

PSH Condos, Inc.
2026/27 PSH Proposed Budget

	2025/26 Approved Budget	2026/27 Proposed Budget
Monthly Dues	\$675.00	\$675.00
INCOME		
Maintenance Fees	\$1,466,100	\$1,466,100
Other Income		
TOTAL INCOME	\$1,466,100	\$1,466,100
EXPENSES		
ADMINISTRATIVE		
Office Expenses	\$7,000	\$7,000
Employee Sal incl taxes & WC	\$277,000	\$305,000
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	\$311,200	\$339,200
Insurance		
Insurance	\$430,000	\$340,000
Flood Insurance	\$230,000	\$290,000
Wind mitigation/update	\$500	\$500
Insurance appraisal/update	\$0	\$0
Insurance Total	\$660,500	\$630,500
Pool Operation		
Pool Equipment Repair	\$5,500	\$5,500
Pool Chemicals	\$4,000	\$4,000
Pool Permits	\$500	\$500
Pool Operation Total	\$10,000	\$10,000
Utilities		
Electricity	\$25,500	\$26,000
CH Water/Sewer/Recycling/Compactor	\$17,500	\$17,500
Sm Pool and Bathroom Water/Sewer	\$7,500	\$7,500
Compactor Repairs	\$500	\$500
Cable TV & Internet	\$106,000	\$110,500
Utilities Total	\$157,000	\$162,000

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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	\$6,500		\$6,500
Transportation Equipment	\$4,500		\$4,500
Pest Control Work & Warranties	\$18,000		\$18,000
Fire Extinguishers	\$1,500		\$1,500
Roof Repairs	\$4,400		\$4,400
Building Maint Total	\$75,900		\$75,900
Grounds Maintenance			
Grounds Maint Contract	\$91,000		\$84,000
Adtl Grounds Maint/Palm Trimming	\$9,500		\$9,500
Hardwood Trimming	\$4,500		\$4,500
Plant/Tree Replacement/Beautification	\$2,000		\$2,000
Irrigation Repairs	\$7,500		\$7,000
Sod Replacement	\$3,000		\$2,500
Mangrove Trimming	\$9,000		\$9,000
Mangrove Permits	\$0		\$0
Grounds Maint Total	\$126,500		\$118,500
Total Operating Expense	\$1,341,100		\$1,336,100
Monthly Operating cost/Unit	\$617.45		\$615.15
Reserve Contribution	\$125,000		\$130,000
Monthly Reserve cost/Unit	\$57.55		\$59.85
Total Expenses	\$1,466,100		\$1,466,100
Monthly Total Cost per Unit	\$675.00		\$675.00
Monthly Maintenance Fee <u>Partial</u> Funding	\$675.00		\$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 threshold funding of at least \$210 per unit per month. Study can be found on the website and it is from 2015.			