

PSH Condos, Inc.
2022/2023 PSH Approved Budget

	2021/22 Approved Budget	2022/23 Approved Budget
Monthly Dues	\$500.00	\$525.00
INCOME		
Maintenance Fees	\$1,086,009	\$1,140,300
Other Income		
TOTAL INCOME	\$1,086,009	\$1,140,300
EXPENSES		
ADMINISTRATIVE		
Office Expenses	\$5,000	\$5,500
Employee Sal incl taxes & WC	\$209,000	\$222,200
Bookkeeping	\$3,600	\$3,600
Payroll Admin Charges	\$3,000	\$3,500
Bank & CC Fees	\$500	\$500
Annual Condominium Fee	\$730	\$800
Annual Corporation Fee	\$100	\$100
Property Taxes	\$2,000	\$1,500
Legal Fes	\$5,000	\$5,000
Audit & Accounting Fees	\$5,350	\$5,350
Miscellaneous		\$750
Income Taxes		\$0
Telephone (BH/Spectrum)	\$2,600	\$2,600
Education training/licenses	\$500	\$500
Administrative Total	\$237,380	\$251,900
Insurance		
Insurance	\$230,000	\$253,000
Flood Insurance	\$170,000	\$187,000
Wind mitigation/update	\$500	\$1,000
Insurance appraisal/update	\$0	\$0
Insurance Total	\$400,500	\$441,000
Pool Operation		
Pool Equipment Repair	\$3,500	\$4,000
Pool Chemicals	\$4,000	\$4,000
Pool Permits	\$500	\$500
Pool Operation Total	\$8,000	\$8,500
Utilities		
Electricity	\$24,000	\$23,000
Water/Sewer/Recycling	\$11,500	\$12,000
Solid Waste Collection	\$6,000	\$6,000
Compactor Repairs	\$500	\$500
Cable TV & Internet	\$103,800	\$110,400
Rental Unit Utilities (Elec & Water)		
Utilities Total	\$145,800	\$151,900

PSH Condos, Inc.
2022/2023 PSH Approved Budget

	2021/22 Approved Budget		2022/23 Approved Budget
Building Maintenance			
General Repairs	\$8,000		\$8,000
Plumbing repairs	\$3,000		\$4,500
Electrical Repairs	\$2,000		\$2,000
Building exterior repairs	\$17,000		\$15,000
Building interior repairs	\$8,000		\$5,000
Cleaning services	\$4,000		\$4,000
Cleaning Supplies	\$1,500		\$1,000
HVAC	\$1,000		\$1,250
Access Gate Maintenance	\$1,000		\$1,000
Recreation/exercise equip. repair	\$1,000		\$500
Tools & Equipment	\$2,500		\$5,000
Transportation Equipment	\$4,000		\$4,000
Pest Control Work & Warranties	\$12,000		\$17,500
Fire Extinguishers	\$1,000		\$1,500
Roof Repairs	\$16,000		\$2,500
Building Maint Total	\$82,000		\$72,750
Grounds Maintenance			
Grounds Maint Contract	\$84,600		\$84,000
Adtl Grounds Maint/Palm Trimming	\$9,000		\$9,000
Hardwood Trimming	\$4,000		\$4,000
Plant/Tree Replacement/Beautification	\$2,000		\$2,000
Irrigation Repairs	\$6,500		\$7,500
Sod Replacement	\$1,000		\$0
Mangrove Trimming	\$7,800		\$7,800
Mangrove Permits	\$500		\$0
Grounds Maint Total	\$115,400		\$114,300
Total Operating Expense	\$989,080		\$1,040,350
Operating Common Surplus Used	\$6,420		\$0
Monthly Operating cost/Unit	\$455.38		\$478.98
Reserve Contribution	\$103,349		\$99,950
Monthly Reserve cost/Unit	\$47.58		\$46.02
Total Expenses	\$1,092,429		\$1,140,300
Monthly Total Cost per Unit	\$502.96		\$525.00
Budget Deficit	\$6,420		\$0
Monthly Maintenance Fee	\$500.00		\$525.00