

Budget_Statement
OTSE QUATTRO AT NAPLES SQUARE
CONDOMINIUM INC
01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	106,842	1,282,100
40002 00	Reserve Income	5,073	60,875
40002 01	Reserve Income SIRS	16,228	194,736
40030	Screening Fees	42	500
40061	Clubhouse/Janitorial	50	600
40065	Violation Fees	25	300
40068	Key Fob Income	25	300
40078	Late Fee Interest	25	300
40080	Interest Income	83	1,000
40081	Reserve Interest	1,000	12,000
40090	Miscellaneous Income	500	6,000
40115 01	Administrative Fee - Reminder Letter	4	50
40115 02	Administrative Fee - Demand Letter	4	50
42090	Utility Reimb.	83	1,000
**TOTAL REVENUE		\$129,984	\$1,559,811
EXPENSES			
**ADMINISTRATIVE			
50008	Accounting Fees-CPA	1,000	12,000
50015	Bank Charges	21	250
50024	Computer Maintenance	167	2,000
50026	Credit Card Fees	21	250
50037	Engineering Fees	5,000	60,000
50045 00	Legal Fees	2,083	25,000
50048	Annual Condo Fees	42	500
50050 15	License,Taxes,Permit - Elevators	33	400
50050 45	License,Taxes,Permit - Pool/Spa	63	750
50059	Resident Services	417	5,000
50061	Resident Communication & Supplies	83	1,000
50075	Office Supplies	167	2,000
50091	Reserve Study & Insurance Appraisal	833	10,000
50102	Bank Loan Fees	208	2,500
50555	Holiday Decorations	167	2,000
**TOTAL ADMINISTRATIVE		\$10,305	\$123,650
**INSURANCE			
52028	Property & Liability	23,333	280,000
52034	Flood Insurance	14,250	171,000
52035	Directors & Officers	125	1,500
52040	Ins Finance Charge	583	7,000
52061 40	Insurance - Commercial - Package	1,667	20,000
52063	Workers Comp Ins.	46	550
**TOTAL INSURANCE		\$40,004	\$480,050
**UTILITIES			
54050 00	Electricity	8,250	99,000
54070 00	Water & Sewer	6,500	78,000
54080	Natural Gas	2,333	28,000
54095	Trash Recycling	250	3,000
**TOTAL UTILITIES		\$17,333	\$208,000

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Account	Description	Monthly Budget	Year Budget
**CONTRACTS			
60005	HVAC Maintenance Contract	875	10,500
60013	Telephone TV & Internet	1,333	16,000
60022	Continental Connect	133	1,600
60030	Office Equipment Lease	167	2,000
60035	Elevator Service & Inspections	1,667	20,000
60050	Fire & Life Safety Contract & Inspections	1,250	15,000
60060	Floor Care	208	2,500
60090	Elevated Courtyard Landscaping	1,375	16,500
61000	Management Services	2,858	34,300
61010	Pest Control	417	5,000
61020	Pool, Spa, and Fountain Service	1,167	14,000
61058	Trash Chute	417	5,000
61061	Uniforms	83	1,000
61072	Water Pump	83	1,000
61075	Window Services	1,167	14,000
**TOTAL CONTRACTS		\$13,200	\$158,400
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	5,417	65,000
65000 02	Salaries - Maintenance	2,667	32,000
65000 05	Salaries - Janitorial	3,667	44,000
65000 50	Salaries - Temporary Labor	1,250	15,000
65000 83	Salaries - Bonuses	833	10,000
65040	Payroll Taxes, Benefits and Processing fees	1,800	21,600
65070	Payroll Burden	2,917	35,000
**TOTAL SALARIES & BENEFITS		\$18,551	\$222,600
**REPAIRS & MAINTENANCE			
70025	R&M-Building	1,667	20,000
70065	R&M-Golf Cart	83	1,000
70097	R&M - Pool	1,417	17,000
70105	R&M-Pumps & Motors	167	2,000
70122	R&M - Roof Cleaning	417	5,000
70135	Landscaping Extras	833	10,000
70138	Tree Trim/Replace	208	2,500
70176	Janitorial Supplies	417	5,000
70177	Maintenance Supplies	833	10,000
70184	Paver Maintenance	833	10,000
70203 14	Fitness Center - R&M Equipment	167	2,000
70289 00	Contingency	833	10,000
**TOTAL REPAIRS & MAINTENANCE		\$7,875	\$94,500
**SPECIAL PROJECTS			
74005 46a	Special Projects Dryer Vents	417	5,000
**TOTAL SPECIAL PROJECTS		\$417	\$5,000
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	5,073	60,875
80001	Reserve Interest	1,000	12,000
80004 00	SIRS Reserve Transfer	16,228	194,736

