

Starlight Towers
APPROVED OPERATING BUDGET
January 1, 2025 through December 31, 2025

2025 BUDGET	
Management Fees	\$25,800
Accounting	\$4,000
Legal	\$5,000
***** Insurance	\$360,000
Office Expense	\$3,000
Loan Payment	\$30,000
Lic/Permits	\$1,700
Pool Op/Mgmt	\$7,000
Wages/Security	\$200,000
Electric	\$31,000
Cable TV/Internet	\$2,700
Water/Sewer	\$75,000
Gas	\$12,000
Telephone	\$9,600
Bldg. General & Supplies	\$60,000
Security Cameras	\$1,000
Grounds Maint	\$7,500
Elevator Maint	\$16,000
A/C Maint	\$5,000
Fire Maint	\$4,500
Trash Removal	\$11,000
Pest Control	\$8,800
Reserve-Painting	\$5,068
Reserve-Betterment	\$10,000
Reserve-Parking	\$1,111
Reserve-Plumbing/Electrical	\$21,500
Reserve-Roof	\$25,591
Reserve-Elevator	\$39,647
Reserve-Rec Room/Lobby	\$59,508
Reserve-A/C	\$18,507
Reserve-Building Systems	\$70,000
Total Expenses	\$1,131,532
Less Insurance	(\$360,000)
Less Rental Income	(\$14,400)
Less Accrued Reserve Interest	(\$75,748)
Total	\$681,384
Quarterly Maintenance	\$1,468

2024 YEAR END RESERVE BALANCES	
PAINTING	\$89,658
BUILDING SYSTEMS	\$416,245
PARKING	\$26,109
A/C	\$22,400
BETTERMENT	\$28,675
ELEVATORS	\$103,535
ROOF	\$112,047
REC ROOM/LOBBY	\$121,475
CONCRETE	\$1,452
CARPORT	\$54,968
PLUMBING/ELECTRICAL	\$74,770
INTEREST	\$75,748
TOTAL	\$1,127,082

	Estimated 2025 *Ins Payment	1st Quarter Maintenance
G Stack	\$3,694	\$1,468
1st Floor	\$3,031	\$1,468
E Stack	\$2,412	\$1,468
All Others	\$3,125	\$1,468

	ESTIMATED COST	12/31/2024 BALANCE	BALANCE TO FUND	REMAINING LIFE	2025 ANNUAL CONTRIBUTION
PAINTING	\$115,000	\$89,658	\$25,342	5	\$5,068
BUILDING SYSTEMS		\$416,245		0	\$70,000
PARKING	\$45,000	\$26,109	\$18,891	17	\$1,111
A/C	\$300,000	\$22,400	\$277,600	15	\$18,507
BETTERMENT		\$28,675		0	\$10,000
ELEVATOR	\$500,000	\$103,535	\$396,465	10	\$39,647
ROOF	\$240,000	\$112,047	\$127,953	5	\$25,591
REC ROOM/LOBBY	\$300,000	\$121,475	\$178,525	3	\$59,508
*CONCRETE	\$700,000	\$1,452	\$698,548	10	\$0
CARPORT		\$54,968			
PLUMBING/ELECTRICAL		\$74,770			\$21,500
INTEREST		\$75,748			
LESS ACCRUED INTEREST					(\$75,748.00)
TOTAL		\$1,127,082	\$1,723,324		\$175,184

*CONCRETE RESTORATION RESERVE TO BE FUNDED BEGINNING 1/1/2026.