

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

February 28, 2026

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 411,861	\$ -0-	\$ -0-
Operating Investment	109,338	-0-	-0-
Reserve Money Market	-0-	35,080	-0-
Morgan Stanley	-0-	2,984,450	-0-
Garage Fund Account	-0-	-0-	174,711
Garage Fund CD's	-0-	-0-	-0-
Bill.com Clearing Account	5,275	-0-	-0-
Accounts Receivable-Residential Dues	236,567	-0-	-0-
Accounts Receivable-Commercial Dues	-0-	-0-	-0-
Accounts Receivable-Other	-0-	-0-	-0-
Accounts Receivable-PVNC Billbacks	-0-	-0-	-0-
Accounts Receivable-Commercial Billbacks	90,781	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Credit Losses	-0-	-0-	-0-
Prepaid Expense	343,158	-0-	-0-
Prepaid Taxes	47,733	-0-	-0-
Due from (to) Operating Fund	(16,009)	100,061	(84,053)
Property, Plant & Equipment	105,413	-0-	-0-
Accumulated Depreciation	(105,413)	-0-	-0-
TOTAL ASSETS	<u>\$ 1,228,704</u>	<u>\$ 3,119,591</u>	<u>\$ 90,658</u>

LIABILITIES AND FUND BALANCES

LIABILITIES			
Accounts Payable	\$ 471,977	\$ 6,000	\$ -0-
Accounts Payable - Other	7,802	-0-	-0-
Deferred Revenue - Residential Dues	82,626	-0-	-0-
Deferred Revenue - Reserve	51,711	-0-	-0-
Deferred Revenue - Cost Center	135,551	-0-	-0-
Deferred Revenue - Commercial Dues	47,928	-0-	-0-
Deferred Revenue - Special Assessment	-0-	-0-	-0-
Deferred Revenue - Parking Assessment	10,942	-0-	-0-
Deferred Revenue	8,351	-0-	-0-
Dues Paid In Advance	44,925	-0-	-0-
Deposits	-0-	-0-	-0-
Insurance Proceeds	-0-	-0-	-0-
Income Taxes Payable	-0-	-0-	-0-
Use Tax Payable	-0-	-0-	-0-
Non Resident Vendor Withholding	-0-	-0-	-0-
TOTAL LIABILITIES	<u>861,813</u>	<u>6,000</u>	<u>-0-</u>
Beg. Fund Balances	176,654	2,970,324	212,777
Net Revenue Over (Under) Expenses	190,237	143,267	(122,119)
TOTAL FUND BALANCES	<u>366,891</u>	<u>3,113,591</u>	<u>90,658</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,228,704</u>	<u>\$ 3,119,591</u>	<u>\$ 90,658</u>

