

# Star Point Condominium Association, Inc

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

|                                       | Current Period |            |          | Year To Date |             |          | Annual Budget |
|---------------------------------------|----------------|------------|----------|--------------|-------------|----------|---------------|
|                                       | Actual         | Budget     | Variance | Actual       | Budget      | Variance |               |
| Operating Income                      |                |            |          |              |             |          |               |
| Income                                |                |            |          |              |             |          |               |
| 41000 - Monthly Assessments           | 48,741.85      | 48,375.14  | 366.71   | 262,204.99   | 261,838.28  | 366.71   | 546,054.08    |
| 41100 - Deferred Replacement Reserves | (3,720.03)     | (3,720.03) | -        | (21,880.20)  | (21,880.20) | -        | (44,200.38)   |
| 41900 - Fines                         | 100.00         | -          | 100.00   | 100.00       | -           | 100.00   | -             |
| 43400 - Late Fees                     | 472.50         | -          | 472.50   | 1,942.50     | -           | 1,942.50 | -             |
| 43401 - Interest Fees                 | 84.51          | -          | 84.51    | 637.78       | -           | 637.78   | -             |
| 43800 - Bank Interest                 | 4.23           | -          | 4.23     | 22.46        | -           | 22.46    | -             |
| 49000 - Bad Debt                      | -              | -          | -        | (43.48)      | -           | (43.48)  | -             |
| Total Income                          | 45,683.06      | 44,655.11  | 1,027.95 | 242,984.05   | 239,958.08  | 3,025.97 | 501,853.70    |
| Total Income                          | 45,683.06      | 44,655.11  | 1,027.95 | 242,984.05   | 239,958.08  | 3,025.97 | 501,853.70    |

## Operating Expense

|                                     |                 |                 |                 |                  |                  |                   |                  |
|-------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|------------------|
| <b>Building Maintenance</b>         |                 |                 |                 |                  |                  |                   |                  |
| 50000 - Building Maintenance        | 1,500.00        | 833.33          | (666.67)        | 1,500.00         | 4,999.98         | 3,499.98          | 10,000.00        |
| 50800 - Electrical                  | -               | 166.67          | 166.67          | -                | 1,000.02         | 1,000.02          | 2,000.00         |
| 50801 - Lighting                    | -               | 62.50           | 62.50           | -                | 375.00           | 375.00            | 750.00           |
| 50900 - Plumbing & Sewer            | -               | 333.33          | 333.33          | 2,614.00         | 1,999.98         | (614.02)          | 4,000.00         |
| 51400 - Roof & Gutter Repairs       | -               | 250.00          | 250.00          | 1,000.00         | 1,500.00         | 500.00            | 3,000.00         |
| 51600 - Rubbish Removal             | 2,004.39        | 1,583.33        | (421.06)        | 11,395.55        | 9,499.98         | (1,895.57)        | 19,000.00        |
| 51800 - Painting                    | -               | 125.00          | 125.00          | -                | 750.00           | 750.00            | 1,500.00         |
| 52300 - Other Repairs & Maintenance | -               | 83.33           | 83.33           | 1,353.38         | 499.98           | (853.40)          | 1,000.00         |
| 53000 - Unit Owner Repairs          | -               | -               | -               | 11,101.80        | -                | (11,101.80)       | -                |
| <b>Total Building Maintenance</b>   | <b>3,504.39</b> | <b>3,437.49</b> | <b>(66.90)</b>  | <b>28,964.73</b> | <b>20,624.94</b> | <b>(8,339.79)</b> | <b>41,250.00</b> |
| <b>Utilities</b>                    |                 |                 |                 |                  |                  |                   |                  |
| 54100 - Electric & Gas              | 435.00          | 416.67          | (18.33)         | 2,560.49         | 2,500.02         | (60.47)           | 5,000.00         |
| 54300 - Water & Sewer               | 4,331.65        | 5,833.33        | 1,501.68        | 30,623.60        | 34,999.98        | 4,376.38          | 70,000.00        |
| <b>Total Utilities</b>              | <b>4,766.65</b> | <b>6,250.00</b> | <b>1,483.35</b> | <b>33,184.09</b> | <b>37,500.00</b> | <b>4,315.91</b>   | <b>75,000.00</b> |

|                                             |               |                 |                 |                  |                  |                  |                  |
|---------------------------------------------|---------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
| <b>Exterior Maintenance</b>                 |               |                 |                 |                  |                  |                  |                  |
| 57200 - Landscape Contract                  | -             | 2,639.38        | 2,639.38        | 11,409.00        | 15,836.28        | 4,427.28         | 31,672.62        |
| 57201 - Landscape Extras                    | -             | 166.67          | 166.67          | 360.00           | 1,000.02         | 640.02           | 2,000.00         |
| 57300 - Snow Removal                        | -             | 1,666.67        | 1,666.67        | -                | 10,000.02        | 10,000.02        | 20,000.00        |
| 57500 - Backflow Inspection & Repairs       | -             | 458.33          | 458.33          | 1,405.00         | 2,749.98         | 1,344.98         | 5,500.00         |
| 57510 - Irrigation Repairs                  | 779.50        | 333.33          | (446.17)        | 779.50           | 1,999.98         | 1,220.48         | 4,000.00         |
| 57520 - Other Landscape Repairs             | -             | -               | -               | 1,278.81         | -                | (1,278.81)       | -                |
| 57700 - Trees/Shrubs/Sod                    | -             | 250.00          | 250.00          | -                | 1,500.00         | 1,500.00         | 3,000.00         |
| 58010 - Pest Control                        | -             | 41.67           | 41.67           | -                | 250.02           | 250.02           | 500.00           |
| 58100 - Fence Repairs                       | -             | 125.00          | 125.00          | -                | 750.00           | 750.00           | 1,500.00         |
| 58900 - Other Grounds Repairs & Maintenance | -             | 125.00          | 125.00          | -                | 750.00           | 750.00           | 1,500.00         |
| <b>Total Exterior Maintenance</b>           | <b>779.50</b> | <b>5,806.05</b> | <b>5,026.55</b> | <b>15,232.31</b> | <b>34,836.30</b> | <b>19,603.99</b> | <b>69,672.62</b> |

