

CSN Management Corp
Adopted
2010 Budget

	Jan-Dec 09	Jan - Dec 10	Difference	Unit 101-106	Unit 201-206	Unit 207-212
Ordinary Income/Expense						
Income						
Monthly Maintenance Fee	54,053.00	58,824.00	4,771.00			
Minus 2009 Common Surplus	0.00	4,771.00	4,771.00			
Total Income	54,053.00	54,053.00	0.00	\$242	\$271	\$238
Expense						
Bank Service Charges	55.00	55.00	0.00			
Total Bank Service Charges	55.00	55.00	0.00			
Insurance						
Fidelity Bond	150.00	150.00	0.00			
Flood	4,080.00	5,000.00	920.00			
General Liability	5,541.00	6,000.00	459.00			
Wind	4,462.00	5,000.00	538.00			
Total Insurance	14,233.00	16,150.00	1,917.00			
Maintenance						
Building Maintenance & Repair	3,000.00	3,500.00	500.00			
Fire Equipment	100.00	100.00	0.00			
General Maintenance-Labor	0.00	0.00	0.00			
General Maintenance Supplies	507.00	700.00	193.00			
Pool Maintenance & Chemicals	3,600.00	3,900.00	300.00			
Pool Maintenance Repairs	1,200.00	1,200.00	0.00			
Total Maintenance	8,407.00	9,400.00	993.00			
Office Expense						
Supplies	500.00	500.00	0.00			
Postage	100.00	100.00	0.00			
Total Office Expense	600.00	600.00	0.00			
Postal Expense						
Post Office Box Rent	80.00	80.00	0.00			
Total Postal Expense	80.00	80.00	0.00			
Professional Fees						
Management Fees	6,600.00	6,600.00	0.00			
Accounting	300.00	300.00	0.00			
Billing & Debt Collection	0.00	52.00	52.00			
Legal	360.00	360.00	0.00			
Total Professional Fees	7,260.00	7,312.00	52.00			
Services						
Lawn Care	2,000.00	2,100.00	100.00			
Pest Control	897.00	897.00	0.00			
Total Services	2,897.00	2,997.00	100.00			
Taxes & Licenses						
Florida Filing Fee	70.00	70.00	0.00			
State of Florida Fees	72.00	72.00	0.00			
Total Taxes & Licenses	142.00	142.00	0.00			
Utilities						
Cable TV	6,615.00	7,420.00	805.00			
Electric	3,600.00	3,888.00	288.00			
Water and Sewer	9,804.00	10,000.00	196.00			
Trash	360.00	780.00	420.00			
Total Utilities	20,379.00	22,088.00	1,709.00			
Total Expense	54,053.00	58,824.00	4,771.00			
Net Ordinary Income	0.00	-4,771.00	-4,771.00			
Other Income/Expense						
Other Expense						
Capital Expenditure Expenses	35,896.00	35,896.00	0.00			
Total Other Expense	35,896.00	35,896.00	0.00			
Net Income	0.00	-4,771.00	0.00			