

Station 433 Monthly Dues for 2026 (Estimated)

Unit #	Ownership %	Condo Fees	Reserve Fees	Master HOA	Total Dues/Month
201	5.40%	\$ 364.19	\$ 36.00	\$ 31.00	\$ 431.19
202	4.20%	\$ 283.26	\$ 28.00	\$ 31.00	\$ 342.26
203	4.50%	\$ 303.49	\$ 30.00	\$ 31.00	\$ 364.49
204	4.50%	\$ 303.49	\$ 30.00	\$ 31.00	\$ 364.49
205	3.95%	\$ 266.39	\$ 26.33	\$ 31.00	\$ 323.73
206	3.95%	\$ 266.39	\$ 26.33	\$ 31.00	\$ 323.73
207	5.10%	\$ 343.95	\$ 34.00	\$ 31.00	\$ 408.95
301	5.40%	\$ 364.19	\$ 36.00	\$ 31.00	\$ 431.19
302	4.20%	\$ 283.26	\$ 28.00	\$ 31.00	\$ 342.26
303	4.50%	\$ 303.49	\$ 30.00	\$ 31.00	\$ 364.49
304	4.50%	\$ 303.49	\$ 30.00	\$ 31.00	\$ 364.49
305	3.95%	\$ 266.39	\$ 26.33	\$ 31.00	\$ 323.73
306	3.95%	\$ 266.39	\$ 26.33	\$ 31.00	\$ 323.73
307	5.10%	\$ 343.95	\$ 34.00	\$ 31.00	\$ 408.95
401	7.00%	\$ 472.09	\$ 46.67	\$ 31.00	\$ 549.76
402	7.70%	\$ 519.30	\$ 51.33	\$ 31.00	\$ 601.63
403	7.90%	\$ 532.79	\$ 52.67	\$ 31.00	\$ 616.46
404	7.00%	\$ 472.09	\$ 46.67	\$ 31.00	\$ 549.76
405	7.20%	\$ 485.58	\$ 48.00	\$ 31.00	\$ 564.58
Per Month	100.00%	\$ 6,744.17	\$ 666.67	\$ 589.00	\$ 7,999.83

	Yearly	Monthly	Total
Total Condo Fees	\$ 80,930.00	\$ 6,744.17	\$ 95,998.00
Total Reserve Fees	\$ 8,000.00	\$ 666.67	
Total Master Fees	\$ 7,068.00	\$ 589.00	

2026 Budget for Station 433

Account Name	GL #	2026 Budget
Income		
MONTHLY INCOME		
Association Dues Income		95,998.00
Total MONTHLY INCOME		95,998.00
Total Forecast Income		95,998.00
Expense		
ADMINISTRATIVE/PROFESSIONAL		
Insurance		30,000.00
Legal Fees		500.00
Management Fees (510/month)		7,980.00
Professional - Tech Fees		500.00
Miscellaneous		650.00
Total ADMINISTRATIVE/PROFESSIONAL		39,630.00
UTILITIES		
Electric		4,000.00
Refuse Removal		3,600.00
Security System & Telephone		2,000.00
Water/Sewer		1,500.00
Total UTILITIES		11,100.00
BUILDING MAINTENANCE		
Elevator Service		2,400.00
Fire Equipment-Testing		1,800.00
Hall/Common Area Cleaning		6,000.00
Cleaning - Windows		10,000.00
Structural Spray/Pest Control		2,800.00
Repairs		1,500.00
Garage Repairs		500.00
Total BUILDING MAINTENANCE		25,000.00
GROUND - LAWNS/SNOW/DRIVEWAYS		
Lawn Care		2,600.00
Snow Removal		2,600.00
Total GROUND - LAWNS/SNOW/DRIVEWAYS		5,200.00
Total Forecast Expense		80,930.00
Total Net Income		
Master HOA Fee (\$31/unit/month=\$589)		7,068.00
Reserve Fees		8,000.00
Total Other Income		15,068.00