

**FIVE TOWNS OF ST. PETERSBURG, NO. 304, INC.**

**75 UNITS**

**JANUARY 1, 2025 - DECEMBER 31, 2025**

**APPROVED BUDGET - FULLY FUNDED**

		2024 ANNUAL	2024 ANNUAL	2025 APPROVED	2025 MONTHLY
		BUDGET	PROJECTED	FULLY FUNDED	TOTAL AMOUNT
ACCT	INCOME			ANNUAL BUDGET	
401000	Maintenance Fees	345,429.62	345,429.62	767,992.80	63,999.40
421000	Interest Income - Oper	0.00	13.76	0.00	0.00
425000	Interest Income - Res	0.00	10,174.43	0.00	0.00
435000	Administrative Fee	0.00	50.00	0.00	0.00
437000	Application Fees	0.00	300.00	0.00	0.00
440000	NSF Fee	0.00	36.00	0.00	0.00
450000	Laundry Income	0.00	3,538.70	0.00	0.00
<b>TOTAL INCOME</b>		<b>345,429.62</b>	<b>14,112.88</b>	<b>767,992.80</b>	<b>63,999.40</b>
<b>OPERATING EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
512000	Printing & Copies	350.00	1,400.00	1,000.00	83.33
513000	Postage	200.00	300.00	300.00	25.00
515000	General Administrative	1,000.00	1,200.00	1,000.00	83.33
520000	Accounting/Audit	300.00	300.00	300.00	25.00
525000	Legal / Professional	800.00	3,000.00	3,000.00	250.00
526000	Licenses / Permits / Fees	150.00	375.00	375.00	31.25
530000	Property Management	10,715.00	10,110.00	10,715.00	892.92
541000	FL State Fees	370.00	300.00	300.00	25.00
555000	Loan Interest	0.00	8,921.40	8,921.40	743.45
556000	Loan Closing Costs	0.00	1,606.10	0.00	0.00
556500	Loan Payment	0.00	35,262.92	60,450.72	5,037.56
557000	Bank Fees	0.00	25.50	0.00	0.00
<b>TOTAL ADMINISTRATIVE</b>		<b>13,885.00</b>	<b>62,800.92</b>	<b>86,362.12</b>	<b>7,196.84</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
610000	Building Maintenance	20,000.00	60,000.00	30,000.00	2,500.00
636100	Elevator Repair & Maint	500.00	1,500.00	1,000.00	83.33
636200	Elevator Monitoring	600.00	780.00	840.00	70.00
637000	Landscaping	0.00	1,000.00	2,000.00	166.67
638000	Pest Control	1,900.00	3,000.00	2,500.00	208.33
639000	Fire Alarm Monitoring / R&M	500.00	1,200.00	800.00	66.67
639200	Fire Prevention & Protection	800.00	0.00	800.00	66.67
639500	Roof Project Expense	0.00	142,776.00	0.00	0.00
690000	FTLLC Service Agreement	0.00	0.00	274,858.80	22,904.90
<b>TOTAL REPAIRS &amp; MAINT</b>		<b>24,300.00</b>	<b>210,256.00</b>	<b>312,798.80</b>	<b>26,066.57</b>
<b>UTILITIES</b>					
731000	Cable	56,862.81	54,276.00	49,500.00	4,125.00
790000	Pass Thru Fee	0.00	6,362.28	8,000.00	666.67
<b>TOTAL UTILITIES</b>		<b>56,862.81</b>	<b>60,638.28</b>	<b>57,500.00</b>	<b>4,791.67</b>
<b>RESERVE TRANSFER</b>					
910000	Reserve Funding	250,381.81	250,382.16	311,331.88	25,944.32
911000	Reserve Interest Transfer	0.00	10,174.43	0.00	0.00
<b>TOTAL RESERVE TRANSFER</b>		<b>250,381.81</b>	<b>260,556.59</b>	<b>311,331.88</b>	<b>25,944.32</b>
<b>TOTAL EXPENSES</b>		<b>345,429.62</b>	<b>594,251.79</b>	<b>767,992.80</b>	<b>63,999.40</b>

