

**22 STATION OWNERS ASSOCIATION**  
**FY 2022-23 Budget**  
(July 1, 2022 - June 30, 2023)

**OPERATING FUND**

<b>Revenue</b>	
Residential Assessments	562,357
Res CC Assessments	922,583
Commercial Assessments	233,260
Commercial CC Assessments	139,500
Late Charge/Interest	-
Master Assoc Snowmelt	26,067
Master Assoc UL Garage	61,565
Interest Income	-
Total Revenue	<u>1,945,332</u>
<b>Expenses</b>	
<b>Utilities &amp; Maintenance</b>	
Electricity	375,000
Gas	432,000
Water	195,000
Sewer/Septic	65,000
Cable TV	31,000
Elevators	25,000
Elevator Repair	-
Roof	2,000
Lighting	5,000
Painting & Staining	40,000
Fire System	20,000
Boiler	20,000
Plumbing	30,000
HVAC	15,000
Spa/Areas	10,000
Snow Removal	30,000
Contracts	9,000
Landscaping	8,000
Window Cleaning	6,500
Pest Control	3,000
Supplies	10,000
Miscellaneous	15,000
Windows and Doors	10,000
Insurance Work	2,000
Reserve Study	4,000
Total Utilities & Maintenance	<u>1,362,500</u>
<b>General &amp; Administrative</b>	
Property Management	358,480
Insurance	139,286
Legal	15,000
Accounting	40,000
License & Inspection Fees	12,000
Office Expenses	6,000
Telephone	-
Annual Meeting	500
Board Expense	500
Bad Debt Expense	-
Taxes	-
Total General & Administrative	<u>571,766</u>
Total Expenses	<u>1,934,266</u>
Net Revenue Over (Under) Expenses	<u><u>11,066</u></u>

**RESERVE FUND**

Estimated Beginning Fund Balance as of 7/1/2022	2,698,720
Dues	181,362
Interest	11,698
Expense	<u>899,704</u>
Net Revenue Over (Under) Expenses	<u>(706,644)</u>
Estimated Ending Fund Balance as of 6/30/2023	<u><u>1,992,076</u></u>

**GARAGE FUND**

Estimated Beginning Fund Balance as of 7/1/2022	349,672
Contributions	48,608
Interest	1,488
Expense	<u>152,725</u>
Net Revenue Over (Under) Expenses	<u>(102,629)</u>
Estimated Ending Fund Balance as of 6/30/2023	<u><u>247,043</u></u>