

COBBLE EAST CONDOMINIUM ASSOCIATION, INC.

C/O Colonial Property Management, Inc.
PO Box 770698
Coral Springs FL 33077-0698
Phone 954-724-0773 Fax 954-724-0811

12/21/2005

Dear Owners;

Enclosed is a copy of the Association's Budget for 2006. It was approved at the meeting held 12/19/2005. Please note that the maintenance fee has been increased to \$250.00 per month per unit. This amount includes PARTIAL reserves, as voted by unit owners. The vote to reduce reserves was 17 in favor of reduced reserves and 11 in favor of full reserves. Also enclosed are address labels to use for sending in maintenance payments. Please send all payments or correspondence to the PO Box address – do not use the Commercial Blvd. address.

There are no payment books this year. You must remember to send in your payment each month.

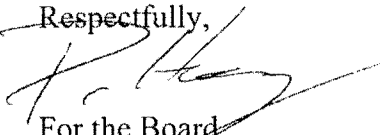
Checks should be made **payable to Cobble East Condo Assn.** and sent to Colonial Property Management. Please be sure to include your unit number on the check for proper credit.

A couple of other items that require your attention:

- If you own a dog, PLEASE clean up after your pet. It's not only a good neighbor policy, it's the law. Please note that the association rules require that you walk your pet OFF the property. Anyone seen walking his or her dog within the complex will be subject to a fine without further warning.
- If you have a Christmas tree, remember this – you got it to your house without the help of the Association and you need to dispose of the tree the same way. Do not leave your used tree by the dumpster area, in the dumpster or on the swale by the street. The city WILL NOT pick up trees left by the street. The Association must pay to have them hauled away – and this costs everyone money – YOU are the Association.
- Other rules for dumpster use – only household trash is to be placed in the dumpster. If you remodel, install new flooring, get new furniture, etc. - you must make arrangements to get rid of the used items. DO NOT put this stuff in or around the dumpster. The City of Oakland Park charges by the pound to pick up the trash. Do you want to pay for your neighbor to get rid of their trash?
- About the fences behind and between your townhouses. The fences behind you are maintained by the association – do NOT allow shrubs or vines to grow on these fences – it damages them. Please keep your shrubs trimmed. The fences between the unit belong to each owner. It is your responsibility to maintain the fences and gates in good condition. Please check yours and make any repairs needed. The gates should move and latch easily.

Thank you for your help and cooperation in keeping Cobble East a clean and desirable place to live.

Respectfully,



For the Board
Phil Hylander
Manager

COBBLE EAST CONDO ASSOCIATION

APPROVED BUDGET FOR 2006

2006 BUDGET
partial reserves

INCOME	MAINTENANCE FEES	\$140,200
	APPLICATION FEES	\$200
	LATE FEES	\$600
	TOTAL INCOME	\$141,000

EXPENSES	BUILDING MAINTENANCE	\$6,000
	JANITORIAL CONTRACT	\$1,500
	EXTRA CLEANING	\$3,600
	TERMITE CONTRACTS	\$1,500
	GARDENING	\$8,400
	TREE TRIMMING	\$4,500
	PEST CONTROL	\$3,000
	LAWN SPRINKLERS	\$2,400
	BEAUTIFICATION	\$0
	POOL SERVICE	\$2,280
	POOL REPAIRS	\$500
	ROOF REPAIRS	\$1,000
	BACKFLOW CERT.	\$900
	INSURANCE	\$42,000
	CABLE TELEVISION	\$16,800
	ELECTRICITY	\$4,400
	WATER/SEWER	\$9,200
	TRASH REMOVAL	\$8,500
	STORM DAMAGES	\$5,000
	TOTAL DIRECT EXPENSES	\$121,480

ADMINISTRATION	MANAGEMENT	\$6,600
	OFFICE SUPPLIES	\$500
	LEGAL	\$0
	ACCOUNTING	\$500
	STATE CONDO FEES	\$200
	PERMITS/LICENSES	\$350
	TOTAL ADMINISTRATION	\$8,150

RESERVE FUNDING	RESERVE ACCOUNT	\$11,370
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TOTAL ALL EXPENSES **\$141,000**

ANNUAL MAINT FEE	\$3,000
MONTHLY MAINT FEE/PARTIAL RESEI	\$250