

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41000 - Monthly Assessments	47,034.02	47,034.02	-	213,463.14	213,463.14	-	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(18,160.17)	(18,160.17)	-	(44,200.38)
41900 - Fines	(150.00)	-	(150.00)	-	-	-	-
43400 - Late Fees	525.00	-	525.00	2,012.50	-	2,012.50	-
43401 - Interest Fees	157.55	-	157.55	555.03	-	555.03	-
43800 - Bank Interest	3.91	-	3.91	18.23	-	18.23	-
49000 - Bad Debt	-	-	-	(43.48)	-	(43.48)	-
Total Income	43,850.45	43,313.99	536.46	197,845.25	195,302.97	2,542.28	501,853.70
Total Income	43,850.45	43,313.99	536.46	197,845.25	195,302.97	2,542.28	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
50800 - Electrical	-	166.67	166.67	-	833.35	833.35	2,000.00
50801 - Lighting	-	62.50	62.50	-	312.50	312.50	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	1,864.00	1,666.65	(197.35)	4,000.00
51400 - Roof & Gutter Repairs	-	250.00	250.00	1,000.00	1,250.00	250.00	3,000.00
51600 - Rubbish Removal	1,787.95	1,583.33	(204.62)	9,391.16	7,916.65	(1,474.51)	19,000.00
51800 - Painting	-	125.00	125.00	-	625.00	625.00	1,500.00
52300 - Other Repairs & Maintenance	205.00	83.33	(121.67)	1,053.38	416.65	(636.73)	1,000.00
53000 - Unit Owner Repairs	-	-	-	11,101.80	-	(11,101.80)	-
Total Building Maintenance	1,992.95	3,437.49	1,444.54	24,410.34	17,187.45	(7,222.89)	41,250.00
Utilities							
54100 - Electric & Gas	434.03	416.67	(17.36)	2,125.49	2,083.35	(42.14)	5,000.00
54300 - Water & Sewer	3,975.29	5,833.33	1,858.04	26,291.95	29,166.65	2,874.70	70,000.00
Total Utilities	4,409.32	6,250.00	1,840.68	28,417.44	31,250.00	2,832.56	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	-	2,639.38	2,639.38	7,606.00	13,196.90	5,590.90	31,672.62
57201 - Landscape Extras	-	166.67	166.67	360.00	833.35	473.35	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
57500 - Backflow Inspection & Repairs	1,405.00	458.33	(946.67)	1,405.00	2,291.65	886.65	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	208.35	208.35	500.00
58100 - Fence Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	625.00	625.00	1,500.00
Total Exterior Maintenance	1,405.00	5,806.05	4,401.05	10,649.81	29,030.25	18,380.44	69,672.62

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Operating Expense							
Administration							
60100 - Copying & Printing	227.43	291.67	64.24	2,046.79	1,458.35	(588.44)	3,500.00
60101 - Postage	-	-	-	20.65	-	(20.65)	-
60130 - Answering Service and Phone Charges	43.98	58.33	14.35	175.43	291.65	116.22	700.00
60160 - Web Service Fee	25.00	15.00	(10.00)	100.00	75.00	(25.00)	180.00
60190 - NSF/Return Check Fees	10.00	-	(10.00)	(60.00)	-	60.00	-
60200 - Management Fees	2,035.00	2,238.50	203.50	9,805.00	11,192.50	1,387.50	26,862.00
60210 - Convenience Fee - In Office Payment	-	-	-	(50.00)	-	50.00	-
60211 - A/R Service Fees	(15.00)	-	15.00	(330.00)	-	330.00	-
60250 - Violation Processing Fee	5.00	-	(5.00)	-	-	-	-
61137 - Collection Processing Fee	(60.00)	-	60.00	(90.00)	-	90.00	-
61400 - Miscellaneous Admin Expense	-	41.67	41.67	242.92	208.35	(34.57)	500.00
61600 - Legal Expenses-General	667.00	250.00	(417.00)	2,566.00	1,250.00	(1,316.00)	3,000.00
61601 - Legal Expenses-Collection	(180.00)	83.33	263.33	(216.50)	416.65	633.15	1,000.00
61900 - Accounting Services	-	208.33	208.33	330.00	1,041.65	711.65	2,500.00
Total Administration	2,758.41	3,186.83	428.42	14,540.29	15,934.15	1,393.86	38,242.00
Taxes, Insurance & Interest							
63400 - Insurance	34,736.94	16,136.25	(18,600.69)	114,140.25	80,681.25	(33,459.00)	193,635.00
Total Taxes, Insurance & Interest	34,736.94	16,136.25	(18,600.69)	114,140.25	80,681.25	(33,459.00)	193,635.00
Total Expense	45,302.62	34,816.62	(10,486.00)	192,158.13	174,083.10	(18,075.03)	417,799.62
Operating Net Total	(1,452.17)	8,497.37	(9,949.54)	5,687.12	21,219.87	(15,532.75)	84,054.08

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	18,160.17	18,160.17	-	44,200.38
71200 - Interest Reserve Income	18.44	-	18.44	90.76	-	90.76	-
Total Reserve Income	3,738.47	3,720.03	18.44	18,250.93	18,160.17	90.76	44,200.38
Total Income	3,738.47	3,720.03	18.44	18,250.93	18,160.17	90.76	44,200.38
Reserve Net Total	3,738.47	3,720.03	18.44	18,250.93	18,160.17	90.76	44,200.38
Net Total	2,286.30	12,217.40	(9,931.10)	23,938.05	39,380.04	(15,441.99)	128,254.46