STARLIGHT TOWERS ASSOCIATION, INC.

Balance Sheet

As of 01/31/25

ASSETS

1006	Valley Bank Operating NEW	$ 81,722.14		
1014	Valley National Bank Reserve	993,161.06		
1090	Petty Cash	383.25		
1310	Accounts Receivable	28,905.10		
	TOTAL ASSETS		$	1,104,171.55

LIABILITIES & EQUITY

	CURRENT LIABILITIES:			
3025	Security Deposits	$ 7,200.00		
3310	Prepaid Owner Assessments	95,847.84		
	Subtotal Current Liab.		$	103,047.84
	RESERVES:			
5010	Reserves - Painting	$ 90,924.87		
5015	Reserve-Bldg Systems	261,030.44		
5020	Reserves - Parking	26,385.84		
5030	Reserves - A/C	27,026.75		
5035	Reserve-Betterment	25,174.98		
5045	Reserve-Elevators	113,446.79		
5050	Reserves - Roof	118,445.02		
5057	Reserve Interest	58,012.12		
5070	Reserves-Rec Room-Lobby	136,352.00		
5075	Reserves-Concrete	1,451.78		
5080	Reserves-Carport	54,968.00		
5085	reserves - Plumbing/Electrical	79,942.47		
	Subtotal Reserves		$	993,161.06
	EQUITY:			
5510	Prior Year Net Inc./Loss	$ (84,666.01)		
	Current Year Net Income/(Loss)	92,628.66		
	Subtotal Equity		$	7,962.65
	TOTAL LIABILITIES & EQUITY		$	1,104,171.55

STARLIGHT TOWERS ASSOCIATION, INC.
Income/Expense Statement
Period: 01/01/25 to 01/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	170,288.00	170,346.00	(58.00)	170,288.00	170,346.00	(58.00)	681,384.00
06331	S/A Carryover	.00	34,786.69	(34,786.69)	.00	34,786.69	(34,786.69)	34,786.69
06335	Insurance Assessment	.00	.00	.00	.00	.00	.00	392,246.20
06340	Late Fee Income	925.00	.00	925.00	925.00	.00	925.00	.00
06515	Rental Income	1,200.00	1,200.00	.00	1,200.00	1,200.00	.00	14,400.00
06905	Less Reserve Interest	18,937.00	18,937.00	.00	18,937.00	18,937.00	.00	75,748.00
	Subtotal Income	191,350.00	225,269.69	(33,919.69)	191,350.00	225,269.69	(33,919.69)	1,198,564.89
				EXPENSES				
General & Administrative								
07010	Management Fees	1,950.00	2,150.00	200.00	1,950.00	2,150.00	200.00	25,800.00
07020	Accounting Fees	4,100.00	333.33	(3,766.67)	4,100.00	333.33	(3,766.67)	4,000.00
07160	Legal Fees - Collections	.00	416.66	416.66	.00	416.66	416.66	5,000.00
07255	Loan Payment	64.30	2,500.00	2,435.70	64.30	2,500.00	2,435.70	30,000.00
07281	Insurance	.00	.00	.00	.00	.00	.00	392,246.20
07320	Office Expense	424.25	250.00	(174.25)	424.25	250.00	(174.25)	3,000.00
07450	Licenses & Permits	468.00	141.66	(326.34)	468.00	141.66	(326.34)	1,700.00
	General & Administrative	7,006.55	5,791.65	(1,214.90)	7,006.55	5,791.65	(1,214.90)	461,746.20
Pool								
08210	Pool Operation & Mgmt.	1,073.77	583.33	(490.44)	1,073.77	583.33	(490.44)	7,000.00
	Pool	1,073.77	583.33	(490.44)	1,073.77	583.33	(490.44)	7,000.00
Personnel Expense								
08710	Wages Regular/Security	15,608.52	16,666.66	1,058.14	15,608.52	16,666.66	1,058.14	200,000.00
	Personnel Expense	15,608.52	16,666.66	1,058.14	15,608.52	16,666.66	1,058.14	200,000.00
Utilities								
08910	Electricity	2,051.89	2,583.33	531.44	2,051.89	2,583.33	531.44	31,000.00
08920	Cable T.V.	.00	225.00	225.00	.00	225.00	225.00	2,700.00
08930	Water & Sewer	7,222.18	6,250.00	(972.18)	7,222.18	6,250.00	(972.18)	75,000.00
08950	Gas	309.86	1,000.00	690.14	309.86	1,000.00	690.14	12,000.00
08990	Telephone	776.33	800.00	23.67	776.33	800.00	23.67	9,600.00
	Utilities	10,360.26	10,858.33	498.07	10,360.26	10,858.33	498.07	130,300.00
Maintenance								
09005	Building General	669.56	5,000.00	4,330.44	669.56	5,000.00	4,330.44	60,000.00
09015	Security Camera	.00	83.33	83.33	.00	83.33	83.33	1,000.00
09020	Grounds Maintenance	.00	625.00	625.00	.00	625.00	625.00	7,500.00
09030	Elevator Maintenance	.00	1,333.33	1,333.33	.00	1,333.33	1,333.33	16,000.00
09090	A/C Maintenance	328.28	416.66	88.38	328.28	416.66	88.38	5,000.00
09110	Special Assessment Expenses	.00	34,786.69	34,786.69	.00	34,786.69	34,786.69	34,786.69
09111	Fire Maintenance	310.10	375.00	64.90	310.10	375.00	64.90	4,500.00
09700	Trash Removal	.00	11,000.00	11,000.00	.00	11,000.00	11,000.00	11,000.00

STARLIGHT TOWERS ASSOCIATION, INC.
Income/Expense Statement
Period: 01/01/25 to 01/31/25

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
09710	Pest Control	631.30	733.33	102.03	631.30	733.33	102.03	8,800.00
	Maintenance	1,939.24	54,353.34	52,414.10	1,939.24	54,353.34	52,414.10	148,586.69
Reserve								
09915	Painting	1,267.00	1,267.00	.00	1,267.00	1,267.00	.00	5,068.00
09920	Parking Lot	277.75	277.75	.00	277.75	277.75	.00	1,111.00
09930	Betterment	2,500.00	2,500.00	.00	2,500.00	2,500.00	.00	10,000.00
09935	Roof	6,397.75	6,397.75	.00	6,397.75	6,397.75	.00	25,591.00
09940	Air Conditioning	4,626.75	4,626.75	.00	4,626.75	4,626.75	.00	18,507.00
09945	Building Systems	17,500.00	17,500.00	.00	17,500.00	17,500.00	.00	70,000.00
09950	Elevator	9,911.75	9,911.75	.00	9,911.75	9,911.75	.00	39,647.00
09960	Rec Room & Lobby	14,877.00	14,877.00	.00	14,877.00	14,877.00	.00	59,508.00
09975	Plumbing/Electrical	5,375.00	5,375.00	.00	5,375.00	5,375.00	.00	21,500.00
	Reserve	62,733.00	62,733.00	.00	62,733.00	62,733.00	.00	250,932.00
	TOTAL EXPENSES	98,721.34	150,986.31	52,264.97	98,721.34	150,986.31	52,264.97	1,198,564.89
	CURRENT YEAR NET INCOME/(LOSS	92,628.66	74,283.38	18,345.28	92,628.66	74,283.38	18,345.28	.00