

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41000 - Monthly Assessments	47,369.30	47,034.02	335.28	142,107.90	119,395.10	22,712.80	546,054.08
41100 - Deferred Replacement Reserves	(3,720.03)	(3,683.36)	(36.67)	(11,160.09)	(11,050.08)	(110.01)	(44,200.38)
43400 - Late Fees	249.25	-	249.25	879.25	-	879.25	-
43401 - Interest Fees	264.53	-	264.53	718.71	-	718.71	-
43800 - Bank Interest	4.29	-	4.29	20.47	-	20.47	-
Total Income	44,167.34	43,350.66	816.68	132,566.24	108,345.02	24,221.22	501,853.70
Total Income	44,167.34	43,350.66	816.68	132,566.24	108,345.02	24,221.22	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	6,142.85	833.33	(5,309.52)	21,152.85	2,499.99	(18,652.86)	10,000.00
50800 - Electrical	-	166.67	166.67	-	500.01	500.01	2,000.00
50801 - Lighting	-	62.50	62.50	-	187.50	187.50	750.00
50900 - Plumbing & Sewer	-	333.33	333.33	4,894.12	999.99	(3,894.13)	4,000.00
51400 - Roof & Gutter Repairs	-	250.00	250.00	3,054.44	750.00	(2,304.44)	3,000.00
51600 - Rubbish Removal	2,252.35	1,583.33	(669.02)	6,893.89	4,749.99	(2,143.90)	19,000.00
51800 - Painting	-	125.00	125.00	845.00	375.00	(470.00)	1,500.00
52300 - Other Repairs & Maintenance	405.00	83.33	(321.67)	4,505.00	249.99	(4,255.01)	1,000.00
53000 - Unit Owner Repairs	570.00	-	(570.00)	1,315.00	-	(1,315.00)	-
Total Building Maintenance	9,370.20	3,437.49	(5,932.71)	42,660.30	10,312.47	(32,347.83)	41,250.00

Utilities							
54100 - Electric & Gas	434.25	416.67	(17.58)	1,298.79	1,250.01	(48.78)	5,000.00
54300 - Water & Sewer	4,888.47	5,833.33	944.86	18,164.87	17,499.99	(664.88)	70,000.00
Total Utilities	5,322.72	6,250.00	927.28	19,463.66	18,750.00	(713.66)	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	-	2,639.38	2,639.38	11,979.60	7,918.14	(4,061.46)	31,672.62
57201 - Landscape Extras	-	166.67	166.67	-	500.01	500.01	2,000.00
57300 - Snow Removal	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
57500 - Backflow Inspection & Repairs	-	458.33	458.33	150.00	1,374.99	1,224.99	5,500.00
57510 - Irrigation Repairs	-	333.33	333.33	-	999.99	999.99	4,000.00
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	750.00	750.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	125.01	125.01	500.00
58100 - Fence Repairs	-	125.00	125.00	-	375.00	375.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	375.00	375.00	1,500.00
Total Exterior Maintenance	-	5,806.05	5,806.05	12,129.60	17,418.15	5,288.55	69,672.62

Administration							
60100 - Copying & Printing	254.62	291.67	37.05	747.95	875.01	127.06	3,500.00
60101 - Postage	27.50	-	(27.50)	52.05	-	(52.05)	-

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Operating Expense							
60130 - Answering Service and Phone Charges	43.56	58.33	14.77	130.25	174.99	44.74	700.00
60160 - Web Service Fee	50.00	15.00	(35.00)	150.00	45.00	(105.00)	180.00
60190 - Short/Return Check Fees	(5.00)	-	5.00	(15.00)	-	15.00	-
60200 - Management Fees	2,238.50	2,238.50	-	6,715.50	6,715.50	-	26,862.00
60210 - Convenience Fee - In Office Payment	25.00	-	(25.00)	-	-	-	-
60211 - A/R Service Fees	60.00	-	(60.00)	15.00	-	(15.00)	-
60240 - ARC Fees	(5.00)	-	5.00	(5.00)	-	5.00	-
60250 - Violation Processing Fee	-	-	-	15.00	-	(15.00)	-
61137 - Collection Processing Fee	(30.00)	-	30.00	(50.00)	-	50.00	-
61400 - Miscellaneous Admin Expense	-	41.67	41.67	445.00	125.01	(319.99)	500.00
61600 - Legal Expenses-General	350.00	250.00	(100.00)	1,713.00	750.00	(963.00)	3,000.00
61601 - Legal Expenses-Collection	(350.00)	83.33	433.33	711.98	249.99	(461.99)	1,000.00
61900 - Accounting Services	-	208.33	208.33	-	624.99	624.99	2,500.00
Total Administration	2,659.18	3,186.83	527.65	10,625.73	9,560.49	(1,065.24)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	21,000.00	21,000.00	84,000.00
63253 - Loan Payment Interest - CIT	5,771.35	-	(5,771.35)	8,540.53	-	(8,540.53)	-
63254 - Loan Origination Fee	-	-	-	500.00	-	(500.00)	-
63400 - Insurance	18,467.69	19,363.50	895.81	55,403.05	58,090.50	2,687.45	193,635.00
63500 - Income Taxes	-	-	-	340.00	-	(340.00)	-
Total Taxes, Insurance & Interest	24,239.04	26,363.50	2,124.46	64,783.58	79,090.50	14,306.92	277,635.00
Total Expense	41,591.14	45,043.87	3,452.73	149,662.87	135,131.61	(14,531.26)	501,799.62
Operating Net Total	2,576.20	(1,693.21)	4,269.41	(17,096.63)	(26,786.59)	9,689.96	54.08

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,720.03	-	3,720.03	11,160.09	-	11,160.09	-
71200 - Interest Reserve Income	99.79	-	99.79	412.40	-	412.40	-
Total Reserve Income	3,819.82	-	3,819.82	11,572.49	-	11,572.49	-
Total Income	3,819.82	-	3,819.82	11,572.49	-	11,572.49	-

Reserve Expense

Reserve Expenses							
81301 - Reserve Concrete	83,200.00	-	(83,200.00)	233,587.03	-	(233,587.03)	-
Total Reserve Expenses	83,200.00	-	(83,200.00)	233,587.03	-	(233,587.03)	-
Total Expense	83,200.00	-	(83,200.00)	233,587.03	-	(233,587.03)	-
Reserve Net Total	(79,380.18)	-	(79,380.18)	(222,014.54)	-	(222,014.54)	-
Net Total	(76,803.98)	(1,693.21)	(75,110.77)	(239,111.17)	(26,786.59)	(212,324.58)	54.08