

# STARLIGHT TOWERS

Run Date: 08/29/2025

Run Time: 08:33 AM

## BALANCE SHEET

As of: 08/31/2025

### Assets

| Account #    | Account Name                 | Total               |
|--------------|------------------------------|---------------------|
| <b>Asset</b> |                              |                     |
| 01006        | Valley Bank Operating NEW    | \$4,646.76          |
| 01014        | Valley National Bank Reserve | \$742,058.69        |
| 01090        | Petty Cash                   | \$383.25            |
| 01310        | Accounts Receivable          | \$32,609.69         |
|              | ASSET TOTAL:                 | <u>\$779,698.39</u> |
|              | TOTAL ASSETS:                | <u>\$779,698.39</u> |

### Liabilities

| Account #        | Account Name              | Total               |
|------------------|---------------------------|---------------------|
| <b>Liability</b> |                           |                     |
| 03025            | Security Deposits         | \$7,200.00          |
| 03310            | Prepaid Owner Assessments | \$117,778.94        |
|                  | LIABILITY TOTAL:          | <u>\$124,978.94</u> |
|                  | TOTAL LIABILITIES:        | <u>\$124,978.94</u> |

### Equity

| Account #             | Account Name                   | Total                 |
|-----------------------|--------------------------------|-----------------------|
| <b>Reserves</b>       |                                |                       |
| 05010                 | Reserves - Painting            | \$93,458.87           |
| 05015                 | Reserve-Bldg Systems           | \$1,955.69            |
| 05020                 | Reserves - Parking             | \$26,941.34           |
| 05030                 | Reserves - A/C                 | \$36,280.25           |
| 05035                 | Reserve-Betterment             | \$2,500.00            |
| 05045                 | Reserve-Elevators              | \$133,270.29          |
| 05050                 | Reserves - Roof                | \$131,240.52          |
| 05057                 | Reserve Interest               | \$3,193.48            |
| 05070                 | Reserves-Rec Room-Lobby        | \$166,106.00          |
| 05075                 | Reserves-Concrete              | \$1,451.78            |
| 05080                 | Reserves-Carport               | \$54,968.00           |
| 05085                 | Reserves - Plumbing/Electrical | \$90,692.47           |
|                       | RESERVES TOTAL:                | <u>\$742,058.69</u>   |
| <b>Members Equity</b> |                                |                       |
| 05510                 | Prior Year Net Inc./Loss       | <u>(\$118,813.67)</u> |
|                       | MEMBERS EQUITY TOTAL:          | <u>(\$118,813.67)</u> |
|                       | Current Year Net Income/(Loss) | \$31,474.43           |

| <u>Account #</u> | <u>Account Name</u>           | <u>Total</u>        |
|------------------|-------------------------------|---------------------|
|                  | TOTAL EQUITY:                 | \$654,719.45        |
|                  | TOTAL LIABILITIES AND EQUITY: | <u>\$779,698.39</u> |

# STARLIGHT TOWERS

## INCOME STATEMENT

Run Date: 08/29/2025  
Run Time: 08:33 AM

Start: 08/01/2025 | End: 08/31/2025

### Income

| Account                     | Current         |                 |                 | Year to Date        |                     |                   | Yearly              |
|-----------------------------|-----------------|-----------------|-----------------|---------------------|---------------------|-------------------|---------------------|
|                             | Actual          | Budget          | Variance        | Actual              | Budget              | Variance          | Budget              |
| <b>Income</b>               |                 |                 |                 |                     |                     |                   |                     |
| 06310 Maintenance Income    | 0.00            | 0.00            | 0.00            | 510,864.00          | 511,038.00          | (174.00)          | 681,384.00          |
| 06330 Special Assmt. Income | 0.00            | 0.00            | 0.00            | 116,000.00          | 116,000.00          | 0.00              | 116,000.00          |
| 06331 S/A Carryover         | 0.00            | 0.00            | 0.00            | 34,786.69           | 34,786.69           | 0.00              | 34,786.69           |
| 06335 Insurance Assessment  | 0.00            | 0.00            | 0.00            | 392,246.20          | 392,246.20          | 0.00              | 392,246.20          |
| 06340 Late Fee Income       | 1,493.00        | 0.00            | 1,493.00        | 3,114.00            | 0.00                | 3,114.00          | 0.00                |
| 06515 Rental Income         | 1,400.00        | 1,200.00        | 200.00          | 10,800.00           | 9,600.00            | 1,200.00          | 14,400.00           |
| 06520 Transfer From reserve | 0.00            | 0.00            | 0.00            | 99,513.44           | 0.00                | 99,513.44         | 0.00                |
| 06815 Insurance Settlement  | 0.00            | 0.00            | 0.00            | 500.00              | 0.00                | 500.00            | 0.00                |
| 06905 Less Reserve Interest | 0.00            | 0.00            | 0.00            | 56,811.00           | 56,811.00           | 0.00              | 75,748.00           |
| <b>Income Total</b>         | <b>2,893.00</b> | <b>1,200.00</b> | <b>1,693.00</b> | <b>1,224,635.33</b> | <b>1,120,481.89</b> | <b>104,153.44</b> | <b>1,314,564.89</b> |
| <b>Total Income</b>         | <b>2,893.00</b> | <b>1,200.00</b> | <b>1,693.00</b> | <b>1,224,635.33</b> | <b>1,120,481.89</b> | <b>104,153.44</b> | <b>1,314,564.89</b> |

