

Budget_Statement
 0UAV PINE VISTA COMMUNITY
 ASSOCIATION INC
 01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	141,908	1,702,890
40002 00	Reserve Income	21,592	259,110
**TOTAL REVENUE		\$163,500	\$1,962,000
EXPENSES			
**ADMINISTRATIVE			
50008	Accounting Fees-CPA	600	7,200
50012 00	Bad Debts	6,667	80,000
50045 00	Legal Fees	625	7,500
50048	Miami Dade Association Registration	90	1,080
50053	Corporate Annual Rep	6	75
50058	Bulk Pick Up	333	4,000
50059	Social Events	833	10,000
50075	Office Supplies	100	1,200
50081	Printing And Postage	725	8,700
50103	Loan Repayment	68,463	821,557
50110	Miscellaneous	417	5,000
50125	Web Page/Internet	125	1,500
**TOTAL ADMINISTRATIVE		\$78,984	\$947,812
**INSURANCE			
52030	Multiperil Insurance	6,750	81,000
**TOTAL INSURANCE		\$6,750	\$81,000
**UTILITIES			
54050 00	Electricity	9,467	113,600
54070 00	Water & Sewer	1,100	13,200
54100 00	Telephone	750	9,000
**TOTAL UTILITIES		\$11,317	\$135,800
**CONTRACTS			
60061	Parking Enforcement	1,400	16,800
60065	Gate Maint Contract	2,083	25,000
60075	Janitorial Service	4,281	51,376
60090	Landscaping - Common and Front Yards	13,800	165,600
61000	Management Services	2,000	24,000
61003	On Site Management	7,813	93,756
61010	Pest Control	100	1,200
61020	Pool/Spa Contract	1,800	21,600
61045 00	Security Services	1,667	20,000
61055	Trash Removal	250	3,000
**TOTAL CONTRACTS		\$35,194	\$422,332
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	2,167	26,000
**TOTAL SALARIES & BENEFITS		\$2,167	\$26,000
**REPAIRS & MAINTENANCE			

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70005	R&M-Air Conditioning	100	1,200
70043 00	R&M	950	11,400
70045	R&M-Electrical	250	3,000
70051	Fitness Equipment Maint (Clubhouse)	125	1,500
70076	Janitorial Supplies	583	7,000
70096	R&M - Pool/Indoor	200	2,400
70115	Alarm Monitoring (Clubhouse)	125	1,500
70134	Landscaping - Other Services	775	9,300
70137	Irrigation Repairs	617	7,400
70179	Mulch/Soil	3,771	45,250
**TOTAL REPAIRS & MAINTENANCE		\$7,496	\$89,950
**RESERVE TRANSFERS			
80000 001	Reserve Transfers - Pooled	21,592	259,110
**TOTAL RESERVE TRANSFERS		\$21,592	\$259,110
**TOTAL EXPENSES		\$163,500	\$1,962,004
NET INCOME/(LOSS)		\$0	(\$4)