



FirstService
RESIDENTIAL

OTSE QUATTRO AT NAPLES SQUARE CONDOMINIUM INC

RESIDENT PACKAGE - OTSE

For period ending February 28, 2026

Confidential - For Management Use Only



QUATTRO AT NAPLES SQUARE CONDOMINIUM INC

RESIDENT PACKAGE - OTSE

February 28, 2026

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Executive Summary

February 28, 2026

TOTAL CASH

Operating	\$616,047
Other	\$29,153
Reserves	\$574,970
Security Deposits	-
Special Assessment	-
Total Cash	\$1,220,170

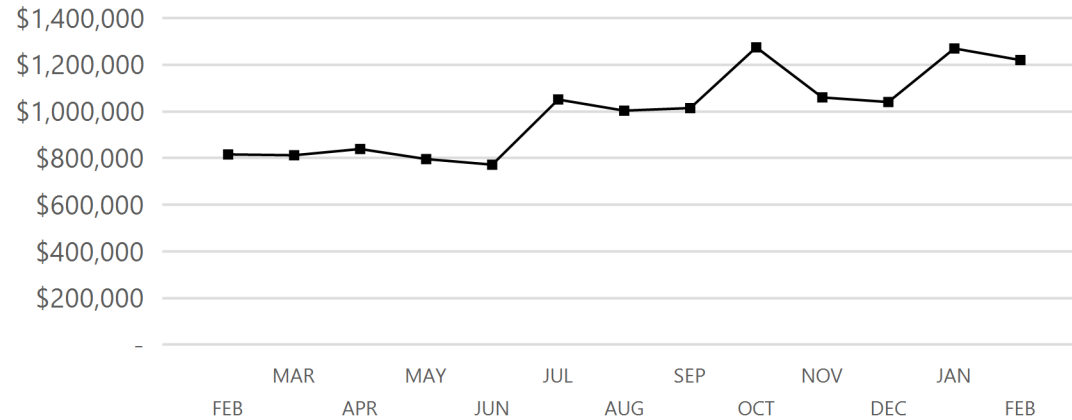
OPERATING CASH

Beginning Cash	\$688,517
Change in Cash	(\$72,471)
Ending Cash	\$616,047
<i>Less: Accruals</i>	\$61,613
<i>Less: Current Accounts Payable</i>	-
Adjusted Operating Cash	\$554,434

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
MQ Maintenance Fees	-	-	(\$1,887)	-	(\$1,886)
TOTAL	-	-	(\$1,887)	-	(\$1,886)

Total Cash Trend



Executive Summary

February 28, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$129,687	\$129,984	(\$297)	\$260,477	\$259,968	\$509	\$1,559,811	(\$1,299,334)
TOTAL EXPENSES	\$113,959	\$129,986	\$16,027	\$249,749	\$259,972	\$10,223	\$1,559,811	\$1,310,062
NET INCOME/(LOSS)	\$15,728	(\$2)	\$15,730	\$10,728	(\$4)	\$10,732	-	\$10,728

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$3,266	\$10,305	\$7,039	\$6,946	\$20,610	\$13,664	\$123,650	\$116,704
PROPERTY INSURANCE	\$31,648	\$40,004	\$8,356	\$66,576	\$80,008	\$13,432	\$480,050	\$413,474
UTILITIES	\$23,718	\$17,333	(\$6,385)	\$42,191	\$34,666	(\$7,525)	\$208,000	\$165,809
CONTRACTS	\$10,065	\$13,200	\$3,135	\$20,102	\$26,400	\$6,298	\$158,400	\$138,298
OPERATING SALARIES & BENEFITS	\$18,193	\$18,551	\$358	\$42,183	\$37,102	(\$5,081)	\$222,600	\$180,417
REPAIRS/MAINTENANCE	\$4,403	\$7,875	\$3,472	\$2,600	\$15,750	\$13,150	\$94,500	\$91,900
SPECIAL PROJECTS	-	\$417	\$417	-	\$834	\$834	\$5,000	\$5,000
PRIOR YEAR ACTIVITY	-	-	-	\$23,736	-	(\$23,736)	-	(\$23,736)
RESERVE TRANSFERS	\$22,666	\$22,301	(\$365)	\$45,416	\$44,602	(\$814)	\$267,611	\$222,195

