

PSH Condos, Inc.
2025/26 PSH Proposed Budget

	2024/25 Approved Budget		2025/26 Prposed Budget
Monthly Dues	\$650.00		\$675.00
INCOME			
Maintenance Fees	\$1,411,800		\$1,466,100
Other Income			
TOTAL INCOME	\$1,411,800		\$1,466,100
EXPENSES			
ADMINISTRATIVE			
Office Expenses	\$6,500		\$7,000
Employee Sal incl taxes & WC	\$255,000		\$280,000
Bookkeeping	\$4,200		\$4,200
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		\$2,500
Property Taxes	\$0		\$0
Legal Fees	\$5,000		\$5,000
Audit & Accounting Fees	\$5,350		\$5,350
Miscellaneous	\$750		\$750
Income Taxes	\$500		\$500
Telephone (BH/Spectrum)	\$3,000		\$3,000
Education training/licenses	\$500		\$500
Community Misc.	\$500		\$500
Administrative Total	\$288,700		\$314,200
Insurance			
Insurance	\$430,000		\$430,000
Flood Insurance	\$230,000		\$230,000
Wind mitigation/update	\$500		\$500
Insurance appraisal/update	\$0		\$0
Insurance Total	\$660,500		\$660,500
Pool Operation			
Pool Equipment Repair	\$4,500		\$5,500
Pool Chemicals	\$4,000		\$4,000
Pool Permits	\$500		\$500
Pool Operation Total	\$9,000		\$10,000
Utilities			
Electricity	\$24,500		\$25,500
Water/Sewer/Recycling	\$13,000		\$14,500
Solid Waste Collection	\$6,000		\$7,500
Compactor Repairs	\$500		\$500
Cable TV & Internet	\$120,750		\$106,000
Utilities Total	\$164,750		\$154,000

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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	\$13,000		\$13,000
Building interior repairs	\$4,000		\$4,000
Cleaning services	\$5,000		\$5,000
Cleaning Supplies	\$1,000		\$1,000
HVAC	\$2,500		\$2,500
Access Gate Maintenance	\$500		\$500
Recreation/exercise equip. repair	\$500		\$500
Tools & Equipment	\$6,000		\$6,500
Transportation Equipment	\$4,000		\$4,500
Pest Control Work & Warranties	\$15,000		\$18,000
Fire Extinguishers	\$1,500		\$1,500
Roof Repairs	\$3,350		\$4,400
Building Maint Total	\$70,850		\$75,900
Grounds Maintenance			
Grounds Maint Contract	\$86,500		\$91,000
Adtl Grounds Maint/Palm Trimming	\$9,000		\$9,500
Hardwood Trimming	\$4,000		\$4,500
Plant/Tree Replacement/Beautification	\$2,000		\$2,000
Irrigation Repairs	\$7,500		\$7,500
Sod Replacement	\$0		\$3,000
Mangrove Trimming	\$9,000		\$9,000
Mangrove Permits	\$0		\$0
Grounds Maint Total	\$118,000		\$126,500
Total Operating Expense	\$1,311,800		\$1,341,100
Monthly Operating cost/Unit	\$603.96		\$617.45
Reserve Contribution	\$100,000		\$125,000
Monthly Reserve cost/Unit	\$46.04		\$57.55
Total Expenses	\$1,411,800		\$1,466,100
Monthly Total Cost per Unit	\$650.00		\$675.00
Monthly Maintenance Fee <u>Partial</u> Funding	\$650.00		\$675.00
Monthly Maintenance Fee <u>Full</u> Funding			\$885.00
WAIVING OF RESERVES, IN WHOLE OR IN PART OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES, MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.			
Based on the PSH Reserve Study using the threshold funding of at least \$210 per unit per month. Study can be found on the website.			