

**FIVE TOWNS OF ST. PETERSBURG, NO. 302, INC.**

75 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026

APPROVED BUDGET - FULLY FUNDED

		2025 ANNUAL	2025 ANNUAL ACTUAL	2026 PROPOSED	2026 MONTHLY
		BUDGET	PROJECTED	FULLY FUNDED	TOTAL AMOUNT
ACCT	INCOME			ANNUAL BUDGET	
401000	Maintenance Fees	630,316.43	630,316.43	632,280.24	52,690.02
411000	Cable Income	0.00	8,750.00	0.00	0.00
421000	Interest Income - Oper	0.00	19.61	0.00	0.00
425000	Interest Income - Res	0.00	3,380.35	0.00	0.00
430000	Late Fees	0.00	200.00	0.00	0.00
437000	Application Fees	0.00	400.00	0.00	0.00
450000	Laundry Income	0.00	4,080.00	0.00	0.00
470000	Carport Insurance Reimb	0.00	10,517.00	0.00	0.00
<b>TOTAL INCOME</b>		<b>630,316.43</b>	<b>657,663.39</b>	<b>632,280.24</b>	<b>52,690.02</b>
<b>OPERATING EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
513000	Office Exp / Admin / Postage	1,225.00	1,200.00	1,225.00	102.08
520000	Accounting	300.00	450.00	500.00	41.67
525000	Legal/Professional	1,500.00	1,800.00	1,500.00	125.00
526000	Licenses/Permits/Fees	75.00	421.50	75.00	6.25
530000	Property Management	11,075.40	11,075.40	11,075.40	922.95
540000	Corp Annual Report	70.00	75.00	75.00	6.25
541000	Annual Division Fees	300.00	300.00	300.00	25.00
556000	Coupon Expenses	450.00	495.70	500.00	41.67
557000	Bank Fees	0.00	0.00	0.00	0.00
560000	Taxes	0.00	0.00	0.00	0.00
<b>TOTAL ADMINISTRATIVE</b>		<b>14,995.40</b>	<b>15,817.60</b>	<b>15,250.40</b>	<b>1,270.87</b>
<b>INSURANCE</b>					
590000	Insurance Premiums	166,970.70	96,000.00	105,000.00	8,750.00
599000	Insurance Appraisal	650.00	0.00	750.00	62.50
<b>TOTAL INSURANCE</b>		<b>167,620.70</b>	<b>96,000.00</b>	<b>105,750.00</b>	<b>8,812.50</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
610000	Building Maintenance	17,250.00	26,885.55	30,000.00	2,500.00
616000	Plumbing Repairs	20,000.00	5,000.00	25,000.00	2,083.33
636000	Elevator Maintenance	2,500.00	13,357.56	6,000.00	500.00
636200	Elevator Telephone	1,100.00	2,273.19	2,200.00	183.33
638000	Pest Control	1,200.00	1,371.43	1,500.00	125.00
639000	Fire Alarm Monitoring	900.00	1,504.11	1,800.00	150.00
639200	Fire Prevention & Protection	800.00	1,200.00	1,200.00	100.00
642000	Unfunded Painting Expenses	9,120.00	0.00	0.00	0.00
690000	FTLLC Service Agreement	252,110.40	253,514.40	268,725.26	22,393.77
<b>TOTAL REPAIRS &amp; MAINT</b>		<b>304,980.40</b>	<b>305,106.25</b>	<b>336,425.26</b>	<b>28,035.44</b>
<b>UTILITIES</b>					
731000	Cable	56,447.04	46,780.23	49,587.05	4,132.25
790000	Pass Thru Fee	6,998.20	9,970.64	13,958.90	1,163.24
<b>TOTAL UTILITIES</b>		<b>63,445.24</b>	<b>56,750.87</b>	<b>63,545.94</b>	<b>5,295.50</b>
<b>RESERVE TRANSFER</b>					
910000	Reserve Funding	79,274.69	79,274.64	111,308.63	9,275.72
911000	Reserve Interest Transfer	0.00	3,380.35	0.00	0.00
<b>TOTAL RESERVE TRANSFER</b>		<b>79,274.69</b>	<b>82,654.99</b>	<b>111,308.63</b>	<b>9,275.72</b>
<b>TOTAL EXPENSES</b>		<b>630,316.43</b>	<b>556,329.71</b>	<b>632,280.24</b>	<b>52,690.02</b>

**FIVE TOWNS OF ST. PETERSBURG, NO. 302, INC.**

75 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026

**RESERVE ANALYSIS SUMMARY**

	ESTIMATED REPLACEMENT COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	BALANCE AS OF 7/31/2025	ESTIMATED BALANCE 01/01/2026	FULLY FUNDED RESERVES
<b>REPLACEMENT RESERVES</b>						
<b>SIRS COMPONENTS</b>						
SPF w/ Acrylic Coating	253000	253050	20	14	9539	20000
Painting Walkway	251100	18960	10	7	1383	2370
Painting Building (Exterior)	251000	97218	1	7	40323	7671
Stairway and Lobby Paint	251200	17820	1	7	1299	2227
Elevator Cab Remodel	254100	15000	30	24	350	600
Elevator Control Board	254200	20000	30	24	336	809
Elevator Motor	254000	20000	30	34	11513	245
Fire Alarm System	258000	55000	40	11	2674	5400
Electrical Panels (Main)	259000	12750	25	4	1488	2550
Electrical Panels (Sub)	259100	7000	50	19	204	350
In-Wall Plumbing Pipes	257000	281250	50	25	36488	9630
Stairway Railings	260000	34020	40	9	1985	3402
Walkway Railings	261000	154035	40	9	8985	15403
Utility Doors	270000	18750	40	17	608	1042
Common Element Windows	280000	11000	40	15	401	687
<b>NON SIRS COMPONENTS</b>						
Pavement Resurface (Mill & P)	250000	62744	25	16	29769	2009
Sealcoat	255000	11000	5	1	11102	2000
Lighting	290000	10500	35	26	227	389
Water Heater	256000	9750	14	10	-5636	5000
Pool/Common Bath	255100	5750	25	6	479	821
Ceramic Tile 1st Floor Walk	255200	3337	15	8	216	371
Stormwater System Maint	255300	10000	10	5	972	1667
Lamp Poles	256100	3300	35	19	96	165
Trash Chute	275000	2000	50	3	292	500
Other Capital Exp / Deferred Maint	291000				6217	26000
<b>TOTAL RESERVES</b>		<b>1,134,234</b>				<b>111,309</b>

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

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**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	\$6,611.61	\$661.16	\$27,947.43	\$2,794.74	\$32,652.66	\$3,265.27	\$67,211.70	\$560.10	560.07
B	1.26000	20	\$13,223.21	\$661.16	\$67,718.77	\$3,385.94	\$79,119.92	\$3,956.00	\$160,061.90	\$666.92	665.28
C	1.36000	25	\$16,529.02	\$661.16	\$91,366.59	\$3,654.66	\$106,749.10	\$4,269.96	\$214,644.70	\$715.48	713.10
D	1.48000	15	\$9,917.41	\$661.16	\$59,657.01	\$3,977.13	\$69,700.88	\$4,646.73	\$139,275.30	\$773.75	770.49
E	1.64000	5	\$3,305.80	\$661.16	\$22,035.47	\$4,407.09	\$25,745.37	\$5,149.07	\$51,086.64	\$851.44	847.01
TOTALS		75	\$49,587.05		\$268,725.26		\$313,967.93		\$632,280.24 \$632,280.24		

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Board of Directors

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Management