Executive Summary

February 28, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR1 - US BANK OPR CLICK	OPERATING CLICK - US BANK OPR CLICK	\$680,743	\$1,968	\$74,439	\$608,272
OPR2 - TRUIST OPR CHG-LOAN	CHECKING OPERATING LOAN - TRUIST OPR CHG-LOAN	\$7,774	-	-	\$7,774
Total Operating		\$688,517	\$1,968	\$74,439	\$616,047
Other					
WC02 - WEBSTER BANK WCC MM	WORKING CAPITAL MONEY MARKET - WEBSTER BANK WCC MM	\$29,078	\$75	-	\$29,153
Total Other		\$29,078	\$75	-	\$29,153
Reserves					
RSV2 - ENTERPRISE BANK & TRUST RSV MM	RESERVES MONEY MARKET - ENTERPRISE BANK & TRUST RSV MM	\$552,304	\$22,666	-	\$574,970
Total Reserves		\$552,304	\$22,666	-	\$574,970
Total Cash		\$1,269,900	\$24,710	\$74,439	\$1,220,170



QUATTRO AT NAPLES SQUARE CONDOMINIUM INC

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 12	Cash-Operating - 12 Truist	7,774	7,774	0	7,774	0	7,774
10010 168	Cash-Operating - 168 US Bank	608,272	680,743	(72,471)	608,272	393,567	214,705
10017 742	Cash-Working Capital - 742 Webster Bank	29,153	29,078	75	29,153	100,417	(71,264)
10200	Due (To)/From Reserves	0	0	0	0	8,737	(8,737)
10300	Accounts Receivable	0	0	0	0	5,594	(5,594)
10330 85	Other Receivables - 85 Vendors	0	0	0	0	12,483	(12,483)
10500	Prepaid Insurance	173,390	205,039	(31,648)	173,390	159,865	13,525
10505	Prepaid Expenses	2,461	4,430	(1,969)	2,461	2,664	(202)
10549	A/P Clearing	3,585	3,654	(70)	3,585	137	3,447
10550	A/R Clearing	7,108	7,108	0	7,108	0	7,108
**TOTAL CURRENT ASSETS		\$831,745	\$937,827	(\$106,083)	\$831,745	\$683,464	\$148,280
**RESTRICTED FUNDS							
12010 39	Cash-Reserves - 39 Enterprise Bank & Trust	574,970	552,304	22,666	574,970	321,798	253,173
12045	Due (To)/From Operating	0	0	0	0	(8,737)	8,737
**TOTAL RESTRICTED FUNDS		\$574,970	\$552,304	\$22,666	\$574,970	\$313,060	\$261,910
**TOTAL ASSETS		\$1,406,715	\$1,490,132	(\$83,417)	\$1,406,715	\$996,525	\$410,190

LIABILITIES

**CURRENT LIABILITIES							
20000	Accounts Payable	0	0	0	0	11,294	(11,294)
20010	Accrued Expenses	61,613	49,274	12,339	61,613	28,819	32,794
20100	PrePaid Assessments	1,887	7,893	(6,007)	1,887	5,959	(4,073)
20150	Deferred Assessments	128,142	256,285	(128,143)	128,142	119,114	9,028

Entity: OTSE
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Balance Sheet
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QUATTRO AT NAPLES SQUARE CONDOMINIUM INC

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
**TOTAL CURRENT LIABILITIES		\$191,642	\$313,452	(\$121,810)	\$191,642	\$165,186	\$26,456
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	211,200	211,200	0	211,200	211,200	0
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$211,200	\$211,200	\$0	\$211,200	\$211,200	\$0
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	519,000	513,927	5,073	519,000	302,338	216,663
30000 06	Reserves - 06 Contingency	(3,246)	(3,246)	0	(3,246)	0	(3,246)
30003 00	SIRS Reserves - 00	32,456	16,228	16,228	32,456	0	32,456
30080	Reserve-Interest	26,760	25,395	1,365	26,760	10,723	16,038
**TOTAL RESERVE LIABILITIES		\$574,970	\$552,304	\$22,666	\$574,970	\$313,060	\$261,910
**TOTAL LIABILITIES		\$977,812	\$1,076,957	(\$99,144)	\$977,812	\$689,446	\$288,366
**MEMBERS EQUITY							
38010	Capital Contribution	96,000	96,000	0	96,000	96,000	0
38880	Fund Balance	322,175	322,175	0	322,175	187,295	134,880
	Current Year Net Income/ (Loss)	10,728	(5,000)	15,728	10,728	23,783	(13,055)
**TOTAL MEMBERS EQUITY		\$428,903	\$413,175	\$15,728	\$428,903	\$307,078	\$121,825
**TOTAL LIABILITIES & EQUITY		\$1,406,715	\$1,490,132	(\$83,417)	\$1,406,715	\$996,525	\$410,190

