

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

April 30, 2026

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 492,537	\$ -0-	\$ -0-
Operating Investment	387,037	-0-	-0-
Reserve Money Market	-0-	13,075	-0-
Morgan Stanley	-0-	3,104,850	-0-
Garage Fund Account	-0-	-0-	175,731
Garage Fund CD's	-0-	-0-	-0-
Bill.com Clearing Account	148,186	-0-	-0-
Accounts Receivable-Residential Dues	265,420	-0-	-0-
Accounts Receivable-Commercial Dues	-0-	-0-	-0-
Accounts Receivable-Other	-0-	-0-	-0-
Accounts Receivable-PVNC Billbacks	114,647	-0-	-0-
Accounts Receivable-Commercial Billbacks	77,782	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Credit Losses	-0-	-0-	-0-
Prepaid Expense	176,591	-0-	-0-
Prepaid Taxes	47,733	-0-	-0-
Due from (to) Operating Fund	(266,833)	190,061	76,771
Property, Plant & Equipment	105,413	-0-	-0-
Accumulated Depreciation	(105,413)	-0-	-0-
TOTAL ASSETS	<u>\$ 1,443,100</u>	<u>\$ 3,307,986</u>	<u>\$ 252,502</u>

LIABILITIES AND FUND BALANCES

LIABILITIES			
Accounts Payable	\$ 358,761	\$ 6,944	\$ -0-
Accounts Payable - Other	3,504	-0-	-0-
Deferred Revenue - Residential Dues	165,253	-0-	-0-
Deferred Revenue - Reserve	103,421	-0-	-0-
Deferred Revenue - Cost Center	271,102	-0-	-0-
Deferred Revenue - Commercial Dues	95,857	-0-	-0-
Deferred Revenue - Special Assessment	-0-	-0-	-0-
Deferred Revenue - Parking Assessment	9,055	-0-	-0-
Deferred Revenue	16,702	-0-	-0-
Dues Paid In Advance	22,155	-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>1,045,810</u>	<u>6,944</u>	<u>-0-</u>
Beg. Fund Balances	176,654	2,970,324	212,777
Net Revenue Over (Under) Expenses	220,636	330,718	39,725
TOTAL FUND BALANCES	<u>397,290</u>	<u>3,301,042</u>	<u>252,502</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,443,100</u>	<u>\$ 3,307,986</u>	<u>\$ 252,502</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 April 30, 2026
And Year-to-Date Period July 1, 2025 to April 30, 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	\$ 826,263	\$ 826,263	\$ -0-	\$ 991,515
Commercial Assessments	34,277	34,277	342,766	342,765	1	411,318
Residential Cost Center Assessments	45,551	45,551	1,265,509	1,265,508	1	1,356,610
Commercial Cost Center Assessments	13,652	13,652	136,517	136,517	-0-	163,820
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	212	-0-	8,403	-0-	8,403	-0-
Miscellaneous Income	728	-0-	5,798	-0-	5,798	-0-
Master Association Upper Level Garage	5,867	5,867	58,668	58,668	-0-	70,402
Master Association Snow Melt Contribution	2,484	2,484	24,843	24,843	-0-	29,811
Residential Billbacks	972	-0-	29,036	-0-	29,036	-0-
Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	654	-0-	3,246	-0-	3,246	-0-
TOTAL REVENUE	187,023	184,457	2,701,049	2,654,564	46,485	3,023,476
UTILITIES & MAINTENANCE						
Utilities - Electricity	42,973	56,173	479,042	635,684	156,642	745,000
Utilities - Gas	23,327	29,995	242,111	305,970	63,859	350,000
Utilities - Water	16,169	14,167	161,689	141,667	(20,022)	195,000
Utilities - Sewer/Septic	8,557	7,917	85,573	79,167	(6,406)	95,000
Utilities - Cable TV	1,655	1,667	16,358	16,667	309	20,000
Maintenance - Elevators & Security	5,567	2,500	28,917	25,000	(3,917)	30,000
Maintenance - Elevator Repair	-0-	417	3,607	4,167	560	5,000
Maintenance - Roof	219	2,500	2,239	25,000	22,761	30,000
Maintenance - Lighting	438	417	4,496	4,167	(329)	5,000
Maintenance - Painting/Staining	-0-	-0-	275,114	90,000	(185,114)	150,000
Maintenance - Fire System	1,780	-0-	7,059	11,250	4,191	15,000
Maintenance - Boiler	146	-0-	10,843	15,000	4,157	20,000
Maintenance - Plumbing	1,606	-0-	18,423	18,750	327	25,000
Maintenance - HVAC	1,128	1,250	13,481	12,500	(981)	15,000
Maintenance - Spa/Areas	950	-0-	15,423	18,750	3,327	25,000
Maintenance - Snow Removal	8,375	-0-	74,702	80,000	5,298	80,000
Maintenance - Contracts	650	219	6,448	2,193	(4,255)	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	244	1,250	14,682	12,500	(2,182)	15,000
Maintenance - Supplies	2,979	2,500	15,629	25,000	9,371	30,000
Maintenance - Miscellaneous	3,828	1,250	8,788	12,500	3,712	15,000
Maintenance - Unit Repairs	-0-	208	-0-	2,083	2,083	2,500
Maintenance - Windows & Doors	73	1,250	7,340	12,500	5,160	15,000
Residential Owner Expense	-0-	-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	120,664	123,680	1,529,539	1,575,515	45,976	1,920,131
GENERAL & ADMINISTRATIVE						
Management	29,500	29,583	294,484	295,833	1,349	355,000
Insurance	60,094	77,500	596,684	775,000	178,316	930,000
Legal	3,695	-0-	15,850	22,500	6,650	30,000
Accounting	2,163	2,775	32,017	34,450	2,433	40,000
License & Inspection Fees	-0-	-0-	9,111	10,264	1,153	15,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	124	167	2,217	1,667	(550)	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-
	95,576	110,025	950,874	1,141,214	190,340	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	216,240	233,705	2,480,413	2,716,729	236,316	3,293,631
NET REVENUE OVER (UNDER) EXPENSES	(29,217)	(49,248)	220,636	(62,165)	282,801	(270,155)

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

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Reserve Allocation	\$ 141,711	\$ 141,711	\$ 607,107	\$ 607,107	\$ -0-	\$ 890,528
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	8,454	991	76,698	9,913	66,785	11,895
TOTAL REVENUE	150,165	142,702	683,805	617,020	66,785	902,423
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-	6,979	7,300	321	48,711
Elevators	2,230	2,230	2,230	2,230	-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	56,212	56,155	(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	944	950	5,641	5,630	(11)	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	9,174	9,180	353,087	281,261	(71,826)	1,731,618
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 140,991	\$ 133,522	\$ 330,718	\$ 335,759	\$ (5,041)	\$ (829,195)

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 April 30, 2026
And Year-to-Date Period July 1, 2025 to April 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	\$ 45,273	\$ 45,273	\$ -0-	\$ 54,328
Interest Income	502	114	5,452	1,139	4,313	1,367
TOTAL REVENUE	5,029	4,641	50,725	46,412	4,313	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	(30,913)	-0-	1,017	17,981	16,964	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	(30,913)	-0-	11,000	24,467	13,467	77,986
NET REVENUE OVER (UNDER) EXPENSES	\$ 35,942	\$ 4,641	\$ 39,725	\$ 21,945	\$ 17,780	\$ (22,291)

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