



FirstService
RESIDENTIAL

0TUG NAPLES SQUARE II CONDOMINIUM ASSOCIATION INC

RESIDENT PACKAGE - 0TUG

For period ending February 28, 2026

Confidential - For Management Use Only



RESIDENT PACKAGE - OTUG

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

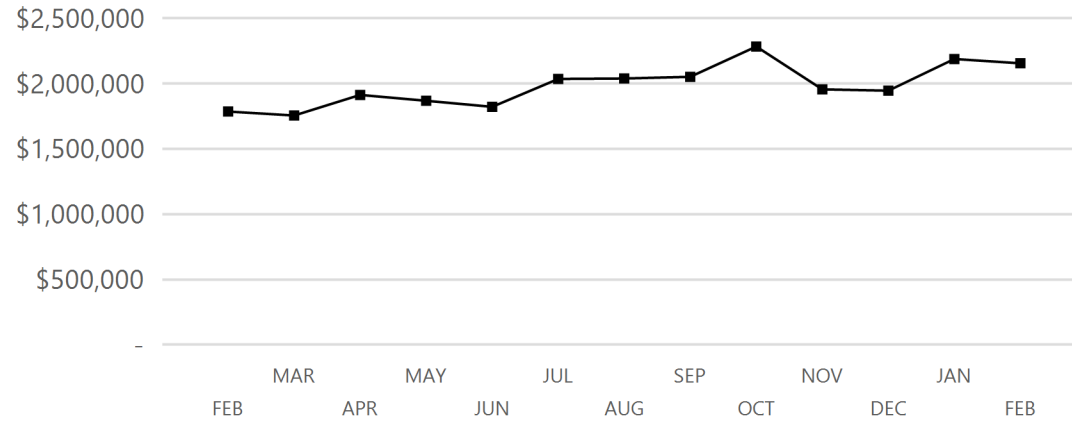
TOTAL CASH

Operating	\$379,574
Other	-
Reserves	\$1,774,630
Security Deposits	-
Special Assessment	-
Total Cash	\$2,154,204

OPERATING CASH

Beginning Cash	\$452,504
Change in Cash	(\$72,930)
Ending Cash	\$379,574
<i>Less: Accruals</i>	\$54,064
<i>Less: Current Accounts Payable</i>	-
Adjusted Operating Cash	\$325,510

Total Cash Trend



ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
LF Late Fees	-	-	-	-	-
MQ Maintenance Fees	-	(\$10,253)	-	-	(\$10,253)
UD Demand/30 Day Collection Notice	\$36	\$36	-	-	\$72
UF Reminder Collection Cost	\$11	-	-	-	\$11
TOTAL	\$47	(\$10,217)	-	-	(\$10,170)

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	\$117,391	\$115,845	\$1,546	\$235,735	\$231,690	\$4,045	\$1,390,124	(\$1,154,389)
TOTAL EXPENSES	\$83,452	\$115,847	\$32,395	\$219,929	\$231,694	\$11,765	\$1,390,124	\$1,170,195
NET INCOME/(LOSS)	\$33,940	(\$2)	\$33,942	\$15,806	(\$4)	\$15,810	-	\$15,806

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$5,369	\$3,651	(\$1,718)	\$6,313	\$7,302	\$989	\$43,800	\$37,487
PROPERTY INSURANCE	(\$7,109)	\$21,084	\$28,193	\$41,466	\$42,168	\$702	\$253,000	\$211,534
UTILITIES	\$11,599	\$10,000	(\$1,599)	\$20,275	\$20,000	(\$275)	\$120,000	\$99,725
CONTRACTS	\$12,161	\$12,143	(\$18)	\$22,139	\$24,286	\$2,147	\$145,700	\$123,561
OPERATING SALARIES & BENEFITS	\$15,665	\$17,917	\$2,252	\$41,074	\$35,834	(\$5,240)	\$215,000	\$173,926
REPAIRS/MAINTENANCE	\$5,744	\$12,750	\$7,006	\$8,232	\$25,500	\$17,268	\$153,000	\$144,768
RESERVE TRANSFERS	\$40,022	\$38,302	(\$1,720)	\$80,430	\$76,604	(\$3,826)	\$459,624	\$379,194

