

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41000 - Monthly Assessments	47,369.30	36,180.54	11,188.76	47,369.30	36,180.54	11,188.76	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,683.36)	(36.67)	(3,720.03)	(3,683.36)	(36.67)	(44,200.38)
43400 - Late Fees	245.00	-	245.00	245.00	-	245.00	-
43401 - Interest Fees	214.29	-	214.29	214.29	-	214.29	-
43800 - Bank Interest	11.95	-	11.95	11.95	-	11.95	-
Total Income	44,120.51	32,497.18	11,623.33	44,120.51	32,497.18	11,623.33	501,853.70
Total Income	44,120.51	32,497.18	11,623.33	44,120.51	32,497.18	11,623.33	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	1,245.00	833.33	(411.67)	1,245.00	833.33	(411.67)	10,000.00
50800 - Electrical	-	166.67	166.67	-	166.67	166.67	2,000.00
50801 - Lighting	-	62.50	62.50	-	62.50	62.50	750.00
50900 - Plumbing & Sewer	4,654.12	333.33	(4,320.79)	4,654.12	333.33	(4,320.79)	4,000.00
51400 - Roof & Gutter Repairs	2,529.44	250.00	(2,279.44)	2,529.44	250.00	(2,279.44)	3,000.00
51600 - Rubbish Removal	2,268.27	1,583.33	(684.94)	2,268.27	1,583.33	(684.94)	19,000.00
51800 - Painting	845.00	125.00	(720.00)	845.00	125.00	(720.00)	1,500.00
52300 - Other Repairs & Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Building Maintenance	11,541.83	3,437.49	(8,104.34)	11,541.83	3,437.49	(8,104.34)	41,250.00

Utilities							
54100 - Electric & Gas	425.76	416.67	(9.09)	425.76	416.67	(9.09)	5,000.00
54300 - Water & Sewer	7,430.30	5,833.33	(1,596.97)	7,430.30	5,833.33	(1,596.97)	70,000.00
Total Utilities	7,856.06	6,250.00	(1,606.06)	7,856.06	6,250.00	(1,606.06)	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	-	2,639.38	2,639.38	-	2,639.38	2,639.38	31,672.62
57201 - Landscape Extras	-	166.67	166.67	-	166.67	166.67	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
57500 - Backflow Inspection & Repairs	150.00	458.33	308.33	150.00	458.33	308.33	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	-	333.33	333.33	4,000.00
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	250.00	250.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	41.67	41.67	500.00
58100 - Fence Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	125.00	125.00	1,500.00
Total Exterior Maintenance	150.00	5,806.05	5,656.05	150.00	5,806.05	5,656.05	69,672.62

Administration							
60100 - Copying & Printing	274.84	291.67	16.83	274.84	291.67	16.83	3,500.00
60101 - Postage	21.85	-	(21.85)	21.85	-	(21.85)	-
60130 - Answering Service and Phone Charges	43.13	58.33	15.20	43.13	58.33	15.20	700.00

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60160 - Web Service Fee	50.00	15.00	(35.00)	50.00	15.00	(35.00)	180.00
60190 - Short/Return Check Fees	(5.00)	-	5.00	(5.00)	-	5.00	-
60200 - Management Fees	2,238.50	2,238.50	-	2,238.50	2,238.50	-	26,862.00
60211 - A/R Service Fees	30.00	-	(30.00)	30.00	-	(30.00)	-
60240 - ARC Fees	(5.00)	-	5.00	(5.00)	-	5.00	-
60250 - Violation Processing Fee	15.00	-	(15.00)	15.00	-	(15.00)	-
61137 - Collection Processing Fee	(10.00)	-	10.00	(10.00)	-	10.00	-
61400 - Miscellaneous Admin Expense	335.00	41.67	(293.33)	335.00	41.67	(293.33)	500.00
61600 - Legal Expenses-General	1,113.10	250.00	(863.10)	1,113.10	250.00	(863.10)	3,000.00
61601 - Legal Expenses-Collection	711.98	83.33	(628.65)	711.98	83.33	(628.65)	1,000.00
61900 - Accounting Services	-	208.33	208.33	-	208.33	208.33	2,500.00
Total Administration	4,813.40	3,186.83	(1,626.57)	4,813.40	3,186.83	(1,626.57)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	7,000.00	7,000.00	84,000.00
63400 - Insurance	18,467.67	19,363.50	895.83	18,467.67	19,363.50	895.83	193,635.00
Total Taxes, Insurance & Interest	18,467.67	26,363.50	7,895.83	18,467.67	26,363.50	7,895.83	277,635.00
Total Expense	42,828.96	45,043.87	2,214.91	42,828.96	45,043.87	2,214.91	501,799.62
Operating Net Total	1,291.55	(12,546.69)	13,838.24	1,291.55	(12,546.69)	13,838.24	54.08

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	-	3,720.03	3,720.03	-	3,720.03	-
71200 - Interest Reserve Income	87.23	-	87.23	87.23	-	87.23	-
Total Reserve Income	3,807.26	-	3,807.26	3,807.26	-	3,807.26	-
Total Income	3,807.26	-	3,807.26	3,807.26	-	3,807.26	-
Reserve Net Total	3,807.26	-	3,807.26	3,807.26	-	3,807.26	-
Net Total	5,098.81	(12,546.69)	17,645.50	5,098.81	(12,546.69)	17,645.50	54.08