**FIVE TOWNS OF ST. PETERSBURG, NO. 304, INC.**

**75 UNITS**

**JANUARY 1, 2025 - DECEMBER 31, 2025**

**RESERVE ANALYSIS SUMMARY**

<b>REPLACEMENT RESERVES</b>	<b>ESTIMATED REPLACEMENT COST</b>	<b>ESTIMATED USEFUL LIFE</b>	<b>ESTIMATED REMAINING USEFUL LIFE</b>	<b>BALANCE AS OF 8/31/2024</b>	<b>ESTIMATED BALANCE 01/01/2025</b>	<b>FULLY FUNDED RESERVES</b>
<b>SIRS COMPONENTS</b>						
SPF w/ Acrylic Coating	184,730	15	5	-4789	534	36839
Painting Walkway	35,438	10	1	9438	9508	25929
Painting Building (Exterior)	70,812	10	1	63505	72753	0
Stairway and Lobby Paint	17,766	10	1	0	0	17766
Elevator Cab Remodel	15,000	30	28	0	0	536
Elevator Control Board	20,000	30	28	0	0	714
Elevator Motor	55,000	40	38	7409	8036	1236
Fire Alarm System	40,000	25	20	31926	33216	339
Electrical Panels (Main)	12,750	50	48	0	0	266
Electrical Panels (Sub)	8,750	50	48	0	0	182
Plumbing Chases	75,000	50	15	9046	9250	4383
Backflow Preventor	4,250	50	25	0	0	170
Stairway Railings	34,020	40	20	0	0	1701
Walkway Railings	153,972	40	10	0	0	15397
Utility Doors	20,000	40	15	0	0	1333
<b>NON SIRS COMPONENTS</b>						
Pavement Resurface	67,441	25	18	4843	5648	3433
Sealcoat/Striping	5,513	4	1	5419	5545	0
Lighting	11,625	14	20	0	0	581
Water Heater	18,000	14	2	8461	11068	3466
Monument Sign	2,750	20	12	0	0	229
Pool/Common Bath	5,750	25	14	0	0	411
Ceramic Tile	2,697	15	8	0	0	337
Trash Chute	2,000	50	10	0	0	200
Security System	15,000	25	17	0	0	882
Capital Replacement				-13167	-9833	20000
Insurance Escrow				36628	42961	175000
<b>TOTAL RESERVES</b>	<b>878,263</b>				<b>188,686</b>	<b>311,332</b>

THE ABOVE REPLACEMENT COSTS AND REPLACEMENT COSTS PROVIDED BY RETAINED ENGINEERING FIRM.

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**JANUARY 1, 2025 - DECEMBER 31, 2025**

**ASSESSMENT SUMMARY**

**2025 MONTHLY ASSESSMENT BY UNIT TYPE**

UNIT TYPE	PERCENT OWNERSHIP	# OF UNITS	CABLE FEE		FTLLC SERVICE AGREEMENT		OPERATING EXPENSE		UNIT TYPE TOTAL	2025 FULLY FUNDED MONTHLY ASSESSMENT	2024 MONTHLY ASSESSMENT FULLY FUNDED
A	1.04000	10	\$6,600.00	\$660.00	\$28,585.32	\$2,858.53	\$46,137.94	\$4,613.79	\$81,323.25	\$677.69	315.98
B	1.26000	15	\$9,900.00	\$660.00	\$51,948.31	\$3,463.22	\$83,846.83	\$5,589.79	\$145,695.14	\$809.42	366.85
C	1.34000	25	\$16,500.00	\$660.00	\$92,077.70	\$3,683.11	\$148,617.39	\$5,944.70	\$257,195.09	\$857.32	385.35
D	1.37000	5	\$3,300.00	\$660.00	\$18,827.83	\$3,765.57	\$30,388.93	\$6,077.79	\$52,516.76	\$875.28	392.29
E	1.48000	15	\$9,900.00	\$660.00	\$61,018.65	\$4,067.91	\$98,486.75	\$6,565.78	\$169,405.40	\$941.14	417.73
F	1.63000	5	\$3,300.00	\$660.00	\$22,400.99	\$4,480.20	\$36,156.17	\$7,231.23	\$61,857.16	\$1,030.95	452.41
<b>TOTALS</b>		<b>75</b>	<b>\$49,500.00</b>		<b>\$274,858.80</b>		<b>\$443,634.00</b>		<b>\$767,992.80</b> <b>\$767,992.80</b>	<b>\$767,992.80</b>	

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Board of Directors

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Management