

Budget_Statement
0U02 SELENE CONDOMINIUM
ASSOCIATION INC
11/30/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	393,025	4,716,300
40002 00	Reserve Income	75,117	901,401
41037	Parking Reimbursement	9,000	108,000
**TOTAL REVENUE		\$477,142	\$5,725,701
EXPENSES			
**ADMINISTRATIVE			
50008	Audit/Tax Preparation	417	5,000
50012 00	Bad Debts	167	2,000
50045 00	Legal Fees	208	2,500
50048	Annual Condo Fees	65	784
50050 00	License,Taxes,Permit	166	2,000
50053	Corporate Annual Rep	12	144
50059	Social Events	419	5,032
50075	Office Expenses	776	9,312
50081	Printing And Postage	417	5,000
50085	Office Expense / Photocopier	300	3,600
50555	Holiday Lighting	600	7,200
**TOTAL ADMINISTRATIVE		\$3,547	\$42,572
**INSURANCE			
52028	Property (Including Windstorm)	90,417	1,085,000
52031	General Liability	3,631	43,575
52032	Umbrella Insurance	866	10,395
52034	Flood Insurance	8,208	98,500
52035	Directors & Officers	491	5,893
52036	Fidelity Bond	104	1,242
52037	Legal Expense Insurance	451	5,415
52038	Boiler	598	7,171
52040	Ins Finance Charge	3,529	42,350
52050	Terrorism/Active Shooter	897	10,762
52063	Workers Comp Ins.	42	503
**TOTAL INSURANCE		\$109,234	\$1,310,806
**UTILITIES			
54050 00	Electricity	13,620	163,440
54070 00	Water & Sewer	10,000	120,000
54070 30	Water & Sewer - Irrigation	2,500	30,000
54080	Propane/Natural Gas	7,060	84,720
54081	Fuel Diesel Generator	250	3,000
54100 00	Telephone	675	8,100
**TOTAL UTILITIES		\$34,105	\$409,260
**CONTRACTS			
60013	Cable Television	1,100	13,200
60016	Beach Service	5,991	71,892
60018	Bookkeeping Service	4,200	50,400
60023	Carpet Contract	1,342	16,100
60026	Parking System Maintenance	5,417	65,000
60031	Amenity Refreshments	2,500	30,000

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Account	Description	Monthly Budget	Year Budget
60046 30	Equipment Contract - Life Safety	881	10,575
60046 40	Equipment Contract - Music System	440	5,280
60060	Floor Care	625	7,500
60066	Fitness Center Maintenance	200	2,400
60069	Groundskeeper Svc.	5,242	62,904
60070	Generator	300	3,600
60074	Hvac System	3,333	40,000
60078	Interior Plant	834	10,000
60090	Landscape Maintenance	3,450	41,400
61000	Management Services	7,800	93,600
61008	Odor Control	1,079	12,948
61010	Pest Control	545	6,540
61020	Pool/Spa Contract	1,765	21,180
61045 00	Security Services	1,000	12,000
61055	Trash Removal	2,917	35,001
61058	Trash Chute	467	5,600
61065	Valet Service	29,673	356,072
61070	Water Treatment	640	7,680
61075	Window Services	3,500	42,000
**TOTAL CONTRACTS		\$85,241	\$1,022,872
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	18,000	216,000
65000 02	Salaries - Maintenance	19,192	230,304
65000 05	Salaries - Janitorial	11,232	134,784
65000 08	Salaries - Pool	5,544	66,528
65000 10	Salaries - Concierge	7,590	91,080
65000 12	Salaries - Asst Mgr	6,240	74,880
65000 30	Salaries - Receiving	4,576	54,912
65000 32	Salaries - Front Desk	44,011	528,134
65000 85	Salaries - Operations Manager	18,480	221,760
65040	Medical Insurance	14,420	173,039
**TOTAL SALARIES & BENEFITS		\$149,285	\$1,791,421
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	300	3,600
70015	Site Communication	333	4,000
70017	Activity Center Supplies/Repairs	250	3,000
70048 35	R&M Equip - Miscellaneous	300	3,600
70030	Clubroom/Conference Center	167	2,000
70035	Amenity Deck Maintenance	300	3,600
70043 08	R&M Amenities	750	9,000
70045	R&M-Electrical	267	3,200
70050	Access System Repairs	200	2,400
70051	Fitness Center Supplies	300	3,600
70055	Public Garage Expenses	7,575	90,900
70076	Maintenance Supplies	300	3,600
70096	R&M - Pool/Indoor	385	4,620
70100	Furniture & Accessories	267	3,200
70135	Landscaping Extras	2,083	25,000
70147	Signage Maintenance	150	1,800
70175	Janitorial Supplies	1,900	22,800
70180	Paint Supplies	300	3,600
70182	Plumbing Supplies	300	3,600

