

22 STATION OWNERS ASSOCIATION

BALANCE SHEET

June 30, 2022

See Accountants' Compilation Report

ASSETS

	OPERATING FUND	REPLACEMENT RESERVE FUND	PARKING FUND
CURRENT ASSETS			
Operating Checking	\$ 2,112	\$ -	\$ -
Operating Reserve	543,307	-0-	-0-
Reserve Money Market	-0-	230,855	-0-
Reserve Certificates of Deposit	-0-	-0-	-0-
Morgan Stanley	-0-	2,362,623	-0-
Garage Fund Account	-0-	-0-	333,734
Garage Fund CD's	-0-	-0-	-0-
Accounts Receivable-Residential Dues	15,673	-0-	-0-
Accounts Receivable-Commercial Dues	260	-0-	-0-
Accounts Receivable-Neighbourhood Co.	25,678	-0-	-0-
Accounts Receivable-Commercial	(1,787)	-0-	-0-
Accounts Receivable-Other	-0-	-0-	-0-
Interest Receivable	-0-	-0-	-0-
Allowance for Doubtful Accounts	-0-	-0-	-0-
Prepaid Expense	5,561	-0-	-0-
Prepaid Taxes	23,306	-0-	-0-
Due from Reserve Fund	-0-	-0-	-0-
Due from (to) Operating Fund	-0-	120,054	9,721
Property, Plant & Equipment	113,216	-0-	-0-
Accumulated Depreciation	(104,303)	-0-	-0-
	<u>\$ 623,023</u>	<u>\$ 2,713,532</u>	<u>\$ 343,455</u>
TOTAL ASSETS			

LIABILITIES AND MEMBERS' EQUITY

LIABILITIES			
Accounts Payable	\$ 99,702	\$ -	\$ -
Deferred Revenue - Residential Dues	-0-	-0-	-0-
Deferred Revenue - Reserve	-0-	-0-	-0-
Deferred Revenue - Cost Center	-0-	-0-	-0-
Deferred Revenue - Commercial Dues	-0-	-0-	-0-
Deferred Revenue - Parking Assessment	-0-	-0-	-0-
Dues Paid In Advance	94,486	-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-
Due to Reserve Fund	120,054	-0-	-0-
Due to Parking Fund	9,721	-0-	-0-
TOTAL LIABILITIES	<u>323,963</u>	<u>-0-</u>	<u>-0-</u>
Beg. Fund Balances	273,994	2,657,625	333,589
Net Revenue Over (Under) Expenses	25,066	55,907	9,866
TOTAL MEMBERS' EQUITY	<u>299,060</u>	<u>2,713,532</u>	<u>343,455</u>
TOTAL LIABILITES & MEMBERS' EQUITY	<u>\$ 623,023</u>	<u>\$ 2,713,532</u>	<u>\$ 343,455</u>

