

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

July 31, 2026

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 366,957	\$ -0-	\$ -0-
Operating Investment	146,584	-0-	-0-
Reserve Money Market	-0-	56,977	-0-
Morgan Stanley	-0-	3,063,151	-0-
Garage Fund Account	-0-	-0-	177,277
Garage Fund CD's	-0-	-0-	-0-
Bill.com Clearing Account	145,984	-0-	-0-
Accounts Receivable-Residential Dues	197,139	-0-	-0-
Accounts Receivable-Commercial Dues	-0-	-0-	-0-
Accounts Receivable-Other	-0-	-0-	-0-
Accounts Receivable-PVNC Billbacks	179,756	-0-	-0-
Accounts Receivable-Commercial Billbacks	152,363	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Credit Losses	-0-	-0-	-0-
Prepaid Expense	257,810	-0-	-0-
Prepaid Taxes	51,783	-0-	-0-
Due from (to) Operating Fund	(78,609)	3,063	75,546
Property, Plant & Equipment	105,413	-0-	-0-
Accumulated Depreciation	(105,413)	-0-	-0-
TOTAL ASSETS	<u>\$ 1,419,767</u>	<u>\$ 3,123,191</u>	<u>\$ 252,823</u>

LIABILITIES AND FUND BALANCES

LIABILITIES			
Accounts Payable	\$ 390,309	\$ 13,584	\$ -0-
Accounts Payable - Other	36,239	-0-	-0-
Deferred Revenue - Residential Dues	155,337	-0-	-0-
Deferred Revenue - Reserve	135,354	-0-	-0-
Deferred Revenue - Cost Center	254,835	-0-	-0-
Deferred Revenue - Commercial Dues	90,105	-0-	-0-
Deferred Revenue - Special Assessment	-0-	-0-	-0-
Deferred Revenue - Parking Assessment	28,920	-0-	-0-
Deferred Revenue	17,000	-0-	-0-
Dues Paid In Advance	22,629	-0-	-0-
Deposits	-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>1,130,728</u>	<u>13,584</u>	<u>-0-</u>
Beg. Fund Balances	176,654	2,970,324	212,777
Net Revenue Over (Under) Expenses	75,924	64,153	(14,531)
Previous Year's Net Revenue	36,461	75,130	54,577
TOTAL FUND BALANCES	<u>289,039</u>	<u>3,109,607</u>	<u>252,823</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,419,767</u>	<u>\$ 3,123,191</u>	<u>\$ 252,823</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 July 31, 2026
And Year-to-Date Period July 1, 2026 to July 31, 2026
See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Residential Assessments	\$ 77,669	\$ 77,669	\$ 77,669	\$ 77,669	\$ -0-	\$ 932,024
Commercial Assessments	32,220	32,220	32,220	32,220	-0-	386,639
Residential Cost Center Assessments	127,418	127,418	127,418	127,418	-0-	1,529,013
Commercial Cost Center Assessments	12,833	12,833	12,833	12,833	-0-	153,991
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	50	-0-	50	-0-	50	-0-
Miscellaneous Income	743	-0-	743	-0-	743	-0-
Master Association Upper Level Garage	6,000	6,000	6,000	6,000	-0-	72,000
Master Association Snow Melt Contribution	2,500	2,500	2,500	2,500	-0-	30,000
Residential Billbacks	-0-	-0-	-0-	-0-	-0-	-0-
Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	935	-0-	935	-0-	935	-0-
TOTAL REVENUE	260,368	258,640	260,368	258,640	1,728	3,103,667
UTILITIES & MAINTENANCE						
Utilities - Electricity	60,600	83,515	60,600	83,515	22,915	745,000
Utilities - Gas	3,500	13,088	3,500	13,088	9,588	320,000
Utilities - Water	16,897	15,417	16,897	15,417	(1,480)	205,000
Utilities - Sewer/Septic	9,292	8,583	9,292	8,583	(709)	103,000
Utilities - Cable TV	1,746	1,917	1,746	1,917	171	23,000
Maintenance - Elevators & Security	2,701	2,917	2,701	2,917	216	35,000
Maintenance - Elevator Repair	-0-	833	-0-	833	833	10,000
Maintenance - Roof	150	2,500	150	2,500	2,350	30,000
Maintenance - Lighting	225	417	225	417	192	5,000
Maintenance - Painting/Staining	89	45,000	89	45,000	44,911	150,000
Maintenance - Fire System	-0-	-0-	-0-	-0-	-0-	15,000
Maintenance - Boiler	300	-0-	300	-0-	(300)	10,000
Maintenance - Plumbing	2,050	-0-	2,050	-0-	(2,050)	25,000
Maintenance - HVAC	846	1,250	846	1,250	404	15,000
Maintenance - Spa/Areas	600	-0-	600	-0-	(600)	25,000
Maintenance - Snow Removal	-0-	-0-	-0-	-0-	-0-	120,000
Maintenance - Contracts	673	483	673	483	(190)	5,798
Maintenance - Landscaping	-0-	15,000	-0-	15,000	15,000	15,000
Maintenance - Window Cleaning	-0-	-0-	-0-	-0-	-0-	30,000
Maintenance - Pest Control	244	1,250	244	1,250	1,006	15,000
Maintenance - Supplies	4,632	2,500	4,632	2,500	(2,132)	30,000
Maintenance - Miscellaneous	343	1,250	343	1,250	907	15,000
Maintenance - Unit Repairs	-0-	208	-0-	208	208	2,500
Maintenance - Windows & Doors	-0-	1,250	-0-	1,250	1,250	15,000
Residential Owner Expense	150	-0-	150	-0-	(150)	-0-
Reserve Study	-0-	-0-	-0-	-0-	-0-	-0-
Insurance Work	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL UTIL & MAINTENANCE	105,038	197,378	105,038	197,378	92,340	1,964,298
GENERAL & ADMINISTRATIVE						
Management	42,603	30,417	42,603	30,417	(12,186)	365,000
Insurance	18,722	54,167	18,722	54,167	35,445	650,000
Legal	9,563	-0-	9,563	-0-	(9,563)	40,000
Accounting	2,394	3,775	2,394	3,775	1,381	45,000
License & Inspection Fees	5,675	-0-	5,675	-0-	(5,675)	15,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	449	167	449	167	(282)	2,000
Telephone	-0-	-0-	-0-	-0-	-0-	20,000
Memberships	-0-	-0-	-0-	-0-	-0-	-0-
Annual Meeting	-0-	-0-	-0-	-0-	-0-	1,500
Board Expense	-0-	-0-	-0-	-0-	-0-	-0-
Miscellaneous Expense	-0-	-0-	-0-	-0-	-0-	1,500
	79,406	88,526	79,406	88,526	9,120	1,140,000
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	184,444	285,904	184,444	285,904	101,460	3,104,298
NET REVENUE OVER (UNDER) EXPENSES	75,924	(27,264)	75,924	(27,264)	103,188	(631)

