

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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	-	451,315.48	451,315.48	-	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(36,760.32)	(36,760.32)	-	(44,200.38)
41900 - Fines	200.00	-	200.00	300.00	-	300.00	-
43400 - Late Fees	183.42	-	183.42	2,923.42	-	2,923.42	-
43401 - Interest Fees	160.42	-	160.42	1,204.87	-	1,204.87	-
43800 - Bank Interest	3.72	-	3.72	38.49	-	38.49	-
49000 - Bad Debt	-	-	-	(43.48)	-	(43.48)	-
Total Income	44,196.83	43,649.27	547.56	418,978.46	414,555.16	4,423.30	501,853.70
Total Income	44,196.83	43,649.27	547.56	418,978.46	414,555.16	4,423.30	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	-	833.33	833.33	2,250.00	8,333.30	6,083.30	10,000.00
50800 - Electrical	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
50801 - Lighting	-	62.50	62.50	-	625.00	625.00	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	2,614.00	3,333.30	719.30	4,000.00
51400 - Roof & Gutter Repairs	1,500.00	250.00	(1,250.00)	2,660.00	2,500.00	(160.00)	3,000.00
51600 - Rubbish Removal	2,238.73	1,583.33	(655.40)	19,090.89	15,833.30	(3,257.59)	19,000.00
51800 - Painting	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
52300 - Other Repairs & Maintenance	800.00	83.33	(716.67)	3,678.38	833.30	(2,845.08)	1,000.00
53000 - Unit Owner Repairs	9,109.99	-	(9,109.99)	20,261.79	-	(20,261.79)	-
Total Building Maintenance	13,648.72	3,437.49	(10,211.23)	50,555.06	34,374.90	(16,180.16)	41,250.00
Utilities							
54100 - Electric & Gas	418.75	416.67	(2.08)	4,231.06	4,166.70	(64.36)	5,000.00
54300 - Water & Sewer	6,055.80	5,833.33	(222.47)	50,242.77	58,333.30	8,090.53	70,000.00
Total Utilities	6,474.55	6,250.00	(224.55)	54,473.83	62,500.00	8,026.17	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	-	2,643.89	2,643.89	19,395.40	26,438.90	7,043.50	31,726.70
57201 - Landscape Extras	-	166.67	166.67	360.00	1,666.70	1,306.70	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	19,265.00	16,666.70	(2,598.30)	20,000.00
57500 - Backflow Inspection & Repairs	166.95	458.33	291.38	1,571.95	4,583.30	3,011.35	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	779.50	3,333.30	2,553.80	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	416.70	416.70	500.00
58100 - Fence Repairs	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
Total Exterior Maintenance	166.95	5,810.56	5,643.61	42,650.66	58,105.60	15,454.94	69,726.70

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Administration							
60100 - Copying & Printing	555.33	291.67	(263.66)	3,592.11	2,916.70	(675.41)	3,500.00
60101 - Postage	35.60	-	(35.60)	81.55	-	(81.55)	-
60130 - Answering Service and Phone Charges	44.44	58.33	13.89	392.81	583.30	190.49	700.00
60160 - Web Service Fee	50.00	15.00	(35.00)	350.00	150.00	(200.00)	180.00
60190 - Short/Return Check Fees	-	-	-	(100.00)	-	100.00	-
60200 - Management Fees	2,238.50	2,238.50	-	21,608.00	22,385.00	777.00	26,862.00
60210 - Convenience Fee - In Office Payment	-	-	-	(50.00)	-	50.00	-
60211 - A/R Service Fees	(105.00)	-	105.00	(180.00)	-	180.00	-
60230 - Legal Transition Fees	-	-	-	1,665.00	-	(1,665.00)	-
60250 - Violation Processing Fee	(10.00)	-	10.00	(10.00)	-	10.00	-
61137 - Collection Processing Fee	(40.00)	-	40.00	(260.00)	-	260.00	-
61400 - Miscellaneous Admin Expense	90.00	41.67	(48.33)	657.92	416.70	(241.22)	500.00
61600 - Legal Expenses-General	219.00	250.00	31.00	3,833.50	2,500.00	(1,333.50)	3,000.00
61601 - Legal Expenses-Collection	-	83.33	83.33	4,221.00	833.30	(3,387.70)	1,000.00
61900 - Accounting Services	-	208.33	208.33	330.00	2,083.30	1,753.30	2,500.00
Total Administration	3,077.87	3,186.83	108.96	36,131.89	31,868.30	(4,263.59)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	70,000.00	70,000.00	84,000.00
63400 - Insurance	4,659.99	19,368.00	14,708.01	168,430.16	193,635.00	25,204.84	193,635.00
Total Taxes, Insurance & Interest	4,659.99	26,368.00	21,708.01	168,430.16	263,635.00	95,204.84	277,635.00
Total Expense	28,028.08	45,052.88	17,024.80	352,241.60	450,483.80	98,242.20	501,853.70
Operating Net Total	16,168.75	(1,403.61)	17,572.36	66,736.86	(35,928.64)	102,665.50	-

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	36,760.32	36,760.32	-	44,200.38
71200 - Interest Reserve Income	28.65	-	28.65	225.72	-	225.72	-
Total Reserve Income	3,748.68	3,720.03	28.65	36,986.04	36,760.32	225.72	44,200.38
Total Income	3,748.68	3,720.03	28.65	36,986.04	36,760.32	225.72	44,200.38
Reserve Net Total	3,748.68	3,720.03	28.65	36,986.04	36,760.32	225.72	44,200.38
Net Total	19,917.43	2,316.42	17,601.01	103,722.90	831.68	102,891.22	44,200.38