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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
**TOTAL RESERVE TRANSFERS		\$22,301	\$267,611
**TOTAL EXPENSES		\$129,986	\$1,559,811
NET INCOME/(LOSS)		(\$2)	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. Approved new budget

B. Amended budget Retroactive for full year? Or partial year, if so, From: To

Homeowner's accounts to be adjusted? If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
- 6 a. Are Reserves included in the budget? (A schedule must be included)
- 6 b. Are SIRS Reserves included in the budget? (A schedule must be included)
7. Is your Late Fee policy changing?
 No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
 Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
 No Late Fee
 Flat rate \$ after days OR
 Percentage rate only \$ % after days
8. Is your Interest Fee policy changing?
 No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
 Yes (select one interest fee policy)
 No Interest Fee
 New Interest rate \$ % per annum after days*
*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type: Payment Notification Letter Statements Both

11. Delivery Method:

12. Letter of Correspondence to be included:

If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC - BudgetActuals
ProposedOperating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	97,813	1,173,759	106,842	1,282,100
40002-00	Reserve Income	21,301	255,611	5,073	60,875
40002-01	Reserve Income-SIRS	0	0	16,228	194,736
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	75	900	42	500
40061	Clubhouse/Janitorial	63	750	50	600
40065	Violation Fees	0	0	25	300
40068	Key Fob Income	42	500	25	300
40078	Late Fee Interest	0	0	25	300
40080	Interest Income	83	1,000	83	1,000
40081	Reserve Interest	1,000	12,000	1,000	12,000
40090	Miscellaneous Income	500	6,000	500	6,000
40115-01	Administrative Fee- - Reminder Letter	0	0	04	50
40115-02	Administrative Fee- - Demand Letter	0	0	04	50
41010	House Charges	0	0	0	0
42090	Utility Reimb.	42	500	83	1,000
	**TOTAL REVENUE	120,919	1,451,020	129,984	1,559,811
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	167	2,000	1,000	12,000
50015	Bank Charges	21	250	21	250
50024	Computer Maintenance	167	2,000	167	2,000
50026	Credit Card Fees	42	500	21	250
50037	Engineering Fees	0	0	5,000	60,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50045-00	Legal Fees	1,667	20,000	2,083	25,000
50048	Annual Condo Fees	42	500	42	500
50050-15	License,Taxes,Permit- - Elevators	25	300	33	400
50050-45	License,Taxes,Permit- - Pool/Spa	71	850	63	750
50050-45a	License,Taxes,Permit- - Pool Permits	0	0	0	0
50059	Resident Services	417	5,000	417	5,000
50061	Resident Communication & Supplies	83	1,000	83	1,000
50075	Office Supplies	167	2,000	167	2,000
50091	Reserve Study & Insurance Appraisal	833	10,000	833	10,000
50102	Bank Loan Fees	0	0	208	2,500
50555	Holiday Decorations	250	3,000	167	2,000
	**TOTAL ADMINISTRATIVE	3,952	47,400	10,304	123,650
	**PROPERTY INSURANCE				
52028	Property & Liability	29,167	350,000	23,333	280,000
52034	Flood Insurance	12,167	146,000	14,250	171,000
52035	Directors & Officers	167	2,000	125	1,500
52040	Ins Finance Charge	833	10,000	583	7,000
52061-40	Insurance - Commercial- - Package	1,125	13,500	1,667	20,000
52063	Workers Comp Ins.	42	509	46	550
	**TOTAL PROPERTY INSURANCE	43,501	522,009	40,004	480,050
	**UTILITIES				
54050-00	Electricity	8,167	98,000	8,250	99,000
54070-00	Water & Sewer	6,250	75,000	6,500	78,000
54080	Natural Gas	2,167	26,000	2,333	28,000
54095	Trash Recycling	0	0	250	3,000
	**TOTAL UTILITIES	16,584	199,000	17,333	208,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**CONTRACTS				
60005	HVAC Maintenance Contract	875	10,500	875	10,500
60013	Telephone TV & Internet	1,333	16,000	1,333	16,000
60022	Continental Connect	125	1,500	133	1,600
60030	Office Equipment Lease	125	1,500	167	2,000
60035	Elevator Service & Inspections	1,667	20,000	1,667	20,000
60050	Fire & Life Safety Contract & Inspections	1,000	12,000	1,250	15,000
60060	Floor Care	208	2,500	208	2,500
60090	Elevated Courtyard Landscaping	1,292	15,500	1,375	16,500
61000	Management Services	2,750	33,000	2,858	34,300
61010	Pest Control	417	5,000	417	5,000
61020	Pool, Spa, and Fountain Service	917	11,000	1,167	14,000
61055	Trash Removal	250	3,000	0	0
61058	Trash Chute	0	0	417	5,000
61061	Uniforms	83	1,000	83	1,000
61072	Water Pump	0	0	83	1,000
61075	Window Services	750	9,000	1,167	14,000
	**TOTAL CONTRACTS	11,792	141,500	13,200	158,400
	**SALARIES & BENEFITS				
65000-01	Salaries- - Manager	3,750	45,000	5,417	65,000
65000-02	Salaries- - Maintenance	2,250	27,000	2,667	32,000
65000-05	Salaries- - Janitorial	4,167	50,000	3,667	44,000
65000-10	Salaries- - Concierge	0	0	0	0
65000-50	Salaries- - Temporary Labor	2,083	25,000	1,250	15,000
65000-83	Salaries- - Bonuses	833	10,000	833	10,000
65040	Payroll Taxes, Benefits and Processing fees	1,542	18,500	1,800	21,600
65070	Payroll Burden	2,583	31,000	2,917	35,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL SALARIES & BENEFITS	17,208	206,500	18,550	222,600
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	0	0	1,667	20,000
70065	R&M-Golf Cart	0	0	83	1,000
70077	Maintenance Repairs	1,250	15,000	0	0
70097-00	R&M - Pool	417	5,000	1,417	17,000
70105	R&M-Pumps & Motors	0	0	167	2,000
70122	R&M - Roof Cleaning	0	0	417	5,000
70135	Landscaping Extras	833	10,000	833	10,000
70138	Tree Trim/Replace	167	2,000	208	2,500
70174	Cleaning-Other	250	3,000	0	0
70176	Janitorial Supplies	333	4,000	417	5,000
70177	Maintenance Supplies	667	8,000	833	10,000
70184	Paver Maintenance	0	0	833	10,000
70203-14	Fitness Center-- R&M Equipment	0	0	167	2,000
70289-00	Contingency	417	5,000	833	10,000
	**TOTAL REPAIRS/MAINTENANCE	4,334	52,000	7,875	94,500
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
74005-00	Special Projects	833	10,000	0	0
74005-46a	Special Projects- Dryer Vents	417	5,000	417	5,000
	**TOTAL SPECIAL PROJECTS	1,250	15,000	417	5,000
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	21,301	255,611	5,073	60,875
80001	Reserve Interest	1,000	12,000	1,000	12,000
80004-00	SIRS Reserve Transfer	0	0	16,228	194,736
	**TOTAL RESERVE TRANSFERS	22,301	267,611	22,301	267,611

