

V. SCHEDULE A

ESTIMATED INDIVIDUAL EXPENSES FOR THE FIRST FULL YEAR AT

Wanlong Condominium

For the Period of July 1, 2025 to June 30, 2026

Unit	(1) Price	(2) Number of Rooms, Bedrooms (BR), Bathrooms (BTH)	Approximate Floor Area in Square Feet			(3) Percentage of Common Interest	(4) Estimated Monthly Common Charges	(5) Estimate of Monthly Real Estate Taxes	Estimate of Annual Real Estate Taxes (without ICAP)	Estimate of Annual Real Estate Taxes with ICAP****	Total Monthly Combined Common Charges & Real Estate Taxes (without ICAP)
			Unit	Limited Common Elements Balcony/Terrace/ Stairs	Total						
C101	\$4,838,600	Commercial; 2 x 1/2 BTH	3,344	293	3,637	17.4558%	\$2,442.74	\$1,316.50	\$15,798.02	\$646.85	\$3,759.24
P101	\$80,000	Parking Garage; 1/2 BTH	3,300	0	3,300	17.2260%	\$2,410.58	\$1,299.17	\$15,590.05	\$15,590.05	\$3,709.75
1A	\$417,200	Studio; 1 BTH	298	0	298	1.5556%	\$217.69	\$117.32	\$1,407.86	\$1,407.86	\$335.01
2A	\$834,400	1BR/1BTH	596	0	596	3.1111%	\$435.36	\$234.64	\$2,815.64	\$2,815.64	\$670.00
2B	\$817,600	1BR/1BTH	584	0	584	3.0485%	\$426.60	\$229.92	\$2,758.98	\$2,758.98	\$656.52
2C	\$817,600	1BR/1BTH	568	370	938	2.9650%	\$414.92	\$223.62	\$2,683.41	\$2,683.41	\$638.54
3A	\$835,800	1BR/1BTH	597	37	634	3.1164%	\$436.10	\$235.04	\$2,820.44	\$2,820.44	\$671.14
3B	\$817,600	1BR/1BTH	584	37	621	3.0485%	\$426.60	\$229.92	\$2,758.98	\$2,758.98	\$656.52
3C	\$596,400	STUDIO/1BTH	426	40	466	2.2237%	\$311.18	\$167.71	\$2,012.52	\$2,012.52	\$478.89
3D	\$1,022,000	2BR/2BTH	730	40	770	3.8106%	\$533.25	\$287.39	\$3,448.71	\$3,448.71	\$820.64
4A	\$835,800	1BR/1BTH	597	37	634	3.1164%	\$436.10	\$235.04	\$2,820.44	\$2,820.44	\$671.14
4B	\$817,600	1BR/1BTH	584	37	621	3.0485%	\$426.60	\$229.92	\$2,758.98	\$2,758.98	\$656.52
4C	\$596,400	STUDIO/1BTH	426	40	466	2.2237%	\$311.18	\$167.71	\$2,012.52	\$2,012.52	\$478.89
4D	\$1,022,000	2BR/2BTH	730	40	770	3.8106%	\$533.25	\$287.39	\$3,448.71	\$3,448.71	\$820.64
5A	\$835,800	1BR/1BTH	597	37	634	3.1164%	\$436.10	\$235.04	\$2,820.44	\$2,820.44	\$671.14
5B	\$817,600	1BR/1BTH	584	37	621	3.0485%	\$426.60	\$229.92	\$2,758.98	\$2,758.98	\$656.52
5C	\$596,400	STUDIO/1BTH	426	40	466	2.2237%	\$311.18	\$167.71	\$2,012.52	\$2,012.52	\$478.89
5D	\$1,022,000	2BR/2BTH	730	40	770	3.8106%	\$533.25	\$287.39	\$3,448.71	\$3,448.71	\$820.64
6A	\$835,800	1BR/1BTH	597	37	634	3.1164%	\$436.10	\$235.04	\$2,820.44	\$2,820.44	\$671.14
6B	\$817,600	1BR/1BTH	584	37	621	3.0485%	\$426.60	\$229.92	\$2,758.98	\$2,758.98	\$656.52
6C	\$1,125,600	2BR/2BTH (DUPLEX)	804	684	1,488	4.1969%	\$587.31	\$316.53	\$3,798.32	\$3,798.32	\$903.84
6D	\$1,022,000	2BR/2BTH	730	40	770	3.8106%	\$533.25	\$287.39	\$3,448.71	\$3,448.71	\$820.64
7D	\$1,037,400	2BR/2BTH	741	611	1,352	3.8680%	\$541.28	\$291.72	\$3,500.66	\$3,500.66	\$833.00
Total	\$22,459,200	N/A	19,157	2,534	21,691	100.0000%	\$13,993.82	\$7,541.95	\$90,503.02	\$75,351.85	\$21,535.77

* Two (2) Months Common Charges will be collected from each Purchaser at Closing as Working Capital Contribution.

** Balcony/Terrace may not be legally used as bedroom/living space; to do so may result in a building code violation issued for building.

*** Square footage of exterior non-habitable space, if any, is shown & calculated separately from the Unit square footage above.

**** ICAP benefits are not anticipated to be in effect for the 1st year of Condominium operation.