

PSL Annual Budget, 2024

Monthly

	January	February	March	April	May	June	July	August	September	October	November	December	Budget
INCOME													
Condo Fee Income	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	168,000
Supplemental Fee to Fund Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
Total OPERATING INCOME	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	168,000
EXPENSES													
General & Administrative													
Copies & Postage	90	90	30	30	30	30	30	30	30	30	30	30	480
Total General & Administrative	90	90	30	30	30	30	30	30	30	30	30	30	480
Professional Services													
Legal Fees - HOA Business	-	-	700	255	-	-	-	-	-	-	-	-	955
Tax Preparation / Audit Review	-	-	395	-	-	-	-	-	-	-	-	-	395
Management Fee	665	665	665	665	665	665	665	665	665	665	665	665	7,980
Administrative Expenses/Management Hourly	190	190	190	-	190	190	190	-	190	190	190	190	1,900
Total Professional Services	855	855	1,950	920	855	855	855	665	855	855	855	855	11,230
Insurance													
Insurance	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	-	-	1,971	1,971	18,277
Total Insurance	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	-	-	1,971	1,971	18,277
Maintenance													
Janitorial	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	13,500
Snow Removal	3,000	3,000	2,000	-	-	-	-	-	-	-	1,500	2,500	12,000
Pest Control	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Fire Protection Services, Systems & Maintenance	170	1,140	170	170	1,650	420	170	1,140	170	170	170	420	5,960
Landscaping	-	-	1,500	3,200	1,650	1,500	1,500	1,500	-	150	-	-	11,000
Elevator Monthly Service	285	285	600	285	6,292	285	285	285	286	286	286	285	9,745
Maintenance	10	10	10	320	10	510	510	10	10	320	10	10	1,740
Gutter Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Expenses (Dryer Vent Cleaning)	-	-	-	-	-	3,200	-	-	-	-	-	-	3,200
Trash Disposal	718	718	718	718	718	718	718	718	718	718	718	718	8,616
Total Maintenance	5,433	6,403	6,248	5,943	11,570	7,883	4,433	4,903	2,434	2,894	3,934	5,183	67,261

Repairs													
Repair	120	120	130	130	130	130	130	130	130	130	130	130	1,540
Roof Repair	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Repairs-Electrical	-	500	500	500	-	-	100	100	100	100	100	-	2,000
Elevator Inspection & Repair	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Plumbing	80	80	80	80	80	80	80	80	80	80	80	80	960
Painting	80	80	80	80	80	80	80	80	80	80	80	80	960
Locks	25	25	25	25	25	25	25	25	25	25	25	25	300
Total Repairs	<u>645</u>	<u>1,145</u>	<u>1,155</u>	<u>1,155</u>	<u>655</u>	<u>655</u>	<u>755</u>	<u>755</u>	<u>755</u>	<u>755</u>	<u>755</u>	<u>655</u>	<u>9,840</u>
Utilities													
Electricity	1,000	1,500	800	800	700	700	700	600	600	800	800	900	9,900
Gas	50	100	50	22	22	22	22	22	22	22	22	22	398
Water & Sewer	-	7,750	-	-	-	7,750	-	-	-	8,550	-	-	24,050
Telecommunications	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Total Utilities	<u>1,400</u>	<u>9,700</u>	<u>1,200</u>	<u>1,172</u>	<u>1,072</u>	<u>8,822</u>	<u>1,072</u>	<u>972</u>	<u>972</u>	<u>9,722</u>	<u>1,172</u>	<u>1,272</u>	<u>38,548</u>
Supplemental Fee Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve Deposit	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,200
Total Operating Expense	<u>12,065</u>	<u>21,835</u>	<u>14,225</u>	<u>12,862</u>	<u>17,824</u>	<u>21,887</u>	<u>10,787</u>	<u>10,967</u>	<u>6,896</u>	<u>16,106</u>	<u>10,567</u>	<u>11,816</u>	<u>167,836</u>
TOTAL OPERATING NET Gain/(Loss)	<u>1,935</u>	<u>(7,835)</u>	<u>(225)</u>	<u>1,138</u>	<u>(3,824)</u>	<u>(7,887)</u>	<u>3,213</u>	<u>3,033</u>	<u>7,104</u>	<u>(2,106)</u>	<u>3,434</u>	<u>2,185</u>	<u>164</u>

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Owner Fees, Monthly

Account	Unit	Ownership Interest	Total
PSL-0001	1	5.87%	821.80
PSL-0002	2	6.39%	894.60
PSL-0003	3	5.74%	803.60
PSL-0004	4	6.34%	887.60
PSL-0005	5	5.39%	754.60
PSL-0006	6	5.39%	754.60
PSL-0007	7	5.44%	761.60
PSL-0008	8	1.73%	242.20
PSL-0009	9	3.62%	506.80
PSL-0010	10	3.78%	529.20
PSL-0011	11	1.41%	197.40
PSL-0012	12	3.62%	506.80
PSL-0013	13	3.35%	469.00
PSL-0014	14	3.71%	519.40
PSL-0015	15	3.48%	487.20
PSL-0016	16	3.53%	494.20
PSL-0017	17	6.43%	900.20
PSL-0018	18	6.30%	882.00
PSL-0019	19	18.48%	<u>2,587.20</u>
			\$ 14,000.00