

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

June 30, 2026

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 330,710	\$ -0-	\$ -0-
Operating Investment	363,327	-0-	-0-
Reserve Money Market	-0-	48,523	-0-
Morgan Stanley	-0-	3,586,430	-0-
Garage Fund Account	-0-	-0-	176,752
Garage Fund CD's	-0-	-0-	-0-
Bill.com Clearing Account	24,244	-0-	-0-
Accounts Receivable-Residential Dues	37,932	-0-	-0-
Accounts Receivable-Commercial Dues	-0-	-0-	-0-
Accounts Receivable-Other	200	-0-	-0-
Accounts Receivable-PVNC Billbacks	121,180	-0-	-0-
Accounts Receivable-Commercial Billbacks	99,519	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Credit Losses	-0-	-0-	-0-
Prepaid Expense	11,493	-0-	-0-
Prepaid Taxes	51,783	-0-	-0-
Due from (to) Operating Fund	(48,753)	3,063	45,691
Property, Plant & Equipment	105,413	-0-	-0-
Accumulated Depreciation	(105,413)	-0-	-0-
TOTAL ASSETS	<u>\$ 991,635</u>	<u>\$ 3,638,016</u>	<u>\$ 222,443</u>

LIABILITIES AND FUND BALANCES

LIABILITIES			
Accounts Payable	\$ 413,883	\$ 592,562	\$ -0-
Accounts Payable - Other	32,368	-0-	-0-
Deferred Revenue - Residential Dues	-0-	-0-	-0-
Deferred Revenue - Reserve	-0-	-0-	-0-
Deferred Revenue - Cost Center	-0-	-0-	-0-
Deferred Revenue - Commercial Dues	-0-	-0-	-0-
Deferred Revenue - Special Assessment	-0-	-0-	-0-
Deferred Revenue - Parking Assessment	-0-	-0-	-0-
Deferred Revenue	-0-	-0-	-0-
Dues Paid In Advance	332,269	-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>778,520</u>	<u>592,562</u>	<u>-0-</u>
Beg. Fund Balances	176,654	2,970,324	212,777
Net Revenue Over (Under) Expenses	36,461	75,130	9,666
TOTAL FUND BALANCES	<u>213,115</u>	<u>3,045,454</u>	<u>222,443</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 991,635</u>	<u>\$ 3,638,016</u>	<u>\$ 222,443</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 June 30, 2026
And Year-to-Date Period July 1, 2025 to June 30, 2026
See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Residential Assessments	\$ 57,626	\$ 57,626	\$ 941,516	\$ 941,515	\$ 1	\$ 941,515
Commercial Assessments	34,277	34,277	411,319	411,318	1	411,318
Residential Cost Center Assessments	45,551	45,551	1,356,610	1,356,610	-0-	1,356,610
Commercial Cost Center Assessments	13,652	13,652	163,821	163,820	1	163,820
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	(432)	-0-	11,018	-0-	11,018	-0-
Miscellaneous Income	628	-0-	6,855	-0-	6,855	-0-
Master Association Upper Level Garage	5,867	5,867	70,402	70,402	-0-	70,402
Master Association Snow Melt Contribution	2,484	2,484	29,811	29,811	-0-	29,811
Residential Billbacks	4,691	-0-	33,727	-0-	33,727	-0-
Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	755	-0-	4,667	-0-	4,667	-0-
TOTAL REVENUE	165,099	159,457	3,029,746	2,973,476	56,270	2,973,476
UTILITIES & MAINTENANCE						
Utilities - Electricity	52,748	61,851	584,794	745,000	160,206	745,000
Utilities - Gas	15,603	18,340	266,693	350,000	83,307	350,000
Utilities - Water	26,809	39,167	204,667	195,000	(9,667)	195,000
Utilities - Sewer/Septic	8,557	7,917	102,687	95,000	(7,687)	95,000
Utilities - Cable TV	1,655	1,667	19,668	20,000	332	20,000
Maintenance - Elevators & Security	5,734	2,500	39,102	30,000	(9,102)	30,000
Maintenance - Elevator Repair	(1,503)	417	2,105	5,000	2,895	5,000
Maintenance - Roof	2,600	2,500	5,131	30,000	24,869	30,000
Maintenance - Lighting	292	417	5,007	5,000	(7)	5,000
Maintenance - Painting/Staining	1,168	30,000	336,411	150,000	(186,411)	150,000
Maintenance - Fire System	282	3,750	7,340	15,000	7,660	15,000
Maintenance - Boiler	1,606	5,000	12,449	20,000	7,551	20,000
Maintenance - Plumbing	1,555	6,250	21,414	25,000	3,586	25,000
Maintenance - HVAC	1,241	1,250	15,233	15,000	(233)	15,000
Maintenance - Spa/Areas	1,099	6,250	17,353	25,000	7,647	25,000
Maintenance - Snow Removal	-0-	-0-	74,702	80,000	5,298	80,000
Maintenance - Contracts	(557)	219	6,541	2,631	(3,910)	2,631
Maintenance - Landscaping	4,025	-0-	4,545	15,000	10,455	15,000
Maintenance - Window Cleaning	-0-	-0-	25,523	20,000	(5,523)	20,000
Maintenance - Pest Control	246	1,250	15,174	15,000	(174)	15,000
Maintenance - Supplies	246	2,500	16,653	30,000	13,347	30,000
Maintenance - Miscellaneous	641	1,250	10,704	15,000	4,296	15,000
Maintenance - Unit Repairs	-0-	208	-0-	2,500	2,500	2,500
Maintenance - Windows & Doors	24,989	1,250	32,402	15,000	(17,402)	15,000
Residential Owner Expense	5,567	-0-	32,430	-0-	(32,430)	-0-
Reserve Study	-0-	-0-	-0-	-0-	-0-	-0-
Insurance Work	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL UTIL & MAINTENANCE	154,603	193,953	1,858,728	1,920,131	61,403	1,920,131
GENERAL & ADMINISTRATIVE						
Management	26,427	29,583	347,337	355,000	7,663	355,000
Insurance	59,569	77,500	715,822	930,000	214,178	930,000
Legal	1,750	7,500	18,335	30,000	11,665	30,000
Accounting	2,858	2,775	37,016	40,000	2,984	40,000
License & Inspection Fees	-0-	-0-	12,887	15,000	2,113	15,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	281	167	2,649	2,000	(649)	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-
	90,885	117,525	1,134,557	1,373,500	238,943	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	245,488	311,478	2,993,285	3,293,631	300,346	3,293,631
NET REVENUE OVER (UNDER) EXPENSES	(80,389)	(152,021)	36,461	(320,155)	356,616	(320,155)

