,216,928.91
OTHER			
PREPAID EXPENSES			
16105-000	D&O 05/15/24-5/15/25	\$ 2,616.31	
16110-000	GL/PKG/POLL 05/15/24-05/15/25	26,693.56	
16200-000	Crime 05/15/24-05/15/25	1,090.00	
16300-000	Property 05/15/24-05/15/25	204,346.95	
16500-000	Work Comp 05/15/24-05/15/25	296.95	
16600-000	Umbrella 05/15/24-05/15/25	9,604.59	
	PREPAID EXPENSES		\$ 244,648.36
DEPOSITS			
18010-000	Utility Deposit	\$ 16,578.04	
	DEPOSITS		\$ 16,578.04
TOTAL OTHER			\$ 261,226.40
TOTAL ASSESTS			\$ 1,478,155.31

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Middlebrook Pines Condominium
Balance Sheet
As of 09/30/24

LIABILITIES & EQUITY

CURRENT LIABILITIES:

20020-000	Prepaid Owner Assessments	\$	72,038.58	
20024-000	First Insurance Funding		216,416.64	
20012-100	BB&T Business Loan		79,483.67	
20013-100	BB&T Business Loan Pass Thru		1,105,122.45	
	CURRENT LIABILITIES			\$ 1,473,061.34

LONG TERM LIABILITIES

RESERVES

20505-000	Pooling Reserves	\$	1,125,715.43	
20990-000	Reserve - Interest		2,940.84	
21300-000	Spent - Bldg Component		(71,818.24)	
	RESERVES			\$ 1,056,838.03

FENCE REPLACEMENT

22000-000	Fence Replacement	\$	321,827.00	
	FENCE REPLACEMENT			\$ 321,827.00

EQUITY

30030-000	Fund Balance	\$	(1,340,077.63)	
30034-000	Realized Gain (Loss)		(19,036.10)	
30035-000	Unrealized Gain (Loss)		(71,893.08)	
	CURRENT YEAR NET INCOME/(LOSS)		57,435.75	
	EQUITY			\$ (1,373,571.06)

