STARLIGHT TOWERS ASSOCIATION, INC.

Balance Sheet

As of 03/31/25

ASSETS

Valley Bank Operating NEW	$ 384,574.50	
Valley National Bank Reserve	603,757.97	
Petty Cash	383.25	
Accounts Receivable	57,383.56	
TOTAL ASSETS		$ 1,046,099.28

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	$ 468.00	
Security Deposits	7,200.00	
Prepaid Owner Assessments	122,670.31	
Subtotal Current Liab.		$ 130,338.31
RESERVES:		
Reserves - Painting	$ 90,924.87	
Reserve-Bldg Systems	261,030.44	
Reserves - Parking	26,385.84	
Reserves - A/C	27,026.75	
Reserve-Betterment	25,174.98	
Reserve-Elevators	113,446.79	
Reserves - Roof	118,445.02	
Reserve Interest	60,773.28	
Reserves-Rec Room-Lobby	136,352.00	
Reserves-Concrete	1,451.78	
Reserves-Carport	54,968.00	
reserves - Plumbing/Electrical	79,942.47	
Due for Insurance	(392,164.25)	
Subtotal Reserves		$ 603,757.97
EQUITY:		
Prior Year Net Inc./Loss	$ (119,452.70)	
Current Year Net Income/(Loss)	431,455.70	
Subtotal Equity		$ 312,003.00
TOTAL LIABILITIES & EQUITY		$ 1,046,099.28

STARLIGHT TOWERS ASSOCIATION, INC.

Income/Expense Statement

Period: 03/01/25 to 03/31/25

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	(468.00)	.00	(468.00)	169,820.00	170,346.00	(526.00)	681,384.00
06330	Special Assmt. Income	115,000.00	.00	115,000.00	115,000.00	.00	115,000.00	.00
06331	S/A Carryover	.00	.00	.00	34,786.69	34,786.69	.00	34,786.69
06335	Insurance Assessment	.00	.00	.00	392,246.20	392,246.20	.00	392,246.20
06340	Late Fee Income	.00	.00	.00	650.00	.00	650.00	.00
06515	Rental Income	1,400.00	1,200.00	200.00	3,800.00	3,600.00	200.00	14,400.00
06905	Less Reserve Interest	.00	.00	.00	18,937.00	18,937.00	.00	75,748.00
	Subtotal Income	115,932.00	1,200.00	114,732.00	735,239.89	619,915.89	115,324.00	1,198,564.89
			EXPENSES					
General & Administrative								
07010	Management Fees	1,950.00	2,150.00	200.00	5,850.00	6,450.00	600.00	25,800.00
07020	Accounting Fees	.00	333.33	333.33	4,100.00	999.99	(3,100.01)	4,000.00
07160	Legal Fees - Collections	500.00	416.66	(83.34)	500.00	1,249.98	749.98	5,000.00
07255	Loan Payment	11,546.08	2,500.00	(9,046.08)	11,674.68	7,500.00	(4,174.68)	30,000.00
07281	Insurance	.00	.00	.00	.00	392,246.20	392,246.20	392,246.20
07320	Office Expense	1,018.04	250.00	(768.04)	2,174.37	750.00	(1,424.37)	3,000.00
07450	Licenses & Permits	.00	141.66	141.66	468.00	424.98	(43.02)	1,700.00
	General & Administrative	15,014.12	5,791.65	(9,222.47)	24,767.05	409,621.15	384,854.10	461,746.20
Pool								
08210	Pool Operation & Mgmt.	1,312.00	583.33	(728.67)	2,827.77	1,749.99	(1,077.78)	7,000.00
	Pool	1,312.00	583.33	(728.67)	2,827.77	1,749.99	(1,077.78)	7,000.00
Personnel Expense								
08710	Wages Regular/Security	15,213.76	16,666.66	1,452.90	47,144.58	49,999.98	2,855.40	200,000.00
	Personnel Expense	15,213.76	16,666.66	1,452.90	47,144.58	49,999.98	2,855.40	200,000.00
Utilities								
08910	Electricity	1,816.05	2,583.33	767.28	5,570.54	7,749.99	2,179.45	31,000.00
08920	Cable T.V.	203.01	225.00	21.99	410.54	675.00	264.46	2,700.00
08930	Water & Sewer	5,275.71	6,250.00	974.29	18,430.80	18,750.00	319.20	75,000.00
08950	Gas	99.00	1,000.00	901.00	497.42	3,000.00	2,502.58	12,000.00
08990	Telephone	138.10	800.00	661.90	2,186.47	2,400.00	213.53	9,600.00
	Utilities	7,531.87	10,858.33	3,326.46	27,095.77	32,574.99	5,479.22	130,300.00
Maintenance								
09005	Building General	14,524.31	5,000.00	(9,524.31)	36,370.71	15,000.00	(21,370.71)	60,000.00
09015	Security Camera	.00	83.33	83.33	.00	249.99	249.99	1,000.00
09020	Grounds Maintenance	.00	625.00	625.00	.00	1,875.00	1,875.00	7,500.00
09030	Elevator Maintenance	1,320.88	1,333.33	12.45	1,662.44	3,999.99	2,337.55	16,000.00
09090	A/C Maintenance	328.28	416.66	88.38	1,064.03	1,249.98	185.95	5,000.00
09110	Special Assessment Expenses	63,682.69	.00	(63,682.69)	93,632.56	34,786.69	(58,845.87)	34,786.69
09111	Fire Maintenance	870.51	375.00	(495.51)	1,180.61	1,125.00	(55.61)	4,500.00

STARLIGHT TOWERS ASSOCIATION, INC.
Income/Expense Statement
Period: 03/01/25 to 03/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
09700	Trash Removal	991.34	.00	(991.34)	3,064.02	11,000.00	7,935.98	11,000.00
09710	Pest Control	551.05	733.33	182.28	2,241.65	2,199.99	(41.66)	8,800.00
	Maintenance	82,269.06	8,566.65	(73,702.41)	139,216.02	71,486.64	(67,729.38)	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	121,340.81	42,466.62	(78,874.19)	303,784.19	628,165.75	324,381.56	1,198,564.89
	CURRENT YEAR NET INCOME/(LOSS	(5,408.81)	(41,266.62)	35,857.81	431,455.70	(8,249.86)	439,705.56	.00