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

22 STATION OWNERS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended February 28, 2026

And Year-to-Date Period July 1, 2025 to February 28, 2026

See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Residential Assessments	\$ 82,626	\$ 82,626	\$ 661,010	\$ 661,010	\$ -0-	\$ 991,515
Commercial Assessments	34,277	34,277	274,212	274,212	-0-	411,318
Residential Cost Center Assessments	135,551	135,551	1,084,407	1,084,407	-0-	1,626,610
Commercial Cost Center Assessments	13,652	13,652	109,214	109,213	1	163,820
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	1,947	-0-	7,926	-0-	7,926	-0-
Miscellaneous Income	428	-0-	4,642	-0-	4,642	-0-
Master Association Upper Level Garage	5,867	5,867	46,935	46,935	-0-	70,402
Master Association Snow Melt Contribution	2,484	2,484	19,874	19,874	-0-	29,811
Residential Billbacks	-0-	-0-	28,064	-0-	28,064	-0-
Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	29	-0-	2,126	-0-	2,126	-0-
TOTAL REVENUE	276,861	274,457	2,238,410	2,195,651	42,759	3,293,476
UTILITIES & MAINTENANCE						
Utilities - Electricity	71,718	69,062	384,599	518,570	133,971	745,000
Utilities - Gas	33,249	42,945	191,893	235,025	43,132	350,000
Utilities - Water	16,169	14,167	129,351	113,333	(16,018)	195,000
Utilities - Sewer/Septic	8,557	7,917	68,458	63,333	(5,125)	95,000
Utilities - Cable TV	1,655	1,667	12,974	13,333	359	20,000
Maintenance - Elevators & Security	2,701	2,500	20,648	20,000	(648)	30,000
Maintenance - Elevator Repair	1,304	417	3,607	3,333	(274)	5,000
Maintenance - Roof	146	2,500	2,020	20,000	17,980	30,000
Maintenance - Lighting	246	417	3,985	3,333	(652)	5,000
Maintenance - Painting/Staining	455	-0-	274,968	90,000	(184,968)	150,000
Maintenance - Fire System	464	-0-	5,279	7,500	2,221	15,000
Maintenance - Boiler	292	-0-	10,697	10,000	(697)	20,000
Maintenance - Plumbing	2,138	-0-	16,452	12,500	(3,952)	25,000
Maintenance - HVAC	292	1,250	11,835	10,000	(1,835)	15,000
Maintenance - Spa/Areas	2,648	-0-	13,161	12,500	(661)	25,000
Maintenance - Snow Removal	27,904	20,000	58,723	60,000	1,277	80,000
Maintenance - Contracts	650	219	5,148	1,754	(3,394)	2,631
Maintenance - Landscaping	-0-	-0-	520	15,000	14,480	15,000
Maintenance - Window Cleaning	-0-	-0-	12,163	10,000	(2,163)	20,000
Maintenance - Pest Control	241	1,250	14,197	10,000	(4,197)	15,000
Maintenance - Supplies	5,439	2,500	12,395	20,000	7,605	30,000
Maintenance - Miscellaneous	343	1,250	4,617	10,000	5,383	15,000
Maintenance - Unit Repairs	-0-	208	-0-	1,667	1,667	2,500
Maintenance - Windows & Doors	-0-	1,250	6,829	10,000	3,171	15,000
Residential Owner Expense	73	-0-	24,600	-0-	(24,600)	-0-
Reserve Study	-0-	-0-	-0-	-0-	-0-	-0-
Insurance Work	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL UTIL & MAINTENANCE	176,684	169,519	1,289,119	1,271,181	(17,938)	1,920,131
GENERAL & ADMINISTRATIVE						
Management	29,500	29,583	235,485	236,667	1,182	355,000
Insurance	59,569	77,500	477,021	620,000	142,979	930,000
Legal	2,561	-0-	8,545	15,000	6,455	30,000
Accounting	2,035	2,775	26,419	28,900	2,481	40,000
License & Inspection Fees	-0-	3,600	9,111	10,264	1,153	15,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	169	167	1,962	1,333	(629)	2,000
Telephone	-0-	-0-	-0-	-0-	-0-	-0-
Memberships	-0-	-0-	-0-	-0-	-0-	-0-
Annual Meeting	-0-	-0-	511	1,500	989	1,500
Board Expense	-0-	-0-	-0-	-0-	-0-	-0-
Miscellaneous Expense	-0-	-0-	-0-	-0-	-0-	-0-
	93,834	113,625	759,054	913,664	154,610	1,373,500
OTHER						
Credit Loss	-0-	-0-	-0-	-0-	-0-	-0-
Franchise Taxes	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	-0-	-0-	-0-	-0-	-0-	-0-
Contingency	-0-	-0-	-0-	-0-	-0-	-0-
	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL EXPENSES	270,518	283,144	2,048,173	2,184,845	136,672	3,293,631
NET REVENUE OVER (UNDER) EXPENSES	6,343	(8,687)	190,237	10,806	179,431	(155)

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.
SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

