Five Towns of St. Petersburg, No. 304, Inc.

Run Date: 03/17/2026
Run Time: 02:14 PM

BALANCE SHEET
As of: 02/28/2026

Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *2040	$36,189.65
110000	Operating Checking - Cogent *9784	$53,975.32
111000	Operating MM - Cogent *9792	$27,811.09
115000	Petty Cash	$1,685.10
129599	Due (to) / Due from Oper to SPA	($21,184.11)
129999	Due to / Due (from) Reserve	($12,200.75)
	OPERATING ASSETS TOTAL:	$86,276.30
Accounts Receivable		
130000	Maintenance Fees Receivable	$23,088.56
	ACCOUNTS RECEIVABLE TOTAL:	$23,088.56
Reserve Assets		
140000	Reserve Checking - Truist *2059	$270,966.17
141000	Reserve - Regions Bank *1138	$54,052.43
149000	Due to / Due (from) Operating	$12,200.75
149500	Funds due to / from SPA to Resv (2024 Insur)	$1,198.88
	RESERVE ASSETS TOTAL:	$338,418.23
Current Operating Assets		
159000	AR / AP Clearing	$677.69
	CURRENT OPERATING ASSETS TOTAL:	$677.69
Special Assessment Assets		
195000	Special Assmnt Receivable	$14,582.75
195995	Funds due to / from SPA to Resv (2024 Insur)	($1,198.87)
195998	Funds due to/from Oper to SPA (2025 Drywall)	$21,184.11
195999	Funds due to/from Oper to SPA (2024 Insur)	($0.01)
	SPECIAL ASSESSMENT ASSETS TOTAL:	$34,567.98
	TOTAL ASSETS:	$483,028.76

Liabilities

Account #	Account Name	Total
Operating Liabilities		

Account #	Account Name	Total
229000	Cogent Loan 6/2031	$546,552.64
230000	Prepaid Assessments	$26,798.36
	OPERATING LIABILITIES TOTAL:	$573,351.00
Special Assessment Liabilities		
241000	Special Assessment Income (2024 Insur)	$50,807.70
242000	Special Assessment Income (2025 Drywall)	$125,727.00
245000	Special Assessment Expense (2024 Insur)	($50,807.70)
246000	Special Assessment Expense (2025 Drywall)	($91,159.02)
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	$34,567.98
Reserves		
250000	Paving Reserve	$9,081.00
250100	SPF w/Acrylic Coating Reserve	$39,201.68
251000	Painting Reserve	$72,752.55
251100	Painting Walkway Reserve	$29,903.88
251200	Stairway and Lobby Paint Reserve	$17,766.00
252000	Roof Reserve	$533.87
253000	Electrical Panel (Main) Reserve	$310.42
253100	Electrical Panel (Sub) Reserve	$212.54
254000	Elevator Reserve	$8,035.47
254100	Elevator Cab Remodel Reserve	$625.44
254200	Elevator Control Board Reserve	$833.04
254300	Elevator Motor Reserve	$1,441.98
255000	Sealcoating/Striping Reserve	$5,544.66
256000	Water Heater Reserve	$14,534.60
257000	Water Pipe Reserve	($21,980.41)
258000	Plumbing Chases Reserve	$5,485.36
260000	Backflow Preventor Reserve	$198.50
261000	Stairway Railings Reserve	$1,984.50
262000	Walkway Railings Reserve	$15,397.08
263000	Utility Door Reserve	$1,555.30
264000	Lighting Reserve	$581.16
265000	Insurance Reserve	$75,046.25
266000	Fire Alarm System Reserve	$33,611.85
267000	Monument Sign Reserve	$229.08
268000	Walkway Reserve	$9,508.13
269000	Pool/Common Bath Reserve	$411.00
270000	Ceramic Tile Reserve	$337.08
271000	Trash Chute Reserve	$200.16
272000	Security System Reserve	$882.00
291000	GDM / Capital Replacement Reserve	$871.84
295000	Interest Reserve	$13,322.22
	RESERVES TOTAL:	$338,418.23
	TOTAL LIABILITIES:	$946,337.21

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	($466,529.80)
	EQUITY TOTAL:	($466,529.80)
	Current Year Net Income/(Loss)	$3,221.35
	TOTAL EQUITY:	($463,308.45)
	TOTAL LIABILITIES AND EQUITY:	$483,028.76

Five Towns of St. Petersburg, No. 304, Inc.