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 July 31, 2026
And Year-to-Date Period July 1, 2026 to July 31, 2026
See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Reserve Allocation	\$ 67,677	\$ 67,677	\$ 67,677	\$ 67,677	\$ -0-	\$ 812,124
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	9,044	1,158	9,044	1,158	7,886	13,898
TOTAL REVENUE	76,721	68,835	76,721	68,835	7,886	826,022
EXPENSES						
Communication	-0-	-0-	-0-	-0-	-0-	118,474
Decks	-0-	-0-	-0-	-0-	-0-	-0-
Decorator Items	-0-	-0-	-0-	-0-	-0-	-0-
Doors	-0-	-0-	-0-	-0-	-0-	44,895
Electrical	-0-	-0-	-0-	-0-	-0-	-0-
Elevators	-0-	-0-	-0-	-0-	-0-	333,768
Floor Covering/Treatment	-0-	-0-	-0-	-0-	-0-	43,862
Furnishings/Equipment	-0-	-0-	-0-	-0-	-0-	46,823
Game Equipment	-0-	-0-	-0-	-0-	-0-	-0-
Hotwater Systems	9,150	9,150	9,150	9,150	-0-	934,023
HVAC	-0-	-0-	-0-	-0-	-0-	-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-	-0-
Roofing	-0-	-0-	-0-	-0-	-0-	76,894
Security System	-0-	-0-	-0-	-0-	-0-	-0-
Signage	-0-	-0-	-0-	-0-	-0-	11,452
Spa/Areas	-0-	-0-	-0-	-0-	-0-	99,490
Windows	-0-	-0-	-0-	-0-	-0-	-0-
Plumbing	3,418	3,418	3,418	3,418	-0-	4,644
Structural	-0-	-0-	-0-	-0-	-0-	103,206
Pumps/Motors/Filters	-0-	-0-	-0-	-0-	-0-	-0-
Snow Melt System	-0-	-0-	-0-	-0-	-0-	25,437
Fire System	-0-	-0-	-0-	-0-	-0-	17,029
Irrigation	-0-	-0-	-0-	-0-	-0-	5,087
Building Management Control Systems	-0-	-0-	-0-	-0-	-0-	-0-
Reserve Study	-0-	-0-	-0-	-0-	-0-	-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	12,568	12,568	12,568	12,568	-0-	1,880,565
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 64,153	\$ 56,267	\$ 64,153	\$ 56,267	\$ 7,886	\$ (1,054,543)

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 July 31, 2026
And Year-to-Date Period July 1, 2026 to July 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	\$ 4,627	\$ 4,627	\$ 4,627	\$ 4,627	\$ -0-	\$ 55,523
Interest Income	525	76	525	76	449	915
TOTAL REVENUE	5,152	4,703	5,152	4,703	449	56,438
EXPENSES						
Electrical	-0-	-0-	-0-	-0-	-0-	7,501
Fire System	-0-	-0-	-0-	-0-	-0-	3,904
Pumps/Motors/Filters	-0-	-0-	-0-	-0-	-0-	9,658
Security	-0-	-0-	-0-	-0-	-0-	4,110
Sensor Devices	-0-	-0-	-0-	-0-	-0-	1,233
Specialty Coatings	-0-	-0-	-0-	-0-	-0-	-0-
EV Charging	-0-	-0-	-0-	-0-	-0-	-0-
Structural	19,683	2,569	19,683	2,569	(17,114)	2,569
Garage Door	-0-	-0-	-0-	-0-	-0-	-0-
Garage Cleaning	-0-	-0-	-0-	-0-	-0-	12,330
Other Parking Reserve	-0-	-0-	-0-	-0-	-0-	719
Insurance	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL EXPENSES	19,683	2,569	19,683	2,569	(17,114)	42,024
NET REVENUE OVER (UNDER) EXPENSES	\$ (14,531)	\$ 2,134	\$ (14,531)	\$ 2,134	\$ (16,665)	\$ 14,414

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