

Budget_Statement
OTSE QUATTRO AT NAPLES SQUARE
CONDOMINIUM INC
12/31/2025

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	97,816	1,173,759
40002 00	Reserve Income	21,300	255,611
40030	Screening Fees	75	900
40061	Clubhouse/Janitorial	57	750
40068	Key Fob Income	38	500
40080	Interest Income	87	1,000
40081	Reserve Interest	1,000	12,000
40090	Miscellaneous Income	500	6,000
42090	Utility Reimb.	38	500
**TOTAL REVENUE		\$120,911	\$1,451,020
EXPENSES			
**ADMINISTRATIVE			
50008	Accounting Fees-CPA	163	2,000
50015	Bank Charges	19	250
50024	Computer Maintenance	163	2,000
50026	Credit Card Fees	38	500
50045 00	Legal Fees	1,663	20,000
50048	Annual Condo Fees	38	500
50050 15	License,Taxes,Permit - Elevators	25	300
50050 45	License,Taxes,Permit - Pool/Spa	69	850
50059	Resident Services	413	5,000
50061	Resident Communication & Supplies	87	1,000
50075	Office Supplies	163	2,000
50091	Reserve Study & Insurance Appraisal	837	10,000
50555	Holiday Decorations	250	3,000
**TOTAL ADMINISTRATIVE		\$3,928	\$47,400
**INSURANCE			
52028	Property & Liability	29,163	350,000
52034	Flood Insurance	12,163	146,000
52035	Directors & Officers	163	2,000
52040	Ins Finance Charge	837	10,000
52061 40	Insurance - Commercial - Package	1,125	13,500
52063	Workers Comp Ins.	47	509
**TOTAL INSURANCE		\$43,498	\$522,009
**UTILITIES			
54050 00	Electricity	8,163	98,000
54070 00	Water & Sewer	6,250	75,000
54080	Natural Gas	2,163	26,000
**TOTAL UTILITIES		\$16,576	\$199,000
**CONTRACTS			
60005	HVAC Maintenance Contract	875	10,500
60013	Telephone TV & Internet	1,337	16,000
60022	Continental Connect	125	1,500
60030	Office Equipment Lease	125	1,500
60035	Elevator Service & Inspections	1,663	20,000
60050	Fire & Life Safety Contract & Inspections	1,000	12,000

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Account	Description	Monthly Budget	Year Budget
60060	Floor Care	212	2,500
60090	Elevated Courtyard Landscaping	1,288	15,500
61000	Management Services	2,750	33,000
61010	Pest Control	413	5,000
61020	Pool, Spa, and Fountain Service	913	11,000
61055	Trash Removal	250	3,000
61061	Uniforms	87	1,000
61075	Window Services	750	9,000
**TOTAL CONTRACTS		\$11,788	\$141,500
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	3,750	45,000
65000 02	Salaries - Maintenance	2,250	27,000
65000 05	Salaries - Janitorial	4,163	50,000
65000 50	Salaries - Temporary Labor	2,087	25,000
65000 83	Salaries - Bonuses	837	10,000
65040	Payroll Taxes, Benefits and Processing fees	1,538	18,500
65070	Payroll Burden	2,587	31,000
**TOTAL SALARIES & BENEFITS		\$17,212	\$206,500
**REPAIRS & MAINTENANCE			
70077	Maintenance Repairs	1,250	15,000
70097	R&M - Pool	413	5,000
70135	Landscaping Extras	837	10,000
70138	Tree Trim/Replace	163	2,000
70174	Cleaning-Other	250	3,000
70176	Janitorial Supplies	337	4,000
70177	Maintenance Supplies	663	8,000
70289 00	Contingency	413	5,000
**TOTAL REPAIRS & MAINTENANCE		\$4,326	\$52,000
**SPECIAL PROJECTS			
74005 00	Special Projects	837	10,000
74005 46a	Special Projects - Dryer Vents	413	5,000
**TOTAL SPECIAL PROJECTS		\$1,250	\$15,000
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	21,300	255,611
80001	Reserve Interest	1,000	12,000
**TOTAL RESERVE TRANSFERS		\$22,300	\$267,611
**TOTAL EXPENSES		\$120,878	\$1,451,020
NET INCOME/(LOSS)		\$33	\$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. Are Reserves included in the budget?: (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 Statements
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
Proposed Operating Budget
January 1, 2025 - December 31, 2025

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	99,072	1,188,861	97,813	1,173,759
40002-00	Reserve Income-	12,564	150,765	21,301	255,611
40004	Special Assess Fees	0	0	0	0
40005	Developer Deficit Funding	0	0	0	0
40020	Holiday Fund	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	0	0	75	900
40061	Clubhouse/Janitorial	0	0	63	750
40068	Key Fob Income	83	1,000	42	500
40080	Interest Income	0	0	83	1,000
40081	Reserve Interest	667	8,000	1,000	12,000
40090	Miscellaneous Income	729	8,750	500	6,000
42090	Utility Reimb.	0	0	42	500
	**TOTAL REVENUE	113,115	1,357,376	120,918	1,451,020
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	83	1,000	167	2,000
50015	Bank Charges	21	250	21	250
50024	Computer Maintenance	125	1,500	167	2,000
50026	Credit Card Fees	0	0	42	500
50045-00	Legal Fees-	1,667	20,000	1,667	20,000
50048	Annual Condo Fees	25	300	42	500
50050-15	License,Taxes,Permit- - Elevators	33	400	25	300
50050-45	License,Taxes,Permit- - Pool/Spa	71	850	71	850