# Star Point Condominium Association, Inc

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

|                                             | Current Period |           |            | Year To Date |            |             | Annual Budget |
|---------------------------------------------|----------------|-----------|------------|--------------|------------|-------------|---------------|
|                                             | Actual         | Budget    | Variance   | Actual       | Budget     | Variance    |               |
| Operating Expense                           |                |           |            |              |            |             |               |
| Administration                              |                |           |            |              |            |             |               |
| 60100 - Copying & Printing                  | 183.72         | 291.67    | 107.95     | 2,293.41     | 1,750.02   | (543.39)    | 3,500.00      |
| 60101 - Postage                             | -              | -         | -          | 20.65        | -          | (20.65)     | -             |
| 60130 - Answering Service and Phone Charges | -              | 58.33     | 58.33      | 218.29       | 349.98     | 131.69      | 700.00        |
| 60160 - Web Service Fee                     | -              | 15.00     | 15.00      | 150.00       | 90.00      | (60.00)     | 180.00        |
| 60190 - Short/Return Check Fees             | (80.00)        | -         | 80.00      | (125.00)     | -          | 125.00      | -             |
| 60200 - Management Fees                     | 2,035.00       | 2,238.50  | 203.50     | 11,840.00    | 13,431.00  | 1,591.00    | 26,862.00     |
| 60210 - Convenience Fee - In Office Payment | (50.00)        | -         | 50.00      | (50.00)      | -          | 50.00       | -             |
| 60211 - A/R Service Fees                    | (225.00)       | -         | 225.00     | (105.00)     | -          | 105.00      | -             |
| 60230 - Legal Transition Fees               | 1,305.00       | -         | (1,305.00) | 1,305.00     | -          | (1,305.00)  | -             |
| 61137 - Collection Processing Fee           | (10.00)        | -         | 10.00      | (100.00)     | -          | 100.00      | -             |
| 61400 - Miscellaneous Admin Expense         | -              | 41.67     | 41.67      | 417.92       | 250.02     | (167.90)    | 500.00        |
| 61600 - Legal Expenses-General              | -              | 250.00    | 250.00     | 2,566.00     | 1,500.00   | (1,066.00)  | 3,000.00      |
| 61601 - Legal Expenses-Collection           | (180.00)       | 83.33     | 263.33     | (396.50)     | 499.98     | 896.48      | 1,000.00      |
| 61900 - Accounting Services                 | -              | 208.33    | 208.33     | 330.00       | 1,249.98   | 919.98      | 2,500.00      |
| Total Administration                        | 2,978.72       | 3,186.83  | 208.11     | 18,364.77    | 19,120.98  | 756.21      | 38,242.00     |
| Taxes, Insurance & Interest                 |                |           |            |              |            |             |               |
| 63400 - Insurance                           | 19,850.65      | 16,136.25 | (3,714.40) | 119,104.61   | 96,817.50  | (22,287.11) | 193,635.00    |
| Total Taxes, Insurance & Interest           | 19,850.65      | 16,136.25 | (3,714.40) | 119,104.61   | 96,817.50  | (22,287.11) | 193,635.00    |
| Total Expense                               | 31,879.91      | 34,816.62 | 2,936.71   | 214,850.51   | 208,899.72 | (5,950.79)  | 417,799.62    |
| Operating Net Total                         | 13,803.15      | 9,838.49  | 3,964.66   | 28,133.54    | 31,058.36  | (2,924.82)  | 84,054.08     |

# Star Point Condominium Association, Inc

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

|                                 | Current Period |           |          | Year To Date |           |            | Annual Budget |
|---------------------------------|----------------|-----------|----------|--------------|-----------|------------|---------------|
|                                 | Actual         | Budget    | Variance | Actual       | Budget    | Variance   |               |
| Reserve Income                  |                |           |          |              |           |            |               |
| Reserve Income                  |                |           |          |              |           |            |               |
| 70000 - Reserve Income          | 3,720.03       | 3,720.03  | -        | 21,880.20    | 21,880.20 | -          | 44,200.38     |
| 71200 - Interest Reserve Income | 20.97          | -         | 20.97    | 111.73       | -         | 111.73     | -             |
| Total Reserve Income            | 3,741.00       | 3,720.03  | 20.97    | 21,991.93    | 21,880.20 | 111.73     | 44,200.38     |
| Total Income                    | 3,741.00       | 3,720.03  | 20.97    | 21,991.93    | 21,880.20 | 111.73     | 44,200.38     |
|                                 |                |           |          |              |           |            |               |
| Reserve Net Total               | 3,741.00       | 3,720.03  | 20.97    | 21,991.93    | 21,880.20 | 111.73     | 44,200.38     |
| Net Total                       | 17,544.15      | 13,558.52 | 3,985.63 | 50,125.47    | 52,938.56 | (2,813.09) | 128,254.46    |