



DUNSTAN CROSSING CONDOMINIUM ASSOCIATION

	YTD 9/30/09	UNPAID	PROJECTED ACTUALS	CURRENT BUDGET	VARIANCE	2010 PROPOSED
<b>INCOME:</b>						
3010 FEES	5238	0	6984	9504	-2520	15648
3040 LATE FEES	0	0	0	50	-50	25
3075 INTEREST INCOME	2	0	3	15	-12	10
<b>TOTAL</b>	<b>5240</b>	<b>0</b>	<b>6987</b>	<b>9569</b>	<b>-2582</b>	<b>15683</b>
<b>MAINTENANCE EXPENSES:</b>						
4060 GROUND MAINTENANCE	2250	0	3000	2250	750	2200
4070 SNOW CONTRACT	0	0	0	0	0	2500
4230 LANDSCAPE	500	0	667	500	167	250
4250 MULCHING	375	0	500	375	125	300
4310 WATERING LAWN	500	0	667	500	167	500
4360 BLDG MAINTENANCE	0	0	0	0	0	500
4384 FIRE/SECURITY SYSTEM	1600	0	2133	1600	0	2500
<b>TOTAL</b>	<b>5225</b>	<b>0</b>	<b>6967</b>	<b>5225</b>	<b>1208</b>	<b>8750</b>
<b>UTILITY EXPENSES:</b>						
4472 COMMON ELECTRIC	89	0	119	500	-381	360
4494 WATER/FIRE HYDRANTS	1,473	0	1964	150	1814	144
<b>TOTAL</b>	<b>1562</b>	<b>0</b>	<b>2083</b>	<b>650</b>	<b>1433</b>	<b>504</b>
<b>OTHER EXPENSES:</b>						
4507 INSURANCE	1942		2589	1400	1189	1940
4560 LEGAL	0	0	0	500	-500	250
4565 MANAGEMENT FEE	6048	0	8064	1584	6480	2304
4569 OFFICE EXPENSE	180	0	240	250	-10	250
4592 RESERVE ACCOUNT	5390	0	7187	1500	5687	1500
4612 TAX PREP	120	0	160	125	35	150
<b>TOTAL</b>	<b>13679</b>	<b>0</b>	<b>18239</b>	<b>5359</b>	<b>12880</b>	<b>6394</b>
<b>TOTAL OPER/RESERVE EXP</b>	<b>20467</b>	<b>0</b>	<b>27289</b>	<b>11234</b>	<b>15521</b>	<b>15648</b>
					<b>FEE</b>	<b>163</b>

Unit sizes and percentage liability for common charges differ slightly.

**Note:** At Closing, each Unit must pay an amount equal to two (2) months common charges to the Condominium Association's working capital - reserve fund.