

PSH Condos, Inc.
2023/2024 PSH Proposed Budget

	2022/23 Approved Budget		2023/24 Proposed Budget
Monthly Dues	\$525.00		\$600.00
INCOME			
Maintenance Fees	\$1,140,300		\$1,303,190
Other Income			
TOTAL INCOME	\$1,140,300		\$1,303,190
EXPENSES			
ADMINISTRATIVE			
Office Expenses	\$5,500		\$6,000
Employee Sal incl taxes & WC	\$222,200		\$240,000
Bookkeeping	\$3,600		\$3,600
Payroll Admin Charges	\$3,500		\$3,500
Bank & CC Fees	\$500		\$500
Annual Condominium Fee	\$800		\$800
Annual Corporation Fee	\$100		\$100
Permits & Fees			\$2,500
Property Taxes	\$1,500		\$0
Legal Fees	\$5,000		\$5,000
Audit & Accounting Fees	\$5,350		\$5,350
Miscellaneous	\$750		\$750
Income Taxes	\$0		\$500
Telephone (BH/Spectrum)	\$2,600		\$3,000
Education training/licenses	\$500		\$500
Administrative Total	\$251,900		\$272,100
Insurance			
Insurance	\$253,000		\$395,000
Flood Insurance	\$187,000		\$201,300
Wind mitigation/update	\$1,000		\$500
Insurance appraisal/update	\$0		\$0
Insurance Total	\$441,000		\$596,800
Pool Operation			
Pool Equipment Repair	\$4,000		\$4,500
Pool Chemicals	\$4,000		\$4,000
Pool Permits	\$500		\$500
Pool Operation Total	\$8,500		\$9,000
Utilities			
Electricity	\$23,000		\$23,000
Water/Sewer/Recycling	\$12,000		\$12,000
Solid Waste Collection	\$6,000		\$6,000
Compactor Repairs	\$500		\$500
Cable TV & Internet	\$110,400		\$115,000
Utilities Total	\$151,900		\$156,500

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Building Maintenance			
General Repairs	\$8,000		\$8,000
Plumbing repairs	\$4,500		\$4,500
Electrical Repairs	\$2,000		\$2,000
Building exterior repairs	\$15,000		\$13,000
Building interior repairs	\$5,000		\$4,000
Cleaning services	\$4,000		\$4,000
Cleaning Supplies	\$1,000		\$1,000
HVAC	\$1,250		\$1,500
Access Gate Maintenance	\$1,000		\$500
Recreation/exercise equip. repair	\$500		\$500
Tools & Equipment	\$5,000		\$6,000
Transportation Equipment	\$4,000		\$4,000
Pest Control Work & Warranties	\$17,500		\$17,500
Fire Extinguishers	\$1,500		\$1,500
Roof Repairs	\$2,500		\$2,500
Building Maint Total	\$72,750		\$70,500
Grounds Maintenance			
Grounds Maint Contract	\$84,000		\$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	\$7,500		\$7,500
Sod Replacement	\$0		\$0
Mangrove Trimming	\$7,800		\$7,800
Mangrove Permits	\$0		\$0
Grounds Maint Total	\$114,300		\$114,300
Total Operating Expense	\$1,040,350		\$1,219,200
Monthly Operating cost/Unit	\$478.98		\$561.33
Reserve Contribution	\$99,950		\$83,990
Monthly Reserve cost/Unit	\$46.02		\$38.67
Total Expenses	\$1,140,300		\$1,303,190
Monthly Total Cost per Unit	\$525.00		\$600.00
Monthly Maintenance Fee	\$525.00		\$600.00