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

22 STATION OWNERS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended June 30, 2022
 And Year-to-Date Period July 1, 2021 to June 30, 2022
 See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Residential Assessments	\$ 42,219	\$ 42,219	\$ 469,457	\$ 469,457	\$ -	\$ 469,459
Commercial Assessments	17,512	17,512	194,723	194,723	-0-	194,724
Residential Cost Center Assessments	69,266	69,264	770,187	770,188	(1)	770,189
Commercial Cost Center Assessments	10,473	10,473	116,461	116,460	1	116,460
Special Assessment	-0-	-0-	-0-	-0-	-0-	-0-
Late Charges/Interest	23	833	3,863	10,000	(6,137)	10,000
Miscellaneous Income	10	-0-	10	-0-	10	-0-
Master Association Upper Level Garage	4,622	4,622	51,394	51,394	-0-	51,396
Master Association Snow Melt Contribution	1,957	1,957	21,758	21,758	-0-	21,759
Insurance Proceeds	-0-	-0-	34,922	-0-	34,922	-0-
Interest Income	-0-	83	-0-	1,000	(1,000)	1,000
TOTAL REVENUE	146,082	146,963	1,662,775	1,634,980	27,795	1,634,987
UTILITIES & MAINTENANCE						
Utilities - Electricity	22,693	30,714	297,336	361,440	64,104	361,440
Utilities - Gas	10,615	25,462	335,114	328,053	(7,061)	328,053
Utilities - Water	43,261	37,783	189,255	185,000	(4,255)	185,000
Utilities - Sewer/Septic	4,885	5,167	58,626	62,000	3,374	62,000
Utilities - Cable TV	2,328	2,250	29,915	27,000	(2,915)	27,000
Maintenance - Custodial	-0-	-0-	198	-0-	(198)	-0-
Maintenance - Elevators & Security	1,872	1,667	22,075	20,000	(2,075)	20,000
Maintenance - Elevator Repair	-0-	-0-	4,122	-0-	(4,122)	-0-
Maintenance - Roof	-0-	167	2,640	2,000	(640)	2,000
Maintenance - Lighting	-0-	125	5,532	1,500	(4,032)	1,500
Maintenance - Painting/Staining	-0-	-0-	1,465	30,000	28,535	30,000
Maintenance - Fire System	53	1,500	14,992	6,000	(8,992)	6,000
Maintenance - Boiler	-0-	2,500	20,309	10,000	(10,309)	10,000
Maintenance - Plumbing	590	6,250	22,155	25,000	2,845	25,000
Maintenance - HVAC	737	833	14,602	10,000	(4,602)	10,000
Maintenance - Spa/Areas	-0-	2,500	7,790	10,000	2,210	10,000
Maintenance - Snow Removal	-0-	-0-	65,048	15,000	(50,048)	15,000
Maintenance - Contracts	-0-	750	9,186	9,000	(186)	9,000
Maintenance - Landscaping	-0-	-0-	10,780	8,000	(2,780)	8,000
Maintenance - Window Cleaning	5,400	-0-	8,523	6,500	(2,023)	6,500
Maintenance - Pest Control	270	167	3,085	2,000	(1,085)	2,000
Maintenance - Supplies	78	833	3,407	10,000	6,593	10,000
Maintenance - Media Room	-0-	-0-	-0-	-0-	-0-	-0-
Maintenance - Miscellaneous	-0-	1,250	1,940	15,000	13,060	15,000
Maintenance - Unit Repairs	-0-	-0-	319	-0-	(319)	-0-
Maintenance - Windows & Doors	-0-	833	11,197	10,000	(1,197)	10,000
Reserve Study	-0-	-0-	3,537	2,000	(1,537)	2,000
Insurance Work	-0-	-0-	37,867	2,000	(35,867)	2,000
TOTAL UTIL & MAINTENANCE	92,782	120,751	1,181,015	1,157,493	(23,522)	1,157,493
GENERAL & ADMINISTRATIVE						
Management	28,896	28,750	344,552	345,000	448	345,000
Insurance	(4,535)	4,583	58,064	55,000	(3,064)	55,000
Legal	280	3,750	1,019	15,000	13,981	15,000
Accounting	2,375	1,900	32,391	28,000	(4,391)	28,000
License & Inspection Fees	-0-	-0-	14,073	12,000	(2,073)	12,000
Education	-0-	-0-	-0-	-0-	-0-	-0-
Office Expenses	262	500	3,926	6,000	2,074	6,000
Telephone	-0-	167	-0-	2,000	2,000	2,000
Memberships	-0-	-0-	-0-	-0-	-0-	-0-
Annual Meeting	-0-	-0-	-0-	500	500	500
Board Expense	-0-	42	-0-	500	500	500
Miscellaneous Expense	-0-	-0-	2,669	-0-	(2,669)	-0-
Depreciation	-0-	-0-	-0-	-0-	-0-	-0-
	27,278	39,692	456,694	464,000	7,306	464,000
OTHER						
Bad Debt Expense	-0-	-0-	-0-	-0-	-0-	-0-
Franchise Taxes	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	-0-	-0-	-0-	120	120	120
Contingency	-0-	-0-	-0-	-0-	-0-	-0-
	-0-	-0-	-0-	120	120	120
TOTAL EXPENSES	120,060	160,443	1,637,709	1,621,613	(16,096)	1,621,613
	26,022	(13,480)	25,066	13,367	11,699	13,374

SUBSTANTIALLY ALL DISCLOSURES
 HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

