

## Budget Worksheet

Platform Warehouse Suites Condominium Association, Inc.

Account	Account	Previous Budget	Proposed Budget	Variance	Proposed Budget	Proposed Budget
Number	Name	Total	Total		per SF (44,300 SF)	% of Total
4140	Fees-Commercial	97,419.00	97,419.00	0.00	2.20	95.19%
4520	Utility recovery	1,100.00	0.00	-1,100.00	0.00	0.00%
4525	Landscape Recovery	10,388.00	4,925.00	-5,463.00	0.11	4.81%
<b>TOTAL INCOME</b>		<b>108,907.00</b>	<b>102,344.00</b>	<b>-6,563.00</b>	<b>2.31</b>	<b>100.00%</b>
6210	General Maintenance	1,000.00	1,000.00	0.00	0.02	0.97%
6221	Pest Control	1,688.64	1,825.08	136.44	0.04	1.78%
6223	Parking Lot Maintenance	2,850.00	550.00	-2,300.00	0.01	0.54%
6225	Gate Access Monitoring/Maintenance	0.00	593.98	593.98	0.01	0.58%
6260	Landscaping & Grounds Maintenance	21,200.00	19,700.00	-1,500.00	0.44	19.19%
6320	Insurance	27,873.36	29,158.98	1,285.63	0.66	28.41%
6410	Electricity	2,776.80	3,846.00	1,069.20	0.09	3.75%
6430	Water and Sewer	10,342.56	9,720.00	-622.56	0.22	9.47%
6450	Trash Disposal	11,258.16	15,543.60	4,285.44	0.35	15.14%
6460	Inspection Fees	2,000.00	2,000.00	0.00	0.05	1.95%
6461	Life Safety	2,595.48	2,397.60	-197.88	0.05	2.34%
6510	Bank Fees	360.00	15.00	-345.00	0.00	0.01%
6800	Administrative Expenses	540.00	540.00	0.00	0.01	0.53%
6801	Accounting Services	690.00	800.00	110.00	0.02	0.78%
6802	Licenses and Registrations	50.00	50.00	0.00	0.00	0.05%
6803	Legal Services	500.00	500.00	0.00	0.01	0.49%
6820	Management Fees	14,400.00	14,400.00	0.00	0.33	14.03%
<b>TOTAL EXPENSES</b>		<b>100,125.00</b>	<b>102,640.24</b>	<b>2,515.25</b>	<b>2.32</b>	<b>100.00%</b>
<b>CASH FLOW</b>		<b>8,782.00</b>	<b>-296.24</b>	<b>-9,078.25</b>	<b>-0.01</b>	

\*The information produced within this analysis are projections and are based on assumptions as to future events that are inherently uncertain and subjective. Hier & Company, Inc. makes no representation or warranty as to whether future results will occur as projected.

**Platform Warehouse Suites Condominium Association, Inc.**

**Owner Dues Breakout  
As of 11/23/2025**

Building 5	Square Feet	TOTAL ANNUAL ASSESSMENT	TOTAL MONTHLY ASSESSMENT	TOTAL MONTHLY ASSESSMENT PER SF
501	2,400			
502	1,500			
503	1,500			
504	1,500			
505	1,500			
506	3,000			
<b>Total Building 5</b>	<b>11,400</b>	<b>\$25,069.45</b>	<b>\$2,089.12</b>	<b>\$0.18</b>
<b>Building 6</b>				
601	3,000			
602	1,500			
603	1,500			
604	1,500			
605	1,500			
606	2,400			
<b>Total Building 6</b>	<b>11,400</b>	<b>\$25,069.45</b>	<b>\$2,089.12</b>	<b>\$0.18</b>
<b>Building 7</b>				
701	3,000			
702	1,500			
703	1,500			
704	1,500			
705	2,000			
<b>Total Building 7</b>	<b>9,500</b>			
<b>Building 8</b>				
801	3,000	\$6,597.22	\$549.77	\$0.18
802	1,500			
803	1,500			
804	1,500			
805	1,500			
806	3,000			
<b>Total Building A</b>	<b>12,000</b>			
<b>Total (24 Units)</b>	<b>44,300</b>	<b>\$97,419.00</b>	<b>\$8,118.25</b>	<b>\$2.20</b>

\*The information produced within this analysis are projections and are based on assumptions as to future events that are inherently uncertain and subjective. Hier & Company, Inc. makes no representation or warranty as to whether future results will occur as projected.