TOTAL LIABILITIES & EQUITY

\$ 1,478,155.31
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Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 09/01/24 to 09/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
40010-000 Assessments	162,024.00	161,717.75	306.25	486,072.00	485,153.25	918.75	1,940,613.00
40062-000 Brighthouse Royalty Fee	.00	66.66	(66.66)	204.43	199.98	4.45	800.00
40120-000 Late Charges	1,450.00	583.33	866.67	5,729.58	1,749.99	3,979.59	7,000.00
40125-000 Legal Fees & Costs	.00	416.66	(416.66)	.00	1,249.98	(1,249.98)	5,000.00
40160-000 Interest - Truist Bank	2.17	.00	2.17	6.10	.00	6.10	.00
40190-000 Administrative Fees	.00	83.33	(83.33)	50.00	249.99	(199.99)	1,000.00
40210-000 Bank Charges	24.00	20.83	3.17	96.00	62.49	33.51	250.00
40220-000 Postage	.00	12.50	(12.50)	9.64	37.50	(27.86)	150.00
40255-000 Insurance Claim	.00	.00	.00	15,773.38	.00	15,773.38	.00
40420-000 Short Term Gain	35.44	.00	35.44	35.44	.00	35.44	.00
40430-000 Interest	508.75	.00	508.75	4,495.30	.00	4,495.30	.00
40490-000 Unrealized Gain/(Loss)	5,938.50	.00	5,938.50	20,843.00	.00	20,843.00	.00
40495-000 Unrl. Gain/Loss Pass Thru	(5,938.50)	.00	(5,938.50)	(20,843.00)	.00	(20,843.00)	.00
40500-000 Allocated Reserve Income	(543.69)	.00	(543.69)	(4,530.08)	.00	(4,530.08)	.00
INCOME	163,500.67	162,901.06	599.61	507,941.79	488,703.18	19,238.61	1,954,813.00
EXPENSES							
ADMINISTRATION							
60040-000 Management Fee	5,209.75	5,209.75	.00	15,629.25	15,629.25	.00	62,517.00
60050-000 Postage	217.54	125.00	(92.54)	266.96	375.00	108.04	1,500.00
60060-000 Supplies	78.20	150.00	71.80	154.80	450.00	295.20	1,800.00
60070-000 Copying	112.90	83.33	(29.57)	251.20	249.99	(1.21)	1,000.00
60100-000 Website	250.00	83.33	(166.67)	250.00	249.99	(.01)	1,000.00
60110-000 Audit	.00	637.50	637.50	.00	1,912.50	1,912.50	7,650.00
60120-000 Bank Charges	24.00	20.83	(3.17)	96.00	62.49	(33.51)	250.00
60122-000 Business Loan Shingles Projec	19,869.47	20,241.25	371.78	59,485.14	60,723.75	1,238.61	242,895.00
60123-000 Bus. Loan Interest Shingle	3,936.21	3,564.41	(371.80)	11,931.90	10,693.23	(1,238.67)	42,773.00
60140-000 Legal - General/Collections	.00	833.33	833.33	60.00	2,499.99	2,439.99	10,000.00
60141-000 Legal - CCR	.00	.00	.00	150.00	.00	(150.00)	.00
60150-000 Insurance - D&O/GL/POLL	4,187.63	4,209.83	22.20	12,562.89	12,629.49	66.60	50,518.00
60160-000 Insurance - Crime	155.70	155.75	.05	467.10	467.25	.15	1,869.00
60180-000 Insurance - Property	29,192.41	29,192.41	.00	87,577.23	87,577.23	.00	350,309.00
60185-000 Insurance-Umbrella	.00	800.33	800.33	.00	2,400.99	2,400.99	9,604.00
60200-000 Insurance - Work Comp	42.41	42.41	.00	127.23	127.23	.00	509.00
60205-000 Insurance - Loan Cost	.00	100.83	100.83	.00	302.49	302.49	1,210.00
60206-000 Insurance - Loan Interest Exp	.00	1,151.58	1,151.58	.00	3,454.74	3,454.74	13,819.00
60210-000 Condo Filing Fee	.00	114.66	114.66	.00	343.98	343.98	1,376.00
60220-000 Corporate Filing Fee	.00	11.25	11.25	.00	33.75	33.75	135.00
60240-000 Pool Permit	.00	25.00	25.00	.00	75.00	75.00	300.00
60245-000 Professional Fee	.00	625.00	625.00	.00	1,875.00	1,875.00	7,500.00
60260-000 Telephone	146.58	145.83	(.75)	439.74	437.49	(2.25)	1,750.00
60360-000 Miscellaneous	231.12	183.33	(47.79)	231.12	549.99	318.87	2,200.00
60440-000 Administrative Fee-COL	50.00	41.66	(8.34)	150.00	124.98	(25.02)	500.00
60445-000 Administrative - Notary	340.00	33.33	(306.67)	370.00	99.99	(270.01)	400.00
ADMINISTRATION	64,043.92	67,781.93	3,738.01	190,200.56	203,345.79	13,145.23	813,384.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 09/01/24 to 09/30/24

