Middlebrook Pines Condominium
Balance Sheet
As of 03/31/25

ASSETS

	CASH						
10119-000	Truist Special Assessment 2024	$	3,460.69				
10120-000	Truist Bank-Operating		54,864.21				
10300-000	Petty Cash		100.00				
10420-000	Edward Jones Cash		502,087.25				
10430-000	Edward Jones Investments		731,830.00				
	CASH			$	1,292,342.15		
	ACCOUNTS RECEIVABLE						
12100-000	A/R - Assessment	$	26,909.03				
12111-000	Special Fences 2024		3,254.28				
12200-000	Allowance/Dbtful Account		(1,999.88)				
12400-000	A/R - Interest		2,197.67				
12500-000	Legal Fees		430.30				
12520-000	A/R - Miscellaneous		132.00				
12522-000	Postage		107.34				
12525-000	A/R - Administrative		500.00				
	ACCOUNTS RECEIVABLE			$	31,530.74		
	TOTAL CURRENT ASSESTS					$	1,323,872.89
	OTHER						
	PREPAID EXPENSES						
16105-000	D&O 05/15/24-5/15/25	$	373.81				
16110-000	GL/PKG/POLL 05/15/24-05/15/25		7,507.26				
16200-000	Crime 05/15/24-05/15/25		155.80				
16300-000	Property 05/15/24-05/15/25		29,192.49				
16500-000	Work Comp 05/15/24-05/15/25		42.49				
16600-000	Umbrella 05/15/24-05/15/25		800.41				
	PREPAID EXPENSES	$	38,072.26				
	DEPOSITS						
18010-000	Utility Deposit	$	17,593.04				
	DEPOSITS			$	17,593.04		
	TOTAL OTHER					$	55,665.30
	TOTAL ASSESTS					$	1,379,538.19

Middlebrook Pines Condominium
Balance Sheet
As of 03/31/25

LIABILITIES & EQUITY

	CURRENT LIABILITIES:			
20018-000	Due to Visa	$ (99.33)		
20020-000	Prepaid Owner Assessments	62,736.54		
20012-100	BB&T Business Loan	(272,895.32)		
20013-100	BB&T Business Loan Pass Thru	1,226,726.44		
	CURRENT LIABILITIES		$ 1,016,468.33	
	LONG TERM LIABILITIES			
	RESERVES			
20505-000	Pooling Reserves	$ 1,407,705.89		
20990-000	Reserve - Interest	14,715.11		
21310-000	Spent-Bldg Component Fence	(16,436.80)		
	RESERVES		$ 1,405,984.20	
		FENCE REPLACEMENT		
22000-000	Fence Replacement	$ 300,883.16		
22010-000	Spent-Fence Replacement	(282,274.28)		
22011-000	Spent-Irrigation	(10,678.20)		
22012-000	Spent-Landscaping	(6,398.55)		
22013-000	Spent-Miscellaneous	(5,962.60)		
	FENCE REPLACEMENT		$ (4,430.47)	
	EQUITY			
30030-000	Fund Balance	$ (1,097,808.67)		
30034-000	Realized Gain (Loss)	(19,036.10)		
30035-000	Unrealized Gain (Loss)	(56,773.87)		
	CURRENT YEAR NET INCOME/(LOSS)	135,134.77		
	EQUITY		$ (1,038,483.87)	
	TOTAL LIABILITIES & EQUITY			$ 1,379,538.19

Middlebrook Pines Condominium
Income/Expense Statement
Period: 03/01/25 to 03/31/25