Executive Summary

February 28, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR1 - VALLEY NATIONAL BANK OPR CLICK CKG- ICS	OPERATING CLICK CHECKING - VALLEY NATIONAL BANK OPR CLICK CKG- ICS	\$452,504	\$35,810	\$108,739	\$379,574
Total Operating		\$452,504	\$35,810	\$108,739	\$379,574
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET-ICS - WEBSTER BANK RSV MM- ICS	\$1,734,608	\$40,022	-	\$1,774,630
Total Reserves		\$1,734,608	\$40,022	-	\$1,774,630
Total Cash		\$2,187,112	\$75,832	\$108,739	\$2,154,204



NAPLES SQUARE II CONDOMINIUM ASSOCIATION 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 00	Cash-Operating - 00	56	56	0	56	0	56
10010 229	Cash-Operating - 229 Valley National	379,574	452,504	(72,930)	379,574	225,354	154,220
10200	Due (To)/From Reserves	(111,833)	(111,833)	0	(111,833)	53,167	(165,000)
10202	Due (To)/From Special Assessment	(109,546)	(109,535)	(11)	(109,546)	266	(109,812)
10300	Accounts Receivable	4,972	5,768	(796)	4,972	(105)	5,077
10310	Special Assessment Receivable	0	11	(11)	0	266	(266)
10330 00	Other Receivables - 00	(4,646)	0	(4,646)	(4,646)	0	(4,646)
10330 85	Other Receivables - 85 Vendors	1,525	1,525	0	1,525	0	1,525
10390 00	Allowance/Bad Debts - 00	0	0	0	0	(65)	65
10500	Prepaid Insurance	186,392	179,283	7,109	186,392	178,739	7,653
10505	Prepaid Expenses	4,446	5,543	(1,098)	4,446	7,239	(2,793)
10549	A/P Clearing	1,749	2,197	(448)	1,749	3,885	(2,136)
10550	A/R Clearing	(4,566)	(4,566)	0	(4,566)	0	(4,566)
**TOTAL CURRENT ASSETS		\$348,123	\$420,954	(\$72,830)	\$348,123	\$468,745	(\$120,622)
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	1,774,630	1,734,608	40,022	1,774,630	1,559,672	214,958
12045	Due (To)/From Operating	119,683	119,683	0	119,683	(53,167)	172,849
12049	Due to/(From) OPR/SA	101,696	101,685	11	101,696	(266)	101,962
**TOTAL RESTRICTED FUNDS		\$1,996,009	\$1,955,976	\$40,033	\$1,996,009	\$1,506,239	\$489,770
**OTHER ASSETS							
10800	Unbilled Special Assessment	0	0	0	0	0	0
19010	Utility Deposits	25	25	0	25	25	0



