

EXHIBIT C

ALL COSTS ARE ESTIMATED - MAY CHANGE DEPENDING ON SECURED INFORMATION

HOA Dues

Common	191,000.00
Contribution	64,000.00
TOTAL	255,000.00

32 Units	Rounded Up
\$5,968.75 Yr.	\$5,970 (= \$1.25)
\$497.40 Mo.	\$498 (+\$.60)
\$1,492.20 Qtr.	\$1,495 (+\$2.80)

This amount does not include the insurance assessment, which is a separate amount based upon the unit size.

Landscape

Monthly Maintenance	36,000.00	\$3,000mo.
TOTAL	36,000.00	

Managerial

Management	19,200.00
CPA/Tax	1,000.00
Legal	500.00
Copies, Postage, Supplies	500.00
Bank Fees	240.00
TOTAL	21,440.00

Common Maintenance & Repair

Interior Building M/R	1,500.00	Painting, flooring, etc.
Exterior M/R	1,500.00	Pressure wash walkways, parking lot., etc.
Custodial Services	20,800.00	400wk (est.)
TOTAL	23,800.00	

Pest Control

Quarterly Pests	1,600.00	\$400qtr (est.)
Termite Inspection	2,200.00	
TOTAL	3,800.00	

Elevator

NC Inspection	500.00	
Maintenance Contract	5,000.00	
Maintenance/Repairs	2,000.00	
Elevator Phone	600.00	\$50mo. Spectrum
TOTAL	8,100.00	

Pool

County Permit	200.00	
Maintenance Contract	12,800.00	\$1,067mo.
Chemicals/Supples	4,000.00	
Maintenance/Repairs	1,500.00	
Pool Phone	600.00	\$50mo. Spectrum
TOTAL	19,100.00	

Building Safety System

Fire Suppression M/R	5,000.00	Carolina Fire Protection
Security System Monitoring	1,000.00	Pair Electronics
Sprinkler Phone	600.00	Spectrum
Security System Phone	600.00	Spectrum
TOTAL	7,200.00	

Utilities

Water	30,000.00	\$78.13mo. each unit
Electric	12,000.00	\$1,000mo. building lighting, landscape lighting, parking lot, irrigation pump, etc.
Trash	12,000.00	1,000mo.
Internet	17,500.00	Spectrum
TOTAL	71,500.00	

Reserves

Contribution	64,000.00
TOTAL	64,000.00

Total Expense	254,940.00
Net Income	60.00