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50059	Resident Services	1,250	15,000	417	5,000
50061	Resident Communication & Supplies	167	2,000	83	1,000
50075	Office Supplies	250	3,000	167	2,000
50091	Reserve Study & Insurance Appraisal	1,250	15,000	833	10,000
50120	Start Up Expenses	0	0	0	0
50555	Holiday Decorations	417	5,000	250	3,000
	**TOTAL ADMINISTRATIVE	5,359	64,300	3,950	47,400
	**PROPERTY INSURANCE				
52028	Property & Liability	32,333	388,000	29,167	350,000
52034	Flood Insurance	10,000	120,000	12,167	146,000
52035	Directors & Officers	140	1,685	167	2,000
52040	Ins Finance Charge	917	11,000	833	10,000
52061-40	Insurance - Commercial- - Package	1,154	13,852	1,125	13,500
52063	Workers Comp Ins.	52	622	42	509
	**TOTAL PROPERTY INSURANCE	44,596	535,159	43,501	522,009
	**UTILITIES				
54050-00	Electricity-	8,167	98,000	8,167	98,000
54070-00	Water & Sewer-	6,250	75,000	6,250	75,000
54080	Natural Gas	1,333	16,000	2,167	26,000
54100-00	Telephone-	104	1,250	0	0
	**TOTAL UTILITIES	15,854	190,250	16,583	199,000
	**CONTRACTS				
60005	HVAC Maintenance Contract	1,250	15,000	875	10,500
60013	Telephone TV & Internet	750	9,000	1,333	16,000
60022	Continental Connect	0	0	125	1,500
60030	Office Equipment Lease	125	1,500	125	1,500

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60035	Elevator Service & Inspections	2,500	30,000	1,667	20,000
60050	Fire & Life Safety Contract & Inspections	833	10,000	1,000	12,000
60060	Floor Care	500	6,000	208	2,500
60090	Elevated Courtyard Landscaping	1,250	15,000	1,292	15,500
61000	Management Services	2,750	33,000	2,750	33,000
61010	Pest Control	250	3,000	417	5,000
61020	Pool, Spa, and Fountain Service	750	9,000	917	11,000
61055	Trash Removal	1,083	13,000	250	3,000
61061	Uniforms	83	1,000	83	1,000
61075	Window Services	667	8,000	750	9,000
	**TOTAL CONTRACTS	12,791	153,500	11,792	141,500
	**SALARIES & BENEFITS				
65000-01	Salaries- - Manager	3,750	45,000	3,750	45,000
65000-02	Salaries- - Maintenance	2,775	33,300	2,250	27,000
65000-05	Salaries- - Janitorial	4,000	48,000	4,167	50,000
65000-10	Salaries- - Concierge	1,042	12,500	0	0
65000-50	Salaries- Temporary Labor	0	0	2,083	25,000
65000-83	Salaries- Bonuses	0	0	833	10,000
65040	Payroll Taxes, Benefits and Processing fees	1,536	18,427	1,542	18,500
65070	Payroll Burden	2,556	30,675	2,583	31,000
	**TOTAL SALARIES & BENEFITS	15,659	187,902	17,208	206,500
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	417	5,000	0	0
70040	R&M-Elevator	250	3,000	0	0
70048-20b	R&M Equip- - Fire System	167	2,000	0	0
70048-23	R&M Equip- - Fountain	208	2,500	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70051	R&M-Gym Supplies	167	2,000	0	0
70077	Maintenance Repairs	417	5,000	1,250	15,000
70097-00	R&M - Pool-	250	3,000	417	5,000
70135	Landscaping Extras	833	10,000	833	10,000
70138	Tree Trim/Replace	0	0	167	2,000
70174	Cleaning-Other	0	0	250	3,000
70176	Janitorial Supplies	417	5,000	333	4,000
70177	Maintenance Supplies	417	5,000	667	8,000
70289-00	Contingency-	1,250	15,000	417	5,000
	**TOTAL REPAIRS/MAINTENANCE	4,793	57,500	4,333	52,000
	**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
	**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

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**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	833	10,000
74005-46a	Special Projects- Dryer Vents	0	0	417	5,000
	**TOTAL SPECIAL PROJECTS	833	10,000	1,250	15,000
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	12,564	150,765	21,301	255,611
80001	Reserve Interest	667	8,000	1,000	12,000
	**TOTAL RESERVE TRANSFERS	13,231	158,765	22,301	267,611
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	113,116	1,357,376	120,918	1,451,020
	Operating Net Income or Loss	-01	0	0	0

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC -
 Proposed_Maintenance
 Schedule Of Proposed Maintenance
 January 1, 2025 - December 31, 2025

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 Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-A		1.562500000	64	100.000000000	\$5232.92	\$4585.00	\$998.48	\$5583.48	\$357342.72
Total			64	100.000000000					\$357342.72

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC - Straight Line Reserves

Straight Line Reserve Analysis Worksheet January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve	MonthlyReserve	FundingPercentage
30000-001	Reserves	Pooled	\$0	0	0	\$222,045	\$43,588	\$265,633	\$0	(\$265,633)	\$0	\$0	100
		Totals	\$0			\$222,045	\$43,588	\$265,633	\$0	(\$265,633)	\$0	\$0	

2959-QUATTRO AT NAPLES SQUARE CONDOMINIUM INC - Pooled Reserves
Pooled Reserve Analysis Worksheet
January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30000-001	Reserves	Pooled	\$0	0	0
		Totals	\$0		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$222,045
Additional Reserve Funding Thru Year End	\$43,588
Total Reserves Thru Year End	\$265,633
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	(\$265,633)
Annual Contribution	\$255,611
Monthly Contribution	\$21,300

Recurring Charges Listing
 QUATTRO AT NAPLES SQUARE CONDOMINIUM INC
 As of 11/18/2024

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	5,232.92	01/01/2024	12/31/3000	334,906.88
Totals:				64				334,906.88
Totals By Charge Code:								
MQ				64				334,906.88