

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

75 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026

APPROVED BUDGET

		2025 ANNUAL BUDGET	2025 ANNUAL PROJECTED	2026 APPROVED ANNUAL BUDGET	2026 MONTHLY TOTAL AMOUNT
ACCT	INCOME				
401000	Maintenance Fees	767,992.80	767,992.80	777,944.33	64,828.69
421000	Interest Income - Oper	0.00	15.27	0.00	0.00
425000	Interest Income - Res	0.00	4,464.39	0.00	0.00
435000	Administrative Fee	0.00	171.43	0.00	0.00
437000	Application Fees	0.00	514.29	0.00	0.00
440000	NSF Fee	0.00	0.00	0.00	0.00
450000	Laundry Income	0.00	2,950.73	0.00	0.00
	TOTAL INCOME	767,992.80	8,116.11	777,944.33	64,828.69
OPERATING EXPENSES					
ADMINISTRATIVE					
512000	Printing & Copies	1,000.00	1,694.23	1,500.00	125.00
513000	Postage	300.00	468.77	400.00	33.33
515000	General Administrative	100.00	2,000.00	1,500.00	125.00
520000	Accounting/Audit	300.00	0.00	400.00	33.33
525000	Legal / Professional	3,000.00	6,441.00	5,000.00	416.67
526000	Licenses / Permits / Fees	375.00	721.50	375.00	31.25
530000	Property Management	10,715.00	10,715.04	10,715.00	892.92
541000	FL State Fees	300.00	300.00	300.00	25.00
555000	Loan Interest	8,921.40	18,849.02	18,849.02	1,570.75
556000	Loan Closing Costs	0.00	6,231.43	0.00	0.00
556500	Loan Payment	0.00	0.00	126,000.00	10,500.00
557000	Bank Fees	0.00	0.00	0.00	0.00
	TOTAL ADMINISTRATIVE	85,011.40	47,420.99	165,039.02	13,753.25
REPAIRS & MAINTENANCE					
610000	Building Maintenance	30,000.00	309,137.21	50,000.00	4,166.67
636100	Elevator Repair & Maint	1,000.00	1,500.00	3,000.00	250.00
636200	Elevator Monitoring	840.00	840.00	1,040.00	86.67
637000	Landscaping	2,000.00	0.00	4,000.00	333.33
638000	Pest Control	2,500.00	2,035.00	2,800.00	233.33
639000	Fire Alarm Monitoring / R&M	800.00	660.34	1,200.00	100.00
639200	Fire Prevention & Protection	800.00	918.73	1,200.00	100.00
639500	Roof Project Expense	0.00	8,222.06	0.00	0.00
690000	FTLLC Service Agreement	274,858.80	273,442.89	289,849.46	24,154.12
	TOTAL REPAIRS & MAINT	312,798.80	596,756.23	353,089.46	29,424.12
UTILITIES					
731000	Cable	49,500.00	46,799.91	49,500.00	4,125.00
790000	Pass Thru Fee	8,000.00	5,309.57	9,000.00	750.00
	TOTAL UTILITIES	57,500.00	52,109.49	58,500.00	4,875.00
RESERVE TRANSFER					
910000	Reserve Funding	311,331.88	311,331.84	201,315.85	16,776.32
911000	Reserve Interest Transfer	0.00	3,538.68	0.00	0.00
	TOTAL RESERVE TRANSFER	311,331.88	314,870.52	201,315.85	16,776.32
	TOTAL EXPENSES	767,992.80	1,011,157.22	777,944.33	64,828.69

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

75 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026

RESERVE ANALYSIS SUMMARY

REPLACEMENT RESERVES	ESTIMATED REPLACEMENT COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	BALANCE AS OF 7/31/2025	ESTIMATED BALANCE 01/01/2026	FULLY FUNDED RESERVES
SIRS COMPONENTS						
SPF w/ Acrylic Coating	250,000	15	15	22023	37373	14175
Painting Walkway	35,438	10	1	15125	25929	9509
Painting Building (Exterior)	70,812	10	1	72753	72753	0
Stairway and Lobby Paint	17,766	10	1	10364	17766	0
Elevator Cab Remodel	15,000	30	27	313	536	536
Elevator Control Board	20,000	30	27	417	714	714
Elevator Motor	55,000	40	37	8756	9271	1236
Fire Alarm System	40,000	25	19	33414	33555	339
Electrical Panels (Main)	12,750	50	47	155	266	266
Electrical Panels (Sub)	8,750	50	47	106	182	182
Plumbing Chases	75,000	50	14	-19424	-17597	6614
Backflow Preventor	4,250	50	24	99	170	170
Stairway Railings	34,020	40	19	992	1701	1701
Walkway Railings	153,972	40	9	18490	24905	14341
Utility Doors	20,000	40	14	778	1333	1333
NON SIRS COMPONENTS						
Pavement Resurface	67,441	25	17	7651	9081	0
Sealcoat/Striping	5,513	4	1	5545	5545	0
Lighting	11,625	14	19	339	581	0
Water Heater	18,000	14	1	13090	14535	0
Monument Sign	2,750	20	11	134	229	0
Pool/Common Bath	5,750	25	13	240	411	0
Ceramic Tile	2,697	15	7	197	337	0
Trash Chute	2,000	50	9	117	200	0
Security System	15,000	25	16	515	882	0
Capital Replacement				-14162	-5828	40200
Insurance Escrow				70596	91012	110000
TOTAL RESERVES	943,533				325,842	201,316

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

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

75 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026

ASSESSMENT SUMMARY

2026 MONTHLY ASSESSMENT BY UNIT TYPE

UNIT TYPE	PERCENT OWNERSHIP	# OF UNITS	CABLE FEE		FTLLC SERVICE AGREEMENT		OPERATING EXPENSE		UNIT TYPE TOTAL	2026 FULLY FUNDED MONTHLY ASSESSMENT	2025 MONTHLY ASSESSEMENT FULLY FUNDED
A	1.04000	10	\$6,600.00	\$660.00	\$30,144.34	\$3,014.43	\$45,613.87	\$4,561.39	\$82,358.21	\$686.32	677.69
B	1.26000	15	\$9,900.00	\$660.00	\$54,781.55	\$3,652.10	\$82,894.43	\$5,526.30	\$147,575.98	\$819.87	809.42
C	1.34000	25	\$16,500.00	\$660.00	\$97,099.57	\$3,883.98	\$146,929.28	\$5,877.17	\$260,528.85	\$868.43	857.32
D	1.37000	5	\$3,300.00	\$660.00	\$19,854.69	\$3,970.94	\$30,043.75	\$6,008.75	\$53,198.44	\$886.64	875.28
E	1.48000	15	\$9,900.00	\$660.00	\$64,346.58	\$4,289.77	\$97,368.06	\$6,491.20	\$171,614.64	\$953.41	941.14
F	1.63000	5	\$3,300.00	\$660.00	\$23,622.73	\$4,724.55	\$35,745.48	\$7,149.10	\$62,668.21	\$1,044.47	1030.95
TOTALS		75	\$49,500.00		\$289,849.46		\$438,594.87		\$777,944.33 \$777,944.33	\$777,944.33	

Board of Directors

Management