

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

Run Date: 01/07/2026  
Run Time: 02:12 PM

## BALANCE SHEET As of: 12/31/2025 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *8190	\$272,285.85
115000	Petty Cash	\$615.51
	OPERATING ASSETS TOTAL:	\$272,901.36
<b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$7,902.06
	ACCOUNTS RECEIVABLE TOTAL:	\$7,902.06
<b>Reserve Assets</b>		
140000	Reserve Checking - Truist *8204	\$180,331.32
	RESERVE ASSETS TOTAL:	\$180,331.32
	TOTAL ASSETS:	\$461,134.74

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
227000	Deferred Revenue - Cable	\$6,562.50
230000	Prepaid Assessments	\$10,793.63
	OPERATING LIABILITIES TOTAL:	\$17,356.13
<b>Reserves</b>		
250000	Paving Reserve	\$30,605.79
251000	Painting Reserve	\$43,519.66
251100	Painting Walkway Reserve	\$2,370.00
251200	Stairway and Lobby Paint Reserve	\$2,227.44
252000	Roof - Flat Reserve	\$7,751.55
253000	SPF w/Acrylic Coating Reserve	\$16,353.24
254000	Elevator Motor Reserve	\$11,684.34
254100	Elevator Cab Remodel Reserve	\$600.00
254200	Elevator Control Board Reserve	\$575.16
255000	Sealcoating/Striping Reserve	\$11,102.27
255100	Pool/Common Bath Reserve	\$821.40
255200	Ceramic Tile 1st Floor Walk Reserve	\$370.80
255300	Storm System Maintenance Reserve	\$1,666.68
256000	Water Heater Reserve	(\$16,742.74)
256100	Lamp Poles Reserve	\$165.00
257000	In Wall Plumbing Pipe Reserve	\$24,000.01
258000	Fire Alarm System Reserve	\$4,583.28

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
259000	Electrical Panels (Main) Reserve	\$2,550.00
259100	Electrical Panels (Sub) Reserve	(\$275.96)
260000	Stairway Railings Reserve	\$3,402.00
261000	Walkway Railings Reserve	\$15,403.56
270000	Utility Door Reserve	\$1,041.72
275000	Trash Chute Reserve	\$499.92
280000	Common Area Window Reserve	\$687.48
290000	Lighting Reserve	\$388.92
291000	Other Capital Exp / Deferred Maint Reserve	\$8,300.59
295000	Interest Reserve	\$6,679.21
	<b>RESERVES TOTAL:</b>	<b>\$180,331.32</b>
	<b>TOTAL LIABILITIES:</b>	<b>\$197,687.45</b>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
350000	Prior Year Equity Adjustments	(\$830.49)
399999	Fund Balance	\$147,577.94
	<b>EQUITY TOTAL:</b>	<b>\$146,747.45</b>
	Current Year Net Income/(Loss)	\$116,699.84
	<b>TOTAL EQUITY:</b>	<b>\$263,447.29</b>
	<b>TOTAL LIABILITIES AND EQUITY:</b>	<b>\$461,134.74</b>

