

Star Point Condominium Association, Inc

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41000 - Monthly Assessments	47,369.30	47,034.02	335.28	189,477.20	166,429.12	23,048.08	546,054.08
41100 - Deferred Replacement Reserves	(3,573.35)	(3,683.36)	110.01	(14,733.44)	(14,733.44)	-	(44,200.38)
43400 - Late Fees	192.50	-	192.50	1,071.75	-	1,071.75	-
43401 - Interest Fees	284.86	-	284.86	1,003.57	-	1,003.57	-
43800 - Bank Interest	3.71	-	3.71	24.18	-	24.18	-
Total Income	44,277.02	43,350.66	926.36	176,843.26	151,695.68	25,147.58	501,853.70
Total Income	44,277.02	43,350.66	926.36	176,843.26	151,695.68	25,147.58	501,853.70

Operating Expense

Building Maintenance							
50000 - Building Maintenance	2,688.97	833.33	(1,855.64)	23,841.82	3,333.32	(20,508.50)	10,000.00
50800 - Electrical	-	166.67	166.67	-	666.68	666.68	2,000.00
50801 - Lighting	-	62.50	62.50	-	250.00	250.00	750.00
50900 - Plumbing & Sewer	10,728.00	333.33	(10,394.67)	15,622.12	1,333.32	(14,288.80)	4,000.00
51400 - Roof & Gutter Repairs	-	250.00	250.00	3,054.44	1,000.00	(2,054.44)	3,000.00
51600 - Rubbish Removal	2,326.89	1,583.33	(743.56)	9,220.78	6,333.32	(2,887.46)	19,000.00
51800 - Painting	-	125.00	125.00	845.00	500.00	(345.00)	1,500.00
52300 - Other Repairs & Maintenance	2,625.00	83.33	(2,541.67)	7,130.00	333.32	(6,796.68)	1,000.00
53000 - Unit Owner Repairs	-	-	-	1,315.00	-	(1,315.00)	-
Total Building Maintenance	18,368.86	3,437.49	(14,931.37)	61,029.16	13,749.96	(47,279.20)	41,250.00

Utilities							
54100 - Electric & Gas	451.24	416.67	(34.57)	1,750.03	1,666.68	(83.35)	5,000.00
54300 - Water & Sewer	4,231.41	5,833.33	1,601.92	22,396.28	23,333.32	937.04	70,000.00
Total Utilities	4,682.65	6,250.00	1,567.35	24,146.31	25,000.00	853.69	75,000.00

Exterior Maintenance							
57200 - Landscape Contract	7,986.38	2,639.38	(5,347.00)	19,965.98	10,557.52	(9,408.46)	31,672.62
57201 - Landscape Extras	4,250.00	166.67	(4,083.33)	4,250.00	666.68	(3,583.32)	2,000.00
57300 - Snow Removal	5,350.00	1,666.67	(3,683.33)	5,350.00	6,666.68	1,316.68	20,000.00
57500 - Backflow Inspection & Repairs	-	458.33	458.33	150.00	1,833.32	1,683.32	5,500.00
57510 - Irrigation Repairs	5,794.43	333.33	(5,461.10)	5,794.43	1,333.32	(4,461.11)	4,000.00
57700 - Trees/Shrubs/Sod	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
58010 - Pest Control	-	41.67	41.67	-	166.68	166.68	500.00
58100 - Fence Repairs	-	125.00	125.00	-	500.00	500.00	1,500.00
58900 - Other Grounds Repairs & Maintenance	-	125.00	125.00	-	500.00	500.00	1,500.00
Total Exterior Maintenance	23,380.81	5,806.05	(17,574.76)	35,510.41	23,224.20	(12,286.21)	69,672.62

Administration							
60120 - Mailing Service Charges	883.78	291.67	(592.11)	1,683.78	1,166.68	(517.10)	3,500.00
60130 - Answering Service and Phone Charges	42.83	58.33	15.50	173.08	233.32	60.24	700.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60160 - Web Service Fee	50.00	15.00	(35.00)	200.00	60.00	(140.00)	180.00
60190 - Short/Return Check Fees	15.00	-	(15.00)	-	-	-	-
60200 - Management Fees	2,238.50	2,238.50	-	8,954.00	8,954.00	-	26,862.00
60211 - A/R Service Fees	75.00	-	(75.00)	90.00	-	(90.00)	-
60240 - ARC Fees	5.00	-	(5.00)	-	-	-	-
60250 - Violation Processing Fee	-	-	-	15.00	-	(15.00)	-
61137 - Collection Processing Fee	50.00	-	(50.00)	-	-	-	-
61400 - Miscellaneous Admin Expense	1,275.00	41.67	(1,233.33)	1,720.00	166.68	(1,553.32)	500.00
61600 - Legal Expenses-General	1,275.00	250.00	(1,025.00)	2,988.00	1,000.00	(1,988.00)	3,000.00
61601 - Legal Expenses-Collection	-	83.33	83.33	711.98	333.32	(378.66)	1,000.00
61900 - Accounting Services	-	208.33	208.33	-	833.32	833.32	2,500.00
Total Administration	5,910.11	3,186.83	(2,723.28)	16,535.84	12,747.32	(3,788.52)	38,242.00
Taxes, Insurance & Interest							
63252 - Loan Principal Payment	-	7,000.00	7,000.00	-	28,000.00	28,000.00	84,000.00
63253 - Loan Payment Interest - CIT	2,829.74	-	(2,829.74)	8,540.53	-	(8,540.53)	-
63254 - Loan Origination Fee	-	-	-	500.00	-	(500.00)	-
63400 - Insurance	29,982.64	19,363.50	(10,619.14)	85,385.69	77,454.00	(7,931.69)	193,635.00
63500 - Income Taxes	-	-	-	340.00	-	(340.00)	-
Total Taxes, Insurance & Interest	32,812.38	26,363.50	(6,448.88)	94,766.22	105,454.00	10,687.78	277,635.00
Total Expense	85,154.81	45,043.87	(40,110.94)	231,987.94	180,175.48	(51,812.46)	501,799.62
Operating Net Total	(40,877.79)	(1,693.21)	(39,184.58)	(55,144.68)	(28,479.80)	(26,664.88)	54.08

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Reserve Income							
Reserve Income							
70000 - Reserve Income	3,573.35	-	3,573.35	14,733.44	-	14,733.44	-
71200 - Interest Reserve Income	84.47	-	84.47	496.87	-	496.87	-
Total Reserve Income	3,657.82	-	3,657.82	15,230.31	-	15,230.31	-
Total Income	3,657.82	-	3,657.82	15,230.31	-	15,230.31	-

Reserve Expense

Reserve Expenses							
81301 - Reserve Retaining Wall	117,107.03	-	(117,107.03)	350,694.06	-	(350,694.06)	-
Total Reserve Expenses	117,107.03	-	(117,107.03)	350,694.06	-	(350,694.06)	-
Total Expense	117,107.03	-	(117,107.03)	350,694.06	-	(350,694.06)	-
Reserve Net Total	(113,449.21)	-	(113,449.21)	(335,463.75)	-	(335,463.75)	-
Net Total	(154,327.00)	(1,693.21)	(152,633.79)	(390,608.43)	(28,479.80)	(362,128.63)	54.08