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	120,922	1,451,020	129,984	1,559,811
	Operating Net Income or Loss	-03	0	0	0

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC -
 Proposed_Maintenance
 Schedule Of Proposed Maintenance
 January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly SIRS Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-A		1.562500000	64	100.000000000	\$5583.48	\$5008.20	\$237.79	\$760.69	\$6006.68	\$384427.52
Total			64	100.000000000						\$384427.52

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30000-05c	Reserves	Carpet Replmt	\$75,000	10	7
30000-244	Reserves	HVAC	\$195,000	10	7
30000-001	Reserves	Pooled	\$0	0	0
30000-50e	Reserves	Paving Common Area	\$7,500	10	7
30000-16d	Reserves	Equipment - Pool	\$45,000	8	5
30000-41	Reserves	Paint (Interior)	\$135,000	10	7
30000-15	Reserves	Elevator	\$350,000	25	22
30000-06	Reserves	Contingency	\$25,000	0	0
		Totals	\$832,500		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$441,706
Additional Reserve Funding Thru Year End	\$43,588
Total Reserves Thru Year End	\$485,294
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$347,206
Annual Contribution	\$60,875
Monthly Contribution	\$5,073

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-250A	SIRS Reserves	Walkways	\$10,000	7	3
30003-236	SIRS Reserves	Railings	\$276,000	30	26
30003-80	SIRS Reserves	Roof	\$1,062,000	25	21
30003-42	SIRS Reserves	Plumbing	\$110,000	30	26
30003-70	SIRS Reserves	Structure	\$10,000	7	3
30003-60	SIRS Reserves	Waterproofing	\$2,270,000	25	21
30003-40	SIRS Reserves	Fire System	\$215,000	33	29
30003-20	SIRS Reserves	Electrical	\$95,000	20	16
		Totals	\$4,048,000		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$0
Additional Reserve Funding Thru Year End	\$0
Total Reserves Thru Year End	\$0
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$4,048,000
Annual Contribution	\$194,736
Monthly Contribution	\$16,228

Recurring Charges Listing
 QUATTRO AT NAPLES SQUARE CONDOMINIUM INC
 As of 11/16/2025

0TSE 0000 QUATTRO AT NAPLES SQUARE CONDOMINIUM INC
 C/O FirstService Residential 1030 3RD AVE S #101
 NAPLES, FL 34102

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	A	MQ	Charge	64	5,583.48	01/01/2025	12/31/3000	357,342.72
Totals:				64				357,342.72
Totals By Charge Code:								
	MQ			64				357,342.72