

**Middlebrook Pines Condominium**  
 Balance Sheet  
 As of 11/30/24

		ASSETS	
CASH			
10119-000	Truist Special Assessment 2024	\$ 113,865.77	
10120-000	Truist Bank-Operating	32,929.66	
10300-000	Petty Cash	100.00	
10420-000	Edward Jones Cash	496,828.14	
10430-000	Edward Jones Investments	533,794.00	
	CASH		\$ 1,177,517.57
ACCOUNTS RECEIVABLE			
12100-000	A/R - Assessment	\$ 27,688.35	
12111-000	Special Fences 2024	12,123.17	
12200-000	Allowance/Dbtful Account	(13,599.88)	
12400-000	A/R - Interest	3,239.25	
12500-000	Legal Fees	1,830.30	
12520-000	A/R - Miscellaneous	108.00	
12522-000	Postage	104.01	
12525-000	A/R - Administrative	500.00	
	ACCOUNTS RECEIVABLE		\$ 31,993.20
TOTAL CURRENT ASSESTS			\$ 1,209,510.77
OTHER			
PREPAID EXPENSES			
16105-000	D&O 05/15/24-5/15/25	\$ 1,868.81	
16110-000	GL/PKG/POLL 05/15/24-05/15/25	19,065.80	
16200-000	Crime 05/15/24-05/15/25	778.60	
16300-000	Property 05/15/24-05/15/25	145,962.13	
16500-000	Work Comp 05/15/24-05/15/25	212.13	
16600-000	Umbrella 05/15/24-05/15/25	9,604.59	
	PREPAID EXPENSES		\$ 177,492.06
DEPOSITS			
18010-000	Utility Deposit	\$ 16,578.04	
	DEPOSITS		\$ 16,578.04
TOTAL OTHER			\$ 194,070.10
TOTAL ASSESTS			\$ 1,403,580.87

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 Balance Sheet  
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

20010-000	Accounts Payable	\$ 4,898.46	
20020-000	Prepaid Owner Assessments	56,465.46	
20024-000	First Insurance Funding	144,277.76	
20012-100	BB&T Business Loan	39,362.97	
20013-100	BB&T Business Loan Pass Thru	1,145,243.15	
	CURRENT LIABILITIES		\$ 1,390,247.80

LONG TERM LIABILITIES

RESERVES

20505-000	Pooling Reserves	\$ 1,227,830.25	
20990-000	Reserve - Interest	7,338.87	
	RESERVES		\$ 1,235,169.12

FENCE REPLACEMENT

22000-000	Fence Replacement	\$ 300,883.16	
22010-000	Spent-Fence Replacement	(167,151.68)	
22011-000	Spent-Irrigation	(4,279.14)	
22012-000	Spent-Landscaping	(1,160.00)	
	FENCE REPLACEMENT		\$ 128,292.34

EQUITY

30030-000	Fund Balance	\$ (1,340,077.63)	
30034-000	Realized Gain (Loss)	(19,036.10)	
30035-000	Unrealized Gain (Loss)	(80,277.08)	
	CURRENT YEAR NET INCOME/(LOSS)	89,262.42	
	EQUITY		\$ (1,350,128.39)

