

**EDGEWATER FLATS CONDOMINIUM ASSOCIATION
SALES PRICES, UNIT OWNERSHIP PERCENTAGE OF COMMON ELEMENTS,
UNIT ASSESSMENTS AND ANNUAL UNIT REAL ESTATE TAXES**

Unit Prices, Preliminary Percentage of Ownership of Common, Estimated Annual Assessment and Estimated Annual Real Estate Taxes.

<u>Unit #</u>	<u>Preliminary Selling Selling Price</u>	<u>% Ownership of Common Elements</u>	<u>Estimated Annual Assessment</u>	<u>Estimated Annual R/E Taxes</u>
1215-G	\$145,000.00	1.995459%	\$1,305.03	\$2,900.00
1215-1A	\$230,000.00	3.165210%	\$2,070.04	\$4,600.00
1215-1B	\$185,000.00	2.545930%	\$1,665.03	\$3,700.00
1215-2A	\$230,000.00	3.165210%	\$2,070.04	\$4,600.00
1215-2B	\$185,000.00	2.545930%	\$1,665.03	\$3,700.00
1215-3A	\$230,000.00	3.165210%	\$2,070.04	\$4,600.00
1215-3B	\$185,000.00	2.545930%	\$1,665.03	\$3,700.00
1217-1A	\$165,000.00	2.270694%	\$1,485.03	\$3,300.00
1217-1B	\$180,000.00	2.477121%	\$1,620.03	\$3,600.00
1217-2A	\$165,000.00	2.270694%	\$1,485.03	\$3,300.00
1217-2B	\$180,000.00	2.477121%	\$1,620.03	\$3,600.00
1217-3A	\$165,000.00	2.270694%	\$1,485.03	\$3,300.00
1217-3B	\$180,000.00	2.477121%	\$1,620.03	\$3,600.00
1219-G	\$145,000.00	1.995459%	\$1,305.03	\$2,900.00
1219-1A	\$170,000.00	2.339503%	\$1,530.03	\$3,400.00
1219-1B	\$185,000.00	2.545930%	\$1,665.03	\$3,700.00
1219-2A	\$170,000.00	2.339504%	\$1,530.03	\$3,400.00
1219-2B	\$185,000.00	2.545930%	\$1,665.03	\$3,700.00
1219-3A	\$170,000.00	2.339504%	\$1,530.03	\$3,400.00
1219-3B	\$185,000.00	2.545930%	\$1,665.03	\$3,700.00
1221-G	\$145,000.00	1.995459%	\$1,305.03	\$2,900.00
1221-1A	\$230,000.00	3.165210%	\$2,070.04	\$4,600.00
1221-1B	\$165,000.00	2.270694%	\$1,485.03	\$3,300.00
1221-2A	\$230,000.00	3.165210%	\$2,070.04	\$4,600.00
1221-2B	\$165,000.00	2.270694%	\$1,485.03	\$3,300.00
1221-3A	\$230,000.00	3.165210%	\$2,070.04	\$4,600.00
1221-3B	\$165,000.00	2.270694%	\$1,485.03	\$3,300.00
1223-G	\$145,000.00	1.995459%	\$1,305.03	\$2,900.00
1223-1A	\$220,000.00	3.027592%	\$1,980.04	\$4,400.00
1223-1B	\$180,000.00	2.477121%	\$1,620.03	\$3,600.00
1223-2A	\$220,000.00	3.027592%	\$1,980.04	\$4,400.00
1223-2B	\$160,000.00	2.201885%	\$1,440.03	\$3,200.00
1223-3A	\$220,000.00	3.027592%	\$1,980.04	\$4,400.00
1223-3B	\$180,000.00	2.477121%	\$1,620.03	\$3,600.00
1225-1A	\$170,000.00	2.339504%	\$1,530.03	\$3,400.00

1225-1B	\$155,000.00	2.133076%	\$1,395.03	\$3,100.00
1225-2A	\$170,000.00	2.339504%	\$1,530.03	\$3,400.00
1225-2B	\$155,000.00	2.133076%	\$1,395.03	\$3,100.00
1225-3A	\$170,000.00	2.339504%	\$1,530.03	\$3,400.00
1225-3B	\$155,000.00	2.133076%	\$1,395.03	\$3,100.00
Storage A	\$500.00	.006881%	\$ 4.50	\$10.00
Storage B	\$500.00	.006881%	\$ 4.50	\$10.00
Storage C	\$500.00	.006881%	\$ 4.50	\$10.00

Total Ownership.....100%
Total Annual Assessments.....\$65,400.00
Total Annual Real Estate Taxes on All.....\$145,330.00

Notes: Annual Assessments are based on the budget set forth in Exhibit 10 of the Property Report. Taxes are based on 2% of the purchase prices shown above. The actual tax bills will probably be different. The Assessor may use less than 100% of the fair market value of a unit as the basis for calculating the tax. A Unit's actual real estate tax bill will be dependent upon future Assessed Valuations, State Equalization Multipliers and Tax Rates which are unknown at this time. In addition, the Unit Owner may be able to reduce the amount of his/her Unit's taxes if he/she qualifies for either a Homeowner's Exemption, which will reduce to a maximum of \$5,000.00, any increase in Equalized Assessed Valuation from the base year, or he/she may qualify for a Senior Citizen Homestead Exemption, which will exempt \$3,000.00 from the Equalized Assessed Valuation of your Unit. However, the Unit Owner is required to sign the proper forms before the exemption will affect the Unit's tax bill. To qualify for such exemptions the Unit Owner must occupy the Unit on January 1, of the tax year.