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	.00	999.99	999.99	4,000.00
62700-000 Exterior Repairs	.00	1,000.00	1,000.00	638.00	3,000.00	2,362.00	12,000.00
62710-000 Roof Drains - Clean	.00	425.00	425.00	.00	1,275.00	1,275.00	5,100.00
62725-000 Metal Siding - Clean	.00	1,791.66	1,791.66	.00	5,374.98	5,374.98	21,500.00
62830-000 Pest Control - Exteriors	.00	1,166.66	1,166.66	.00	3,499.98	3,499.98	14,000.00
62990-000 Trash Removal	7,259.32	7,425.00	165.68	21,755.29	22,275.00	519.71	89,100.00
62995-000 Trash Removal Landscaper	.00	125.00	125.00	550.00	375.00	(175.00)	1,500.00
BUILDING MAINTENANCE	7,259.32	12,266.65	5,007.33	22,943.29	36,799.95	13,856.66	147,200.00
ELECTRIC POWER							
65010-000 Electric - Entranceway	26.77	25.00	(1.77)	80.25	75.00	(5.25)	300.00
65020-000 Electric - Irrigation	50.60	50.00	(.60)	151.80	150.00	(1.80)	600.00
ELECTRIC POWER	77.37	75.00	(2.37)	232.05	225.00	(7.05)	900.00
IRRIGATION							
65100-000 Irrigation Repair	350.96	1,437.50	1,086.54	1,469.51	4,312.50	2,842.99	17,250.00
65101-000 Irrigation Contract	525.00	525.00	.00	1,575.00	1,575.00	.00	6,300.00
65110-000 Irrigation Water	3,942.07	1,791.66	(2,150.41)	11,187.57	5,374.98	(5,812.59)	21,500.00
65120-000 Irrigation Backflow	.00	50.00	50.00	.00	150.00	150.00	600.00
IRRIGATION	4,818.03	3,804.16	(1,013.87)	14,232.08	11,412.48	(2,819.60)	45,650.00
LANDSCAPING							
65160-000 Annuals	.00	208.33	208.33	.00	624.99	624.99	2,500.00
65170-000 Contract Labor	12,060.00	12,022.50	(37.50)	36,180.00	36,067.50	(112.50)	144,270.00
65175-000 Palm Tree Pruning	.00	366.66	366.66	.00	1,099.98	1,099.98	4,400.00
65190-000 Weed/ Feed/ Pest Program	.00	1,858.33	1,858.33	1,802.61	5,574.99	3,772.38	22,300.00
65195-000 Pine Trees-Pest Infestation	.00	500.00	500.00	.00	1,500.00	1,500.00	6,000.00
65205-000 Mulch	.00	1,050.00	1,050.00	.00	3,150.00	3,150.00	12,600.00
65230-000 Tree Pruning	.00	1,666.66	1,666.66	2,750.00	4,999.98	2,249.98	20,000.00
65280-000 Landscape Replacement	.00	6,250.00	6,250.00	1,188.30	18,750.00	17,561.70	75,000.00
LANDSCAPING	12,060.00	23,922.48	11,862.48	41,920.91	71,767.44	29,846.53	287,070.00
MAINTENANCE							
65345-000 Storm Cleanup	141.00	.00	(141.00)	14,844.18	.00	(14,844.18)	.00
65400-000 General Repair	.00	1,666.66	1,666.66	1,003.09	4,999.98	3,996.89	20,000.00
65510-000 Pavement Cleaning	.00	358.33	358.33	4,900.00	1,074.99	(3,825.01)	4,300.00
65570-000 Lake Maintenance	175.00	175.00	.00	525.00	525.00	.00	2,100.00
MAINTENANCE	316.00	2,199.99	1,883.99	21,272.27	6,599.97	(14,672.30)	26,400.00
POOL/CLUBHOUSE MAINT.							
67560-000 Clubhouse Cleaning	377.01	375.00	(2.01)	1,131.03	1,125.00	(6.03)	4,500.00
67565-000 Clubhouse Remote Lock	.00	41.66	41.66	.00	124.98	124.98	500.00
67660-000 Clubhouse Supplies	.00	41.66	41.66	.00	124.98	124.98	500.00
67770-000 Light Fixture Repair	.00	.00	.00	135.00	.00	(135.00)	.00
67795-000 Pool Maintenance	450.00	460.00	10.00	1,350.00	1,380.00	30.00	5,520.00
67800-000 Pool Equipment Repair	.00	83.33	83.33	.00	249.99	249.99	1,000.00
67815-000 Pool Furniture	.00	125.00	125.00	73.10	375.00	301.90	1,500.00

Middlebrook Pines Condominium
 Income/Expense Statement
 Period: 09/01/24 to 09/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
POOL/CLUBHOUSE MAINT.	827.01	1,126.65	299.64	2,689.13	3,379.95	690.82	13,520.00
UTILITIES							
68110-000 Electric - Consolidated	413.89	416.66	2.77	1,224.71	1,249.98	25.27	5,000.00
68120-000 Water/Sewer - Consolidated	474.50	250.00	(224.50)	1,023.29	750.00	(273.29)	3,000.00
UTILITIES	888.39	666.66	(221.73)	2,248.00	1,999.98	(248.02)	8,000.00
RESERVES							
71005-000 Pooling Reserves	51,057.41	51,057.41	.00	153,172.23	153,172.23	.00	612,689.00
RESERVES	51,057.41	51,057.41	.00	153,172.23	153,172.23	.00	612,689.00
TOTAL EXPENSES	141,347.45	162,900.93	21,553.48	448,910.52	488,702.79	39,792.27	1,954,813.00
CURRENT YEAR NET INCOME/(LOSS)	22,153.22	.13	22,153.09	59,031.27	.39	59,030.88	.00
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