

**22 STATION OWNERS ASSOCIATION**  
**FY 2021-22 Budget**  
 (July 1, 2021 - June 30, 2022)

**OPERATING FUND**

<b>Revenue</b>	
Residential Assessments	404,008
Res CC Assessments	662,778
Commercial Assessments	167,571
Commercial CC Assessments	100,228
Late Charge/Interest	10,000
Master Assoc Snowmelt	18,725
Master Assoc UL Garage	44,229
Interest Income	1,000
Total Revenue	<u>1,408,539</u>
<b>Expenses</b>	
<b>Utilities &amp; Maintenance</b>	
Electricity	225,000
Gas	250,000
Water	185,000
Sewer/Septic	62,000
Cable TV	27,000
Elevators	20,000
Elevator Repair	-
Roof	2,000
Lighting	1,500
Painting & Staining	30,000
Fire System	6,000
Boiler	10,000
Plumbing	25,000
HVAC	10,000
Spa/Areas	10,000
Snow Removal	15,000
Contracts	9,000
Landscaping	8,000
Window Cleaning	6,500
Pest Control	2,000
Supplies	10,000
Miscellaneous	15,000
Windows and Doors	10,000
Insurance Work	2,000
Reserve Study	2,000
Total Utilities & Maintenance	<u>943,000</u>
<b>General &amp; Administrative</b>	
Property Management	345,000
Insurance	55,000
Legal	15,000
Accounting	28,000
License & Inspection Fees	12,000
Office Expenses	6,000
Telephone	2,000
Annual Meeting	500
Board Expense	500
Bad Debt Expense	-
Taxes	120
Total General & Administrative	<u>464,120</u>
Total Expenses	<u>1,407,120</u>
Net Revenue Over (Under) Expenses	<u><u>1,419</u></u>

**RESERVE FUND**

Estimated Beginning Fund Balance as of 7/1/2021	2,547,000
Dues	181,362
Interest	11,868
Expense	<u>524,737</u>
Net Revenue Over (Under) Expenses	<u>(331,507)</u>
Estimated Ending Fund Balance as of 6/30/2021	<u><u>2,215,493</u></u>

**GARAGE FUND**

Estimated Beginning Fund Balance as of 7/1/2021	315,000
Contributions	48,608
Interest	1,501
Expense	<u>78,080</u>
Net Revenue Over (Under) Expenses	<u>(27,971)</u>
Estimated Ending Fund Balance as of 6/30/2021	<u><u>287,029</u></u>