NAPLES SQUARE II CONDOMINIUM ASSOCIATION 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 OTHER ASSETS		\$25	\$25	\$0	\$25	\$25	\$0
**TOTAL ASSETS		\$2,344,158	\$2,376,955	(\$32,798)	\$2,344,158	\$1,975,009	\$369,149
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	0	0	0	0	164	(164)
20005	Collection Fees due	0	0	0	0	160	(160)
20010	Accrued Expenses	54,064	47,771	6,293	54,064	24,340	29,724
20030	Insurance Payable	0	0	0	0	113,697	(113,697)
20040	Taxes Payable	0	0	0	0	2,596	(2,596)
20100	PrePaid Assessments	15,142	15,142	0	15,142	5,959	9,183
20115 40	Other Current Liab - 40 Due to Owners	6,111	6,111	0	6,111	6,111	0
20150	Deferred Assessments	113,053	226,105	(113,052)	113,053	93,769	19,284
**TOTAL CURRENT LIABILITIES		\$188,369	\$295,128	(\$106,759)	\$188,369	\$246,795	(\$58,426)
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	114,600	114,600	0	114,600	0	114,600
21010 00	S/A Liability-Spent - 00	(949)	(949)	0	(949)	0	(949)
21010 01	S/A Liability-Spent - 01 Air Condition	(730)	(730)	0	(730)	0	(730)
21010 11a	S/A Liability-Spent - 11a Drainage	(3,375)	(3,375)	0	(3,375)	0	(3,375)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$109,546	\$109,546	\$0	\$109,546	\$0	\$109,546
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	1,725,313	1,703,927	21,385	1,725,313	1,430,439	294,873
30000 35a	Reserves - 35a Mechanical - Electrical	(5,825)	(5,825)	0	(5,825)	0	(5,825)
30003 001	SIRS Reserves - 001 Pooled	28,833	14,417	14,417	28,833	0	28,833

Entity: OTUG
Executed: 03/27/2026 06:26 PM

Balance Sheet
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NAPLES SQUARE II CONDOMINIUM ASSOCIATION 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)
30080	Reserve-Interest	138,142	133,922	4,220	138,142	76,066	62,076
**TOTAL RESERVE LIABILITIES		\$1,886,464	\$1,846,442	\$40,022	\$1,886,464	\$1,506,505	\$379,958
**TOTAL LIABILITIES		\$2,184,379	\$2,251,116	(\$66,737)	\$2,184,379	\$1,753,300	\$431,079
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	0	0	0	0	(8,015)	8,015
38880	Fund Balance	76,370	76,370	0	76,370	152,245	(75,876)
38882	Contingency Equity Funds	67,604	67,604	0	67,604	67,604	0
Current Year Net Income/ (Loss)		15,806	(18,134)	33,940	15,806	9,875	5,930
**TOTAL MEMBERS EQUITY		\$159,779	\$125,839	\$33,940	\$159,779	\$221,709	(\$61,930)
**TOTAL LIABILITIES & EQUITY		\$2,344,158	\$2,376,955	(\$32,798)	\$2,344,158	\$1,975,009	\$369,149

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	77,250	77,250	0	0.0%	154,500	154,500	0	0.0%	927,000	772,500
40002	Reserve Income	21,385	21,385	0	0.0%	42,771	42,770	1	0.0%	256,624	213,853
40002	Reserve Income SIRS	14,417	14,417	0	0.0%	28,833	28,834	(1)	0.0%	173,000	144,167
40011	Late Fee Income	(40)	42	(82)	<-100%	232	84	148	>100%	500	268
40025	Non Sufficient Fee Income	0	25	(25)	-100.0%	0	50	(50)	-100.0%	300	300
40030	Screening Fees	0	42	(42)	-100.0%	0	84	(84)	-100.0%	500	500
40068	Key Fob Income	0	33	(33)	-100.0%	50	66	(16)	-24.2%	400	350
40080	Interest Income	123	17	106	>100%	267	34	233	>100%	200	(67)
40081	Reserve Interest	4,220	2,500	1,720	68.8%	8,826	5,000	3,826	76.5%	30,000	21,174
40090	Miscellaneous Income	0	42	(42)	-100.0%	0	84	(84)	-100.0%	500	500
40115	Administrative Fee	36	50	(14)	-28.0%	130	100	30	30.0%	600	470
41000	Room Rental Cleaning Fees	0	42	(42)	-100.0%	125	84	41	48.8%	500	375
OPERATING REVENUE TOTAL:		\$117,391	\$115,845	\$1,546	1.3%	\$235,735	\$231,690	\$4,045	1.7%	\$1,390,124	\$1,154,389
TOTAL REVENUE:		\$117,391	\$115,845	\$1,546	1.3%	\$235,735	\$231,690	\$4,045	1.7%	\$1,390,124	\$1,154,389

EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	83	833	750	90.0%	167	1,666	1,499	90.0%	10,000	9,833
50015	Bank Charges	25	17	(8)	-47.1%	25	34	9	26.5%	200	175
50026	Credit Card Fees	1,124	0	(1,124)	0.0%	1,124	0	(1,124)	0.0%	0	(1,124)
50048	Fees Payable to the Division	24	50	26	51.3%	110	100	(10)	-9.9%	600	490
50050	License,Taxes,Permit - Pool Permits	63	58	(5)	-7.8%	125	116	(9)	-7.8%	700	575
50053	Corporate Annual Filing	64	25	(39)	<-100%	128	50	(78)	<-100%	300	172
50059	Social Events	3,487	500	(2,987)	<-100%	3,634	1,000	(2,634)	<-100%	6,000	2,366

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)
50065	Office Equipment	500	667	167	25.0%	1,000	1,334	334	25.0%	8,000	7,000
50091	Legal & Professional Fees	0	667	667	100.0%	0	1,334	1,334	100.0%	8,000	8,000
50103	LOC Interest	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
50127	Contingency	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
ADMINISTRATIVE TOTAL:		\$5,369	\$3,651	(\$1,718)	-47.1%	\$6,313	\$7,302	\$989	13.6%	\$43,800	\$37,487
PROPERTY INSURANCE											
52030	Multiperil Insurance	17,782	19,167	1,385	7.2%	37,470	38,334	864	2.3%	230,000	192,530
52034	Flood Insurance	(24,892)	1,917	26,809	>100%	3,996	3,834	(162)	-4.2%	23,000	19,004
PROPERTY INSURANCE TOTAL:		(\$7,109)	\$21,084	\$28,193	>100%	\$41,466	\$42,168	\$702	1.7%	\$253,000	\$211,534
UTILITIES											
54050	Electricity	2,011	4,583	2,572	56.1%	4,923	9,166	4,243	46.3%	55,000	50,077
54070	Water & Sewer	7,442	4,417	(3,025)	-68.5%	12,214	8,834	(3,380)	-38.3%	53,000	40,786
54080	Gas/Fuel Oil	2,146	1,000	(1,146)	<-100%	3,138	2,000	(1,138)	-56.9%	12,000	8,862
UTILITIES TOTAL:		\$11,599	\$10,000	(\$1,599)	-16.0%	\$20,275	\$20,000	(\$275)	-1.4%	\$120,000	\$99,725
CONTRACTS											
60013	Cable Television	829	917	88	9.6%	1,778	1,834	56	3.1%	11,000	9,222
60040	Elevator Inspection	1,395	1,667	272	16.3%	2,790	3,334	544	16.3%	20,000	17,210
60050	Fire & Life Safety Service	193	667	474	71.1%	385	1,334	949	71.1%	8,000	7,615
60060	Floor Care	152	292	140	47.9%	406	584	178	30.5%	3,500	3,094
60074	Hvac System	769	833	64	7.7%	1,538	1,666	129	7.7%	10,000	8,463
60090	Elevated Courtyard Landscape	2,191	1,917	(274)	-14.3%	2,924	3,834	910	23.7%	23,000	20,076
61000	Management Services	3,023	2,892	(131)	-4.5%	6,098	5,784	(314)	-5.4%	34,700	28,602
61010	Pest Control	536	375	(161)	-42.9%	722	750	28	3.8%	4,500	3,778
61020	Pool/Spa Contract	900	917	17	1.9%	1,800	1,834	34	1.9%	11,000	9,200
61055	Trash Removal	2,174	1,583	(591)	-37.3%	3,698	3,166	(532)	-16.8%	19,000	15,302

