

# STARLIGHT TOWERS

Run Date: 04/01/2026  
Run Time: 08:53 AM

## BALANCE SHEET As of: 03/31/2026 Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01006	Valley Bank Operating NEW	\$282,944.27
01014	Valley National Bank Reserve	\$466,140.68
01090	Petty Cash	\$383.25
01310	Accounts Receivable	\$52,729.85
	ASSET TOTAL:	<u>\$802,198.05</u>
	TOTAL ASSETS:	<u><u>\$802,198.05</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	\$134,459.55
	LIABILITY TOTAL:	<u>\$142,159.55</u>
	TOTAL LIABILITIES:	<u>\$142,159.55</u>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05010	Reserves - Painting	\$91,982.62
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	\$11,014.53
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>\$766,032.56</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	<u>(\$50,539.66)</u>
	MEMBERS EQUITY TOTAL:	<u>(\$50,539.66)</u>
	Current Year Net Income/(Loss)	<u>(\$55,454.40)</u>

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL EQUITY:	\$660,038.50
	TOTAL LIABILITIES AND EQUITY:	<u>\$802,198.05</u>

**STARLIGHT TOWERS**  
**INCOME STATEMENT**  
Start: 03/01/2026 | End: 03/31/2026  
Income

Run Date: 04/01/2026  
Run Time: 08:59 AM

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	134,270.00	135,488.00	(1,218.00)	541,952.00
06330 Special Assmt. Income	116,000.00	116,000.00	0.00	116,000.00	150,800.00	(34,800.00)	255,200.00
06335 Insurance Assessment	0.00	0.00	0.00	341,216.00	341,124.00	92.00	341,124.00
06340 Late Fee Income	(25.00)	0.00	(25.00)	1,118.00	0.00	1,118.00	0.00
06515 Rental Income	1,400.00	1,200.00	200.00	4,200.00	3,600.00	600.00	14,400.00
<b>Income Total</b>	<b>117,375.00</b>	<b>117,200.00</b>	<b>175.00</b>	<b>596,804.00</b>	<b>631,012.00</b>	<b>(34,208.00)</b>	<b>1,152,676.00</b>
<b>Total Income</b>	<b>117,375.00</b>	<b>117,200.00</b>	<b>175.00</b>	<b>596,804.00</b>	<b>631,012.00</b>	<b>(34,208.00)</b>	<b>1,152,676.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	2,250.00	2,250.00	0.00	6,750.00	6,750.00	0.00	27,000.00
07020 Accounting Fees	0.00	341.67	341.67	0.00	1,025.01	1,025.01	4,100.00
07160 Legal Fees - Collections	360.00	416.66	56.66	360.00	1,249.98	889.98	5,000.00
07281 Insurance	41,103.00	0.00	(41,103.00)	340,533.19	341,124.00	590.81	341,124.00
07282 Worker's Compensation	0.00	0.00	0.00	(816.38)	0.00	816.38	0.00
07320 Office Expense	1,141.47	250.00	(891.47)	2,686.47	750.00	(1,936.47)	3,000.00
07450 Licenses & Permits	0.00	125.00	125.00	61.25	375.00	313.75	1,500.00
<b>General &amp; Administrative Total</b>	<b>44,854.47</b>	<b>3,383.33</b>	<b>(41,471.14)</b>	<b>349,574.53</b>	<b>351,273.99</b>	<b>1,699.46</b>	<b>381,724.00</b>

**Pool**

08210 Pool Operation & Mgmt.	867.00	583.33	(283.67)	3,061.00	1,749.99	(1,311.01)	7,000.00
<b>Pool Total</b>	<b>867.00</b>	<b>583.33</b>	<b>(283.67)</b>	<b>3,061.00</b>	<b>1,749.99</b>	<b>(1,311.01)</b>	<b>7,000.00</b>

**Personnel Expense**

08710 Wages Regular/Security	24,920.32	17,750.00	(7,170.32)	67,772.23	53,250.00	(14,522.23)	213,000.00
<b>Personnel Expense Total</b>	<b>24,920.32</b>	<b>17,750.00</b>	<b>(7,170.32)</b>	<b>67,772.23</b>	<b>53,250.00</b>	<b>(14,522.23)</b>	<b>213,000.00</b>

**Utilities**

08910 Electricity	2,269.36	2,224.58	(44.78)	6,842.72	6,673.74	(168.98)	26,695.00
08920 Cable T.V.	236.13	225.00	(11.13)	697.82	675.00	(22.82)	2,700.00
08930 Water & Sewer	5,744.70	6,250.00	505.30	16,427.92	18,750.00	2,322.08	75,000.00
08950 Gas	1,568.47	666.67	(901.80)	5,075.36	2,000.01	(3,075.35)	8,000.00
08990 Telephone	131.46	1,333.33	1,201.87	3,087.74	3,999.99	912.25	16,000.00
<b>Utilities Total</b>	<b>9,950.12</b>	<b>10,699.58</b>	<b>749.46</b>	<b>32,131.56</b>	<b>32,098.74</b>	<b>(32.82)</b>	<b>128,395.00</b>

**Maintenance**

09005 Building General	9,339.79	5,000.00	(4,339.79)	76,403.40	15,000.00	(61,403.40)	60,000.00
09015 Security Camera	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
09020 Grounds Maintenance	1,200.00	833.33	(366.67)	1,200.00	2,499.99	1,299.99	10,000.00
09030 Elevator Maintenance	0.00	1,333.33	1,333.33	2,573.27	3,999.99	1,426.72	16,000.00
09090 A/C Maintenance	508.28	500.00	(8.28)	1,524.84	1,500.00	(24.84)	6,000.00
09110 Special Assessment Expenses	16,334.20	116,000.00	99,665.80	65,504.51	116,000.00	50,495.49	116,000.00
09111 Fire Maintenance	560.41	383.33	(177.08)	870.51	1,149.99	279.48	4,600.00
09700 Trash Removal	1,040.90	1,000.00	(40.90)	3,212.70	3,000.00	(212.70)	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	1,690.60	2,499.99	809.39	10,000.00
<b>Maintenance Total</b>	<b>29,299.23</b>	<b>125,966.65</b>	<b>96,667.42</b>	<b>152,979.83</b>	<b>145,899.95</b>	<b>(7,079.88)</b>	<b>235,600.00</b>
<b>Reserve</b>							
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
<b>Reserve Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46,739.25</b>	<b>46,739.25</b>	<b>0.00</b>	<b>186,957.00</b>
<b>Total Expense</b>	<b>109,891.14</b>	<b>158,382.89</b>	<b>48,491.75</b>	<b>652,258.40</b>	<b>631,011.92</b>	<b>(21,246.48)</b>	<b>1,152,676.00</b>
<b>Net Income</b>	<b>7,483.86</b>	<b>(41,182.89)</b>	<b>48,666.75</b>	<b>(55,454.40)</b>	<b>0.08</b>	<b>(55,454.48)</b>	<b>0.00</b>