TOTAL LIABILITIES & EQUITY		\$	1,403,580.87
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**Middlebrook Pines Condominium**  
 Income/Expense Statement  
 Period: 11/01/24 to 11/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
40010-000 Assessments	162,024.00	161,717.75	306.25	810,095.00	808,588.75	1,506.25	1,940,613.00
40062-000 Brighthouse Royalty Fee	203.22	66.66	136.56	407.65	333.30	74.35	800.00
40120-000 Late Charges	1,325.00	583.33	741.67	8,404.58	2,916.65	5,487.93	7,000.00
40125-000 Legal Fees & Costs	.00	416.66	(416.66)	.00	2,083.30	(2,083.30)	5,000.00
40160-000 Interest - Truist Bank	2.03	.00	2.03	10.27	.00	10.27	.00
40165-000 Utility Interest Paid	.00	.00	.00	968.49	.00	968.49	.00
40190-000 Administrative Fees	50.00	83.33	(33.33)	450.00	416.65	33.35	1,000.00
40210-000 Bank Charges	36.00	20.83	15.17	144.00	104.15	39.85	250.00
40220-000 Postage	19.28	12.50	6.78	163.82	62.50	101.32	150.00
40255-000 Insurance Claim	.00	.00	.00	15,773.38	.00	15,773.38	.00
40420-000 Short Term Gain	.00	.00	.00	35.44	.00	35.44	.00
40430-000 Interest	2,494.88	.00	2,494.88	8,893.33	.00	8,893.33	.00
40490-000 Unrealized Gain/(Loss)	3,925.50	.00	3,925.50	12,459.00	.00	12,459.00	.00
40495-000 Unrl. Gain/Loss Pass Thru	(3,925.50)	.00	(3,925.50)	(12,459.00)	.00	(12,459.00)	.00
40500-000 Allocated Reserve Income	(2,494.88)	.00	(2,494.88)	(8,928.11)	.00	(8,928.11)	.00
<b>INCOME</b>	<b>163,659.53</b>	<b>162,901.06</b>	<b>758.47</b>	<b>836,417.85</b>	<b>814,505.30</b>	<b>21,912.55</b>	<b>1,954,813.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATION</b>							
60040-000 Management Fee	5,209.75	5,209.75	.00	26,048.75	26,048.75	.00	62,517.00
60050-000 Postage	183.95	125.00	(58.95)	490.93	625.00	134.07	1,500.00
60060-000 Supplies	35.52	150.00	114.48	263.49	750.00	486.51	1,800.00
60070-000 Copying	64.30	83.33	19.03	374.90	416.65	41.75	1,000.00
60100-000 Website	.00	83.33	83.33	247.00	416.65	169.65	1,000.00
60110-000 Audit	.00	637.50	637.50	.00	3,187.50	3,187.50	7,650.00
60120-000 Bank Charges	36.00	20.83	(15.17)	144.00	104.15	(39.85)	250.00
60122-000 Business Loan Shingles Projec	20,041.47	20,241.25	199.78	99,605.84	101,206.25	1,600.41	242,895.00
60123-000 Bus. Loan Interest Shingle	3,764.21	3,564.41	(199.80)	19,422.56	17,822.05	(1,600.51)	42,773.00
60140-000 Legal - General/Collections	.00	833.33	833.33	270.00	4,166.65	3,896.65	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	20,938.15	21,049.15	111.00	50,518.00
60160-000 Insurance - Crime	155.70	155.75	.05	778.50	778.75	.25	1,869.00
60180-000 Insurance - Property	29,192.41	29,192.41	.00	145,962.05	145,962.05	.00	350,309.00
60185-000 Insurance-Umbrella	.00	800.33	800.33	.00	4,001.65	4,001.65	9,604.00
60200-000 Insurance - Work Comp	42.41	42.41	.00	212.05	212.05	.00	509.00
60205-000 Insurance - Loan Cost	.00	100.83	100.83	.00	504.15	504.15	1,210.00
60206-000 Insurance - Loan Interest Exp	.00	1,151.58	1,151.58	.00	5,757.90	5,757.90	13,819.00
60210-000 Condo Filing Fee	.00	114.66	114.66	.00	573.30	573.30	1,376.00
60220-000 Corporate Filing Fee	.00	11.25	11.25	.00	56.25	56.25	135.00
60240-000 Pool Permit	.00	25.00	25.00	.00	125.00	125.00	300.00
60245-000 Professional Fee	.00	625.00	625.00	.00	3,125.00	3,125.00	7,500.00
60260-000 Telephone	146.92	145.83	(1.09)	733.58	729.15	(4.43)	1,750.00
60360-000 Miscellaneous	.00	183.33	183.33	231.12	916.65	685.53	2,200.00
60440-000 Administrative Fee-COL	400.00	41.66	(358.34)	550.00	208.30	(341.70)	500.00
60445-000 Administrative - Notary	120.00	33.33	(86.67)	520.00	166.65	(353.35)	400.00
<b>ADMINISTRATION</b>	<b>63,580.27</b>	<b>67,781.93</b>	<b>4,201.66</b>	<b>316,942.92</b>	<b>338,909.65</b>	<b>21,966.73</b>	<b>813,384.00</b>