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:							
40010-000 Assessments	162,024.00	161,717.75	306.25	1,458,141.00	1,455,459.75	2,681.25	1,940,613.00
40062-000 Brighthouse Royalty Fee	.00	66.66	(66.66)	604.82	599.94	4.88	800.00
40120-000 Late Charges	625.00	583.33	41.67	11,154.33	5,249.97	5,904.36	7,000.00
40125-000 Legal Fees & Costs	.00	416.66	(416.66)	.00	3,749.94	(3,749.94)	5,000.00
40160-000 Interest - Truist Bank	.96	.00	.96	15.49	.00	15.49	.00
40165-000 Utility Interest Paid	.00	.00	.00	968.49	.00	968.49	.00
40190-000 Administrative Fees	150.00	83.33	66.67	650.00	749.97	(99.97)	1,000.00
40210-000 Bank Charges	12.00	20.83	(8.83)	204.00	187.47	16.53	250.00
40220-000 Postage	51.65	12.50	39.15	236.03	112.50	123.53	150.00
40255-000 Insurance Claim	.00	.00	.00	15,773.38	.00	15,773.38	.00
40285-000 Owner Work Orders	.00	.00	.00	1,050.00	.00	1,050.00	.00
40420-000 Short Term Gain	.00	.00	.00	35.44	.00	35.44	.00
40430-000 Interest	508.25	.00	508.25	16,269.57	.00	16,269.57	.00
40490-000 Unrealized Gain/(Loss)	(2,508.21)	.00	(2,508.21)	10,447.79	.00	10,447.79	.00
40495-000 Unrl. Gain/Loss Pass Thru	(2,508.21)	.00	(2,508.21)	(15,464.21)	.00	(15,464.21)	.00
40500-000 Allocated Reserve Income	(508.25)	.00	(508.25)	(16,304.35)	.00	(16,304.35)	.00
INCOME	157,847.19	162,901.06	(5,053.87)	1,483,781.78	1,466,109.54	17,672.24	1,954,813.00
EXPENSES							
ADMINISTRATION							
60040-000 Management Fee	5,209.75	5,209.75	.00	46,887.75	46,887.75	.00	62,517.00
60050-000 Postage	26.22	125.00	98.78	874.69	1,125.00	250.31	1,500.00
60060-000 Supplies	20.55	150.00	129.45	407.84	1,350.00	942.16	1,800.00
60070-000 Copying	83.20	83.33	.13	766.40	749.97	(16.43)	1,000.00
60100-000 Website	.00	83.33	83.33	247.00	749.97	502.97	1,000.00
60110-000 Audit	.00	637.50	637.50	250.00	5,737.50	5,487.50	7,650.00
60120-000 Bank Charges	83.00	20.83	(62.17)	287.00	187.47	(99.53)	250.00
60122-000 Business Loan Shingles Projec	20,719.99	20,241.25	(478.74)	181,089.13	182,171.25	1,082.12	242,895.00
60123-000 Bus. Loan Interest Shingle	3,085.69	3,564.41	478.72	33,161.99	32,079.69	(1,082.30)	42,773.00
60140-000 Legal - General/Collections	330.00	833.33	503.33	860.00	7,499.97	6,639.97	10,000.00
60141-000 Legal - CCR	.00	.00	.00	285.00	.00	(285.00)	.00
60150-000 Insurance - D&O/GL/POLL	490.65	4,209.83	3,719.18	33,991.69	37,888.47	3,896.78	50,518.00
60160-000 Insurance - Crime	155.70	155.75	.05	1,401.30	1,401.75	.45	1,869.00
60180-000 Insurance - Property	29,192.41	29,192.41	.00	291,470.69	262,731.69	(28,739.00)	350,309.00
60185-000 Insurance-Umbrella	800.38	800.33	(.05)	7,203.42	7,202.97	(.45)	9,604.00
60200-000 Insurance - Work Comp	42.41	42.41	.00	381.69	381.69	.00	509.00
60205-000 Insurance - Loan Cost	.00	100.83	100.83	.00	907.47	907.47	1,210.00
60206-000 Insurance - Loan Interest Exp	.00	1,151.58	1,151.58	.00	10,364.22	10,364.22	13,819.00
60210-000 Condo Filing Fee	.00	114.66	114.66	1,376.00	1,031.94	(344.06)	1,376.00
60220-000 Corporate Filing Fee	.00	11.25	11.25	.00	101.25	101.25	135.00
60240-000 Pool Permit	.00	25.00	25.00	.00	225.00	225.00	300.00
60245-000 Professional Fee	7,500.00	625.00	(6,875.00)	7,500.00	5,625.00	(1,875.00)	7,500.00
60260-000 Telephone	147.08	145.83	(1.25)	1,321.74	1,312.47	(9.27)	1,750.00
60360-000 Miscellaneous	109.50	183.33	73.83	364.03	1,649.97	1,285.94	2,200.00
60440-000 Administrative Fee-COL	.00	41.66	41.66	700.00	374.94	(325.06)	500.00
60445-000 Administrative - Notary	20.00	33.33	13.33	680.00	299.97	(380.03)	400.00
ADMINISTRATION	68,016.53	67,781.93	(234.60)	611,507.36	610,037.37	(1,469.99)	813,384.00

Middlebrook Pines Condominium
Income/Expense Statement
Period: 03/01/25 to 03/31/25

