

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	94,738.60	72,361.08	22,377.52	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,683.36)	(36.67)	(7,440.06)	(7,366.72)	(73.34)	(44,200.38)
43400 - Late Fees	735.00	-	735.00	980.00	-	980.00	-
43401 - Interest Fees	243.44	-	243.44	457.73	-	457.73	-
43800 - Bank Interest	4.23	-	4.23	16.18	-	16.18	-
Total Income	44,631.94	32,497.18	12,134.76	88,752.45	64,994.36	23,758.09	501,853.70
Total Income	44,631.94	32,497.18	12,134.76	88,752.45	64,994.36	23,758.09	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	13,765.00	833.33	(12,931.67)	15,010.00	1,666.66	(13,343.34)	10,000.00
50800 - Electrical	-	166.67	166.67	-	333.34	333.34	2,000.00
50801 - Lighting	-	62.50	62.50	-	125.00	125.00	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	4,654.12	666.66	(3,987.46)	4,000.00
51400 - Roof & Gutter Repairs	-	250.00	250.00	2,529.44	500.00	(2,029.44)	3,000.00
51600 - Rubbish Removal	2,373.27	1,583.33	(789.94)	4,641.54	3,166.66	(1,474.88)	19,000.00
51800 - Painting	-	125.00	125.00	845.00	250.00	(595.00)	1,500.00
52300 - Other Repairs & Maintenance	3,750.00	83.33	(3,666.67)	3,750.00	166.66	(3,583.34)	1,000.00
Total Building Maintenance	19,888.27	3,437.49	(16,450.78)	31,430.10	6,874.98	(24,555.12)	41,250.00

Utilities							
54100 - Electric & Gas	438.78	416.67	(22.11)	864.54	833.34	(31.20)	5,000.00
54300 - Water & Sewer	5,846.10	5,833.33	(12.77)	13,276.40	11,666.66	(1,609.74)	70,000.00
Total Utilities	6,284.88	6,250.00	(34.88)	14,140.94	12,500.00	(1,640.94)	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	-	2,639.38	2,639.38	-	5,278.76	5,278.76	31,672.62
57201 - Landscape Extras	-	166.67	166.67	-	333.34	333.34	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
57500 - Backflow Inspection & Repairs	-	458.33	458.33	150.00	916.66	766.66	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	-	666.66	666.66	4,000.00
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	500.00	500.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	83.34	83.34	500.00
58100 - Fence Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	250.00	250.00	1,500.00
Total Exterior Maintenance	-	5,806.05	5,806.05	150.00	11,612.10	11,462.10	69,672.62

Administration							
60100 - Copying & Printing	214.59	291.67	77.08	489.43	583.34	93.91	3,500.00
60101 - Postage	-	-	-	21.85	-	(21.85)	-
60130 - Answering Service and Phone Charges	-	58.33	58.33	43.13	116.66	73.53	700.00

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Operating Expense							
60160 - Web Service Fee	-	15.00	15.00	50.00	30.00	(20.00)	180.00
60190 - Short/Return Check Fees	(20.00)	-	20.00	(25.00)	-	25.00	-
60200 - Management Fees	2,238.50	2,238.50	-	4,477.00	4,477.00	-	26,862.00
60210 - Convenience Fee - In Office Payment	(50.00)	-	50.00	(50.00)	-	50.00	-
60211 - A/R Service Fees	(345.00)	-	345.00	(315.00)	-	315.00	-
60240 - ARC Fees	-	-	-	(5.00)	-	5.00	-
60250 - Violation Processing Fee	-	-	-	15.00	-	(15.00)	-
61137 - Collection Processing Fee	(10.00)	-	10.00	(20.00)	-	20.00	-
61400 - Miscellaneous Admin Expense	-	41.67	41.67	335.00	83.34	(251.66)	500.00
61600 - Legal Expenses-General	-	250.00	250.00	1,113.10	500.00	(613.10)	3,000.00
61601 - Legal Expenses-Collection	(705.00)	83.33	788.33	6.98	166.66	159.68	1,000.00
61900 - Accounting Services	-	208.33	208.33	-	416.66	416.66	2,500.00
Total Administration	1,323.09	3,186.83	1,863.74	6,136.49	6,373.66	237.17	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	14,000.00	14,000.00	84,000.00
63253 - Loan Payment Interest - CIT	2,769.18	-	(2,769.18)	2,769.18	-	(2,769.18)	-
63254 - Loan Origination Fee	500.00	-	(500.00)	500.00	-	(500.00)	-
63400 - Insurance	18,467.69	19,363.50	895.81	36,935.36	38,727.00	1,791.64	193,635.00
Total Taxes, Insurance & Interest	21,736.87	26,363.50	4,626.63	40,204.54	52,727.00	12,522.46	277,635.00
Total Expense	49,233.11	45,043.87	(4,189.24)	92,062.07	90,087.74	(1,974.33)	501,799.62
Operating Net Total	(4,601.17)	(12,546.69)	7,945.52	(3,309.62)	(25,093.38)	21,783.76	54.08

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	-	3,720.03	7,440.06	-	7,440.06	-
71200 - Interest Reserve Income	225.38	-	225.38	312.61	-	312.61	-
Total Reserve Income	3,945.41	-	3,945.41	7,752.67	-	7,752.67	-
Total Income	3,945.41	-	3,945.41	7,752.67	-	7,752.67	-

Reserve Expense

Reserve Expenses							
81301 - Reserve Concrete	150,387.03	-	(150,387.03)	150,387.03	-	(150,387.03)	-
Total Reserve Expenses	150,387.03	-	(150,387.03)	150,387.03	-	(150,387.03)	-
Total Expense	150,387.03	-	(150,387.03)	150,387.03	-	(150,387.03)	-
Reserve Net Total	(146,441.62)	-	(146,441.62)	(142,634.36)	-	(142,634.36)	-
Net Total	(151,042.79)	(12,546.69)	(138,496.10)	(145,943.98)	(25,093.38)	(120,850.60)	54.08