


# 2008 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

**FILED**  
**Apr 04, 2008 8:00 am**  
**Secretary of State**

04-04-2008 90008 008 \*\*\*\*61.25

<b>DOCUMENT # 746695</b>	
1. Entity Name <b>SAN REMO CONDOMINIUM ASSOCIATION, INC.</b>	

Principal Place of Business <b>10004 CORTEZ RD W BRADENTON, FL 34210 US</b>	Mailing Address <b>PO BOX 103 BRADENTON BEACH, FL 34217-0103 US</b>
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2. Principal Place of Business - No P.O. Box #		3. Mailing Address	
Suite, Apt. #, etc.		Suite, Apt. #, etc.	
City & State		City & State	
Zip	Country	Zip	Country



03292008 Chg-NP CR2E037 (12/06)

4. FEI Number <b>59-2692220</b>		Applied For <input type="checkbox"/> Not Applicable
5. Certificate of Status Desired <input type="checkbox"/>		<b>\$8.75</b> Additional Fee Required

6. Name and Address of Current Registered Agent		7. Name and Address of New Registered Agent	
<b>COOPER, BEN A 3909 E BAY STREET SUITE 110 HOLMES BEACH, FL 34217</b>		Name	
		Street Address (P.O. Box Number is Not Acceptable)	
		City	
		FL Zip Code	

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE \_\_\_\_\_ (NOTE: Registered Agent signature required when reinstating) DATE \_\_\_\_\_

**Filing Fee is \$61.25  
Due by May 1, 2008**

9. Election Campaign Financing  
Trust Fund Contribution. ☐ **\$5.00** May Be Added to Fees

**Make check payable to  
Florida Department of State**

10. OFFICERS AND DIRECTORS		11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10	
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGMT HIGHLAND INVESTMENTS, LLC % MARTIN EHMAN P.O. BOX 103 BRADENTON, FL 342170103 <input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	PRES STILLE, DAVID PO BOX 2565 LAKELAND, FL 33806 <input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	VP NOEL, BERNIE P.O. BOX 2565 LAKELAND, FL 33806 <input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	SEC NOEL, STEPHANIE PO BOX 2565 LLAKELAND, FL 33806 <input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	TRES VIZZI, JACQUELINE 5537 OLD RANCH RD SARASOTA, FL 34241 <input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition

12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.

**SIGNATURE:**  **Highland Investment Group, LLC**  
\_\_\_\_\_  
Signature and Typed or Printed Name of Signing Officer or Director **P.O. Box 103**  
**Bradenton Beach, FL 34217-0103** Date **3-31-08** Daytime Phone # \_\_\_\_\_

ATTACHMENT 40058319  
# 746695

**San Remo Condominium Association - Proposed 2008 Budget**

	<b>VENDOR</b>	<b>ANNUAL COSTS - Estimated*</b>
Line 1	Williams~Hess Property Insurance (Includes D&O)	\$23,217 *
Line 2	MCUCS (water/ sewer / trash)	\$6,100
Line 3	Cable TV (Brighthouse Basic 25 Ch)	\$2,300
Line 4	Property-Management (Highland LLC)	\$2,400
Line 5	Lawn / Grounds Maintenance (Williams)	\$900
Line 6	FP&L (Building & Ext Lighting)	\$850
Line 7	Pest Control (McKinzee)	\$400
Line 8	Office Supplies (Printing/postage)	\$200
Line 9	Property Upkeep (Laundry room, general) 0	\$0
Line 10	CPA / Tax Preparation (Walter & Associates, CPA)	\$300
Line 11	Fire Inspection (Alarms/Extinguishers)	\$250
Line 12	Uniform Business Filing (Florida State)	\$65
Line 13	DBPR Filing (Dept. of Business Regulations)	\$65
Line 14	Miscellaneous (Keys/sprinkler/etc.)	\$300
Line 15	Prudent Reserve** (10% paint/parking/roof fund)	\$3,000
Line 17	<b>TOTAL ANNUAL OPERATING BUDGET</b>	<b>\$40,347</b>

Reduced HOA Fees (Per Unit / Quarterly)	Single Units \$720	Double Units \$800
(Per Unit / Annually)	\$2,880 x 7 units	\$3,200 x 7 units
Projected Revenues =	\$20,160	..... Plus \$22,400
<b>Gross Revenues</b>		<b>\$42,560</b>
Net Difference:		<b>\$2,213</b>

\* Estimates based on 2005 operating records.

\*\* Reserves as required by FS-718 for operation of HOA and condominiums.