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Account	Description	Monthly Budget	Year Budget
70184	Paver Maintenance	417	5,000
70191	Staff Uniforms	1,688	20,250
70289 00	Contingency	2,084	25,000
**TOTAL REPAIRS & MAINTENANCE		\$20,616	\$247,370
**RESERVE TRANSFERS			
80000 001	Reserve Transfers - Pooled	75,117	901,401
**TOTAL RESERVE TRANSFERS		\$75,117	\$901,401
**TOTAL EXPENSES		\$477,145	\$5,725,702
NET INCOME/(LOSS)		(\$3)	(\$1)

Budget_Statement
GU02 SELENE CONDOMINIUM
ASSOCIATION INC - GENERAL
11/30/2025

FIRSTSERVICE RESIDENTIAL
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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	245,798	2,949,577
40002 00	Reserve Income	24,384	292,606
**TOTAL REVENUE		\$270,182	\$3,242,183
EXPENSES			
**ADMINISTRATIVE			
50008	Audit/Tax Preparation	417	5,000
50012 00	Bad Debts	167	2,000
50045 00	Legal Fees	208	2,500
50050 00	License,Taxes,Permit	83	1,000
50053	Corporate Annual Rep	6	72
50075	Office Expenses	776	9,312
50081	Printing And Postage	417	5,000
50085	Office Expense / Photocopier	300	3,600
50555	Holiday Lighting	600	7,200
**TOTAL ADMINISTRATIVE		\$2,974	\$35,684
**INSURANCE			
52028	Property (Including Windstorm)	90,417	1,085,000
52031	General Liability	3,631	43,575
52032	Umbrella Insurance	866	10,395
52034	Flood Insurance	8,208	98,500
52035	Directors & Officers	491	5,893
52036	Fidelity Bond	104	1,242
52037	Legal Expense Insurance	451	5,415
52038	Boiler	598	7,171
52040	Ins Finance Charge	3,529	42,350
52050	Terrorism/Active Shooter	897	10,762
52063	Workers Comp Ins.	42	503
**TOTAL INSURANCE		\$109,234	\$1,310,806
**UTILITIES			
54050 00	Electricity	3,920	47,040
54070 00	Water & Sewer	1,960	23,520
54070 30	Water & Sewer - Irrigation	1,250	15,000
54080	Propane/Natural Gas	3,060	36,720
54081	Fuel Diesel Generator	250	3,000
54100 00	Telephone	675	8,100
**TOTAL UTILITIES		\$11,115	\$133,380
**CONTRACTS			
60013	Cable Television	100	1,200
60018	Bookkeeping Service	4,200	50,400
60023	Carpet Contract	300	3,600
60046 30	Equipment Contract - Life Safety	176	2,115
60046 40	Equipment Contract - Music System	40	480
60060	Floor Care	208	2,500
60069	Groundskeeper Svc.	5,242	62,904
60070	Generator	300	3,600
60074	Hvac System	1,333	16,000

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Account	Description	Monthly Budget	Year Budget
60078	Interior Plant	417	5,000
60090	Landscape Maintenance	1,380	16,560
61000	Management Services	7,800	93,600
61008	Odor Control	209	2,508
61010	Pest Control	136	1,635
61020	Pool/Spa Contract	100	1,200
61045 00	Security Services	200	2,400
61055	Trash Removal	2,917	35,001
61070	Water Treatment	640	7,680
61075	Window Services	1,000	12,000
**TOTAL CONTRACTS		\$26,698	\$320,383
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	4,500	54,000
65000 02	Salaries - Maintenance	4,798	57,576
65000 12	Salaries - Asst Mgr	1,560	18,720
65000 30	Salaries - Receiving	4,576	54,912
65000 32	Salaries - Front Desk	44,011	528,134
65000 85	Salaries - Operations Manager	18,480	221,760
65040	Medical Insurance	9,492	113,903
**TOTAL SALARIES & BENEFITS		\$87,417	\$1,049,005
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	100	1,200
70015	Site Communication	233	2,800
70048 35	R&M Equip - Miscellaneous	100	1,200
70035	Amenity Deck Maintenance	100	1,200
70045	R&M-Electrical	100	1,200
70050	Access System Repairs	100	1,200
70055	Public Garage Expenses	3,500	42,000
70076	Maintenance Supplies	100	1,200
70096	R&M - Pool/Indoor	185	2,220
70100	Furniture & Accessories	100	1,200
70135	Landscaping Extras	500	6,000
70147	Signage Maintenance	100	1,200
70175	Janitorial Supplies	400	4,800
70180	Paint Supplies	100	1,200
70182	Plumbing Supplies	100	1,200
70184	Paver Maintenance	250	3,000
70191	Staff Uniforms	1,250	15,000
70289 00	Contingency	1,042	12,500
**TOTAL REPAIRS & MAINTENANCE		\$8,360	\$100,320
**RESERVE TRANSFERS			
80000 001	Reserve Transfers - Pooled	24,384	292,606
**TOTAL RESERVE TRANSFERS		\$24,384	\$292,606
**TOTAL EXPENSES		\$270,182	\$3,242,184
NET INCOME/(LOSS)		\$0	(\$1)