**Middlebrook Pines Condominium**  
 Income/Expense Statement  
 Period: 11/01/24 to 11/30/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>BUILDING MAINTENANCE</b>							
62660-000 Electrical Fixtures	42.00	333.33	291.33	312.50	1,666.65	1,354.15	4,000.00
62700-000 Exterior Repairs	.00	1,000.00	1,000.00	638.00	5,000.00	4,362.00	12,000.00
62710-000 Roof Drains - Clean	850.00	425.00	(425.00)	2,050.00	2,125.00	75.00	5,100.00
62725-000 Metal Siding - Clean	.00	1,791.66	1,791.66	.00	8,958.30	8,958.30	21,500.00
62830-000 Pest Control - Exteriors	.00	1,166.66	1,166.66	1,850.00	5,833.30	3,983.30	14,000.00
62990-000 Trash Removal	7,530.54	7,425.00	(105.54)	36,540.60	37,125.00	584.40	89,100.00
62995-000 Trash Removal Landscaper	450.00	125.00	(325.00)	1,145.00	625.00	(520.00)	1,500.00
<b>BUILDING MAINTENANCE</b>	<b>8,872.54</b>	<b>12,266.65</b>	<b>3,394.11</b>	<b>42,536.10</b>	<b>61,333.25</b>	<b>18,797.15</b>	<b>147,200.00</b>
<b>ELECTRIC POWER</b>							
65010-000 Electric - Entranceway	28.99	25.00	(3.99)	136.14	125.00	(11.14)	300.00
65020-000 Electric - Irrigation	54.82	50.00	(4.82)	257.22	250.00	(7.22)	600.00
<b>ELECTRIC POWER</b>	<b>83.81</b>	<b>75.00</b>	<b>(8.81)</b>	<b>393.36</b>	<b>375.00</b>	<b>(18.36)</b>	<b>900.00</b>
<b>IRRIGATION</b>							
65100-000 Irrigation Repair	.00	1,437.50	1,437.50	2,445.79	7,187.50	4,741.71	17,250.00
65101-000 Irrigation Contract	525.00	525.00	.00	2,625.00	2,625.00	.00	6,300.00
65110-000 Irrigation Water	416.92	1,791.66	1,374.74	12,635.99	8,958.30	(3,677.69)	21,500.00
65120-000 Irrigation Backflow	.00	50.00	50.00	.00	250.00	250.00	600.00
<b>IRRIGATION</b>	<b>941.92</b>	<b>3,804.16</b>	<b>2,862.24</b>	<b>17,706.78</b>	<b>19,020.80</b>	<b>1,314.02</b>	<b>45,650.00</b>
<b>LANDSCAPING</b>							
65160-000 Annuals	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
65170-000 Contract Labor	12,060.00	12,022.50	(37.50)	60,300.00	60,112.50	(187.50)	144,270.00
65175-000 Palm Tree Pruning	.00	366.66	366.66	.00	1,833.30	1,833.30	4,400.00
65190-000 Weed/ Feed/ Pest Program	2,401.54	1,858.33	(543.21)	8,408.30	9,291.65	883.35	22,300.00
65195-000 Pine Trees-Pest Infestation	.00	500.00	500.00	.00	2,500.00	2,500.00	6,000.00
65205-000 Mulch	.00	1,050.00	1,050.00	.00	5,250.00	5,250.00	12,600.00
65230-000 Tree Pruning	800.00	1,666.66	866.66	4,700.00	8,333.30	3,633.30	20,000.00
65240-000 Hurricane	500.00	.00	(500.00)	500.00	.00	(500.00)	.00
65280-000 Landscape Replacement	.00	6,250.00	6,250.00	2,504.90	31,250.00	28,745.10	75,000.00
<b>LANDSCAPING</b>	<b>15,761.54</b>	<b>23,922.48</b>	<b>8,160.94</b>	<b>76,413.20</b>	<b>119,612.40</b>	<b>43,199.20</b>	<b>287,070.00</b>
<b>MAINTENANCE</b>							
65345-000 Storm Cleanup	.00	.00	.00	21,607.42	.00	(21,607.42)	.00
65400-000 General Repair	128.00	1,666.66	1,538.66	2,462.85	8,333.30	5,870.45	20,000.00
65510-000 Pavement Cleaning	.00	358.33	358.33	4,900.00	1,791.65	(3,108.35)	4,300.00
65570-000 Lake Maintenance	175.00	175.00	.00	875.00	875.00	.00	2,100.00
<b>MAINTENANCE</b>	<b>303.00</b>	<b>2,199.99</b>	<b>1,896.99</b>	<b>29,845.27</b>	<b>10,999.95</b>	<b>(18,845.32)</b>	<b>26,400.00</b>
<b>POOL/CLUBHOUSE MAINT.</b>							
67560-000 Clubhouse Cleaning	377.01	375.00	(2.01)	1,885.05	1,875.00	(10.05)	4,500.00
67565-000 Clubhouse Remote Lock	.00	41.66	41.66	.00	208.30	208.30	500.00
67660-000 Clubhouse Supplies	.00	41.66	41.66	63.76	208.30	144.54	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	2,250.00	2,300.00	50.00	5,520.00
67800-000 Pool Equipment Repair	.00	83.33	83.33	.00	416.65	416.65	1,000.00