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	106,842	106,842	0	0.0%	213,683	213,684	(1)	0.0%	1,282,100	1,068,417
40002	Reserve Income	5,073	5,073	0	0.0%	10,146	10,146	0	0.0%	60,875	50,729
40002	Reserve Income SIRS	16,228	16,228	0	0.0%	32,456	32,456	0	0.0%	194,736	162,280
40011	Late Fee Income	0	0	0	0.0%	300	0	300	0.0%	0	(300)
40025	Returned Check Fees	0	0	0	0.0%	30	0	30	0.0%	0	(30)
40030	Screening Fees	104	42	62	>100%	104	84	20	23.5%	500	396
40061	Clubhouse/Janitoria l	0	50	(50)	-100.0%	0	100	(100)	-100.0%	600	600
40065	Violation Fees	0	25	(25)	-100.0%	0	50	(50)	-100.0%	300	300
40068	Key Fob Income	0	25	(25)	-100.0%	0	50	(50)	-100.0%	300	300
40078	Late Fee Interest	0	25	(25)	-100.0%	0	50	(50)	-100.0%	300	300
40080	Interest Income	75	83	(8)	-9.2%	183	166	17	10.2%	1,000	817
40081	Reserve Interest	1,365	1,000	365	36.5%	2,814	2,000	814	40.7%	12,000	9,186
40090	Miscellaneous Income	0	500	(500)	-100.0%	750	1,000	(250)	-25.0%	6,000	5,250
40115	Administrative Fee	0	8	(8)	-100.0%	11	16	(5)	-31.3%	100	89
42090	Utility Reimb.	0	83	(83)	-100.0%	0	166	(166)	-100.0%	1,000	1,000
OPERATING REVENUE TOTAL:		\$129,687	\$129,984	(\$297)	-0.2%	\$260,477	\$259,968	\$509	0.2%	\$1,559,811	\$1,299,334
TOTAL REVENUE:		\$129,687	\$129,984	(\$297)	-0.2%	\$260,477	\$259,968	\$509	0.2%	\$1,559,811	\$1,299,334

EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees-CPA	1,000	1,000	0	0.0%	2,000	2,000	0	0.0%	12,000	10,000
50015	Bank Charges	25	21	(4)	-19.0%	25	42	17	40.5%	250	225
50024	Computer Maintenance	77	167	90	53.7%	142	334	192	57.5%	2,000	1,858
50026	Credit Card Fees	1,156	21	(1,135)	<-100%	2,784	42	(2,742)	<-100%	250	(2,534)