22 STATION OWNERS ASSOCIATION

STATEMENT OF REPLACEMENT RESERVE FUND REVENUE & EXPENSES

For the Month Ended February 28, 2026

And Year-to-Date Period July 1, 2025 to February 28, 2026

See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Reserve Allocation	\$ 51,711	\$ 51,711	\$ 413,685	\$ 413,685	\$ -0-	\$ 620,528
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	6,503	991	59,719	7,930	51,789	11,895
TOTAL REVENUE	58,214	52,702	473,404	421,615	51,789	632,423
EXPENSES						
Communication	-0-	-0-	-0-	-0-	-0-	51,603
Decks	-0-	-0-	-0-	-0-	-0-	-0-
Decorator Items	-0-	-0-	22,929	20,641	(2,288)	20,641
Doors	-0-	-0-	3,555	3,740	185	44,894
Electrical	-0-	-0-	3,253	3,500	247	48,711
Elevators	-0-	-0-	-0-	-0-	-0-	347,931
Floor Covering/Treatment	-0-	-0-	179,693	180,000	307	223,186
Furnishings/Equipment	-0-	-0-	-0-	-0-	-0-	47,546
Game Equipment	-0-	-0-	-0-	-0-	-0-	-0-
Hotwater Systems	6,000	6,000	40,162	40,155	(7)	679,572
HVAC	-0-	-0-	734	-0-	(734)	-0-
Hydronics	-0-	-0-	-0-	-0-	-0-	-0-
Miscellaneous Equipment	-0-	-0-	-0-	-0-	-0-	15,481
Misc. Wood Replacement	-0-	-0-	-0-	-0-	-0-	6,192
Roofing	-0-	-0-	1,212	1,200	(12)	76,894
Security System	-0-	-0-	-0-	-0-	-0-	-0-
Signage	-0-	-0-	-0-	-0-	-0-	32,093
Spa/Areas	-0-	-0-	4,697	4,680	(17)	6,605
Windows	-0-	-0-	66,235	-0-	(66,235)	-0-
Plumbing	-0-	-0-	-0-	-0-	-0-	4,644
Structural	-0-	-0-	-0-	4,000	4,000	67,084
Pumps/Motors/Filters	-0-	-0-	5,912	-0-	(5,912)	-0-
Snow Melt System	-0-	-0-	-0-	-0-	-0-	51,906
Fire System	-0-	-0-	-0-	-0-	-0-	-0-
Irrigation	-0-	-0-	435	365	(70)	5,087
Building Management Control Systems	-0-	-0-	-0-	-0-	-0-	1,548
Reserve Study	-0-	-0-	1,320	-0-	(1,320)	-0-
Construction Defect-Legal	-0-	-0-	-0-	-0-	-0-	-0-
Construction Defect-Inspections	-0-	-0-	-0-	-0-	-0-	-0-
Construction Defect-Remedial Work	-0-	-0-	-0-	-0-	-0-	-0-
Bank Service Charges	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL EXPENSES	6,000	6,000	330,137	258,281	(71,856)	1,731,618
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 52,214	\$ 46,702	\$ 143,267	\$ 163,334	\$ (20,067)	\$ (1,099,195)

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.
SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

22 STATION OWNERS ASSOCIATION

STATEMENT OF PARKING RESERVE FUND REVENUE AND EXPENSES

For the Month Ended February 28, 2026
And Year-to-Date Period July 1, 2025 to February 28, 2026
See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Parking Unit Assessment	\$ 4,527	\$ 4,527	\$ 36,219	\$ 36,219	\$ -0-	\$ 54,328
Interest Income	468	114	4,431	911	3,520	1,367
TOTAL REVENUE	4,995	4,641	40,650	37,130	3,520	55,695
EXPENSES						
Electrical	-0-	-0-	3,433	3,433	-0-	7,501
Fire System	-0-	-0-	-0-	-0-	-0-	3,904
Pumps/Motors/Filters	-0-	-0-	568	500	(68)	9,658
Security	-0-	-0-	-0-	-0-	-0-	4,110
Sensor Devices	1,332	-0-	2,751	1,233	(1,518)	1,233
Specialty Coatings	-0-	-0-	-0-	-0-	-0-	-0-
EV Charging	-0-	-0-	-0-	-0-	-0-	-0-
Structural	116,713	-0-	152,786	17,981	(134,805)	17,981
Garage Door	-0-	-0-	1,911	-0-	(1,911)	-0-
Garage Cleaning	-0-	-0-	-0-	-0-	-0-	12,330
Other Parking Reserve	-0-	-0-	1,320	1,320	-0-	21,269
Insurance	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL EXPENSES	118,045	-0-	162,769	24,467	(138,302)	77,986
NET REVENUE OVER (UNDER) EXPENSES	\$ (113,050)	\$ 4,641	\$ (122,119)	\$ 12,663	\$ (134,782)	\$ (22,291)

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.
SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.