

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41000 - Monthly Assessments	47,364.30	47,369.30	(5.00)	546,049.08	546,054.08	(5.00)	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,720.03)	-	(44,200.38)	(44,200.38)	-	(44,200.38)
41900 - Fines	100.00	-	100.00	400.00	-	400.00	-
43400 - Late Fees	175.00	-	175.00	3,220.92	-	3,220.92	-
43401 - Interest Fees	200.38	-	200.38	1,594.09	-	1,594.09	-
43800 - Bank Interest	4.37	-	4.37	46.49	-	46.49	-
Total Income	44,124.02	43,649.27	474.75	507,110.20	501,853.70	5,256.50	501,853.70
Total Income	44,124.02	43,649.27	474.75	507,110.20	501,853.70	5,256.50	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	-	833.37	833.37	2,250.00	10,000.00	7,750.00	10,000.00
50800 - Electrical	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
50801 - Lighting	-	62.50	62.50	-	750.00	750.00	750.00
50900 - Plumbing & Sewer	661.61	333.37	(328.24)	3,275.61	4,000.00	724.39	4,000.00
51400 - Roof & Gutter Repairs	1,084.46	250.00	(834.46)	4,244.46	3,000.00	(1,244.46)	3,000.00
51600 - Rubbish Removal	2,176.89	1,583.37	(593.52)	23,568.35	19,000.00	(4,568.35)	19,000.00
51800 - Painting	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
52300 - Other Repairs & Maintenance	877.50	83.37	(794.13)	4,965.88	1,000.00	(3,965.88)	1,000.00
53000 - Unit Owner Repairs	149.00	-	(149.00)	20,559.79	-	(20,559.79)	-
Total Building Maintenance	4,949.46	3,437.61	(1,511.85)	58,864.09	41,250.00	(17,614.09)	41,250.00
Utilities							
54100 - Electric & Gas	414.24	416.63	2.39	5,058.71	5,000.00	(58.71)	5,000.00
54300 - Water & Sewer	7,818.30	5,833.37	(1,984.93)	64,829.85	70,000.00	5,170.15	70,000.00
Total Utilities	8,232.54	6,250.00	(1,982.54)	69,888.56	75,000.00	5,111.44	75,000.00
Exterior Maintenance							
57200 - Landscape Contract	-	2,643.91	2,643.91	19,395.40	31,726.70	12,331.30	31,726.70
57201 - Landscape Extras	-	166.63	166.63	360.00	2,000.00	1,640.00	2,000.00
57300 - Snow Removal	-	1,666.63	1,666.63	19,265.00	20,000.00	735.00	20,000.00
57500 - Backflow Inspection & Repairs	300.00	458.37	158.37	4,121.95	5,500.00	1,378.05	5,500.00
57510 - Irrigation Repairs	-	333.37	333.37	1,107.92	4,000.00	2,892.08	4,000.00
57520 - Other Landscape Repairs	-	-	-	1,278.81	-	(1,278.81)	-
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
58010 - Pest Control	400.00	41.63	(358.37)	750.00	500.00	(250.00)	500.00
58100 - Fence Repairs	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
Total Exterior Maintenance	700.00	5,810.54	5,110.54	46,279.08	69,726.70	23,447.62	69,726.70
Administration							

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Operating Expense							
60100 - Copying & Printing	206.91	291.63	84.72	4,059.48	3,500.00	(559.48)	3,500.00
60101 - Postage	3.70	-	(3.70)	96.30	-	(96.30)	-
60130 - Answering Service and Phone Charges	43.82	58.37	14.55	480.14	700.00	219.86	700.00
60160 - Web Service Fee	50.00	15.00	(35.00)	450.00	180.00	(270.00)	180.00
60190 - Short/Return Check Fees	(20.00)	-	20.00	(110.00)	-	110.00	-
60200 - Management Fees	2,303.50	2,238.50	(65.00)	26,150.00	26,862.00	712.00	26,862.00
60210 - Convenience Fee - In Office Payment	50.00	-	(50.00)	(25.00)	-	25.00	-
60211 - A/R Service Fees	90.00	-	(90.00)	45.00	-	(45.00)	-
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	(20.00)	-	20.00	(330.00)	-	330.00	-
61200 - Bad Debts	-	-	-	43.48	-	(43.48)	-
61400 - Miscellaneous Admin Expense	60.00	41.63	(18.37)	717.92	500.00	(217.92)	500.00
61600 - Legal Expenses-General	(279.00)	250.00	529.00	4,467.50	3,000.00	(1,467.50)	3,000.00
61601 - Legal Expenses-Collection	-	83.37	83.37	4,221.00	1,000.00	(3,221.00)	1,000.00
61900 - Accounting Services	-	208.37	208.37	330.00	2,500.00	2,170.00	2,500.00
Total Administration	2,478.93	3,186.87	707.94	42,250.82	38,242.00	(4,008.82)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	84,000.00	84,000.00	84,000.00
63400 - Insurance	16,174.91	-	(16,174.91)	189,265.03	193,635.00	4,369.97	193,635.00
Total Taxes, Insurance & Interest	16,174.91	7,000.00	(9,174.91)	189,265.03	277,635.00	88,369.97	277,635.00
Total Expense	32,535.84	25,685.02	(6,850.82)	406,547.58	501,853.70	95,306.12	501,853.70
Operating Net Total	11,588.18	17,964.25	(6,376.07)	100,562.62	-	100,562.62	-

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	3,720.03	-	44,200.38	44,200.38	-	44,200.38
71200 - Interest Reserve Income	30.00	-	30.00	286.04	-	286.04	-
Total Reserve Income	3,750.03	3,720.03	30.00	44,486.42	44,200.38	286.04	44,200.38
Total Income	3,750.03	3,720.03	30.00	44,486.42	44,200.38	286.04	44,200.38
Reserve Net Total	3,750.03	3,720.03	30.00	44,486.42	44,200.38	286.04	44,200.38
Net Total	15,338.21	21,684.28	(6,346.07)	145,049.04	44,200.38	100,848.66	44,200.38