

Star Point Condominium Assoc., Inc.
Operating Budget
2025-2026 Fiscal Year

		2024/2025 YTD		Variance	2025/2026	Net Change
GL Account	Actual (Aug)	2024/2025				
Income (Count: 2)						
41000 - Monthly Assessments	\$ 546,049.08	\$ 546,054.08	\$5.00	\$ 546,054.08	\$ -	
41100 - Deferred Replacement Reserves	\$ (44,200.38)	\$ (44,200.38)	\$0.00	\$ (58,000.00)	\$ (13,799.62)	
41900 - Fines	\$ 400.00					
43400 - Late Fees	\$ 3,220.92					
43401 - Interest Fees	\$ 1,594.09					
43800 - Bank Interest	\$ 46.49					
	\$ 507,110.20	\$ 501,853.70	\$5.00	\$ 488,054.08	\$ (13,799.62)	
Expense (Count: 31)						
08 - Building Maintenance (Count: 8)						
50000 - Building Maintenance	\$ 2,250.00	\$ 10,000.00	\$7,750.00	\$ 7,000.00	\$ (3,000.00)	
50800 - Electrical	\$ -	\$ 2,000.00	\$2,000.00	\$ 1,500.00	\$ (500.00)	
50801 - Lighting	\$ -	\$ 750.00	\$750.00	\$ 750.00	\$ -	
50900 - Plumbing & Sewer	\$ 3,275.61	\$ 4,000.00	\$724.39	\$ 3,300.00	\$ (700.00)	
51400 - Roof & Gutter Repairs	\$ 4,244.46	\$ 3,000.00	(\$1,244.46)	\$ 5,000.00	\$ 2,000.00	
51600 - Rubbish Removal	\$ 23,568.35	\$ 19,000.00	(\$4,568.35)	\$ 24,000.00	\$ 5,000.00	
51800 - Painting	\$ -	\$ 1,500.00	\$1,500.00	\$ 1,500.00	\$ -	
52300 - Other Repairs & Maintenance	\$ 4,965.88	\$ 1,000.00	(\$3,965.88)	\$ 5,000.00	\$ 4,000.00	
	\$ 38,304.30	\$ 41,250.00	\$2,945.70	\$ 48,050.00		
09 - Utilities (Count: 2)						
54100 - Electric & Gas	\$ 5,058.71	\$ 5,000.00	(\$58.71)	\$ 5,250.00	\$ 250.00	
54300 - Water & Sewer	\$ 64,829.85	\$ 70,000.00	\$5,170.15	\$ 73,500.00	\$ 3,500.00	
	\$ 69,888.56	\$ 75,000.00	\$5,111.44	\$78,750.00		
11 - Exterior Maintenance (Count: 9)						
57200 - Landscape Contract	\$ 19,395.40	\$ 31,726.70	\$12,331.30	\$ 27,000.00	\$ (4,726.70)	
57201 - Landscape Extras	\$ 360.00	\$ 2,000.00	\$1,640.00	\$ 1,500.00	\$ (500.00)	
57300 - Snow Removal	\$ 19,265.00	\$ 20,000.00	\$735.00	\$ 20,000.00	\$ -	
57500 - Backflow Inspection & Repairs	\$ 4,121.95	\$ 5,500.00	\$1,378.05	\$ 4,000.00	\$ (1,500.00)	
57510 - Irrigation Repairs	\$ 1,107.92	\$ 4,000.00	\$2,892.08	\$ 1,500.00	\$ (2,500.00)	
57700 - Trees/Shrubs/Sod	\$ -	\$ 3,000.00	\$3,000.00	\$ 3,000.00	\$ -	
58010 - Pest Control	\$ 750.00	\$ 500.00	(\$250.00)	\$ 750.00	\$ 250.00	
58100 - Fence Repairs	\$ -	\$ 1,500.00	\$1,500.00	\$ 1,500.00	\$ -	
58900 - Other Grounds Repairs & Maintena	\$ -	\$ 1,500.00	\$1,500.00	\$ 1,500.00	\$ -	
	\$ 45,000.27	\$ 69,726.70	\$24,726.43	\$60,750.00		
12 - Administration (Count: 9)						
60100 - Copying & Printing	\$ 4,059.48	\$ 3,500.00	(\$559.48)	\$ 4,000.00	\$ 500.00	
60101 - Postage	\$ 96.30	\$ -	(\$96.30)	\$ 504.08	\$ 504.08	
60130 - Answering Service and Phone Charge	\$ 480.14	\$ 700.00	\$219.86	\$ 500.00	\$ (200.00)	
60160 - Web Service Fee	\$ 450.00	\$ 180.00	(\$270.00)	\$ 720.00	\$ 540.00	
60200 - Management Fees	\$ 26,150.00	\$ 26,862.00	\$712.00	\$ 29,580.00	\$ 2,718.00	
61400 - Miscellaneous Admin Expense	\$ 287.92	\$ 500.00	\$212.08	\$ 700.00	\$ 200.00	
61600 - Legal Expenses-General	\$ 4,467.50	\$ 3,000.00	(\$1,467.50)	\$ 4,000.00	\$ 1,000.00	
61601 - Legal Expenses-Collection	\$ 5,217.52	\$ 1,000.00	(\$4,217.52)	\$ 4,000.00	\$ 3,000.00	
61900 - Accounting Services	\$ 330.00	\$ 2,500.00	\$2,170.00	\$ 2,500.00	\$ -	
	\$ 41,538.86	\$ 38,242.00	\$ (3,296.86)	\$ 46,504.08		
13 - Taxes, Insurance & Interest (Count: 3)						
63252 - Loan Principal Payment	\$ -	\$ 84,000.00	\$84,000.00	\$ 84,000.00	\$ -	
63400 - Insurance	\$ 189,265.03	\$ 193,635.00	\$4,369.97	\$ 170,000.00	\$ (23,635.00)	
63500 - Income Taxes	\$ -	\$ -			\$ -	
	\$ 189,265.03	\$ 277,635.00	\$88,369.97	\$ 254,000.00		
53000 - Unit Owner Repairs	\$ 20,559.79					
57520 - Other Landscape Repairs	\$ 1,278.81					
61200 - Bad Debts	\$ 43.48					
	\$ 21,882.08					
Total Expenses	\$ 405,879.10	\$ 501,853.70	\$ 117,856.68	\$ 488,054.08		
Net Income	\$ 101,231.10	\$ -	\$ (117,851.68)	\$ -		