

**22 STATION OWNERS ASSOCIATION**  
**FY 2024-25 Budget**  
(July 1, 2024 - June 30, 2025)

**OPERATING FUND**

**Revenue**

Residential Assessments	1,077,734
Res CC Assessments	1,768,054
Commercial Assessments	447,085
Commercial CC Assessments	178,065
Late Charge/Interest	-
Master Assoc Snowmelt	32,403
Master Assoc UL Garage	76,524
Miscellaneous Income	800
Interest Income	-
<b>Total Revenue</b>	<u>3,580,665</u>

**Expenses**

**Utilities & Maintenance**

Electricity	665,000
Gas	350,000
Water	220,000
Sewer/Septic	79,000
Cable TV	22,000
Elevators	30,000
Elevator Repair	-
Roof	50,000
Lighting	5,000
Painting & Staining	60,000
Fire System	15,000
Boiler	15,000
Plumbing	15,000
HVAC	15,000
Spa/Areas	20,000
Snow Removal	80,000
Contracts	1,449
Landscaping	10,000
Window Cleaning	20,000
Pest Control	5,000
Supplies	30,000
Miscellaneous	15,000
Unit Repairs	2,500
Windows and Doors	15,000
Insurance Work	-
Reserve Study	5,000
<b>Total Utilities &amp; Maintenance</b>	<u>1,744,949</u>

**General & Administrative**

Property Management	360,000
Insurance	1,400,000
Legal	25,000
Accounting	40,000
License & Inspection Fees	7,609
Office Expenses	2,513
Telephone	-
Annual Meeting	461
Board Expense	-
Bad Debt Expense	-
Taxes	-
<b>Total General &amp; Administrative</b>	<u>1,835,583</u>
<b>Total Expenses</b>	<u>3,580,532</u>

<b>Net Revenue Over (Under) Expenses</b>	<u><u>133</u></u>
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**RESERVE FUND**

Estimated Beginning Fund Balance as of 7/1/2024	2,740,497
Dues	516,882
Interest	11,185
Expense	<u>1,523,991</u>
Net Revenue Over (Under) Expenses	<u>(995,924)</u>
Estimated Ending Fund Balance as of 6/30/2025	<u><u>1,744,573</u></u>

**GARAGE FUND**

Estimated Beginning Fund Balance as of 7/1/2024	285,165
Contributions	52,848
Interest	1,171
Expense	<u>154,688</u>
Net Revenue Over (Under) Expenses	<u>(100,669)</u>
Estimated Ending Fund Balance as of 6/30/2025	<u><u>184,496</u></u>