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 June 30, 2026
And Year-to-Date Period July 1, 2025 to June 30, 2026
See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Reserve Allocation	\$ 166,711	\$ 166,711	\$ 940,528	\$ 940,528	\$ -0-	\$ 940,528
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	9,389	991	95,145	11,895	83,250	11,895
TOTAL REVENUE	176,100	167,702	1,035,673	952,423	83,250	952,423
EXPENSES						
Communication	4,850	51,603	4,850	51,603	46,753	51,603
Decks	-0-	-0-	-0-	-0-	-0-	-0-
Decorator Items	-0-	-0-	22,929	20,641	(2,288)	20,641
Doors	418	41,154	3,974	44,894	40,920	44,894
Electrical	-0-	41,411	6,979	48,711	41,732	48,711
Elevators	-0-	345,701	2,230	347,931	345,701	347,931
Floor Covering/Treatment	-0-	43,186	179,693	223,186	43,493	223,186
Furnishings/Equipment	-0-	44,846	2,657	47,546	44,889	47,546
Game Equipment	-0-	-0-	-0-	-0-	-0-	-0-
Hotwater Systems	586,502	613,417	652,782	679,572	26,790	679,572
HVAC	-0-	-0-	734	-0-	(734)	-0-
Hydronics	-0-	-0-	-0-	-0-	-0-	-0-
Miscellaneous Equipment	-0-	15,481	-0-	15,481	15,481	15,481
Misc. Wood Replacement	-0-	6,192	-0-	6,192	6,192	6,192
Roofing	-0-	75,694	1,212	76,894	75,682	76,894
Security System	-0-	-0-	-0-	-0-	-0-	-0-
Signage	-0-	32,093	-0-	32,093	32,093	32,093
Spa/Areas	791	975	6,432	6,605	173	6,605
Windows	-0-	-0-	68,404	-0-	(68,404)	-0-
Plumbing	-0-	4,644	-0-	4,644	4,644	4,644
Structural	-0-	63,084	-0-	67,084	67,084	67,084
Pumps/Motors/Filters	-0-	-0-	5,912	-0-	(5,912)	-0-
Snow Melt System	-0-	51,906	-0-	51,906	51,906	51,906
Fire System	-0-	-0-	-0-	-0-	-0-	-0-
Irrigation	-0-	4,722	435	5,087	4,652	5,087
Building Management Control Systems	-0-	1,548	-0-	1,548	1,548	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	592,561	1,437,657	960,543	1,731,618	771,075	1,731,618
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ (416,461)	\$ (1,269,955)	\$ 75,130	\$ (779,195)	\$ 854,325	\$ (779,195)

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 June 30, 2026
And Year-to-Date Period July 1, 2025 to June 30, 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	\$ 54,328	\$ 54,328	\$ -0-	\$ 54,328
Interest Income	503	114	6,473	1,367	5,106	1,367
TOTAL REVENUE	5,030	4,641	60,801	55,695	5,106	55,695
EXPENSES						
Electrical	-0-	4,068	3,433	7,501	4,068	7,501
Fire System	-0-	3,904	-0-	3,904	3,904	3,904
Pumps/Motors/Filters	-0-	9,158	568	9,658	9,090	9,658
Security	-0-	4,110	-0-	4,110	4,110	4,110
Sensor Devices	-0-	-0-	2,751	1,233	(1,518)	1,233
Specialty Coatings	876	-0-	876	-0-	(876)	-0-
EV Charging	-0-	-0-	-0-	-0-	-0-	-0-
Structural	(66,704)	-0-	39,176	17,981	(21,195)	17,981
Garage Door	-0-	-0-	3,011	-0-	(3,011)	-0-
Garage Cleaning	-0-	12,330	-0-	12,330	12,330	12,330
Other Parking Reserve	-0-	19,949	1,320	21,269	19,949	21,269
Insurance	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL EXPENSES	(65,828)	53,519	51,135	77,986	26,851	77,986
NET REVENUE OVER (UNDER) EXPENSES	\$ 70,858	\$ (48,878)	\$ 9,666	\$ (22,291)	\$ 31,957	\$ (22,291)

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