# Five Towns of St. Petersburg, No. 302, Inc.

Run Date: 10/12/2026
Run Time: 12:44 PM

BALANCE SHEET

As of: 09/30/2026

## Assets

| Account # | Account Name | Total |
|---|---|---|
| **Operating Assets** | | |
| 105000 | Operating Checking - Cogent *0873 | $259,974.76 |
| 115000 | Petty Cash | $615.51 |
| | OPERATING ASSETS TOTAL: | $260,590.27 |
| **Accounts Receivable** | | |
| 130000 | Maintenance Fees Receivable | $35,810.18 |
| | ACCOUNTS RECEIVABLE TOTAL: | $35,810.18 |
| **Reserve Assets** | | |
| 140500 | Reserve Checking - Cogent *0881 | $216,404.20 |
| | RESERVE ASSETS TOTAL: | $216,404.20 |
| | TOTAL ASSETS: | $512,804.65 |

## Liabilities

| Account # | Account Name | Total |
|---|---|---|
| **Operating Liabilities** | | |
| 227000 | Deferred Revenue - Cable | $6,562.50 |
| 230000 | Prepaid Assessments | $11,870.30 |
| | OPERATING LIABILITIES TOTAL: | $18,432.80 |
| **Reserves** | | |
| 250000 | Paving Reserve | $32,112.57 |
| 251000 | Painting Reserve | $49,272.91 |
| 251100 | Painting Walkway Reserve | $4,147.50 |
| 251200 | Stairway and Lobby Paint Reserve | $3,897.66 |
| 252000 | Roof - Flat Reserve | $7,751.55 |
| 253000 | SPF w/Acrylic Coating Reserve | $31,353.27 |
| 254000 | Elevator Motor Reserve | $11,868.12 |
| 254100 | Elevator Cab Remodel Reserve | $1,050.00 |
| 254200 | Elevator Control Board Reserve | $1,181.94 |
| 255000 | Sealcoating/Striping Reserve | $960.30 |
| 255100 | Pool/Common Bath Reserve | $1,437.18 |
| 255200 | Ceramic Tile 1st Floor Walk Reserve | $649.08 |
| 255300 | Storm System Maintenance Reserve | $2,916.96 |
| 256000 | Water Heater Reserve | ($12,992.71) |
| 256100 | Lamp Poles Reserve | $288.75 |
| 257000 | In Wall Plumbing Pipe Reserve | $31,222.51 |
| 258000 | Fire Alarm System Reserve | $8,633.28 |

| Account # | Account Name | Total |
|---|---|---|
| 259000 | Electrical Panels (Main) Reserve | $4,462.50 |
| 259100 | Electrical Panels (Sub) Reserve | ($13.43) |
| 260000 | Stairway Railings Reserve | $5,953.50 |
| 261000 | Walkway Railings Reserve | $26,955.78 |
| 270000 | Utility Door Reserve | $1,823.19 |
| 275000 | Trash Chute Reserve | $874.95 |
| 280000 | Common Area Window Reserve | $1,202.73 |
| 290000 | Lighting Reserve | $680.70 |
| 291000 | Other Capital Exp / Deferred Maint Reserve | ($10,949.76) |
| 295000 | Interest Reserve | $9,663.17 |
| | RESERVES TOTAL: | $216,404.20 |
| | TOTAL LIABILITIES: | $234,837.00 |

## Equity

| Account # | Account Name | Total |
|---|---|---|
| **Equity** | | |
| 350000 | Prior Year Equity Adjustments | ($404.42) |
| 399999 | Fund Balance | $264,277.78 |
| | EQUITY TOTAL: | $263,873.36 |
| | Current Year Net Income/(Loss) | $14,094.29 |
| | TOTAL EQUITY: | $277,967.65 |
| | TOTAL LIABILITIES AND EQUITY: | $512,804.65 |

# Five Towns of St. Petersburg, No. 302, Inc.

Run Date: 10/12/2026
Run Time: 12:44 PM

## INCOME STATEMENT

## Start: 09/01/2026 | End: 09/30/2026

### Income

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Income** | | | | | | | |
| 401000 Maintenance Fee Income | 52,689.85 | 52,690.02 | (0.17) | 474,373.65 | 474,210.18 | 163.47 | 632,280.24 |
| 421000 Interest Income - Oper | 0.00 | 0.00 | 0.00 | 5.37 | 0.00 | 5.37 | 0.00 |
| 425000 Reserve Interest Income | 395.64 | 0.00 | 395.64 | 2,983.96 | 0.00 | 2,983.96 | 0.00 |
| 430000 Late Fees | 0.00 | 0.00 | 0.00 | (33.85) | 0.00 | (33.85) | 0.00 |
| 435000 Administrative Fee | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 10.00 | 0.00 |
| 437000 Application Fees | 50.00 | 0.00 | 50.00 | 150.00 | 0.00 | 150.00 | 0.00 |
| 438000 PARKING FEE INCOME | 100.00 | 0.00 | 100.00 | 1,500.00 | 0.00 | 1,500.00 | 0.00 |
| 445000 Attorney Fee Charges - Owner Acct... | 0.00 | 0.00 | 0.00 | 2,100.00 | 0.00 | 2,100.00 | 0.00 |
| 470000 Carport Insurance Reimbursement | 0.00 | 0.00 | 0.00 | 11,040.00 | 0.00 | 11,040.00 | 0.00 |
| **Income Total** | **53,235.49** | **52,690.02** | **545.47** | **492,129.13** | **474,210.18** | **17,918.95** | **632,280.24** |
| **Total Income** | **53,235.49** | **52,690.02** | **545.47** | **492,129.13** | **474,210.18** | **17,918.95** | **632,280.24** |

### Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Administrative Expenses** | | | | | | | |
| 510000 Office Expenses / Administrative | 40.00 | 83.33 | 43.33 | 622.00 | 749.97 | 127.97 | 1,000.00 |
| 513000 Postage | 0.00 | 18.75 | 18.75 | 0.00 | 168.75 | 168.75 | 225.00 |
| 520000 Accounting/Audit | 0.00 | 41.67 | 41.67 | 400.00 | 375.03 | (24.97) | 500.00 |
| 525000 Legal / Professional | 0.00 | 125.00 | 125.00 | 2,100.00 | 1,125.00 | (975.00) | 1,500.00 |
| 526000 Licenses, Permits & Fees | 0.00 | 6.25 | 6.25 | 0.00 | 56.25 | 56.25 | 75.00 |
| 530000 Property Management Contract | 922.95 | 922.95 | 0.00 | 8,306.55 | 8,306.55 | 0.00 | 11,075.40 |
| 540000 Corp Annual Report | 0.00 | 6.25 | 6.25 | 75.00 | 56.25 | (18.75) | 75.00 |
| 541000 Annual Division Fees | 0.00 | 25.00 | 25.00 | 0.00 | 225.00 | 225.00 | 300.00 |
| 556000 Coupon Expenses | 0.00 | 41.67 | 41.67 | 442.50 | 375.03 | (67.47) | 500.00 |
| **Administrative Expenses Total** | **962.95** | **1,270.87** | **307.92** | **11,946.05** | **11,437.83** | **(508.22)** | **15,250.40** |
| **Insurance Expenses** | | | | | | | |
| 590000 Insurance Premiums | 0.00 | 8,750.00 | 8,750.00 | 114,659.48 | 78,750.00 | (35,909.48) | 105,000.00 |
| 599000 Insurance Appraisal | 0.00 | 62.50 | 62.50 | 0.00 | 562.50 | 562.50 | 750.00 |
| **Insurance Expenses Total** | **0.00** | **8,812.50** | **8,812.50** | **114,659.48** | **79,312.50** | **(35,346.98)** | **105,750.00** |
| **Maintenance Expenses** | | | | | | | |
| 610000 Building Maintenance | 850.00 | 2,500.00 | 1,650.00 | 7,773.43 | 22,500.00 | 14,726.57 | 30,000.00 |
| 616000 Plumbing Repairs | 395.00 | 2,083.33 | 1,688.33 | 1,550.00 | 18,749.97 | 17,199.97 | 25,000.00 |
| 636000 Elevator Maintenance | 400.00 | 500.00 | 100.00 | 6,949.82 | 4,500.00 | (2,449.82) | 6,000.00 |
| 636200 Elevator Telephone | 272.20 | 183.33 | (88.87) | 2,561.68 | 1,649.97 | (911.71) | 2,200.00 |
| 638000 Pest Control | 0.00 | 125.00 | 125.00 | 1,440.00 | 1,125.00 | (315.00) | 1,500.00 |
| 639000 Fire Alarm Monitoring | 0.00 | 150.00 | 150.00 | 2,030.72 | 1,350.00 | (680.72) | 1,800.00 |
| 639200 Fire Prevention & Protection | 0.00 | 100.00 | 100.00 | 0.00 | 900.00 | 900.00 | 1,200.00 |
| 690000 FTLLC Service Agreement | 21,959.25 | 22,393.77 | 434.52 | 196,970.50 | 201,543.93 | 4,573.43 | 268,725.26 |
| **Maintenance Expenses Total** | **23,876.45** | **28,035.43** | **4,158.98** | **219,276.15** | **252,318.87** | **33,042.72** | **336,425.26** |
| **Utilities** | | | | | | | |
| 731000 Cable | 3,827.73 | 4,132.25 | 304.52 | 37,846.21 | 37,190.25 | (655.96) | 49,587.05 |
| 790000 Utility Pass Thru | 0.00 | 1,163.24 | 1,163.24 | 7,841.24 | 10,469.16 | 2,627.92 | 13,958.90 |

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Utilities Total** | **3,827.73** | **5,295.49** | **1,467.76** | **45,687.45** | **47,659.41** | **1,971.96** | **63,545.95** |
| **Reserve Transfers** | | | | | | | |
| 910000 Reserve Funding | 9,275.75 | 9,275.72 | (0.03) | 83,481.75 | 83,481.48 | (0.27) | 111,308.63 |
| 911000 Reserve Interest Transfer | 395.64 | 0.00 | (395.64) | 2,983.96 | 0.00 | (2,983.96) | 0.00 |
| **Reserve Transfers Total** | **9,671.39** | **9,275.72** | **(395.67)** | **86,465.71** | **83,481.48** | **(2,984.23)** | **111,308.63** |
| **Total Expense** | **38,338.52** | **52,690.01** | **14,351.49** | **478,034.84** | **474,210.09** | **(3,824.75)** | **632,280.24** |
| **Net Income** | **14,896.97** | **0.01** | **14,896.96** | **14,094.29** | **0.09** | **14,094.20** | **0.00** |