

STARLIGHT TOWERS

Run Date: 02/28/2026

Run Time: 01:09 PM

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
Asset		
01006	Valley Bank Operating NEW	\$245,670.41
01014	Valley National Bank Reserve	\$469,028.82
01090	Petty Cash	\$383.25
01310	Accounts Receivable	\$82,358.88
	ASSET TOTAL:	<u>\$797,441.36</u>
	TOTAL ASSETS:	<u><u>\$797,441.36</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03025	Security Deposits	\$7,700.00
03310	Prepaid Owner Assessments	\$134,298.58
	LIABILITY TOTAL:	<u>\$141,998.58</u>
	TOTAL LIABILITIES:	<u>\$141,998.58</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$95,482.62
05015	Reserve-Bldg Systems	\$31,955.69
05020	Reserves - Parking	\$27,515.34
05025	Common Windows & Doors	\$7,750.00
05030	Reserves - A/C	\$24,707.00
05035	Reserve-Betterment	\$7,500.00
05045	Reserve-Elevators	\$131,703.71
05050	Reserves - Roof	\$134,545.02
05057	Reserve Interest	\$10,402.67
05070	Reserves-Rec Room-Lobby	\$180,983.00
05075	Reserves-Concrete	\$7,005.55
05080	Reserves-Carport	\$54,968.00
05085	Reserves - Plumbing/Electrical	\$54,402.10
	RESERVES TOTAL:	<u>\$768,920.70</u>
Members Equity		
05510	Prior Year Net Inc./Loss	<u>(\$50,539.66)</u>
	MEMBERS EQUITY TOTAL:	<u>(\$50,539.66)</u>
	Current Year Net Income/(Loss)	(\$62,938.26)

Account #	Account Name	Total
	TOTAL EQUITY:	\$655,442.78
	TOTAL LIABILITIES AND EQUITY:	<u>\$797,441.36</u>

STARLIGHT TOWERS

Run Date: 03/02/2026

Run Time: 09:17 AM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	0.00	0.00	0.00	135,488.00	135,488.00	0.00	541,952.00
06330 Special Assmt. Income	0.00	0.00	0.00	0.00	34,800.00	(34,800.00)	139,200.00
06335 Insurance Assessment	0.00	0.00	0.00	341,216.00	341,124.00	92.00	341,124.00
06340 Late Fee Income	(75.00)	0.00	(75.00)	(75.00)	0.00	(75.00)	0.00
06515 Rental Income	1,400.00	1,200.00	200.00	2,800.00	2,400.00	400.00	14,400.00
Income Total	1,325.00	1,200.00	125.00	479,429.00	513,812.00	(34,383.00)	1,036,676.00
Total Income	1,325.00	1,200.00	125.00	479,429.00	513,812.00	(34,383.00)	1,036,676.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,250.00	2,250.00	0.00	4,500.00	4,500.00	0.00	27,000.00
07020 Accounting Fees	0.00	341.67	341.67	0.00	683.34	683.34	4,100.00
07160 Legal Fees - Collections	0.00	416.66	416.66	0.00	833.32	833.32	5,000.00
07281 Insurance	299,430.19	0.00	(299,430.19)	299,430.19	341,124.00	41,693.81	341,124.00
07282 Worker's Compensation	0.00	0.00	0.00	(816.38)	0.00	816.38	0.00
07320 Office Expense	601.51	250.00	(351.51)	1,545.00	500.00	(1,045.00)	3,000.00
07450 Licenses & Permits	0.00	125.00	125.00	61.25	250.00	188.75	1,500.00
General & Administrative Total	302,281.70	3,383.33	(298,898.37)	304,720.06	347,890.66	43,170.60	381,724.00

Pool

08210 Pool Operation & Mgmt.	1,629.00	583.33	(1,045.67)	2,194.00	1,166.66	(1,027.34)	7,000.00
Pool Total	1,629.00	583.33	(1,045.67)	2,194.00	1,166.66	(1,027.34)	7,000.00

Personnel Expense

08710 Wages Regular/Security	22,595.07	17,750.00	(4,845.07)	42,851.91	35,500.00	(7,351.91)	213,000.00
Personnel Expense Total	22,595.07	17,750.00	(4,845.07)	42,851.91	35,500.00	(7,351.91)	213,000.00

Utilities

08910 Electricity	2,039.97	2,224.58	184.61	4,573.36	4,449.16	(124.20)	26,695.00
08920 Cable T.V.	236.13	225.00	(11.13)	461.69	450.00	(11.69)	2,700.00
08930 Water & Sewer	5,593.45	6,250.00	656.55	10,683.22	12,500.00	1,816.78	75,000.00
08950 Gas	2,990.61	666.67	(2,323.94)	3,506.89	1,333.34	(2,173.55)	8,000.00
08990 Telephone	1,501.19	1,333.33	(167.86)	2,956.28	2,666.66	(289.62)	16,000.00
Utilities Total	12,361.35	10,699.58	(1,661.77)	22,181.44	21,399.16	(782.28)	128,395.00

Maintenance

09005 Building General	49,501.57	5,000.00	(44,501.57)	67,063.61	10,000.00	(57,063.61)	60,000.00
09015 Security Camera	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09020 Grounds Maintenance	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
09030 Elevator Maintenance	0.00	1,333.33	1,333.33	2,573.27	2,666.66	93.39	16,000.00
09090 A/C Maintenance	508.28	500.00	(8.28)	1,016.56	1,000.00	(16.56)	6,000.00
09110 Special Assessment Expenses	44,334.65	0.00	(44,334.65)	49,170.31	0.00	(49,170.31)	0.00
09111 Fire Maintenance	310.10	383.33	73.23	310.10	766.66	456.56	4,600.00
09700 Trash Removal	1,085.90	1,000.00	(85.90)	2,171.80	2,000.00	(171.80)	12,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09710 Pest Control	315.65	833.33	517.68	1,374.95	1,666.66	291.71	10,000.00
Maintenance Total	96,056.15	9,966.65	(86,089.50)	123,680.60	19,933.30	(103,747.30)	119,600.00
Reserve							
09915 Painting	0.00	0.00	0.00	756.75	756.75	0.00	3,027.00
09920 Parking Lot	0.00	0.00	0.00	296.25	296.25	0.00	1,185.00
09930 Betterment	0.00	0.00	0.00	2,500.00	2,500.00	0.00	10,000.00
09935 Roof	0.00	0.00	0.00	9,586.75	9,586.75	0.00	38,347.00
09940 Air Conditioning	0.00	0.00	0.00	2,500.00	2,500.00	0.00	10,000.00
09945 Building Systems	0.00	0.00	0.00	12,500.00	12,500.00	0.00	50,000.00
09950 Elevator	0.00	0.00	0.00	6,013.75	6,013.75	0.00	24,055.00
09965 Concrete	0.00	0.00	0.00	4,835.75	4,835.75	0.00	19,343.00
09990 Reserves - Common Windows & Doors	0.00	0.00	0.00	7,750.00	7,750.00	0.00	31,000.00
Reserve Total	0.00	0.00	0.00	46,739.25	46,739.25	0.00	186,957.00
Total Expense	434,923.27	42,382.89	(392,540.38)	542,367.26	472,629.03	(69,738.23)	1,036,676.00
Net Income	(433,598.27)	(41,182.89)	(392,415.38)	(62,938.26)	41,182.97	(104,121.23)	0.00