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Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	147,227	1,766,723
40002 00	Reserve Income	50,733	608,795
41037	Parking Reimbursement	9,000	108,000
**TOTAL REVENUE		\$206,960	\$2,483,518
EXPENSES			
**ADMINISTRATIVE			
50048	Annual Condo Fees	65	784
50050 00	License,Taxes,Permit	83	1,000
50053	Corporate Annual Rep	6	72
50059	Social Events	419	5,032
**TOTAL ADMINISTRATIVE		\$573	\$6,888
**UTILITIES			
54050 00	Electricity	9,700	116,400
54070 00	Water & Sewer	8,040	96,480
54070 30	Water & Sewer - Irrigation	1,250	15,000
54080	Propane/Natural Gas	4,000	48,000
**TOTAL UTILITIES		\$22,990	\$275,880
**CONTRACTS			
60013	Cable Television	1,000	12,000
60016	Beach Service	5,991	71,892
60023	Carpet Contract	1,042	12,500
60026	Parking System Maintenance	5,417	65,000
60031	Amenity Refreshments	2,500	30,000
60046 30	Equipment Contract - Life Safety	705	8,460
60046 40	Equipment Contract - Music System	400	4,800
60060	Floor Care	417	5,000
60066	Fitness Center Maintenance	200	2,400
60074	Hvac System	2,000	24,000
60078	Interior Plant	417	5,000
60090	Landscape Maintenance	2,070	24,840
61008	Odor Control	870	10,440
61010	Pest Control	409	4,905
61020	Pool/Spa Contract	1,665	19,980
61045 00	Security Services	800	9,600
61058	Trash Chute	467	5,600
61065	Valet Service	29,673	356,072
61075	Window Services	2,500	30,000
**TOTAL CONTRACTS		\$58,543	\$702,489
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	13,500	162,000
65000 02	Salaries - Maintenance	14,394	172,728
65000 05	Salaries - Janitorial	11,232	134,784
65000 08	Salaries - Pool	5,544	66,528
65000 10	Salaries - Concierge	7,590	91,080
65000 12	Salaries - Asst Mgr	4,680	56,160
65040	Medical Insurance	4,928	59,136

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Account	Description	Monthly Budget	Year Budget
**TOTAL SALARIES & BENEFITS		\$61,868	\$742,416
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	200	2,400
70015	Site Communication	100	1,200
70017	Activity Center Supplies/Repairs	250	3,000
70048 35	R&M Equip - Miscellaneous	200	2,400
70030	Clubroom/Conference Center	167	2,000
70035	Amenity Deck Maintenance	200	2,400
70043 08	R&M Amenities	750	9,000
70045	R&M-Electrical	167	2,000
70050	Access System Repairs	100	1,200
70051	Fitness Center Supplies	300	3,600
70055	Public Garage Expenses	4,075	48,900
70076	Maintenance Supplies	200	2,400
70096	R&M - Pool/Indoor	200	2,400
70100	Furniture & Accessories	167	2,000
70135	Landscaping Extras	1,583	19,000
70147	Signage Maintenance	50	600
70175	Janitorial Supplies	1,500	18,000
70180	Paint Supplies	200	2,400
70182	Plumbing Supplies	200	2,400
70184	Paver Maintenance	167	2,000
70191	Staff Uniforms	438	5,250
70289 00	Contingency	1,042	12,500
**TOTAL REPAIRS & MAINTENANCE		\$12,256	\$147,050
**RESERVE TRANSFERS			
80000 001	Reserve Transfers - Pooled	50,733	608,795
**TOTAL RESERVE TRANSFERS		\$50,733	\$608,795
**TOTAL EXPENSES		\$206,963	\$2,483,518
NET INCOME/(LOSS)		(\$3)	\$0