

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	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	-	356,576.88	356,576.88	-	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(29,320.26)	(29,320.26)	-	(44,200.38)
41900 - Fines	-	-	-	100.00	-	100.00	-
43400 - Late Fees	350.00	-	350.00	2,757.50	-	2,757.50	-
43401 - Interest Fees	143.93	-	143.93	892.22	-	892.22	-
43800 - Bank Interest	3.62	-	3.62	30.12	-	30.12	-
49000 - Bad Debt	-	-	-	(43.48)	-	(43.48)	-
Total Income	44,146.82	43,649.27	497.55	330,992.98	327,256.62	3,736.36	501,853.70
Total Income	44,146.82	43,649.27	497.55	330,992.98	327,256.62	3,736.36	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	-	833.33	833.33	2,250.00	6,666.64	4,416.64	10,000.00
50800 - Electrical	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
50801 - Lighting	-	62.50	62.50	-	500.00	500.00	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	2,614.00	2,666.64	52.64	4,000.00
51400 - Roof & Gutter Repairs	160.00	250.00	90.00	1,160.00	2,000.00	840.00	3,000.00
51600 - Rubbish Removal	1,818.87	1,583.33	(235.54)	15,095.13	12,666.64	(2,428.49)	19,000.00
51800 - Painting	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
52300 - Other Repairs & Maintenance	640.00	83.33	(556.67)	2,253.38	666.64	(1,586.74)	1,000.00
53000 - Unit Owner Repairs	-	-	-	11,151.80	-	(11,151.80)	-
Total Building Maintenance	2,618.87	3,437.49	818.62	34,524.31	27,499.92	(7,024.39)	41,250.00
Utilities							
54100 - Electric & Gas	417.23	416.67	(.56)	3,397.40	3,333.36	(64.04)	5,000.00
54300 - Water & Sewer	3,957.02	5,833.33	1,876.31	38,940.23	46,666.64	7,726.41	70,000.00
Total Utilities	4,374.25	6,250.00	1,875.75	42,337.63	50,000.00	7,662.37	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	3,993.20	2,639.38	(1,353.82)	15,402.20	21,115.04	5,712.84	31,672.62
57201 - Landscape Extras	-	166.67	166.67	360.00	1,333.36	973.36	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	19,265.00	13,333.36	(5,931.64)	20,000.00
57500 - Backflow Inspection & Repairs	-	458.33	458.33	1,405.00	3,666.64	2,261.64	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	779.50	2,666.64	1,887.14	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	333.36	333.36	500.00
58100 - Fence Repairs	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
Total Exterior Maintenance	3,993.20	5,806.05	1,812.85	38,490.51	46,448.40	7,957.89	69,672.62

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Administration							
60100 - Copying & Printing	322.05	291.67	(30.38)	2,781.94	2,333.36	(448.58)	3,500.00
60101 - Postage	2.70	-	(2.70)	23.35	-	(23.35)	-
60130 - Answering Service and Phone Charges	43.53	58.33	14.80	261.82	466.64	204.82	700.00
60160 - Web Service Fee	50.00	15.00	(35.00)	200.00	120.00	(80.00)	180.00
60190 - Short/Return Check Fees	(20.00)	-	20.00	(145.00)	-	145.00	-
60200 - Management Fees	2,035.00	2,238.50	203.50	15,910.00	17,908.00	1,998.00	26,862.00
60210 - Convenience Fee - In Office Payment	-	-	-	(125.00)	-	125.00	-
60211 - A/R Service Fees	(30.00)	-	30.00	(330.00)	-	330.00	-
60230 - Legal Transition Fees	-	-	-	1,305.00	-	(1,305.00)	-
61137 - Collection Processing Fee	(10.00)	-	10.00	(190.00)	-	190.00	-
61400 - Miscellaneous Admin Expense	150.00	41.67	(108.33)	567.92	333.36	(234.56)	500.00
61600 - Legal Expenses-General	409.50	250.00	(159.50)	2,975.50	2,000.00	(975.50)	3,000.00
61601 - Legal Expenses-Collection	5,319.16	83.33	(5,235.83)	3,623.67	666.64	(2,957.03)	1,000.00
61900 - Accounting Services	-	208.33	208.33	330.00	1,666.64	1,336.64	2,500.00
Total Administration	8,271.94	3,186.83	(5,085.11)	27,189.20	25,494.64	(1,694.56)	38,242.00
Taxes, Insurance & Interest							
63400 - Insurance	4,964.36	16,136.25	11,171.89	158,805.81	129,090.00	(29,715.81)	193,635.00
Total Taxes, Insurance & Interest	4,964.36	16,136.25	11,171.89	158,805.81	129,090.00	(29,715.81)	193,635.00
Total Expense	24,222.62	34,816.62	10,594.00	301,347.46	278,532.96	(22,814.50)	417,799.62
Operating Net Total	19,924.20	8,832.65	11,091.55	29,645.52	48,723.66	(19,078.14)	84,054.08

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	29,320.26	29,320.26	-	44,200.38
71200 - Interest Reserve Income	27.29	-	27.29	168.20	-	168.20	-
Total Reserve Income	3,747.32	3,720.03	27.29	29,488.46	29,320.26	168.20	44,200.38
Total Income	3,747.32	3,720.03	27.29	29,488.46	29,320.26	168.20	44,200.38
Reserve Net Total	3,747.32	3,720.03	27.29	29,488.46	29,320.26	168.20	44,200.38
Net Total	23,671.52	12,552.68	11,118.84	59,133.98	78,043.92	(18,909.94)	128,254.46