

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

12/12/08

Dear Owners;

Enclosed is your copy of the Association's Budget for 2009. It was approved at the meeting held 12/09/2008. Please note that the maintenance fee has increased slightly. It is now \$305.00 per month. This amount includes FULL reserves. Also enclosed are address labels to use for sending in maintenance payments.

There are no payment books -- you must remember to send in your payment each month.

Payment is due on the first of each month and considered late after the 10th of the month. A late fee of \$15.00 will be assessed for any late payments. Please allow enough time for your payment to reach this office.

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.

Respectfully,

For the Board
Phil Hylander
Manager
Colonial Property Management

COBBLE EAST CONDO

APPROVED BUDGET FOR 2009

approved
2009 budget
full reserves

INCOME		
	MAINTENANCE FEES	\$171,620
	APPLICATION FEES	\$100
	LATE FEES	\$300
	TOTAL INCOME	\$172,020

EXPENSES		
	BUILDING MAINTENANCE	\$6,000
	JANITORIAL CONTRACT	\$1,800
	EXTRA CLEANING	\$0
	TERMITE CONTRACTS	\$3,500
	GARDENING	\$16,500
	TREE TRIMMING	\$3,000
	PEST CONTROL	\$3,000
	LAWN SPRINKLERS	\$4,000
	BEAUTIFICATION	\$2,304
	POOL SERVICE	\$2,400
	POOL REPAIRS	\$1,000
	ROOF REPAIRS	\$500
	BACKFLOW CERT.	\$800
	INSURANCE	\$40,000
	CABLE TELEVISION	\$21,000
	ELECTRICITY	\$4,000
	WATER/SEWER	\$6,000
	TRASH REMOVAL	\$7,500
	TOTAL DIRECT EXPENSES	\$123,304

ADMINISTRATION		
	MANAGEMENT	\$7,800
	OFFICE SUPPLIES	\$750
	LEGAL	\$2,500
	ACCOUNTING	\$550
	BANK FEES	\$150
	STATE CONDO FEES	\$200
	INSURANCE APPRAISAL	\$1,000
	PERMITS/LICENSES	\$300
	TOTAL ADMINISTRATION	\$13,250

RESERVE FUNDING	RESERVE ACCOUNT	\$35,466
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TOTAL ALL EXPENSES **\$172,020**

ANNUAL MAINT FEE \$3,660

MONTHLY MAINT FEE/PARTIAL RESE \$305