

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	-	498,684.78	498,684.78	-	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(40,480.35)	(40,480.35)	-	(44,200.38)
41900 - Fines	-	-	-	300.00	-	300.00	-
43400 - Late Fees	157.50	-	157.50	3,045.92	-	3,045.92	-
43401 - Interest Fees	190.41	-	190.41	1,393.71	-	1,393.71	-
43800 - Bank Interest	3.63	-	3.63	42.12	-	42.12	-
Total Income	44,000.81	43,649.27	351.54	462,986.18	458,204.43	4,781.75	501,853.70
Total Income	44,000.81	43,649.27	351.54	462,986.18	458,204.43	4,781.75	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	-	833.33	833.33	2,250.00	9,166.63	6,916.63	10,000.00
50800 - Electrical	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
50801 - Lighting	-	62.50	62.50	-	687.50	687.50	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	2,614.00	3,666.63	1,052.63	4,000.00
51400 - Roof & Gutter Repairs	500.00	250.00	(250.00)	3,160.00	2,750.00	(410.00)	3,000.00
51600 - Rubbish Removal	2,300.57	1,583.33	(717.24)	21,391.46	17,416.63	(3,974.83)	19,000.00
51800 - Painting	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
52300 - Other Repairs & Maintenance	410.00	83.33	(326.67)	4,088.38	916.63	(3,171.75)	1,000.00
53000 - Unit Owner Repairs	149.00	-	(149.00)	20,410.79	-	(20,410.79)	-
Total Building Maintenance	3,359.57	3,437.49	77.92	53,914.63	37,812.39	(16,102.24)	41,250.00
Utilities							
54100 - Electric & Gas	413.41	416.67	3.26	4,644.47	4,583.37	(61.10)	5,000.00
54300 - Water & Sewer	6,768.78	5,833.33	(935.45)	57,011.55	64,166.63	7,155.08	70,000.00
Total Utilities	7,182.19	6,250.00	(932.19)	61,656.02	68,750.00	7,093.98	75,000.00
Exterior Maintenance							
57200 - Landscape Contract	-	2,643.89	2,643.89	19,395.40	29,082.79	9,687.39	31,726.70
57201 - Landscape Extras	-	166.67	166.67	360.00	1,833.37	1,473.37	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	19,265.00	18,333.37	(931.63)	20,000.00
57500 - Backflow Inspection & Repairs	2,250.00	458.33	(1,791.67)	3,821.95	5,041.63	1,219.68	5,500.00
57510 - Irrigation Repairs	328.42	333.33	4.91	1,107.92	3,666.63	2,558.71	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
58010 - Pest Control	350.00	41.67	(308.33)	350.00	458.37	108.37	500.00
58100 - Fence Repairs	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
Total Exterior Maintenance	2,928.42	5,810.56	2,882.14	45,579.08	63,916.16	18,337.08	69,726.70
Administration							

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60100 - Copying & Printing	260.46	291.67	31.21	3,852.57	3,208.37	(644.20)	3,500.00
60101 - Postage	11.05	-	(11.05)	92.60	-	(92.60)	-
60130 - Answering Service and Phone Charges	43.51	58.33	14.82	436.32	641.63	205.31	700.00
60160 - Web Service Fee	50.00	15.00	(35.00)	400.00	165.00	(235.00)	180.00
60190 - Short/Return Check Fees	10.00	-	(10.00)	(90.00)	-	90.00	-
60200 - Management Fees	2,238.50	2,238.50	-	23,846.50	24,623.50	777.00	26,862.00
60210 - Convenience Fee - In Office Payment	(25.00)	-	25.00	(75.00)	-	75.00	-
60211 - A/R Service Fees	120.00	-	(120.00)	(45.00)	-	45.00	-
60230 - Legal Transition Fees	-	-	-	1,665.00	-	(1,665.00)	-
60250 - Violation Processing Fee	10.00	-	(10.00)	-	-	-	-
61137 - Collection Processing Fee	(50.00)	-	50.00	(310.00)	-	310.00	-
61200 - Bad Debts	-	-	-	43.48	-	(43.48)	-
61400 - Miscellaneous Admin Expense	-	41.67	41.67	657.92	458.37	(199.55)	500.00
61600 - Legal Expenses-General	913.00	250.00	(663.00)	4,746.50	2,750.00	(1,996.50)	3,000.00
61601 - Legal Expenses-Collection	232.00	83.33	(148.67)	4,221.00	916.63	(3,304.37)	1,000.00
61900 - Accounting Services	-	208.33	208.33	330.00	2,291.63	1,961.63	2,500.00
Total Administration	3,813.52	3,186.83	(626.69)	39,771.89	35,055.13	(4,716.76)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	77,000.00	77,000.00	84,000.00
63400 - Insurance	4,659.96	-	(4,659.96)	173,090.12	193,635.00	20,544.88	193,635.00
Total Taxes, Insurance & Interest	4,659.96	7,000.00	2,340.04	173,090.12	270,635.00	97,544.88	277,635.00
Total Expense	21,943.66	25,684.88	3,741.22	374,011.74	476,168.68	102,156.94	501,853.70
Operating Net Total	22,057.15	17,964.39	4,092.76	88,974.44	(17,964.25)	106,938.69	-

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	40,480.35	40,480.35	-	44,200.38
71200 - Interest Reserve Income	30.32	-	30.32	256.04	-	256.04	-
Total Reserve Income	3,750.35	3,720.03	30.32	40,736.39	40,480.35	256.04	44,200.38
Total Income	3,750.35	3,720.03	30.32	40,736.39	40,480.35	256.04	44,200.38
Reserve Net Total	3,750.35	3,720.03	30.32	40,736.39	40,480.35	256.04	44,200.38
Net Total	25,807.50	21,684.42	4,123.08	129,710.83	22,516.10	107,194.73	44,200.38