

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

**OPERATING FUND**

**Revenue**

Residential Assessments	929,759
Res CC Assessments	1,607,322
Commercial Assessments	406,441
Commercial CC Assessments	161,876
Late Charge/Interest	-
Master Assoc Snowmelt	29,456
Master Assoc UL Garage	69,568
Interest Income	-
Total Revenue	<u>3,204,422</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	1,250,000
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>1,716,000</u>
Total Expenses	<u>3,254,500</u>

Net Revenue Over (Under) Expenses	<u><u>(50,078)</u></u>
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**RESERVE FUND**

Estimated Beginning Fund Balance as of 7/1/2023	2,740,497
Dues	308,441
Interest	10,370
Expense	<u>1,591,353</u>
Net Revenue Over (Under) Expenses	<u>(1,272,542)</u>
Estimated Ending Fund Balance as of 6/30/2024	<u><u>1,467,955</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>