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
50037	Engineering Fees	0	5,000	5,000	100.0%	0	10,000	10,000	100.0%	60,000	60,000
50045	Legal Fees	0	2,083	2,083	100.0%	0	4,166	4,166	100.0%	25,000	25,000
50048	Annual Condo Fees	0	42	42	100.0%	0	84	84	100.0%	500	500
50050	License,Taxes,Permit - Elevators	0	33	33	100.0%	0	66	66	100.0%	400	400
50050	License,Taxes,Permit - Pool/Spa	0	63	63	100.0%	0	126	126	100.0%	750	750
50059	Resident Services	0	417	417	100.0%	264	834	570	68.3%	5,000	4,736
50061	Resident Communication & Supplies	0	83	83	100.0%	0	166	166	100.0%	1,000	1,000
50075	Office Supplies	757	167	(590)	<-100%	1,231	334	(897)	<-100%	2,000	769
50091	Reserve Study & Insurance Appraisal	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
50102	Bank Loan Fees	0	208	208	100.0%	0	416	416	100.0%	2,500	2,500
50555	Holiday Decorations	250	167	(83)	-49.7%	500	334	(166)	-49.7%	2,000	1,500
ADMINISTRATIVE TOTAL:		\$3,266	\$10,305	\$7,039	68.3%	\$6,946	\$20,610	\$13,664	66.3%	\$123,650	\$116,704
PROPERTY INSURANCE											
52028	Property & Liability	16,946	23,333	6,387	27.4%	35,708	46,666	10,958	23.5%	280,000	244,292
52034	Flood Insurance	13,136	14,250	1,114	7.8%	27,679	28,500	821	2.9%	171,000	143,321
52035	Directors & Officers	0	125	125	100.0%	0	250	250	100.0%	1,500	1,500
52040	Ins Finance Charge	0	583	583	100.0%	0	1,166	1,166	100.0%	7,000	7,000
52061	Insurance - Commercial - Package	1,529	1,667	138	8.3%	3,109	3,334	225	6.7%	20,000	16,891
52063	Workers Comp Ins.	38	46	8	17.8%	80	92	12	13.5%	550	470
PROPERTY INSURANCE TOTAL:		\$31,648	\$40,004	\$8,356	20.9%	\$66,576	\$80,008	\$13,432	16.8%	\$480,050	\$413,474
UTILITIES											
54050	Electricity	4,100	8,250	4,150	50.3%	10,836	16,500	5,664	34.3%	99,000	88,164
54070	Water & Sewer	8,305	6,500	(1,805)	-27.8%	14,526	13,000	(1,526)	-11.7%	78,000	63,474
54080	Natural Gas	11,153	2,333	(8,820)	<-100%	16,509	4,666	(11,843)	<-100%	28,000	11,491

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
54095	Trash Recycling	159	250	91	36.3%	319	500	181	36.2%	3,000	2,681
UTILITIES TOTAL:		\$23,718	\$17,333	(\$6,385)	-36.8%	\$42,191	\$34,666	(\$7,525)	-21.7%	\$208,000	\$165,809
CONTRACTS											
60005	HVAC Maintenance Contract	844	875	31	3.6%	1,688	1,750	63	3.6%	10,500	8,813
60013	Telephone TV & Internet	1,259	1,333	74	5.6%	2,962	2,666	(296)	-11.1%	16,000	13,038
60022	Continental Connect	117	133	16	12.0%	234	266	32	12.0%	1,600	1,366
60030	Office Equipment Lease	223	167	(56)	-33.8%	447	334	(113)	-33.8%	2,000	1,553
60035	Elevator Service & Inspections	1,409	1,667	258	15.5%	2,819	3,334	515	15.5%	20,000	17,181
60050	Fire & Life Safety Contract & Inspections	621	1,250	629	50.3%	1,242	2,500	1,258	50.3%	15,000	13,758
60060	Floor Care	223	208	(15)	-7.0%	445	416	(29)	-7.0%	2,500	2,055
60090	Elevated Courtyard Landscaping	1,150	1,375	225	16.4%	2,300	2,750	450	16.4%	16,500	14,200
61000	Management Services	2,844	2,858	14	0.5%	5,566	5,716	150	2.6%	34,300	28,734
61010	Pest Control	475	417	(58)	-13.9%	600	834	234	28.1%	5,000	4,400
61020	Pool, Spa, and Fountain Service	900	1,167	267	22.9%	1,800	2,334	534	22.9%	14,000	12,200
61055	Trash Removal	0	0	0	0.0%	0	0	0	0.0%	0	0
61058	Trash Chute	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
61061	Uniforms	0	83	83	100.0%	0	166	166	100.0%	1,000	1,000
61072	Water Pump	0	83	83	100.0%	0	166	166	100.0%	1,000	1,000
61075	Window Services	0	1,167	1,167	100.0%	0	2,334	2,334	100.0%	14,000	14,000
CONTRACTS TOTAL:		\$10,065	\$13,200	\$3,135	23.7%	\$20,102	\$26,400	\$6,298	23.9%	\$158,400	\$138,298
OPERATING SALARIES & BENEFITS											
65000	Salaries - Manager	5,000	5,417	417	7.7%	10,580	10,834	254	2.3%	65,000	54,420

