

STARLIGHT TOWERS

Run Date: 05/01/2026

Run Time: 10:04 AM

BALANCE SHEET

As of: 04/30/2026

Assets

Account #	Account Name	Total
Asset		
01006	Valley Bank Operating NEW	\$31,610.93
01014	Valley National Bank Reserve	\$769,378.81
01090	Petty Cash	\$383.25
01310	Accounts Receivable	\$30,282.98
	ASSET TOTAL:	<u>\$831,655.97</u>
	TOTAL ASSETS:	<u><u>\$831,655.97</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03025	Security Deposits	\$7,700.00
03310	Prepaid Owner Assessments	\$101,951.58
	LIABILITY TOTAL:	<u>\$109,651.58</u>
	TOTAL LIABILITIES:	<u>\$109,651.58</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$92,739.37
05015	Reserve-Bldg Systems	\$44,455.69
05020	Reserves - Parking	\$26,092.89
05025	Common Windows & Doors	\$15,500.00
05030	Reserves - A/C	\$19,207.00
05035	Reserve-Betterment	\$10,000.00
05045	Reserve-Elevators	\$102,733.30
05050	Reserves - Roof	\$144,131.77
05057	Reserve Interest	\$12,324.39
05070	Reserves-Rec Room-Lobby	\$180,983.00
05075	Reserves-Concrete	\$11,841.30
05080	Reserves-Carport	\$54,968.00
05085	Reserves - Plumbing/Electrical	\$54,402.10
	RESERVES TOTAL:	<u>\$769,378.81</u>
Members		
Equity		
05510	Prior Year Net Inc./Loss	<u>(\$34,265.58)</u>
	MEMBERS EQUITY TOTAL:	<u>(\$34,265.58)</u>
	Current Year Net Income/(Loss)	(\$13,108.84)

Account #	Account Name	Total
	TOTAL EQUITY:	\$722,004.39
	TOTAL LIABILITIES AND EQUITY:	<u>\$831,655.97</u>

STARLIGHT TOWERS
INCOME STATEMENT
Start: 04/01/2026 | End: 04/30/2026
Income

Run Date: 05/01/2026
Run Time: 10:06 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	135,487.12	135,488.00	(0.88)	270,975.12	270,976.00	(0.88)	541,952.00
06330 Special Assmt. Income	0.00	0.00	0.00	116,000.00	116,000.00	0.00	232,000.00
06335 Insurance Assessment	0.00	0.00	0.00	341,216.00	341,124.00	92.00	341,124.00
06340 Late Fee Income	552.00	0.00	552.00	1,670.00	0.00	1,670.00	0.00
06515 Rental Income	1,400.00	1,200.00	200.00	5,600.00	4,800.00	800.00	14,400.00
Income Total	137,439.12	136,688.00	751.12	735,461.12	732,900.00	2,561.12	1,129,476.00
Total Income	137,439.12	136,688.00	751.12	735,461.12	732,900.00	2,561.12	1,129,476.00

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	9,000.00	9,000.00	0.00	27,000.00
07020 Accounting Fees	0.00	341.67	341.67	0.00	1,366.68	1,366.68	4,100.00
07160 Legal Fees - Collections	0.00	416.66	416.66	360.00	1,666.64	1,306.64	5,000.00
07281 Insurance	0.00	0.00	0.00	339,716.81	341,124.00	1,407.19	341,124.00
07320 Office Expense	214.29	250.00	35.71	2,900.76	1,000.00	(1,900.76)	3,000.00
07450 Licenses & Permits	61.25	125.00	63.75	122.50	500.00	377.50	1,500.00
General & Administrative Total	2,525.54	3,383.33	857.79	352,100.07	354,657.32	2,557.25	381,724.00
Pool							
08210 Pool Operation & Mgmt.	311.00	583.33	272.33	3,372.00	2,333.32	(1,038.68)	7,000.00
Pool Total	311.00	583.33	272.33	3,372.00	2,333.32	(1,038.68)	7,000.00
Personnel Expense							
08710 Wages Regular/Security	17,521.06	17,750.00	228.94	85,293.29	71,000.00	(14,293.29)	213,000.00
Personnel Expense Total	17,521.06	17,750.00	228.94	85,293.29	71,000.00	(14,293.29)	213,000.00
Utilities							
08910 Electricity	2,393.54	2,224.58	(168.96)	9,236.26	8,898.32	(337.94)	26,695.00
08920 Cable T.V.	236.13	225.00	(11.13)	933.95	900.00	(33.95)	2,700.00
08930 Water & Sewer	5,837.36	6,250.00	412.64	22,265.28	25,000.00	2,734.72	75,000.00
08950 Gas	0.00	666.67	666.67	5,075.36	2,666.68	(2,408.68)	8,000.00
08990 Telephone	1,247.26	1,333.33	86.07	4,335.00	5,333.32	998.32	16,000.00
Utilities Total	9,714.29	10,699.58	985.29	41,845.85	42,798.32	952.47	128,395.00
Maintenance							
09005 Building General	21,072.64	5,000.00	(16,072.64)	49,545.09	20,000.00	(29,545.09)	60,000.00
09015 Security Camera	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
09020 Grounds Maintenance	3,200.00	833.33	(2,366.67)	4,400.00	3,333.32	(1,066.68)	10,000.00
09030 Elevator Maintenance	0.00	1,333.33	1,333.33	2,573.27	5,333.32	2,760.05	16,000.00
09090 A/C Maintenance	508.28	500.00	(8.28)	2,033.12	2,000.00	(33.12)	6,000.00
09110 Special Assessment Expenses	0.00	0.00	0.00	105,435.46	92,800.00	(12,635.46)	92,800.00
09111 Fire Maintenance	620.20	383.33	(236.87)	1,490.71	1,533.32	42.61	4,600.00
09700 Trash Removal	1,040.00	1,000.00	(40.00)	4,252.70	4,000.00	(252.70)	12,000.00
09710 Pest Control	1,059.30	833.33	(225.97)	2,749.90	3,333.32	583.42	10,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Total	27,500.42	9,966.65	(17,533.77)	172,480.25	132,666.60	(39,813.65)	212,400.00
Reserve							
09915 Painting	756.75	756.75	0.00	1,513.50	1,513.50	0.00	3,027.00
09920 Parking Lot	296.25	296.25	0.00	592.50	592.50	0.00	1,185.00
09930 Betterment	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	10,000.00
09935 Roof	9,586.75	9,586.75	0.00	19,173.50	19,173.50	0.00	38,347.00
09940 Air Conditioning	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	10,000.00
09945 Building Systems	12,500.00	12,500.00	0.00	25,000.00	25,000.00	0.00	50,000.00
09950 Elevator	6,013.75	6,013.75	0.00	12,027.50	12,027.50	0.00	24,055.00
09965 Concrete	4,835.75	4,835.75	0.00	9,671.50	9,671.50	0.00	19,343.00
09990 Reserves - Common Windows & Doors	7,750.00	7,750.00	0.00	15,500.00	15,500.00	0.00	31,000.00
Reserve Total	46,739.25	46,739.25	0.00	93,478.50	93,478.50	0.00	186,957.00
Total Expense	104,311.56	89,122.14	(15,189.42)	748,569.96	696,934.06	(51,635.90)	1,129,476.00
Net Income	33,127.56	47,565.86	(14,438.30)	(13,108.84)	35,965.94	(49,074.78)	0.00