

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41000 - Monthly Assessments	47,369.30	47,369.30	-	309,207.58	309,207.58	-	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(25,600.23)	(25,600.23)	-	(44,200.38)
41900 - Fines	-	-	-	100.00	-	100.00	-
43400 - Late Fees	500.00	-	500.00	2,407.50	-	2,407.50	-
43401 - Interest Fees	110.51	-	110.51	748.29	-	748.29	-
43800 - Bank Interest	4.04	-	4.04	26.50	-	26.50	-
49000 - Bad Debt	-	-	-	(43.48)	-	(43.48)	-
Total Income	44,263.82	43,649.27	614.55	286,846.16	283,607.35	3,238.81	501,853.70
Total Income	44,263.82	43,649.27	614.55	286,846.16	283,607.35	3,238.81	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	750.00	833.33	83.33	2,250.00	5,833.31	3,583.31	10,000.00
50800 - Electrical	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
50801 - Lighting	-	62.50	62.50	-	437.50	437.50	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	2,614.00	2,333.31	(280.69)	4,000.00
51400 - Roof & Gutter Repairs	-	250.00	250.00	1,000.00	1,750.00	750.00	3,000.00
51600 - Rubbish Removal	1,880.71	1,583.33	(297.38)	13,276.26	11,083.31	(2,192.95)	19,000.00
51800 - Painting	-	125.00	125.00	-	875.00	875.00	1,500.00
52300 - Other Repairs & Maintenance	260.00	83.33	(176.67)	1,613.38	583.31	(1,030.07)	1,000.00
53000 - Unit Owner Repairs	50.00	-	(50.00)	11,151.80	-	(11,151.80)	-
Total Building Maintenance	2,940.71	3,437.49	496.78	31,905.44	24,062.43	(7,843.01)	41,250.00
Utilities							
54100 - Electric & Gas	419.68	416.67	(3.01)	2,980.17	2,916.69	(63.48)	5,000.00
54300 - Water & Sewer	4,359.61	5,833.33	1,473.72	34,983.21	40,833.31	5,850.10	70,000.00
Total Utilities	4,779.29	6,250.00	1,470.71	37,963.38	43,750.00	5,786.62	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	-	2,639.38	2,639.38	11,409.00	18,475.66	7,066.66	31,672.62
57201 - Landscape Extras	-	166.67	166.67	360.00	1,166.69	806.69	2,000.00
57300 - Snow Removal	19,265.00	1,666.67	(17,598.33)	19,265.00	11,666.69	(7,598.31)	20,000.00
57500 - Backflow Inspection & Repairs	-	458.33	458.33	1,405.00	3,208.31	1,803.31	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	779.50	2,333.31	1,553.81	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	291.69	291.69	500.00
58100 - Fence Repairs	-	125.00	125.00	-	875.00	875.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	875.00	875.00	1,500.00
Total Exterior Maintenance	19,265.00	5,806.05	(13,458.95)	34,497.31	40,642.35	6,145.04	69,672.62

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Administration							
60100 - Copying & Printing	166.48	291.67	125.19	2,459.89	2,041.69	(418.20)	3,500.00
60101 - Postage	-	-	-	20.65	-	(20.65)	-
60130 - Answering Service and Phone Charges	-	58.33	58.33	218.29	408.31	190.02	700.00
60160 - Web Service Fee	-	15.00	15.00	150.00	105.00	(45.00)	180.00
60190 - Short/Return Check Fees	-	-	-	(125.00)	-	125.00	-
60200 - Management Fees	2,035.00	2,238.50	203.50	13,875.00	15,669.50	1,794.50	26,862.00
60210 - Convenience Fee - In Office Payment	(75.00)	-	75.00	(125.00)	-	125.00	-
60211 - A/R Service Fees	(210.00)	-	210.00	(300.00)	-	300.00	-
60230 - Legal Transition Fees	-	-	-	1,305.00	-	(1,305.00)	-
61137 - Collection Processing Fee	(80.00)	-	80.00	(180.00)	-	180.00	-
61400 - Miscellaneous Admin Expense	-	41.67	41.67	417.92	291.69	(126.23)	500.00
61600 - Legal Expenses-General	-	250.00	250.00	2,566.00	1,750.00	(816.00)	3,000.00
61601 - Legal Expenses-Collection	1,838.00	83.33	(1,754.67)	1,211.50	583.31	(628.19)	1,000.00
61900 - Accounting Services	-	208.33	208.33	330.00	1,458.31	1,128.31	2,500.00
Total Administration	3,674.48	3,186.83	(487.65)	21,824.25	22,307.81	483.56	38,242.00
Taxes, Insurance & Interest							
63400 - Insurance	34,736.90	16,136.25	(18,600.65)	153,841.45	112,953.75	(40,887.70)	193,635.00
Total Taxes, Insurance & Interest	34,736.90	16,136.25	(18,600.65)	153,841.45	112,953.75	(40,887.70)	193,635.00
Total Expense	65,396.38	34,816.62	(30,579.76)	280,031.83	243,716.34	(36,315.49)	417,799.62
Operating Net Total	(21,132.56)	8,832.65	(29,965.21)	6,814.33	39,891.01	(33,076.68)	84,054.08

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	25,600.23	25,600.23	-	44,200.38
71200 - Interest Reserve Income	29.18	-	29.18	140.91	-	140.91	-
Total Reserve Income	3,749.21	3,720.03	29.18	25,741.14	25,600.23	140.91	44,200.38
Total Income	3,749.21	3,720.03	29.18	25,741.14	25,600.23	140.91	44,200.38
Reserve Net Total	3,749.21	3,720.03	29.18	25,741.14	25,600.23	140.91	44,200.38
Net Total	(17,383.35)	12,552.68	(29,936.03)	32,555.47	65,491.24	(32,935.77)	128,254.46