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
65000	Salaries - Janitorial	4,705	3,667	(1,038)	-28.3%	8,373	7,334	(1,039)	-14.2%	44,000	35,627
65000	Salaries - Maintenance	2,688	2,667	(21)	-0.8%	5,294	5,334	40	0.8%	32,000	26,706
65000	Salaries - Temporary Labor	1,200	1,250	50	4.0%	3,800	2,500	(1,300)	-52.0%	15,000	11,200
65000	Salaries - Bonuses	0	833	833	100.0%	5,000	1,666	(3,334)	<-100%	10,000	5,000
65040	Payroll Taxes, Benefits and Processing fees	1,902	1,800	(102)	-5.7%	3,630	3,600	(30)	-0.8%	21,600	17,970
65070	Payroll Burden	2,698	2,917	219	7.5%	5,506	5,834	328	5.6%	35,000	29,494
	OPERATING SALARIES & BENEFITS TOTAL:	\$18,193	\$18,551	\$358	1.9%	\$42,183	\$37,102	(\$5,081)	-13.7%	\$222,600	\$180,417
REPAIRS/MAINTENANCE											
70025	R&M-Building	587	1,667	1,080	64.8%	587	3,334	2,747	82.4%	20,000	19,413
70065	R&M-Golf Cart	0	83	83	100.0%	0	166	166	100.0%	1,000	1,000
70077	Maintenance Repairs	1,343	0	(1,343)	0.0%	1,343	0	(1,343)	0.0%	0	(1,343)
70097	R&M - Pool	2,500	1,417	(1,083)	-76.4%	2,500	2,834	334	11.8%	17,000	14,500
70105	R&M-Pumps & Motors	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70122	R&M - Roof Cleaning	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
70135	Landscaping Extras	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70138	Tree Trim/Replace	0	208	208	100.0%	0	416	416	100.0%	2,500	2,500
70176	Janitorial Supplies	0	417	417	100.0%	350	834	484	58.0%	5,000	4,650
70177	Maintenance Supplies	(28)	833	861	>100%	673	1,666	993	59.6%	10,000	9,327
70184	Paver Maintenance	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70203	Fitness Center - R&M Equipment	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70289	Contingency	0	833	833	100.0%	(2,854)	1,666	4,520	>100%	10,000	12,854
	REPAIRS/MAINTENANCE TOTAL:	\$4,403	\$7,875	\$3,472	44.1%	\$2,600	\$15,750	\$13,150	83.5%	\$94,500	\$91,900

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
SPECIAL PROJECTS											
74005	Special Projects Dryer Vents	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
	SPECIAL PROJECTS TOTAL:	\$0	\$417	\$417	100.0%	\$0	\$834	\$834	100.0%	\$5,000	\$5,000
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	0	0	0	0.0%	23,736	0	(23,736)	0.0%	0	(23,736)
	PRIOR YEAR ACTIVITY TOTAL:	\$0	\$0	\$0	0.0%	\$23,736	\$0	(\$23,736)	0.0%	\$0	(\$23,736)
RESERVE TRANSFERS											
80000	Reserve Transfers	5,073	5,073	0	0.0%	10,146	10,146	0	0.0%	60,875	50,729
80001	Reserve Interest	1,365	1,000	(365)	-36.5%	2,814	2,000	(814)	-40.7%	12,000	9,186
80004	SIRS Reserve Transfer	16,228	16,228	0	0.0%	32,456	32,456	0	0.0%	194,736	162,280
	RESERVE TRANSFERS TOTAL:	\$22,666	\$22,301	(\$365)	-1.6%	\$45,416	\$44,602	(\$814)	-1.8%	\$267,611	\$222,195
	TOTAL EXPENSES:	\$113,959	\$129,986	\$16,027	12.3%	\$249,749	\$259,972	\$10,223	3.9%	\$1,559,811	\$1,310,062
	NET INCOME/ (LOSS):	15,728	(2)	\$15,730	<-100%	10,728	(4)	10,732	<-100%	0	(10,728)