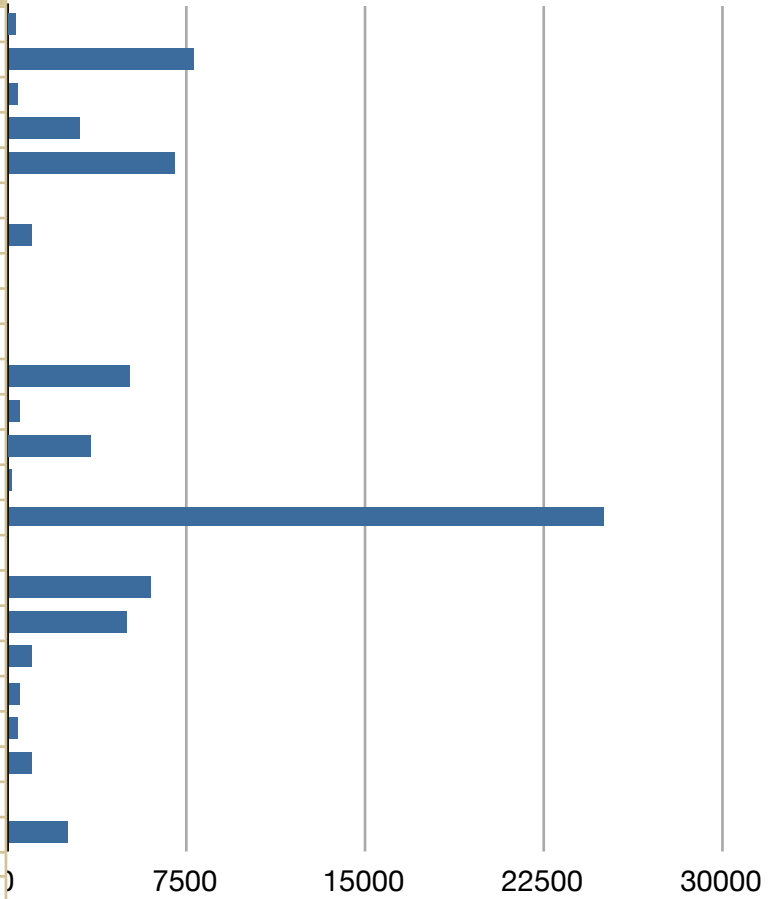


Oak Ridge Condo Fee Breakdown

OAK RIDGE - PROPOSED OPERATION BUDGET

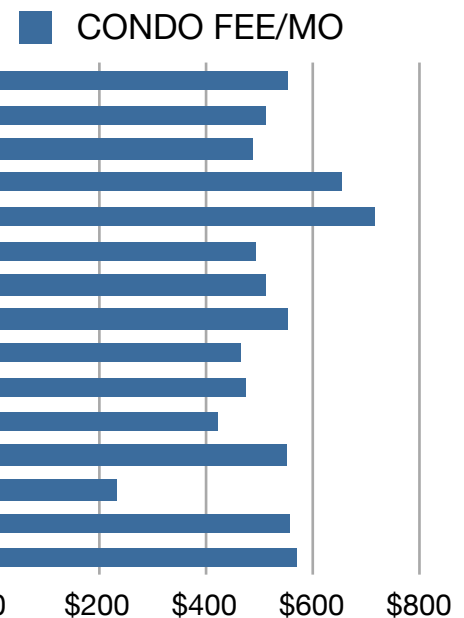
EXPENSE ITEMS	BUDGET
Bank Charges and Interest	350
Building Management	7800
Common Area Carpet Cleaning	400
Garbage Disposal	3000
Building Insurance	7000
Legal	10
Maintenance - Building/Miscellaneous	1000
Maintenance - Parking Lot Crack Filling	-
Maintenance - Line Painting	-
Maintenance - Pavement Sealant	-
Maintenance - Landscaping	5100
Maintenance - Flower Beds	500
Maintenance - Elevator (warrantied for 1st Year)	3500
Mat Rentals	180
Utilities - Power	25,000.00
Utilities - Heat	-
Snow Removal - Parking Lot	6000
Snow Removal - Sidewalks	5000
Snow Removal - Roof	1000
Parking Lot - Sweeping	500
Telephone - Elevator	400
Christmas and Outdoor Decor	1000
Security	-
Reserve Fund Study	2500
Total Budget	78,040.00
Reserve Monthly	7500
Reserve Annually	7500
Grand Total Budget	93,040.00

CONDO FEE BREAKDOWN



OAK RIDGE - CONDO FEE BREAKDOWN

NAME	CONDO #	UNIT #	INT FLR SP	SQ.FEE	SQ MTRS	CONDO FEE/MO	CONDO FEE/YR
	1	101		2,198		\$553.13	\$6,637.52
	2	102		2,034		\$511.86	\$6,142.27
	3	103		1,938		\$487.70	\$5,852.37
	4	104		2,600		\$654.29	\$7,851.48
	5	105		2,845		\$715.94	\$8,591.33
	6	106		1,959		\$492.98	\$5,915.79
	7	107		2,034		\$511.86	\$6,142.27
	8	108		2,198		\$553.13	\$6,637.52
	9	201		1,847		\$464.80	\$5,577.57
	10	202		1,888		\$475.12	\$5,701.38
	11	203		1,678		\$422.27	\$5,067.22
	12	204		2,187		\$550.36	\$6,604.30
	13	205		928		\$233.53	\$2,802.37
	14	206		2,213		\$556.90	\$6,682.81
	15	207		2,263		\$569.48	\$6,833.80
TOTAL				30,810		\$7,753.35	\$93,040.00



Note: Taxes are not included in Condo Fees. Cost of taxes is calculated by multiplying value of property by the mil rate.

$P \times (M+S+L) = \text{Yearly Tax}$ - ie. 100,000 divided by 1000x24.7199=\$2471.99/year
P=property value, M=municipal tax S=school L=special levy