

# STARLIGHT TOWERS

Run Date: 11/29/2025  
Run Time: 03:41 PM

## BALANCE SHEET As of: 11/30/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01006	Valley Bank Operating NEW	\$105,476.73
01014	Valley National Bank Reserve	\$745,396.08
01090	Petty Cash	\$383.25
01310	Accounts Receivable	\$5,310.88
	ASSET TOTAL:	<u>\$856,566.94</u>
	TOTAL ASSETS:	<u><u>\$856,566.94</u></u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03025	Security Deposits	\$7,700.00
03310	Prepaid Owner Assessments	\$109,330.81
	LIABILITY TOTAL:	<u>\$117,030.81</u>
	TOTAL LIABILITIES:	<u>\$117,030.81</u>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<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	\$6,530.87
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>\$745,396.08</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)	\$112,953.72

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL EQUITY:	\$739,536.13
	TOTAL LIABILITIES AND EQUITY:	<u>\$856,566.94</u>

# STARLIGHT TOWERS

Run Date: 11/29/2025  
Run Time: 03:42 PM

## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### 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	681,152.00	681,384.00	(232.00)	681,384.00
06330 Special Assmt. Income	0.00	0.00	0.00	232,000.00	232,000.00	0.00	232,000.00
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	0.00	0.00	0.00	4,064.00	0.00	4,064.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	500.00	0.00	500.00	0.00
06460 Misc. Income	0.00	0.00	0.00	1,800.00	0.00	1,800.00	0.00
06515 Rental Income	1,400.00	1,200.00	200.00	15,000.00	13,200.00	1,800.00	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	75,748.00	(18,937.00)	75,748.00
<b>Income Total</b>	<b>1,400.00</b>	<b>1,200.00</b>	<b>200.00</b>	<b>1,518,373.33</b>	<b>1,429,364.89</b>	<b>89,008.44</b>	<b>1,430,564.89</b>
<b>Total Income</b>	<b>1,400.00</b>	<b>1,200.00</b>	<b>200.00</b>	<b>1,518,373.33</b>	<b>1,429,364.89</b>	<b>89,008.44</b>	<b>1,430,564.89</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	21,450.00	23,650.00	2,200.00	25,800.00
07020 Accounting Fees	0.00	333.33	333.33	8,450.00	3,666.63	(4,783.37)	4,000.00
07160 Legal Fees - Collections	0.00	416.66	416.66	5,931.00	4,583.26	(1,347.74)	5,000.00
07255 Loan Payment	0.00	2,500.00	2,500.00	12,967.04	27,500.00	14,532.96	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	324.92	250.00	(74.92)	5,009.23	2,750.00	(2,259.23)	3,000.00
07450 Licenses & Permits	0.00	141.66	141.66	2,157.00	1,558.26	(598.74)	1,700.00
<b>General &amp; Administrative Total</b>	<b>2,274.92</b>	<b>5,791.65</b>	<b>3,516.73</b>	<b>448,128.52</b>	<b>455,954.35</b>	<b>7,825.83</b>	<b>461,746.20</b>
<b>Pool</b>							
08210 Pool Operation & Mgmt.	400.00	583.33	183.33	8,225.60	6,416.63	(1,808.97)	7,000.00
<b>Pool Total</b>	<b>400.00</b>	<b>583.33</b>	<b>183.33</b>	<b>8,225.60</b>	<b>6,416.63</b>	<b>(1,808.97)</b>	<b>7,000.00</b>
<b>Personnel Expense</b>							
