

Estimated Annual Common Area Expenses North Bear Office Condominiums

January 1, 2007

Estimated Common Area Expenses	Estimated Annual Cost	Estimated Annual Cost PSF
Landscape Maintenance & Cleaning	\$2,500.00	\$0.07
Common Area Utilities	\$3,000.00	\$0.09
Parking Lot & Sidewalk Maintenance	\$2,000.00	\$0.06
Snow Removal	\$2,500.00	\$0.07
Property Insurance	\$8,000.00	\$0.24
Trash Removal	\$4,000.00	\$0.12
Water/Sewer/Storm Drainage	\$4,000.00	\$0.12
Property Management	\$6,000.00	\$0.18
Project Sign Maintenance	\$1,000.00	\$0.03
Master Association Dues	\$800.00	\$0.02
Reserve for Replacements	\$10,000.00	\$0.30
Miscellaneous	\$1,500.00	\$0.04
Estimated Total Common Area Costs	\$45,300.00	\$1.35

Building Square Footage **33,500 SF**