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)
61061	Uniforms	0	83	83	100.0%	0	166	166	100.0%	1,000	1,000
CONTRACTS TOTAL:		\$12,161	\$12,143	(\$18)	-0.1%	\$22,139	\$24,286	\$2,147	8.8%	\$145,700	\$123,561
OPERATING SALARIES & BENEFITS											
65000	Salaries - Manager	5,000	5,417	417	7.7%	10,387	10,834	447	4.1%	65,000	54,613
65000	Salaries - Janitorial	3,830	4,000	170	4.2%	8,067	8,000	(67)	-0.8%	48,000	39,933
65000	Salaries - Maintenance	2,398	2,667	269	10.1%	5,005	5,334	329	6.2%	32,000	26,995
65000	Salaries - Bonuses	0	833	833	100.0%	8,500	1,666	(6,834)	<-100%	10,000	1,500
65040	Medical Insurance	1,728	2,083	355	17.0%	3,456	4,166	710	17.0%	25,000	21,544
65070	Payroll Burden	2,709	2,917	208	7.1%	5,659	5,834	175	3.0%	35,000	29,341
OPERATING SALARIES & BENEFITS TOTAL:		\$15,665	\$17,917	\$2,252	12.6%	\$41,074	\$35,834	(\$5,240)	-14.6%	\$215,000	\$173,926
REPAIRS/MAINTENANCE											
70025	R&M-Building	5,800	3,333	(2,467)	-74.0%	5,800	6,666	866	13.0%	40,000	34,200
70040	R&M Elevators	0	667	667	100.0%	0	1,334	1,334	100.0%	8,000	8,000
70048	R&M Equip - Fire Alarm-Sec Equip Repairs	350	1,250	900	72.0%	1,186	2,500	1,314	52.6%	15,000	13,814
70097	R&M - Pool	215	583	368	63.1%	215	1,166	951	81.6%	7,000	6,785
70137	Irrigation	0	125	125	100.0%	0	250	250	100.0%	1,500	1,500
70138	Tree Trim/Replace	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
70143	Special Projects	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
70165	Annual Flowers	220	1,250	1,030	82.4%	1,895	2,500	605	24.2%	15,000	13,105
70166	Mulch	0	292	292	100.0%	0	584	584	100.0%	3,500	3,500
70174	Window/Power Washing	0	1,083	1,083	100.0%	0	2,166	2,166	100.0%	13,000	13,000
70176	Cleaning Supplies	0	333	333	100.0%	125	666	541	81.2%	4,000	3,875
70177	Maintenance Supplies	545	667	122	18.3%	576	1,334	758	56.8%	8,000	7,424

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)
70289	Contingency	(1,386)	2,500	3,886	>100%	(1,564)	5,000	6,564	>100%	30,000	31,564
	REPAIRS/MAINTENANCE TOTAL:	\$5,744	\$12,750	\$7,006	54.9%	\$8,232	\$25,500	\$17,268	67.7%	\$153,000	\$144,768
RESERVE TRANSFERS											
80000	Reserve Transfers	21,385	21,385	0	0.0%	42,771	42,770	(1)	0.0%	256,624	213,853
80001	Reserve Interest	4,220	2,500	(1,720)	-68.8%	8,826	5,000	(3,826)	-76.5%	30,000	21,174
80004	SIRS Reserve Transfer	14,417	14,417	0	0.0%	28,833	28,834	1	0.0%	173,000	144,167
	RESERVE TRANSFERS TOTAL:	\$40,022	\$38,302	(\$1,720)	-4.5%	\$80,430	\$76,604	(\$3,826)	-5.0%	\$459,624	\$379,194
	TOTAL EXPENSES:	\$83,452	\$115,847	\$32,395	28.0%	\$219,929	\$231,694	\$11,765	5.1%	\$1,390,124	\$1,170,195
	NET INCOME/(LOSS):	33,940	(2)	\$33,942	<-100%	15,806	(4)	15,810	<-100%	0	(15,806)