08710 Wages Regular/Security	31,198.63	16,666.66	(14,531.97)	207,251.92	183,333.26	(23,918.66)	200,000.00
<b>Personnel Expense Total</b>	<b>31,198.63</b>	<b>16,666.66</b>	<b>(14,531.97)</b>	<b>207,251.92</b>	<b>183,333.26</b>	<b>(23,918.66)</b>	<b>200,000.00</b>
<b>Utilities</b>							
08910 Electricity	2,280.42	2,583.33	302.91	22,405.28	28,416.63	6,011.35	31,000.00
08920 Cable T.V.	0.00	225.00	225.00	1,548.41	2,475.00	926.59	2,700.00
08930 Water & Sewer	4,827.08	6,250.00	1,422.92	62,204.26	68,750.00	6,545.74	75,000.00
08950 Gas	55.28	1,000.00	944.72	1,169.50	11,000.00	9,830.50	12,000.00
08990 Telephone	1,244.94	800.00	(444.94)	13,556.71	8,800.00	(4,756.71)	9,600.00
<b>Utilities Total</b>	<b>8,407.72</b>	<b>10,858.33</b>	<b>2,450.61</b>	<b>100,884.16</b>	<b>119,441.63</b>	<b>18,557.47</b>	<b>130,300.00</b>
<b>Maintenance</b>							
09005 Building General	3,942.77	5,000.00	1,057.23	120,876.74	55,000.00	(65,876.74)	60,000.00
09015 Security Camera	66.77	83.33	16.56	3,365.21	916.63	(2,448.58)	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09020 Grounds Maintenance	1,200.00	625.00	(575.00)	22,700.00	6,875.00	(15,825.00)	7,500.00
09030 Elevator Maintenance	0.00	1,333.33	1,333.33	20,494.62	14,666.63	(5,827.99)	16,000.00
09040 Supplies	292.35	0.00	(292.35)	292.35	0.00	(292.35)	0.00
09090 A/C Maintenance	508.28	416.66	(91.62)	12,446.07	4,583.26	(7,862.81)	5,000.00
09110 Special Assessment Expenses	0.00	0.00	0.00	241,956.02	266,786.69	24,830.67	266,786.69
09111 Fire Maintenance	0.00	375.00	375.00	4,754.24	4,125.00	(629.24)	4,500.00
09700 Trash Removal	1,040.90	0.00	(1,040.90)	11,044.30	11,000.00	(44.30)	11,000.00
09710 Pest Control	0.00	733.33	733.33	9,873.96	8,066.63	(1,807.33)	8,800.00
<b>Maintenance Total</b>	<b>7,051.07</b>	<b>8,566.65</b>	<b>1,515.58</b>	<b>447,803.51</b>	<b>372,019.84</b>	<b>(75,783.67)</b>	<b>380,586.69</b>
<b>Reserve</b>							
09915 Painting	0.00	0.00	0.00	3,801.00	5,068.00	1,267.00	5,068.00
09920 Parking Lot	0.00	0.00	0.00	833.25	1,111.00	277.75	1,111.00
09930 Betterment	0.00	0.00	0.00	7,500.00	10,000.00	2,500.00	10,000.00
09935 Roof	0.00	0.00	0.00	19,193.25	25,591.00	6,397.75	25,591.00
09940 Air Conditioning	0.00	0.00	0.00	13,880.25	18,507.00	4,626.75	18,507.00
09945 Building Systems	0.00	0.00	0.00	52,500.00	70,000.00	17,500.00	70,000.00
09950 Elevator	0.00	0.00	0.00	29,735.25	39,647.00	9,911.75	39,647.00
09960 Rec Room & Lobby	0.00	0.00	0.00	44,631.00	59,508.00	14,877.00	59,508.00
09975 Plumbing/Electrical	3,954.00	0.00	(3,954.00)	21,051.90	21,500.00	448.10	21,500.00
<b>Reserve Total</b>	<b>3,954.00</b>	<b>0.00</b>	<b>(3,954.00)</b>	<b>193,125.90</b>	<b>250,932.00</b>	<b>57,806.10</b>	<b>250,932.00</b>
<b>Total Expense</b>	<b>53,286.34</b>	<b>42,466.62</b>	<b>(10,819.72)</b>	<b>1,405,419.61</b>	<b>1,388,097.71</b>	<b>(17,321.90)</b>	<b>1,430,564.89</b>
<b>Net Income</b>	<b>(51,886.34)</b>	<b>(41,266.62)</b>	<b>(10,619.72)</b>	<b>112,953.72</b>	<b>41,267.18</b>	<b>71,686.54</b>	<b>0.00</b>