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
401000 Maintenance Fee Income	63,960.27	64,828.69	(868.42)	128,788.97	129,657.38	(868.41)	777,944.33
421000 Interest Income - Oper	1.08	0.00	1.08	75.35	0.00	75.35	0.00
425000 Reserve Interest Income	285.24	0.00	285.24	561.70	0.00	561.70	0.00
440000 NSF Fee	0.00	0.00	0.00	12.00	0.00	12.00	0.00
Income Total	**64,246.59**	**64,828.69**	**(582.10)**	**129,438.02**	**129,657.38**	**(219.36)**	**777,944.33**
Total Income	**64,246.59**	**64,828.69**	**(582.10)**	**129,438.02**	**129,657.38**	**(219.36)**	**777,944.33**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
512000 Printing and Copies	684.72	125.00	(559.72)	863.74	250.00	(613.74)	1,500.00
513000 Postage	0.00	33.33	33.33	0.00	66.66	66.66	400.00
515000 General Administrative	0.00	125.00	125.00	442.50	250.00	(192.50)	1,500.00
520000 Accounting/Audit	0.00	33.33	33.33	0.00	66.66	66.66	400.00
525000 Legal / Professional	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
526000 Licenses, Permits & Fees	0.00	31.25	31.25	0.00	62.50	62.50	375.00
530000 Property Management Contract	892.92	892.92	0.00	1,785.84	1,785.84	0.00	10,715.00
541000 FL State Annual Filing Fee	0.00	25.00	25.00	0.00	50.00	50.00	300.00
555000 Loan Interest	3,571.56	1,570.75	(2,000.81)	7,186.97	3,141.50	(4,045.47)	18,849.02
556500 Loan Payment	0.00	10,500.00	10,500.00	0.00	21,000.00	21,000.00	126,000.00
557000 Bank Fees	15.00	0.00	(15.00)	15.00	0.00	(15.00)	0.00
Administrative Expenses Total	**5,164.20**	**13,753.25**	**8,589.05**	**10,294.05**	**27,506.50**	**17,212.45**	**165,039.02**
Maintenance Expenses							
610000 Building Maintenance	187.25	4,166.67	3,979.42	187.25	8,333.34	8,146.09	50,000.00
636100 Elevator Repair & Maint	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
636200 Elevator Monitoring	222.30	86.67	(135.63)	222.30	173.34	(48.96)	1,040.00
637000 Landscaping	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
638000 Pest Control	0.00	233.33	233.33	185.00	466.66	281.66	2,800.00
639000 Fire Alarm Monitoring / R&M	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
639200 Fire Prevention & Protection	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
639500 Roof Project Expense	25,000.00	0.00	(25,000.00)	25,000.00	0.00	(25,000.00)	0.00
640000 FTLLC Service Agreement	24,056.15	24,154.12	97.97	48,112.30	48,308.24	195.94	289,849.46
Maintenance Expenses Total	**49,465.70**	**29,424.12**	**(20,041.58)**	**73,706.85**	**58,848.24**	**(14,858.61)**	**353,089.46**
Utilities							
731000 Cable	4,075.41	4,125.00	49.59	8,150.82	8,250.00	99.18	49,500.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
Utilities Total	**4,075.41**	**4,875.00**	**799.59**	**8,150.82**	**9,750.00**	**1,599.18**	**58,500.00**
Reserve Transfers							
910000 Reserve Funding	16,776.32	16,776.32	0.00	33,552.64	33,552.64	0.00	201,315.85
911000 Reserve Interest Transfer	235.85	0.00	(235.85)	512.31	0.00	(512.31)	0.00
Reserve Transfers Total	**17,012.17**	**16,776.32**	**(235.85)**	**34,064.95**	**33,552.64**	**(512.31)**	**201,315.85**

Account		Current			Year to Date		Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**75,717.48**	**64,828.69**	**(10,888.79)**	**126,216.67**	**129,657.38**	**3,440.71**	**777,944.33**
Net Income	**(11,470.89)**	**0.00**	**(11,470.89)**	**3,221.35**	**0.00**	**3,221.35**	**0.00**