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

Run Date: 01/07/2026

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## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	52,504.87	52,526.36	(21.49)	630,293.07	630,316.43	(23.36)	630,316.43
411000 Cable Income	0.00	0.00	0.00	8,750.00	0.00	8,750.00	0.00
421000 Interest Income - Oper	2.45	0.00	2.45	22.43	0.00	22.43	0.00
425000 Reserve Interest Income	243.42	0.00	243.42	3,337.58	0.00	3,337.58	0.00
430000 Late Fees	0.00	0.00	0.00	200.12	0.00	200.12	0.00
431000 Interest Fee	0.00	0.00	0.00	0.01	0.00	0.01	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	75.01	0.00	75.01	0.00
437000 Application Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00
445000 Attorney Fee Charges - Owner Acct...	75.00	0.00	75.00	1,910.50	0.00	1,910.50	0.00
450000 Laundry Income	1,000.00	0.00	1,000.00	3,380.00	0.00	3,380.00	0.00
461000 Other Income	0.00	0.00	0.00	150.00	0.00	150.00	0.00
470000 Carport Insurance Reimbursement	0.00	0.00	0.00	10,846.99	0.00	10,846.99	0.00
<b>Income Total</b>	<b>53,825.74</b>	<b>52,526.36</b>	<b>1,299.38</b>	<b>659,215.71</b>	<b>630,316.43</b>	<b>28,899.28</b>	<b>630,316.43</b>
<b>Total Income</b>	<b>53,825.74</b>	<b>52,526.36</b>	<b>1,299.38</b>	<b>659,215.71</b>	<b>630,316.43</b>	<b>28,899.28</b>	<b>630,316.43</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses / Administrative	60.00	0.00	(60.00)	1,426.80	0.00	(1,426.80)	0.00
513000 Postage	0.00	18.75	18.75	0.00	225.00	225.00	225.00
520000 Accounting/Audit	0.00	25.00	25.00	0.00	300.00	300.00	300.00
525000 Legal / Professional	1,000.00	125.00	(875.00)	2,910.50	1,500.00	(1,410.50)	1,500.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	421.50	75.00	(346.50)	75.00
530000 Property Management Contract	922.95	922.95	0.00	11,075.40	11,075.40	0.00	11,075.40
540000 Corp Annual Report	0.00	5.87	5.87	0.00	70.00	70.00	70.00
541000 Annual Division Fees	300.00	25.00	(275.00)	600.00	300.00	(300.00)	300.00
556000 Coupon Expenses	0.00	37.50	37.50	513.10	450.00	(63.10)	450.00
557000 Bank Fees	0.00	0.00	0.00	12.00	0.00	(12.00)	0.00
<b>Administrative Expenses Total</b>	<b>2,282.95</b>	<b>1,166.32</b>	<b>(1,116.63)</b>	<b>16,959.30</b>	<b>13,995.40</b>	<b>(2,963.90)</b>	<b>13,995.40</b>
<b>Insurance Expenses</b>							
590000 Insurance Premiums	7,001.27	13,914.17	6,912.90	96,680.45	166,970.70	70,290.25	166,970.70
599000 Insurance Appraisal	0.00	54.13	54.13	0.00	650.00	650.00	650.00
<b>Insurance Expenses Total</b>	<b>7,001.27</b>	<b>13,968.30</b>	<b>6,967.03</b>	<b>96,680.45</b>	<b>167,620.70</b>	<b>70,940.25</b>	<b>167,620.70</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	(1,325.00)	1,437.50	2,762.50	14,705.59	17,250.00	2,544.41	17,250.00
616000 Plumbing Repairs	0.00	1,666.63	1,666.63	3,182.50	20,000.00	16,817.50	20,000.00
636000 Elevator Maintenance	213.00	208.37	(4.63)	12,657.56	2,500.00	(10,157.56)	2,500.00
636200 Elevator Telephone	253.42	91.63	(161.79)	2,358.56	1,100.00	(1,258.56)	1,100.00
638000 Pest Control	120.00	100.00	(20.00)	1,280.00	1,200.00	(80.00)	1,200.00
639000 Fire Alarm Monitoring	0.00	75.00	75.00	973.70	900.00	(73.70)	900.00
639200 Fire Prevention & Protection	0.00	66.63	66.63	878.98	800.00	(78.98)	800.00
642000 Unfunded Painting Expenses	0.00	760.00	760.00	0.00	9,120.00	9,120.00	9,120.00
690000 FTLLC Service Agreement	21,126.20	21,009.20	(117.00)	253,514.40	252,110.40	(1,404.00)	252,110.40
<b>Maintenance Expenses Total</b>	<b>20,387.62</b>	<b>25,414.96</b>	<b>5,027.34</b>	<b>289,551.29</b>	<b>304,980.40</b>	<b>15,429.11</b>	<b>304,980.40</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Utilities</b>							
731000 Cable	3,890.70	4,703.92	813.22	46,741.97	56,447.04	9,705.07	56,447.04
790000 Utility Pass Thru	0.00	583.22	583.22	9,970.64	6,998.20	(2,972.44)	6,998.20
<b>Utilities Total</b>	<b>3,890.70</b>	<b>5,287.14</b>	<b>1,396.44</b>	<b>56,712.61</b>	<b>63,445.24</b>	<b>6,732.63</b>	<b>63,445.24</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	6,606.22	6,606.27	0.05	79,274.64	79,274.69	0.05	79,274.69
911000 Reserve Interest Transfer	243.42	0.00	(243.42)	3,337.58	0.00	(3,337.58)	0.00
<b>Reserve Transfers Total</b>	<b>6,849.64</b>	<b>6,606.27</b>	<b>(243.37)</b>	<b>82,612.22</b>	<b>79,274.69</b>	<b>(3,337.53)</b>	<b>79,274.69</b>
<b>Total Expense</b>	<b>40,412.18</b>	<b>52,442.99</b>	<b>12,030.81</b>	<b>542,515.87</b>	<b>629,316.43</b>	<b>86,800.56</b>	<b>629,316.43</b>
<b>Net Income</b>	<b>13,413.56</b>	<b>83.37</b>	<b>13,330.19</b>	<b>116,699.84</b>	<b>1,000.00</b>	<b>115,699.84</b>	<b>1,000.00</b>