

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

March 31, 2026

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 198,683	\$ -0-	\$ -0-
Operating Investment	136,383	-0-	-0-
Reserve Money Market	-0-	25,467	-0-
Morgan Stanley	-0-	3,096,397	-0-
Garage Fund Account	-0-	-0-	175,228
Garage Fund CD's	-0-	-0-	-0-
Bill.com Clearing Account	25,796	-0-	-0-
Accounts Receivable-Residential Dues	205,616	-0-	-0-
Accounts Receivable-Commercial Dues	-0-	-0-	-0-
Accounts Receivable-Other	-0-	-0-	-0-
Accounts Receivable-PVNC Billbacks	65,341	-0-	-0-
Accounts Receivable-Commercial Billbacks	144,797	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Credit Losses	-0-	-0-	-0-
Prepaid Expense	261,194	-0-	-0-
Prepaid Taxes	47,733	-0-	-0-
Due from (to) Operating Fund	(89,682)	48,351	41,331
Property, Plant & Equipment	105,413	-0-	-0-
Accumulated Depreciation	(105,413)	-0-	-0-
TOTAL ASSETS	<u>\$ 995,861</u>	<u>\$ 3,170,215</u>	<u>\$ 216,559</u>

LIABILITIES AND FUND BALANCES

LIABILITIES			
Accounts Payable	\$ 342,173	\$ 10,164	\$ -0-
Accounts Payable - Other	2,126	-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	6,414	-0-	-0-
Deferred Revenue	-0-	-0-	-0-
Dues Paid In Advance	218,641	-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>569,354</u>	<u>10,164</u>	<u>-0-</u>
Beg. Fund Balances	176,654	2,970,324	212,777
Net Revenue Over (Under) Expenses	249,853	189,727	3,782
TOTAL FUND BALANCES	<u>426,507</u>	<u>3,160,051</u>	<u>216,559</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 995,861</u>	<u>\$ 3,170,215</u>	<u>\$ 216,559</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 March 31, 2026

And Year-to-Date Period July 1, 2025 to March 31, 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	\$ 743,637	\$ 743,636	\$ 1	\$ 991,515
Commercial Assessments	34,277	34,277	308,489	308,489	-0-	411,318
Residential Cost Center Assessments	135,551	135,551	1,219,958	1,219,958	-0-	1,626,610
Commercial Cost Center Assessments	13,652	13,652	122,866	122,865	1	163,820
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	264	-0-	8,190	-0-	8,190	-0-
Miscellaneous Income	428	-0-	5,070	-0-	5,070	-0-
Master Association Upper Level Garage	5,867	5,867	52,801	52,802	(1)	70,402
Master Association Snow Melt Contribution	2,484	2,484	22,358	22,358	-0-	29,811
Residential Billbacks	-0-	-0-	28,064	-0-	28,064	-0-
Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	467	-0-	2,592	-0-	2,592	-0-
TOTAL REVENUE	275,616	274,457	2,514,025	2,470,108	43,917	3,293,476
UTILITIES & MAINTENANCE						
Utilities - Electricity	51,470	60,941	436,069	579,511	143,442	745,000
Utilities - Gas	26,891	40,950	218,784	275,975	57,191	350,000
Utilities - Water	16,169	14,167	145,520	127,500	(18,020)	195,000
Utilities - Sewer/Septic	8,557	7,917	77,015	71,250	(5,765)	95,000
Utilities - Cable TV	1,728	1,667	14,702	15,000	298	20,000
Maintenance - Elevators & Security	2,701	2,500	23,350	22,500	(850)	30,000
Maintenance - Elevator Repair	-0-	417	3,607	3,750	143	5,000
Maintenance - Roof	-0-	2,500	2,020	22,500	20,480	30,000
Maintenance - Lighting	73	417	4,058	3,750	(308)	5,000
Maintenance - Painting/Staining	146	-0-	275,114	90,000	(185,114)	150,000
Maintenance - Fire System	-0-	3,750	5,279	11,250	5,971	15,000
Maintenance - Boiler	-0-	5,000	10,697	15,000	4,303	20,000
Maintenance - Plumbing	365	6,250	16,817	18,750	1,933	25,000
Maintenance - HVAC	517	1,250	12,353	11,250	(1,103)	15,000
Maintenance - Spa/Areas	1,312	6,250	14,473	18,750	4,277	25,000
Maintenance - Snow Removal	7,604	20,000	66,327	80,000	13,673	80,000
Maintenance - Contracts	650	219	5,798	1,973	(3,825)	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	14,438	11,250	(3,188)	15,000
Maintenance - Supplies	255	2,500	12,650	22,500	9,850	30,000
Maintenance - Miscellaneous	343	1,250	4,960	11,250	6,290	15,000
Maintenance - Unit Repairs	-0-	208	-0-	1,875	1,875	2,500
Maintenance - Windows & Doors	438	1,250	7,267	11,250	3,983	15,000
Residential Owner Expense	292	-0-	24,892	-0-	(24,892)	-0-
Reserve Study	-0-	-0-	-0-	-0-	-0-	-0-
Insurance Work	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL UTIL & MAINTENANCE	119,752	180,653	1,408,873	1,451,834	42,961	1,920,131
GENERAL & ADMINISTRATIVE						
Management	29,500	29,583	264,985	266,250	1,265	355,000
Insurance	59,569	77,500	536,590	697,500	160,910	930,000
Legal	3,610	7,500	12,155	22,500	10,345	30,000
Accounting	3,435	2,775	29,854	31,675	1,821	40,000
License & Inspection Fees	-0-	-0-	9,111	10,264	1,153	15,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	131	167	2,093	1,500	(593)	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-
	96,245	117,525	855,299	1,031,189	175,890	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	215,997	298,178	2,264,172	2,483,023	218,851	3,293,631
NET REVENUE OVER (UNDER) EXPENSES	59,619	(23,721)	249,853	(12,915)	262,768	(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 March 31, 2026
And Year-to-Date Period July 1, 2025 to March 31, 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	\$ 465,396	\$ 465,396	\$ -0-	\$ 620,528
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	8,525	991	68,244	8,921	59,323	11,895
TOTAL REVENUE	60,236	52,702	533,640	474,317	59,323	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	3,726	3,800	6,979	7,300	321	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	10,050	10,000	50,212	50,155	(57)	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	13,776	13,800	343,913	272,081	(71,832)	1,731,618
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 46,460	\$ 38,902	\$ 189,727	\$ 202,236	\$ (12,509)	\$ (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 March 31, 2026

And Year-to-Date Period July 1, 2025 to March 31, 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	\$ 40,746	\$ 40,746	\$ -0-	\$ 54,328
Interest Income	518	114	4,949	1,025	3,924	1,367
TOTAL REVENUE	5,045	4,641	45,695	41,771	3,924	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	-0-	-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	(120,856)	-0-	31,930	17,981	(13,949)	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	(120,856)	-0-	41,913	24,467	(17,446)	77,986
NET REVENUE OVER (UNDER) EXPENSES	\$ 125,901	\$ 4,641	\$ 3,782	\$ 17,304	\$ (13,522)	\$ (22,291)

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