22 STATION OWNERS ASSOCIATION

STATEMENT OF REPLACEMENT RESERVE FUND REVENUE & EXPENSES

For the Month Ended June 30, 2022
 And Year-to-Date Period July 1, 2021 to June 30, 2022
 See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Reserve Allocation	\$ 15,113	\$ 15,114	\$ 181,366	\$ 181,362	\$ 4	\$ 181,362
Miscellaneous Income	-0-	-0-	-0-	-0-	-0-	-0-
Interest Income	625	989	1,852	11,868	(10,016)	9,400
TOTAL REVENUE	15,738	16,103	183,218	193,230	(10,012)	190,762
EXPENSES						
Communication	-0-	-0-	-0-	-0-	-0-	-0-
Decks	-0-	-0-	-0-	-0-	-0-	97,611
Decorator Items	-0-	-0-	-0-	20,550	20,550	20,550
Doors	-0-	-0-	13,539	124,274	110,735	124,274
Electrical	-0-	-0-	-0-	-0-	-0-	-0-
Elevators	-0-	-0-	-0-	1,010	1,010	1,010
Floor Covering/Treatment	-0-	125,099	-0-	125,099	125,099	125,099
Furnishings/Equipment	-0-	-0-	-0-	47,354	47,354	47,354
Game Equipment	-0-	-0-	58	-0-	(58)	4,120
Hotwater Systems	-0-	-0-	12,872	4,120	(8,752)	-0-
HVAC	-0-	-0-	-0-	-0-	-0-	-0-
Hydronics	-0-	-0-	1,223	-0-	(1,223)	-0-
Miscellaneous Equipment	-0-	-0-	-0-	25,687	25,687	25,687
Misc. Wood Replacement	-0-	-0-	132	15,412	15,280	15,412
Roofing	-0-	-0-	-0-	25,687	25,687	25,687
Security System	-0-	-0-	-0-	-0-	-0-	-0-
Signage	-0-	-0-	1,654	11,424	9,770	11,424
Spa/Areas	7,075	-0-	92,421	11,097	(81,324)	11,097
Windows	-0-	15,412	1,917	15,412	13,495	15,412
Plumbing	-0-	-0-	2,920	-0-	(2,920)	-0-
Structural	-0-	-0-	575	-0-	(575)	-0-
Pumps/Motors/Filters	-0-	-0-	-0-	-0-	-0-	-0-
Snow Melt System	-0-	-0-	-0-	-0-	-0-	-0-
Fire System	-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-
TOTAL EXPENSES	7,075	140,511	127,311	427,126	299,815	524,737
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 8,663	\$ (124,408)	\$ 55,907	\$ (233,896)	\$ 289,803	\$ (333,975)

Substantially all disclosures
 have been omitted.
 Tentative and preliminary
 for discussion purposes only

22 STATION OWNERS ASSOCIATION

STATEMENT OF PARKING RESERVE FUND REVENUE AND EXPENSES

For the Month Ended June 30, 2022
 And Year-to-Date Period July 1, 2021 to June 30, 2022
 See Accountants' Compilation Report

	CURRENT MONTH	CURRENT BUDGET	TO-DATE BALANCE	TO-DATE BUDGET	TO-DATE VARIANCE	ANNUAL BUDGET
REVENUE						
Parking Unit Assessment	\$ 4,051	\$ 4,051	\$ 48,608	\$ 48,608	\$ -	\$ 48,608
Interest Income	3	125	90	1,501	(1,411)	1,501
TOTAL REVENUE	4,054	4,176	48,698	50,109	(1,411)	50,109
EXPENSES						
Electrical	-0-	-0-	477	-0-	(477)	-0-
Fire System	-0-	-0-	-0-	-0-	-0-	-0-
Pumps/Motors/Filters	420	-0-	1,564	12,330	10,766	12,330
Security	-0-	-0-	-0-	6,165	6,165	6,165
Sensor Devices	-0-	-0-	462	4,110	3,648	4,110
Specialty Coatings	-0-	-0-	-0-	-0-	-0-	-0-
Garage Door	-0-	-0-	25,667	55,476	29,809	55,476
Other Parking Reserve	-0-	-0-	-0-	-0-	-0-	-0-
Insurance	10,662	-0-	10,662	-0-	(10,662)	-0-
TOTAL EXPENSES	11,082	-0-	38,832	78,081	39,249	78,081
NET REVENUE OVER (UNDER) EXPENSES	\$ (7,028)	\$ 4,176	\$ 9,866	\$ (27,972)	\$ 37,838	\$ (27,972)

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 have been omitted.
 Tentative and preliminary
 for discussion purposes only