MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
OPERATING BUDGET
JULY 1, 2025 to JUNE 30, 2026

Account	Annual 2024-2025	Annual 2025-2026
INCOME:		
40010 Assessments	1,940,613.00	2,014,213.00
40062 Brighthouse Royalty Fee	800.00	800.00
40120 Late Charges	7,000.00	7,000.00
40125 Legal Fees & Costs	5,000.00	2,500.00
40190 Administrative Fees	1,000.00	1,000.00
40210 Bank Charges	250.00	250.00
40220 Postage	150.00	300.00
INCOME	1,954,813.00	2,026,063.00
EXPENSES		
ADMINISTRATION		
60040 Management Fee	62,517.00	80,489.00
60050 Postage	1,500.00	1,500.00
60060 Supplies	1,800.00	1,000.00
60070 Copying	1,000.00	1,000.00
60085 Admin. Mailing Fees	0.00	1,724.00
60100 Website	1,000.00	900.00
60110 Audit	7,650.00	7,650.00
60120 Bank Charges	250.00	250.00
60122 Business Loan Shingles Projec	242,895.00	255,500.00
60123 Bus. Loan Interest Shingle	42,773.00	30,200.00
60140 Legal General/Collections	10,000.00	5,000.00
60150 Insurance - D&O/GL/POLL	50,518.00	68,640.00
60160 Insurance - Crime	1,869.00	1,860.00
60180 Insurance - Property	350,309.00	322,300.00
60185 Insurance-Umbrella	9,604.00	19,252.00
60200 Insurance - Work Comp	509.00	503.00
60205 Insurance - Loan Cost	1210.00	1,210.00
60206 Insurance - Loan Interest Exp	13,819.00	9,679.00
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	7500.00	0.00
60260 Telephone/Internet	1,750.00	1750.00
60360 Miscellaneous	2,200.00	1500.00
60440 Administrative Fee-COL	500.00	500.00
60445 Administrative - Notary	400.00	400.00
ADMINISTRATION	813,384.00	814,618.00
BUILDING MAINTENANCE		
62660 Electrical Fixtures	4,000.00	4,000.00
62700 Exterior Repairs	12,000.00	6,000.00
62710 Roof Drains - Clean	5,100.00	5,100.00
62725 Metal Siding - Clean	21,500.00	21,500.00
62830 Pest Control - Exteriors	14,000.00	14,000.00
62990 Trash Removal	89,100.00	92,560.00
62995 Trash Removal Landscape Company	1,500.00	1,500.00
BUILDING MAINTENANCE	147,200.00	144,660.00

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JULY 1, 2025 to JUNE 30, 2026

Account	Annual 2024-2025	Annual 2025-2026
ELECTRIC POWER		
65010 Electric - Entranceway	300.00	300.00
65020 Electric - Irrigation	600.00	600.00
ELECTRIC POWER	900.00	900.00
IRRIGATION		
65100 Irrigation Repair	17,250.00	17,250.00
65101 Irrigation Contract	6,300.00	10,011.00
65110 Irrigation Water	21,500.00	21,500.00
65120 Irrigation Backflow	600.00	600.00
IRRIGATION	45,650.00	49,361.00
LANDSCAPING		
65160 Annuals	2,500.00	2,500.00
65170 Contract Labor	144,270.00	153,403.00
65175 Palm Tree Pruning	4,400.00	10,120.00
65190 Weed/ Feed/ Pest Program	22,300.00	27,300.00
65195 Pine Trees_Pest Treatment	6,000.00	6,000.00
65205 Mulch	12,600.00	54,175.00
65230 Tree Pruning	20,000.00	20,000.00
65280 Landscape Replacement	75,000.00	75,000.00
LANDSCAPING	287,070.00	348,498.00
EXTERIOR MAINTENANCE		
65400 General Repair	20,000.00	10,000.00
65510 Pavement Cleaning	4,300.00	4,900.00
65570 Lake Maintenance	2,100.00	2,100.00
MAINTENANCE	26,400.00	17,000.00
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	5,520.00	5,694.00
67800 Pool Equipment Repair	1,000.00	1,000.00
67815 Pool Furniture	1,500.00	1,500.00
POOL/CLUBHOUSE MAINT.	13,520.00	13,694.00
UTILITIES		
68110 Electric - Consolidated	5,000.00	5,000.00
68120 Water/Sewer - Consolidated	3,000.00	3,000.00
UTILITIES	8,000.00	8,000.00
RESERVES		
71005 Pooling Reserves	612,689.00	629,332.00
RESERVES	612,689.00	629,332.00

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OPERATING BUDGET
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Account	Annual 2024-2025		Annual 2025-2026
TOTAL EXPENSES	1,954,813.00		2,026,063.00
Current Year Net Income/(loss	0.00		0.00
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MONTHLY ASSESSMENT	471.00		488.00
PERCENTAGE INCREASE	N/A		3.61%
PERCENTAGE INCR. OPERATING	N/A		4.07%
MONTHLY INCREASE	N/A		17.00
Monthly Assessment 2007-2008	$195.00	INCREASE	
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	14.97%	
Monthly Assessment 2024-2025	$471.00	22.66%	
Monthly Assessment 2025-2026	$488.00	3.61%	

Reserve Schedule July 1, 2025 to June 30, 2026

Beginning Year Balance	950,449.00
Annual Reserve Contribution	629,332.00
Reserve Funds Available	1,579,781.00
Expenditures	
Roofs	0.00
Painting	34,968.00
Paving	19,426.00
Misc. Building Components	0.00
Swimming Pool Facility	9,904.00
Courts	0.00
Clubhouse	17,671.00
Misc. Site Improvements	15,200.00
Total Expenditures	97,169.00
Earned Interest	44,478.00
Ending Year Balance	1,527,090.00