### Expense

| Account                                   | Current          |                  |                 | Year to Date      |                   |                   | Yearly            |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
|   | Actual           | Budget           | Variance        | Actual            | Budget            | Variance          | Budget            |
| <b>General &amp; Administrative</b>       |                  |                  |                 |                   |                   |                   |                   |
| 07010 Management Fees                     | 1,950.00         | 2,150.00         | 200.00          | 15,600.00         | 17,200.00         | 1,600.00          | 25,800.00         |
| 07020 Accounting Fees                     | 0.00             | 333.33           | 333.33          | 4,100.00          | 2,666.64          | (1,433.36)        | 4,000.00          |
| 07160 Legal Fees - Collections            | 0.00             | 416.66           | 416.66          | 5,931.00          | 3,333.28          | (2,597.72)        | 5,000.00          |
| 07255 Loan Payment                        | 0.00             | 2,500.00         | 2,500.00        | 1,414.74          | 20,000.00         | 18,585.26         | 30,000.00         |
| 07281 Insurance                           | 0.00             | 0.00             | 0.00            | 392,164.25        | 392,246.20        | 81.95             | 392,246.20        |
| 07320 Office Expense                      | 176.68           | 250.00           | 73.32           | 3,062.15          | 2,000.00          | (1,062.15)        | 3,000.00          |
| 07450 Licenses & Permits                  | 0.00             | 141.66           | 141.66          | 2,157.00          | 1,133.28          | (1,023.72)        | 1,700.00          |
| <b>General &amp; Administrative Total</b> | <b>2,126.68</b>  | <b>5,791.65</b>  | <b>3,664.97</b> | <b>424,429.14</b> | <b>438,579.40</b> | <b>14,150.26</b>  | <b>461,746.20</b> |
| <b>Pool</b>                               |                  |                  |                 |                   |                   |                   |                   |
| 08210 Pool Operation & Mgmt.              | 400.00           | 583.33           | 183.33          | 6,886.60          | 4,666.64          | (2,219.96)        | 7,000.00          |
| <b>Pool Total</b>                         | <b>400.00</b>    | <b>583.33</b>    | <b>183.33</b>   | <b>6,886.60</b>   | <b>4,666.64</b>   | <b>(2,219.96)</b> | <b>7,000.00</b>   |
| <b>Personnel Expense</b>                  |                  |                  |                 |                   |                   |                   |                   |
| 08710 Wages Regular/Security              | 15,305.77        | 16,666.66        | 1,360.89        | 141,586.42        | 133,333.28        | (8,253.14)        | 200,000.00        |
| <b>Personnel Expense Total</b>            | <b>15,305.77</b> | <b>16,666.66</b> | <b>1,360.89</b> | <b>141,586.42</b> | <b>133,333.28</b> | <b>(8,253.14)</b> | <b>200,000.00</b> |
| <b>Utilities</b>                          |                  |                  |                 |                   |                   |                   |                   |
| 08910 Electricity                         | 2,366.78         | 2,583.33         | 216.55          | 15,717.63         | 20,666.64         | 4,949.01          | 31,000.00         |
| 08920 Cable T.V.                          | 225.56           | 225.00           | (0.56)          | 1,548.41          | 1,800.00          | 251.59            | 2,700.00          |
| 08930 Water & Sewer                       | 5,309.85         | 6,250.00         | 940.15          | 46,011.08         | 50,000.00         | 3,988.92          | 75,000.00         |
| 08950 Gas                                 | 61.77            | 1,000.00         | 938.23          | 927.70            | 8,000.00          | 7,072.30          | 12,000.00         |
| 08990 Telephone                           | 1,121.35         | 800.00           | (321.35)        | 9,741.67          | 6,400.00          | (3,341.67)        | 9,600.00          |
| <b>Utilities Total</b>                    | <b>9,085.31</b>  | <b>10,858.33</b> | <b>1,773.02</b> | <b>73,946.49</b>  | <b>86,866.64</b>  | <b>12,920.15</b>  | <b>130,300.00</b> |
| <b>Maintenance</b>                        |                  |                  |                 |                   |                   |                   |                   |
| 09005 Building General                    | 20,938.04        | 5,000.00         | (15,938.04)     | 94,018.99         | 40,000.00         | (54,018.99)       | 60,000.00         |
| 09015 Security Camera                     | 0.00             | 83.33            | 83.33           | 3,298.44          | 666.64            | (2,631.80)        | 1,000.00          |
| 09020 Grounds Maintenance                 | 7,735.00         | 625.00           | (7,110.00)      | 19,555.00         | 5,000.00          | (14,555.00)       | 7,500.00          |
| 09030 Elevator Maintenance                | 0.00             | 1,333.33         | 1,333.33        | 20,494.62         | 10,666.64         | (9,827.98)        | 16,000.00         |

