STARLIGHT TOWERS ASSOCIATION, INC.

Balance Sheet

As of 02/28/25

ASSETS

1006	Valley Bank Operating NEW	$	277,820.18	
1014	Valley National Bank Reserve		602,601.23	
1090	Petty Cash		383.25	
1310	Accounts Receivable		134,192.22	
	TOTAL ASSETS			$ 1,014,996.88

LIABILITIES & EQUITY

	CURRENT LIABILITIES:			
3025	Security Deposits	$	7,200.00	
3310	Prepaid Owner Assessments		87,783.84	
	Subtotal Current Liab.			$ 94,983.84
	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		59,616.54	
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	
5086	Due for Insurance		(392,164.25)	
	Subtotal Reserves			$ 602,601.23
	EQUITY:			
5510	Prior Year Net Inc./Loss	$	(119,452.70)	
	Current Year Net Income/(Loss)		436,864.51	
	Subtotal Equity			$ 317,411.81
	TOTAL LIABILITIES & EQUITY			$ 1,014,996.88

STARLIGHT TOWERS ASSOCIATION, INC.

Income/Expense Statement

Period: 02/01/25 to 02/28/25

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	.00	.00	.00	170,288.00	170,346.00	(58.00)	681,384.00
06331	S/A Carryover	34,786.69	.00	34,786.69	34,786.69	34,786.69	.00	34,786.69
06335	Insurance Assessment	392,246.20	392,246.20	.00	392,246.20	392,246.20	.00	392,246.20
06340	Late Fee Income	(275.00)	.00	(275.00)	650.00	.00	650.00	.00
06515	Rental Income	1,200.00	1,200.00	.00	2,400.00	2,400.00	.00	14,400.00
06905	Less Reserve Interest	.00	.00	.00	18,937.00	18,937.00	.00	75,748.00
	Subtotal Income	427,957.89	393,446.20	34,511.69	619,307.89	618,715.89	592.00	1,198,564.89
			EXPENSES					
General & Administrative								
07010	Management Fees	1,950.00	2,150.00	200.00	3,900.00	4,300.00	400.00	25,800.00
07020	Accounting Fees	.00	333.33	333.33	4,100.00	666.66	(3,433.34)	4,000.00
07160	Legal Fees - Collections	.00	416.66	416.66	.00	833.32	833.32	5,000.00
07255	Loan Payment	64.30	2,500.00	2,435.70	128.60	5,000.00	4,871.40	30,000.00
07281	Insurance	.00	392,246.20	392,246.20	.00	392,246.20	392,246.20	392,246.20
07320	Office Expense	732.08	250.00	(482.08)	1,156.33	500.00	(656.33)	3,000.00
07450	Licenses & Permits	.00	141.66	141.66	468.00	283.32	(184.68)	1,700.00
	General & Administrative	2,746.38	398,037.85	395,291.47	9,752.93	403,829.50	394,076.57	461,746.20
Pool								
08210	Pool Operation & Mgmt.	442.00	583.33	141.33	1,515.77	1,166.66	(349.11)	7,000.00
	Pool	442.00	583.33	141.33	1,515.77	1,166.66	(349.11)	7,000.00
Personnel Expense								
08710	Wages Regular/Security	16,322.30	16,666.66	344.36	31,930.82	33,333.32	1,402.50	200,000.00
	Personnel Expense	16,322.30	16,666.66	344.36	31,930.82	33,333.32	1,402.50	200,000.00
Utilities								
08910	Electricity	1,702.60	2,583.33	880.73	3,754.49	5,166.66	1,412.17	31,000.00
08920	Cable T.V.	207.53	225.00	17.47	207.53	450.00	242.47	2,700.00
08930	Water & Sewer	5,932.91	6,250.00	317.09	13,155.09	12,500.00	(655.09)	75,000.00
08950	Gas	88.56	1,000.00	911.44	398.42	2,000.00	1,601.58	12,000.00
08990	Telephone	1,272.04	800.00	(472.04)	2,048.37	1,600.00	(448.37)	9,600.00
	Utilities	9,203.64	10,858.33	1,654.69	19,563.90	21,716.66	2,152.76	130,300.00
Maintenance								
09005	Building General	21,176.84	5,000.00	(16,176.84)	21,846.40	10,000.00	(11,846.40)	60,000.00
09015	Security Camera	.00	83.33	83.33	.00	166.66	166.66	1,000.00
09020	Grounds Maintenance	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
09030	Elevator Maintenance	341.56	1,333.33	991.77	341.56	2,666.66	2,325.10	16,000.00
09090	A/C Maintenance	407.47	416.66	9.19	735.75	833.32	97.57	5,000.00
09110	Special Assessment Expenses	29,949.87	.00	(29,949.87)	29,949.87	34,786.69	4,836.82	34,786.69
09111	Fire Maintenance	.00	375.00	375.00	310.10	750.00	439.90	4,500.00
09700	Trash Removal	2,072.68	.00	(2,072.68)	2,072.68	11,000.00	8,927.32	11,000.00

STARLIGHT TOWERS ASSOCIATION, INC.
Income/Expense Statement
Period: 02/01/25 to 02/28/25

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	1,059.30	733.33	(325.97)	1,690.60	1,466.66	(223.94)	8,800.00
	Maintenance	55,007.72	8,566.65	(46,441.07)	56,946.96	62,919.99	5,973.03	148,586.69
Reserve								
09915	Painting	.00	.00	.00	1,267.00	1,267.00	.00	5,068.00
09920	Parking Lot	.00	.00	.00	277.75	277.75	.00	1,111.00
09930	Betterment	.00	.00	.00	2,500.00	2,500.00	.00	10,000.00
09935	Roof	.00	.00	.00	6,397.75	6,397.75	.00	25,591.00
09940	Air Conditioning	.00	.00	.00	4,626.75	4,626.75	.00	18,507.00
09945	Building Systems	.00	.00	.00	17,500.00	17,500.00	.00	70,000.00
09950	Elevator	.00	.00	.00	9,911.75	9,911.75	.00	39,647.00
09960	Rec Room & Lobby	.00	.00	.00	14,877.00	14,877.00	.00	59,508.00
09975	Plumbing/Electrical	.00	.00	.00	5,375.00	5,375.00	.00	21,500.00
	Reserve	.00	.00	.00	62,733.00	62,733.00	.00	250,932.00
	TOTAL EXPENSES	83,722.04	434,712.82	350,990.78	182,443.38	585,699.13	403,255.75	1,198,564.89
	CURRENT YEAR NET INCOME/(LOSS	344,235.85	(41,266.62)	385,502.47	436,864.51	33,016.76	403,847.75	.00