

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

May 31, 2026

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 702,211	\$ -0-	\$ -0-
Operating Investment	65,993	-0-	-0-
Reserve Money Market	-0-	3,472	-0-
Morgan Stanley	-0-	3,435,619	-0-
Garage Fund Account	-0-	-0-	176,249
Garage Fund CD's	-0-	-0-	-0-
Bill.com Clearing Account	6,959	-0-	-0-
Accounts Receivable-Residential Dues	59,176	-0-	-0-
Accounts Receivable-Commercial Dues	-0-	-0-	-0-
Accounts Receivable-Other	-0-	-0-	-0-
Accounts Receivable-PVNC Billbacks	82,426	-0-	-0-
Accounts Receivable-Commercial Billbacks	76,318	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Credit Losses	-0-	-0-	-0-
Prepaid Expense	91,987	-0-	-0-
Prepaid Taxes	47,733	-0-	-0-
Due from (to) Operating Fund	(10,396)	35,061	(24,665)
Property, Plant & Equipment	105,413	-0-	-0-
Accumulated Depreciation	(105,413)	-0-	-0-
TOTAL ASSETS	<u>\$ 1,122,407</u>	<u>\$ 3,474,152</u>	<u>\$ 151,584</u>

LIABILITIES AND FUND BALANCES

LIABILITIES			
Accounts Payable	\$ 460,211	\$ 12,237	\$ -0-
Accounts Payable - Other	4,433	-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	4,527	-0-	-0-
Deferred Revenue	8,351	-0-	-0-
Dues Paid In Advance	33,600	-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>828,938</u>	<u>12,237</u>	<u>-0-</u>
Beg. Fund Balances	176,654	2,970,324	212,777
Net Revenue Over (Under) Expenses	116,815	491,591	(61,193)
TOTAL FUND BALANCES	<u>293,469</u>	<u>3,461,915</u>	<u>151,584</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,122,407</u>	<u>\$ 3,474,152</u>	<u>\$ 151,584</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 May 31, 2026
And Year-to-Date Period July 1, 2025 to May 31, 2026
See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Residential Assessments	\$ 57,627	\$ 57,626	\$ 883,890	\$ 883,889	\$ 1	\$ 941,515
Commercial Assessments	34,277	34,277	377,042	377,042	-0-	411,318
Residential Cost Center Assessments	45,551	45,551	1,311,059	1,311,059	-0-	1,356,610
Commercial Cost Center Assessments	13,652	13,652	150,169	150,168	1	163,820
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	3,014	-0-	11,416	-0-	11,416	-0-
Miscellaneous Income	428	-0-	6,227	-0-	6,227	-0-
Master Association Upper Level Garage	5,867	5,867	64,535	64,535	-0-	70,402
Master Association Snow Melt Contribution	2,484	2,484	27,327	27,327	-0-	29,811
Residential Billbacks	-0-	-0-	29,036	-0-	29,036	-0-
Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	667	-0-	3,913	-0-	3,913	-0-
TOTAL REVENUE	163,567	159,457	2,864,614	2,814,020	50,594	2,973,476
UTILITIES & MAINTENANCE						
Utilities - Electricity	53,004	42,465	532,046	678,149	146,103	745,000
Utilities - Gas	8,979	25,690	251,090	331,660	80,570	350,000
Utilities - Water	16,169	14,167	177,858	155,833	(22,025)	195,000
Utilities - Sewer/Septic	8,557	7,917	94,130	87,083	(7,047)	95,000
Utilities - Cable TV	1,655	1,667	18,013	18,333	320	20,000
Maintenance - Elevators & Security	4,451	2,500	33,368	27,500	(5,868)	30,000
Maintenance - Elevator Repair	-0-	417	3,607	4,583	976	5,000
Maintenance - Roof	292	2,500	2,531	27,500	24,969	30,000
Maintenance - Lighting	219	417	4,715	4,583	(132)	5,000
Maintenance - Painting/Staining	60,129	30,000	335,243	120,000	(215,243)	150,000
Maintenance - Fire System	-0-	-0-	7,059	11,250	4,191	15,000
Maintenance - Boiler	-0-	-0-	10,843	15,000	4,157	20,000
Maintenance - Plumbing	1,436	-0-	19,859	18,750	(1,109)	25,000
