

Starlight Towers
APPROVED OPERATING BUDGET
 January 1, 2026 through December 31, 2026

2026 BUDGET	
Management Fees	\$27,000
Accounting	\$4,100
Legal	\$5,000
*****Insurance	\$400,000
Office Expense	\$3,000
Lic/Permits	\$1,500
Pool Op/Mgmt	\$7,000
Wages/Security	\$213,000
Electric	\$26,695
Cable TV	\$2,700
Water/Sewer	\$75,000
Gas	\$8,000
Telephone	\$16,000
Bldg. General & Supplies	\$60,000
Security Cameras	\$1,000
Grounds Maint	\$10,000
Elevator Maint	\$16,000
A/C Maint	\$6,000
Fire Maint	\$4,600
Trash Removal	\$12,000
Pest Control	\$10,000
Reserve-Painting	\$3,027
Reserve-Betterment	\$10,000
Reserve-Parking	\$1,185
Reserve-Roof	\$38,347
Reserve-Concrete	\$19,343
Reserve-Elevator	\$24,055
Reserve-A/C	\$10,000
Reserve-Building Systems	\$50,000
Reserve-Common Windows/Doors	\$31,000
Total Expenses	\$1,095,552
Less Insurance	(\$400,000)
Less Rental Income	(\$14,400)
Less Reserve Interest	\$0
Less Special Assmnt Income**	(\$139,200)
Total Expenses	\$541,952
Total Income	\$541,952
Budget Variance	\$0
Quarterly Maintenance	\$1,168

2025 YEAR END RESERVE BALANCES	
PAINTING	\$94,726
BUILDING SYSTEMS	\$19,456
PARKING	\$27,219
A/C	\$22,207
BETTERMENT	\$0
ELEVATORS	\$143,182
ROOF	\$124,958
REC ROOM/LOBBY	\$180,983
CONCRETE	\$6,572
CARPORT	\$54,968
PLUMBING/ELECTRICAL	\$50,000
TOTAL	\$724,271

****SPECIAL ASSESSMENT EXPENSES IN 2026 WILL BE LESS THAN THE SCHEDULED PAYMENTS
 A PORTION OF THE 2026 SPECIAL ASSESSMENTS WILL BE REALLOCATED TO THE OPERATING BUDGET**

	Estimated 2026 *Ins Payment	1st Quarter Maintenance	Estimated Total Due 1/1/2026
G Stack	\$4,104	\$1,168	\$5,272
1st Floor	\$3,368	\$1,168	\$4,536
E Stack	\$2,680	\$1,168	\$3,848
All Others	\$3,472	\$1,168	\$4,640

	ESTIMATED COST	12/31/2025 BALANCE	BALANCE TO FUND	REMAINING LIFE	2026 ANNUAL CONTRIBUTION
PAINTING	\$125,000	\$94,726	\$30,274	10	\$3,027
BUILDING SYSTEMS		\$19,456		0	\$50,000
COMMON WINDOWS & DOORS					\$31,000
PARKING	\$45,000	\$27,219	\$17,781	15	\$1,185
A/C		\$22,207		0	\$10,000
BETTERMENT		\$0		0	\$10,000
ELEVATOR	\$500,000	\$139,182	\$360,818	15	\$24,055
ROOF	\$240,000	\$124,958	\$115,042	3	\$38,347
REC ROOM/LOBBY		\$180,983			\$0
CONCRETE	\$200,000	\$6,572	\$193,428	10	\$19,343
CARPORT		\$54,968			
PLUMBING/ELECTRICAL	\$50,000	\$50,000			\$0
TOTAL		\$720,271	\$717,343		\$186,957

THIS BUDGET IS ONLY FOR 2026. THE MAINTENANCE FEE MAY INCREASE IN 2027.