| Account                           | Current            |                    |                    | Year to Date        |                     |                     | Yearly              |
|-----------------------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
|                                   | Actual             | Budget             | Variance           | Actual              | Budget              | Variance            | Budget              |
| 09090 A/C Maintenance             | 2,288.79           | 416.66             | (1,872.13)         | 5,476.58            | 3,333.28            | (2,143.30)          | 5,000.00            |
| 09110 Special Assessment Expenses | 0.00               | 0.00               | 0.00               | 193,300.13          | 150,786.69          | (42,513.44)         | 150,786.69          |
| 09111 Fire Maintenance            | 936.11             | 375.00             | (561.11)           | 3,357.12            | 3,000.00            | (357.12)            | 4,500.00            |
| 09700 Trash Removal               | 1,982.68           | 0.00               | (1,982.68)         | 9,012.06            | 11,000.00           | 1,987.94            | 11,000.00           |
| 09710 Pest Control                | 4,379.51           | 733.33             | (3,646.18)         | 8,627.41            | 5,866.64            | (2,760.77)          | 8,800.00            |
| <b>Maintenance Total</b>          | <b>38,260.13</b>   | <b>8,566.65</b>    | <b>(29,693.48)</b> | <b>357,140.35</b>   | <b>230,319.89</b>   | <b>(126,820.46)</b> | <b>264,586.69</b>   |
| <b>Reserve</b>                    |                    |                    |                    |                     |                     |                     |                     |
| 09915 Painting                    | 0.00               | 0.00               | 0.00               | 3,801.00            | 3,801.00            | 0.00                | 5,068.00            |
| 09920 Parking Lot                 | 0.00               | 0.00               | 0.00               | 833.25              | 833.25              | 0.00                | 1,111.00            |
| 09930 Betterment                  | 0.00               | 0.00               | 0.00               | 7,500.00            | 7,500.00            | 0.00                | 10,000.00           |
| 09935 Roof                        | 0.00               | 0.00               | 0.00               | 19,193.25           | 19,193.25           | 0.00                | 25,591.00           |
| 09940 Air Conditioning            | 0.00               | 0.00               | 0.00               | 13,880.25           | 13,880.25           | 0.00                | 18,507.00           |
| 09945 Building Systems            | 0.00               | 0.00               | 0.00               | 52,500.00           | 52,500.00           | 0.00                | 70,000.00           |
| 09950 Elevator                    | 0.00               | 0.00               | 0.00               | 29,735.25           | 29,735.25           | 0.00                | 39,647.00           |
| 09960 Rec Room & Lobby            | 0.00               | 0.00               | 0.00               | 44,631.00           | 44,631.00           | 0.00                | 59,508.00           |
| 09975 Plumbing/Electrical         | 972.90             | 0.00               | (972.90)           | 17,097.90           | 16,125.00           | (972.90)            | 21,500.00           |
| <b>Reserve Total</b>              | <b>972.90</b>      | <b>0.00</b>        | <b>(972.90)</b>    | <b>189,171.90</b>   | <b>188,199.00</b>   | <b>(972.90)</b>     | <b>250,932.00</b>   |
| <b>Total Expense</b>              | <b>66,150.79</b>   | <b>42,466.62</b>   | <b>(23,684.17)</b> | <b>1,193,160.90</b> | <b>1,081,964.85</b> | <b>(111,196.05)</b> | <b>1,314,564.89</b> |
| <b>Net Income</b>                 | <b>(63,257.79)</b> | <b>(41,266.62)</b> | <b>(21,991.17)</b> | <b>31,474.43</b>    | <b>38,517.04</b>    | <b>(7,042.61)</b>   | <b>0.00</b>         |