

22 STATION OWNERS ASSOCIATION
FY 2023-24 Budget
(July 1, 2023 - June 30, 2024)

OPERATING FUND

Revenue

Residential Assessments	652,563
Res CC Assessments	1,070,596
Commercial Assessments	270,680
Commercial CC Assessments	161,877
Late Charge/Interest	-
Master Assoc Snowmelt	29,456
Master Assoc UL Garage	69,568
Interest Income	-
Total Revenue	<u>2,254,740</u>

Expenses

Utilities & Maintenance

Electricity	385,000
Gas	480,000
Water	205,000
Sewer/Septic	70,000
Cable TV	31,000
Elevators	30,000
Elevator Repair	-
Roof	5,000
Lighting	5,000
Painting & Staining	60,000
Fire System	20,000
Boiler	20,000
Plumbing	40,000
HVAC	15,000
Spa/Areas	20,000
Snow Removal	80,000
Contracts	9,000
Landscaping	10,000
Window Cleaning	6,500
Pest Control	3,000
Supplies	10,000
Miscellaneous	15,000
Windows and Doors	15,000
Insurance Work	-
Reserve Study	4,000
Total Utilities & Maintenance	<u>1,538,500</u>

General & Administrative

Property Management	382,000
Insurance	250,000
Legal	25,000
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>716,000</u>

Total Expenses	<u>2,254,500</u>
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Net Revenue Over (Under) Expenses	<u>240</u>
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RESERVE FUND

Estimated Beginning Fund Balance as of 7/1/2023	2,740,497
Dues	258,441
Interest	10,370
Expense	<u>1,591,353</u>
Net Revenue Over (Under) Expenses	<u>(1,322,542)</u>
Estimated Ending Fund Balance as of 6/30/2024	<u><u>1,417,955</u></u>

GARAGE FUND

Estimated Beginning Fund Balance as of 7/1/2023	285,165
Contributions	51,509
Interest	1,167
Expense	<u>176,639</u>
Net Revenue Over (Under) Expenses	<u>(123,963)</u>
Estimated Ending Fund Balance as of 6/30/2024	<u><u>161,202</u></u>