

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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	-	403,946.18	403,946.18	-	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(33,040.29)	(33,040.29)	-	(44,200.38)
41900 - Fines	-	-	-	100.00	-	100.00	-
43400 - Late Fees	17.50	-	17.50	2,740.00	-	2,740.00	-
43401 - Interest Fees	153.80	-	153.80	1,044.45	-	1,044.45	-
43800 - Bank Interest	4.65	-	4.65	34.77	-	34.77	-
49000 - Bad Debt	-	-	-	(43.48)	-	(43.48)	-
Total Income	43,825.22	43,649.27	175.95	374,781.63	370,905.89	3,875.74	501,853.70
Total Income	43,825.22	43,649.27	175.95	374,781.63	370,905.89	3,875.74	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	-	833.33	833.33	2,250.00	7,499.97	5,249.97	10,000.00
50800 - Electrical	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
50801 - Lighting	-	62.50	62.50	-	562.50	562.50	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	2,614.00	2,999.97	385.97	4,000.00
51400 - Roof & Gutter Repairs	-	250.00	250.00	1,160.00	2,250.00	1,090.00	3,000.00
51600 - Rubbish Removal	1,757.03	1,583.33	(173.70)	16,852.16	14,249.97	(2,602.19)	19,000.00
51800 - Painting	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
52300 - Other Repairs & Maintenance	625.00	83.33	(541.67)	2,878.38	749.97	(2,128.41)	1,000.00
53000 - Unit Owner Repairs	-	-	-	11,151.80	-	(11,151.80)	-
Total Building Maintenance	2,382.03	3,437.49	1,055.46	36,906.34	30,937.41	(5,968.93)	41,250.00
Utilities							
54100 - Electric & Gas	414.91	416.67	1.76	3,812.31	3,750.03	(62.28)	5,000.00
54300 - Water & Sewer	5,246.74	5,833.33	586.59	44,186.97	52,499.97	8,313.00	70,000.00
Total Utilities	5,661.65	6,250.00	588.35	47,999.28	56,250.00	8,250.72	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	3,993.20	2,643.89	(1,349.31)	19,395.40	23,795.01	4,399.61	31,726.70
57201 - Landscape Extras	-	166.67	166.67	360.00	1,500.03	1,140.03	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	19,265.00	15,000.03	(4,264.97)	20,000.00
57500 - Backflow Inspection & Repairs	-	458.33	458.33	1,405.00	4,124.97	2,719.97	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	779.50	2,999.97	2,220.47	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	375.03	375.03	500.00
58100 - Fence Repairs	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
Total Exterior Maintenance	3,993.20	5,810.56	1,817.36	42,483.71	52,295.04	9,811.33	69,726.70

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Administration							
60100 - Copying & Printing	254.84	291.67	36.83	3,036.78	2,625.03	(411.75)	3,500.00
60101 - Postage	22.60	-	(22.60)	45.95	-	(45.95)	-
60130 - Answering Service and Phone Charges	86.55	58.33	(28.22)	348.37	524.97	176.60	700.00
60160 - Web Service Fee	100.00	15.00	(85.00)	300.00	135.00	(165.00)	180.00
60190 - Short/Return Check Fees	45.00	-	(45.00)	(100.00)	-	100.00	-
60200 - Management Fees	3,459.50	2,238.50	(1,221.00)	19,369.50	20,146.50	777.00	26,862.00
60210 - Convenience Fee - In Office Payment	75.00	-	(75.00)	(50.00)	-	50.00	-
60211 - A/R Service Fees	240.00	-	(240.00)	(75.00)	-	75.00	-
60230 - Legal Transition Fees	360.00	-	(360.00)	1,665.00	-	(1,665.00)	-
61137 - Collection Processing Fee	(30.00)	-	30.00	(220.00)	-	220.00	-
61400 - Miscellaneous Admin Expense	-	41.67	41.67	567.92	375.03	(192.89)	500.00
61600 - Legal Expenses-General	639.00	250.00	(389.00)	3,614.50	2,250.00	(1,364.50)	3,000.00
61601 - Legal Expenses-Collection	597.33	83.33	(514.00)	4,221.00	749.97	(3,471.03)	1,000.00
61900 - Accounting Services	-	208.33	208.33	330.00	1,874.97	1,544.97	2,500.00
Total Administration	5,849.82	3,186.83	(2,662.99)	33,054.02	28,681.47	(4,372.55)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	63,000.00	63,000.00	84,000.00
63400 - Insurance	4,964.36	19,363.00	14,398.64	163,770.17	174,267.00	10,496.83	193,635.00
Total Taxes, Insurance & Interest	4,964.36	26,363.00	21,398.64	163,770.17	237,267.00	73,496.83	277,635.00
Total Expense	22,851.06	45,047.88	22,196.82	324,213.52	405,430.92	81,217.40	501,853.70
Operating Net Total	20,974.16	(1,398.61)	22,372.77	50,568.11	(34,525.03)	85,093.14	-

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	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	33,040.29	33,040.29	-	44,200.38
71200 - Interest Reserve Income	28.87	-	28.87	197.07	-	197.07	-
Total Reserve Income	3,748.90	3,720.03	28.87	33,237.36	33,040.29	197.07	44,200.38
Total Income	3,748.90	3,720.03	28.87	33,237.36	33,040.29	197.07	44,200.38
Reserve Net Total	3,748.90	3,720.03	28.87	33,237.36	33,040.29	197.07	44,200.38
Net Total	24,723.06	2,321.42	22,401.64	83,805.47	(1,484.74)	85,290.21	44,200.38