Maintenance - HVAC	511	1,250	13,992	13,750	(242)	15,000
Maintenance - Spa/Areas	831	-0-	16,254	18,750	2,496	25,000
Maintenance - Snow Removal	-0-	-0-	74,702	80,000	5,298	80,000
Maintenance - Contracts	650	219	7,098	2,412	(4,686)	2,631
Maintenance - Landscaping	-0-	-0-	520	15,000	14,480	15,000
Maintenance - Window Cleaning	13,360	10,000	25,523	20,000	(5,523)	20,000
Maintenance - Pest Control	246	1,250	14,928	13,750	(1,178)	15,000
Maintenance - Supplies	778	2,500	16,407	27,500	11,093	30,000
Maintenance - Miscellaneous	1,276	1,250	10,064	13,750	3,686	15,000
Maintenance - Unit Repairs	-0-	208	-0-	2,292	2,292	2,500
Maintenance - Windows & Doors	73	1,250	7,413	13,750	6,337	15,000
Residential Owner Expense	1,971	-0-	26,863	-0-	(26,863)	-0-
Reserve Study	-0-	-0-	-0-	-0-	-0-	-0-
Insurance Work	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL UTIL & MAINTENANCE	174,587	145,667	1,704,126	1,721,178	17,052	1,920,131
GENERAL & ADMINISTRATIVE						
Management	26,427	29,583	320,911	325,417	4,506	355,000
Insurance	59,569	77,500	656,253	852,500	196,247	930,000
Legal	735	-0-	16,585	22,500	5,915	30,000
Accounting	2,141	2,775	34,158	37,225	3,067	40,000
License & Inspection Fees	3,776	4,736	12,887	15,000	2,113	15,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	151	167	2,368	1,833	(535)	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-
	92,799	114,761	1,043,673	1,255,975	212,302	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	267,386	260,428	2,747,799	2,977,153	229,354	3,293,631
NET REVENUE OVER (UNDER) EXPENSES	(103,819)	(100,971)	116,815	(163,133)	279,948	(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 May 31, 2026
And Year-to-Date Period July 1, 2025 to May 31, 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	\$ 773,817	\$ 773,817	\$ -0-	\$ 940,528
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	9,058	991	85,756	10,904	74,852	11,895
TOTAL REVENUE	175,769	167,702	859,573	784,721	74,852	952,423
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	-0-	-0-	2,230	2,230	-0-	347,931
Floor Covering/Treatment	-0-	-0-	179,693	180,000	307	223,186
Furnishings/Equipment	2,657	2,700	2,657	2,700	43	47,546
Game Equipment	-0-	-0-	-0-	-0-	-0-	-0-
Hotwater Systems	10,069	10,000	66,281	66,155	(126)	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-	5,641	5,630	(11)	6,605
Windows	2,169	-0-	68,404	-0-	(68,404)	-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	14,895	12,700	367,982	293,961	(74,021)	1,731,618
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 160,874	\$ 155,002	\$ 491,591	\$ 490,760	\$ 831	\$ (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 May 31, 2026
And Year-to-Date Period July 1, 2025 to May 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	\$ 49,801	\$ 49,801	\$ -0-	\$ 54,328
Interest Income	518	114	5,970	1,253	4,717	1,367
TOTAL REVENUE	5,045	4,641	55,771	51,054	4,717	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	104,864	-0-	105,881	17,981	(87,900)	17,981
Garage Door	1,100	-0-	3,011	-0-	(3,011)	-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	105,964	-0-	116,964	24,467	(92,497)	77,986
NET REVENUE OVER (UNDER) EXPENSES	\$ (100,919)	\$ 4,641	\$ (61,193)	\$ 26,587	\$ (87,780)	\$ (22,291)

TENTATIVE AND PRELIMINARY
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SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.