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
BUILDING MAINTENACE							
62660-000 Electrical Fixtures	1,833.84	333.33	(1,500.51)	2,774.01	2,999.97	225.96	4,000.00
62700-000 Exterior Repairs	.00	1,000.00	1,000.00	1,058.00	9,000.00	7,942.00	12,000.00
62710-000 Roof Drains - Clean	.00	425.00	425.00	2,900.00	3,825.00	925.00	5,100.00
62725-000 Metal Siding - Clean	.00	1,791.66	1,791.66	.00	16,124.94	16,124.94	21,500.00
62830-000 Pest Control - Exteriors	.00	1,166.66	1,166.66	3,100.00	10,499.94	7,399.94	14,000.00
62990-000 Trash Removal	7,539.83	7,425.00	(114.83)	59,457.75	66,825.00	7,367.25	89,100.00
62995-000 Trash Removal Landscaper	.00	125.00	125.00	1,795.00	1,125.00	(670.00)	1,500.00
BUILDING MAINTENACE	9,373.67	12,266.65	2,892.98	71,084.76	110,399.85	39,315.09	147,200.00
ELECTRIC POWER							
65010-000 Electric - Entranceway	29.25	25.00	(4.25)	225.90	225.00	(.90)	300.00
65020-000 Electric - Irrigation	54.82	50.00	(4.82)	476.50	450.00	(26.50)	600.00
ELECTRIC POWER	84.07	75.00	(9.07)	702.40	675.00	(27.40)	900.00
IRRIGATION							
65100-000 Irrigation Repair	867.57	1,437.50	569.93	2,602.97	12,937.50	10,334.53	17,250.00
65101-000 Irrigation Contract	787.00	525.00	(262.00)	5,249.00	4,725.00	(524.00)	6,300.00
65110-000 Irrigation Water	1,055.48	1,791.66	736.18	16,236.24	16,124.94	(111.30)	21,500.00
65120-000 Irrigation Backflow	.00	50.00	50.00	.00	450.00	450.00	600.00
IRRIGATION	2,710.05	3,804.16	1,094.11	24,088.21	34,237.44	10,149.23	45,650.00
LANDSCAPING							
65160-000 Annuals	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
65170-000 Contract Labor	12,060.00	12,022.50	(37.50)	96,480.00	108,202.50	11,722.50	144,270.00
65175-000 Palm Tree Pruning	.00	366.66	366.66	2,394.00	3,299.94	905.94	4,400.00
65190-000 Weed/ Feed/ Pest Program	.00	1,858.33	1,858.33	16,563.74	16,724.97	161.23	22,300.00
65195-000 Pine Trees-Pest Infestation	.00	500.00	500.00	.00	4,500.00	4,500.00	6,000.00
65205-000 Mulch	.00	1,050.00	1,050.00	.00	9,450.00	9,450.00	12,600.00
65230-000 Tree Pruning	.00	1,666.66	1,666.66	4,975.00	14,999.94	10,024.94	20,000.00
65240-000 Hurricane	.00	.00	.00	1,552.62	.00	(1,552.62)	.00
65280-000 Landscape Replacement	.00	6,250.00	6,250.00	2,504.90	56,250.00	53,745.10	75,000.00
LANDSCAPING	12,060.00	23,922.48	11,862.48	124,470.26	215,302.32	90,832.06	287,070.00
MAINTENANCE							
65345-000 Storm Cleanup	.00	.00	.00	27,935.66	.00	(27,935.66)	.00
65400-000 General Repair	3,525.25	1,666.66	(1,858.59)	6,666.48	14,999.94	8,333.46	20,000.00
65510-000 Pavement Cleaning	.00	358.33	358.33	4,900.00	3,224.97	(1,675.03)	4,300.00
65570-000 Lake Maintenance	175.00	175.00	.00	1,575.00	1,575.00	.00	2,100.00
MAINTENANCE	3,700.25	2,199.99	(1,500.26)	41,077.14	19,799.91	(21,277.23)	26,400.00
POOL/CLUBHOUSE MAINT.							
67560-000 Clubhouse Cleaning	377.01	375.00	(2.01)	3,393.09	3,375.00	(18.09)	4,500.00
67565-000 Clubhouse Remote Lock	.00	41.66	41.66	231.12	374.94	143.82	500.00
67660-000 Clubhouse Supplies	.00	41.66	41.66	85.05	374.94	289.89	500.00
67770-000 Light Fixture Repair	.00	.00	.00	135.00	.00	(135.00)	.00
67795-000 Pool Maintenance	465.00	460.00	(5.00)	4,080.00	4,140.00	60.00	5,520.00
67800-000 Pool Equipment Repair	855.00	83.33	(771.67)	1,925.06	749.97	(1,175.09)	1,000.00

Middlebrook Pines Condominium
Income/Expense Statement
Period: 03/01/25 to 03/31/25

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
67815-000 Pool Furniture	.00	125.00	125.00	73.10	1,125.00	1,051.90	1,500.00
67825-000 Recreation Equipment	.00	.00	.00	.03	.00	(.03)	.00
POOL/CLUBHOUSE MAINT.	1,697.01	1,126.65	(570.36)	9,922.45	10,139.85	217.40	13,520.00
UTILITIES							
68110-000 Electric - Consolidated	400.52	416.66	16.14	3,091.89	3,749.94	658.05	5,000.00
68120-000 Water/Sewer - Consolidated	364.40	250.00	(114.40)	3,185.85	2,250.00	(935.85)	3,000.00
UTILITIES	764.92	666.66	(98.26)	6,277.74	5,999.94	(277.80)	8,000.00
RESERVES							
71005-000 Pooling Reserves	51,057.41	51,057.41	.00	459,516.69	459,516.69	.00	612,689.00
RESERVES	51,057.41	51,057.41	.00	459,516.69	459,516.69	.00	612,689.00
TOTAL EXPENSES	149,463.91	162,900.93	13,437.02	1,348,647.01	1,466,108.37	117,461.36	1,954,813.00
CURRENT YEAR NET INCOME/(LOSS	8,383.28	.13	8,383.15	135,134.77	1.17	135,133.60	.00