

COBBLE EAST CONDOMINIUM ASSOCIATION, INC.  
C/O Colonial Property Management, Inc.  
PO BOX 770698  
CORAL SPRINGS FL 33077-0698  
(954) 724-0773

**COBBLE EAST CONDOMINIUM  
ASSOCIATION, INC.**  
A NOT-FOR-PROFIT CORPORATION  
**NOTICE OF BUDGET MEETING**

NOTICE IS HEREBY GIVEN, in accordance with the By-Laws of the Association and the Florida Condominium Act, that the Board of Directors of the Association will consider the adoption of the budget for of Cobble East Condominium Association Inc. at the following date, time, and place:

DATE: Monday, December 7th, 2009

TIME: 7:00 PM

PLACE: Pool Grounds

AGENDA

MEETING CALLED TO ORDER  
ROLL CALL  
CONSIDERATION OF THE BUDGET BY THE BOARD  
OTHER BUSINESS  
ADJOURNMENT

**A COPY OF THE PROPOSED BUDGET IS ENCLOSED**

DATED AND MAILED: November 11, 2009

# COBBLE EAST CONDO

## PROPOSED BUDGET FOR 2010

	approved 2009 budget full reserves	proposed 2010 budget full reserves
<b>INCOME</b>		
MAINTENANCE FEES	\$171,620	\$171,984
APPLICATION FEES	\$100	\$100
LATE FEES	\$300	\$500
<b>TOTAL INCOME</b>	<b>\$172,020</b>	<b>\$172,584</b>
<b>EXPENSES</b>		
BUILDING MAINTENANCE	\$6,000	\$6,000
JANITORIAL CONTRACT	\$1,800	\$1,500
TERMITE CONTRACTS	\$3,500	\$800
GARDENING	\$16,500	\$16,500
TREE TRIMMING	\$3,000	\$4,000
PEST CONTROL	\$3,000	\$3,000
LAWN SPRINKLERS	\$4,000	\$3,000
MULCH-PLANTINGS	\$2,304	\$2,500
POOL SERVICE	\$2,400	\$3,100
POOL REPAIRS	\$1,000	\$1,500
ROOF REPAIRS	\$500	\$500
BACKFLOW CERT.	\$800	\$1,000
INSURANCE	\$40,000	\$42,000
CABLE TELEVISION	\$21,000	\$21,000
ELECTRICITY	\$4,000	\$5,500
WATER/SEWER	\$6,000	\$6,500
TRASH REMOVAL	\$7,500	\$8,500
<b>TOTAL DIRECT EXPENSES</b>	<b>\$123,304</b>	<b>\$126,900</b>
<b>ADMINISTRATION</b>		
MANAGEMENT	\$7,800	\$7,800
OFFICE SUPPLIES	\$750	\$1,350
LEGAL	\$2,500	\$2,500
ACCOUNTING	\$550	\$550
BANK FEES	\$150	\$300
STATE CONDO FEES	\$200	\$200
INSURANCE APPRAISAL	\$1,000	\$600
PERMITS/LICENSES	\$300	\$300
<b>TOTAL ADMINISTRATION</b>	<b>\$13,250</b>	<b>\$13,600</b>
<b>RESERVE FUNDING (RESERVE ACCOUNT)</b>	<b>\$35,466</b>	<b>\$32,084</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$172,020</b>	<b>\$172,584</b>
<b>ANNUAL MAINT FEE</b>	<b>\$3,660</b>	<b>\$3,672</b>
<b>MONTHLY MAINT FEE/with RESERVE</b>	<b>\$305</b>	<b>\$306</b>

ITEM	ESTIMATED COST OF REPLACEMENT	CLOSING BALANCE AS OF 12/09	FUNDS ADDED IN 2009	ESTIMATED INTEREST ADDED IN 2009	ESTIMATED SPENT IN 2009	ESTIMATED CLOSING BALANCE 12/31/2009	TOTAL LIFE IN YEARS	USEFULL LIFE REMAINING	ANNUAL RESERVE COST FOR 2010	MONTHLY RESERVE COST FOR 2010
Pitched Metal Rc	\$300,000	\$0	\$7,895	\$0	\$0	\$7,895	40	37	\$7,895	\$658
Flat Roofs	\$85,000	\$3,429	\$9,576	\$0	\$0	\$18,005	12	7	\$9,571	\$798
Painting	\$64,118	\$55,000	\$15,000	\$0	\$0	\$70,000	7	0	\$14,118	\$1,177
Seal Coat pkg lot	\$6,000	\$3,901	\$0	\$0	\$0	\$5,901	5	0	\$0	\$0
Pool refinish	\$5,000	\$0	\$3,000	\$0	\$0	\$3,000	12	6	\$500	\$41
Interest										
									\$32,084	\$2,674

total annual reserve amounts needed to fully fund reserve accounts \$32,084  
 monthly \$2,674  
 monthly per unit \$57