

1120 Club, LLC
Estimated Condominium Assessments
Based on Purchase Price

Condominium Assessments: \$104,972

| Unit # | % of Total | Annual Assessment | Monthly Assessment | |
|----------------|------------|-------------------|--------------------|----------------|
| 401 | 1.45% | \$1,521.22 | \$127 | |
| 501 | 1.48% | \$1,549.09 | \$129 | |
| 601 | 1.50% | \$1,576.96 | \$131 | |
| 402 | 2.07% | \$2,173.41 | \$181 | |
| 502 | 2.10% | \$2,201.28 | \$183 | |
| 602 | 2.12% | \$2,229.15 | \$186 | |
| 403 | 1.70% | \$1,783.21 | \$149 | |
| 503 | 1.73% | \$1,811.08 | \$151 | |
| 603 | 1.75% | \$1,838.95 | \$153 | |
| 404 | 2.52% | \$2,647.22 | \$221 | |
| 504 | 2.55% | \$2,675.09 | \$223 | |
| 604 | 2.57% | \$2,702.96 | \$225 | |
| 405 | 2.03% | \$2,128.81 | \$177 | |
| 505 | 2.05% | \$2,156.69 | \$180 | |
| 605 | 2.08% | \$2,184.56 | \$182 | |
| 406 | 1.62% | \$1,699.60 | \$142 | |
| 506 | 1.65% | \$1,727.47 | \$144 | |
| 606 | 1.67% | \$1,755.34 | \$146 | |
| 407 | 2.50% | \$2,624.92 | \$219 | |
| 507 | 2.53% | \$2,652.80 | \$221 | |
| 607 | 2.55% | \$2,680.67 | \$223 | |
| 408 | 2.28% | \$2,396.38 | \$200 | |
| 508 | 2.31% | \$2,424.25 | \$202 | |
| 608 | 2.34% | \$2,452.12 | \$204 | |
| 409 | 2.07% | \$2,173.41 | \$181 | |
| 509 | 2.10% | \$2,201.28 | \$183 | |
| 609 | 2.12% | \$2,229.15 | \$186 | |
| 410 | 2.55% | \$2,675.09 | \$223 | |
| 510 | 2.57% | \$2,702.96 | \$225 | |
| 610 | 2.60% | \$2,730.84 | \$228 | |
| 411 | 1.84% | \$1,928.14 | \$161 | |
| 511 | 1.75% | \$1,838.95 | \$153 | |
| 412 | 1.39% | \$1,454.33 | \$121 | |
| 512 | 1.41% | \$1,482.20 | \$124 | |
| 413 | 1.27% | \$1,337.27 | \$111 | |
| 513 | 1.30% | \$1,365.14 | \$114 | |
| 611 | 2.57% | \$2,702.96 | \$225 | |
| 612 | 2.07% | \$2,173.41 | \$181 | |
| 701 | 3.35% | \$3,516.81 | \$293 | |
| 702 | 4.08% | \$4,286.06 | \$357 | |
| 703 | 3.59% | \$3,767.65 | \$314 | |
| 704 | 5.25% | \$5,506.82 | \$459 | |
| 705 | 4.32% | \$4,531.33 | \$378 | |
| 706 | 2.64% | \$2,775.43 | \$231 | |
| Total | 44 | 100% | \$104,972 | \$8,748 |
| Average | | | \$2,386 | \$199 |

1120 Club Condominium Budget

| | Condominium Expense | Garage Expense |
|--|------------------------|-------------------|
| Expenses | | |
| Utilities | | |
| Electricity | 13,000.00 | 1,300.00 |
| Gas | 25,000.00 | 2,500.00 |
| Telephone | 1,000.00 | |
| Water & Sewer | 8,800.00 | 880.00 |
| Total Utilities | 47,800.00 | 4,680.00 |
| Building Services | | |
| Carpel Cleaning | 2,000.00 | |
| Elevator Service | 7,800.00 | |
| Elevator Repair | 1,000.00 | |
| Exterminating | 1,600.00 | |
| Fire Extinguishers & Alarm Serv. | 4,000.00 | |
| Garage Cleaning | | 8,000.00 |
| Janitorial Service | 18,000.00 | |
| Landscaping | 5,000.00 | |
| Locksmith | 1,000.00 | |
| Other Building Services | 5,000.00 | |
| Scavenger | 5,400.00 | |
| Snow Removal/Ice Control | 5,000.00 | |
| Supplies/Light Bulbs | 3,000.00 | |
| Total Building Services | 58,800.00 | 8,000.00 |
| Building Repairs & Maint. | | |
| Air Conditioning & Heating | 6,000.00 | |
| Carpentry | 1,000.00 | |
| Electrical Repairs | 1,000.00 | |
| Garage Door Maintenance | | 5,000.00 |
| Plumbing Repairs | 1,000.00 | |
| Misc. Building Repairs | 2,000.00 | |
| Total Building Repairs & Maint. | 11,000.00 | 5,000.00 |
| General & Administrative | | |
| Accounting/Legal Fees | 2,000.00 | |
| Professional Fees | 1,500.00 | |
| Insurance | 25,000.00 | |
| Management Commission | 10,560.00 | |
| Office Expense | 1,000.00 | |
| Reserve Transfer | 20,000.00 | |
| Total General & Administrative | 60,060.00 | |
| Total Operating Expenses | 177,660.00 | 17,680.00 |
| Income: | | |
| Assessments | 177,660.00 | 17,680.00 |
| Total Income | 177,660.00 | 17,680.00 |