



FirstService
RESIDENTIAL

0TUG NAPLES SQUARE II CONDOMINIUM ASSOCIATION INC

RESIDENT PACKAGE - 0TUG

For period ending January 31, 2026

Confidential - For Management Use Only



NAPLES SQUARE II CONDOMINIUM ASSOCIATION INC

RESIDENT PACKAGE - OTUG

January 31, 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

January 31, 2026

TOTAL CASH

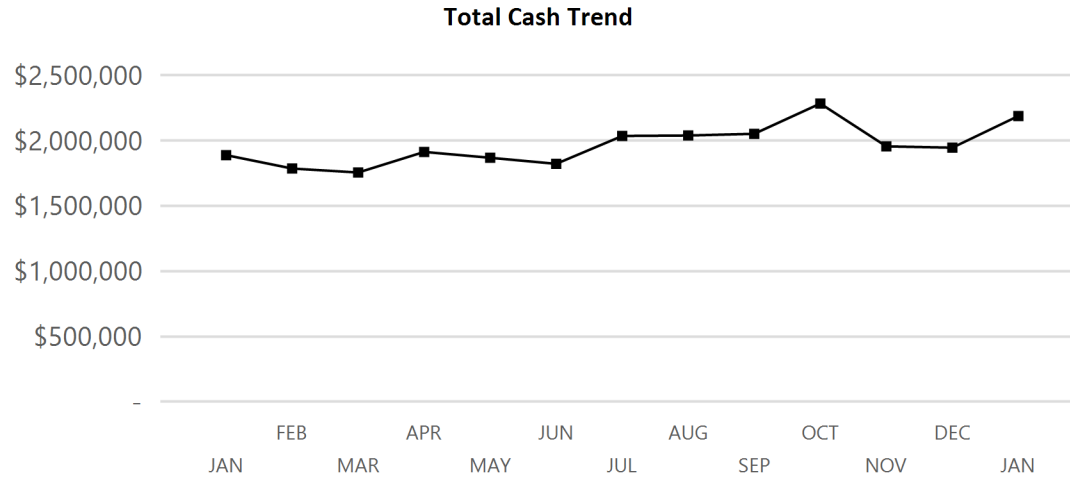
Operating	\$452,504
Other	-
Reserves	\$1,734,608
Security Deposits	-
Special Assessment	-
Total Cash	\$2,187,112

OPERATING CASH

Beginning Cash	\$250,324
Change in Cash	\$202,180
Ending Cash	\$452,504
Less: Accruals	\$47,771
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$404,733

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
LF Late Fees	\$40	-	-	-	\$40
MQ Maintenance Fees	(\$9,460)	-	-	-	(\$9,460)
SM Special Assessment	-	-	\$11	-	\$11
UD Demand/30 Day Collection Notice	\$36	-	-	-	\$36
UF Reminder Collection Cost	\$11	-	-	-	\$11
TOTAL	(\$9,374)	-	\$11	-	(\$9,363)



Executive Summary

January 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$118,344	\$115,845	\$2,499	\$118,344	\$115,845	\$2,499	\$1,390,124	(\$1,271,780)
TOTAL EXPENSES	\$136,478	\$115,847	(\$20,631)	\$136,478	\$115,847	(\$20,631)	\$1,390,124	\$1,253,646
NET INCOME/(LOSS)	(\$18,134)	(\$2)	(\$18,132)	(\$18,134)	(\$2)	(\$18,132)	-	(\$18,134)

Expense Summary

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$943	\$3,651	\$2,708	\$943	\$3,651	\$2,708	\$43,800	\$42,857
PROPERTY INSURANCE	\$48,575	\$21,084	(\$27,491)	\$48,575	\$21,084	(\$27,491)	\$253,000	\$204,425
UTILITIES	\$8,676	\$10,000	\$1,324	\$8,676	\$10,000	\$1,324	\$120,000	\$111,324
CONTRACTS	\$9,978	\$12,143	\$2,165	\$9,978	\$12,143	\$2,165	\$145,700	\$135,722
OPERATING SALARIES & BENEFITS	\$25,409	\$17,917	(\$7,492)	\$25,409	\$17,917	(\$7,492)	\$215,000	\$189,591
REPAIRS/MAINTENANCE	\$2,488	\$12,750	\$10,262	\$2,488	\$12,750	\$10,262	\$153,000	\$150,512
RESERVE TRANSFERS	\$40,408	\$38,302	(\$2,106)	\$40,408	\$38,302	(\$2,106)	\$459,624	\$419,216



Executive Summary

January 31, 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	\$250,324	\$324,184	\$122,004	\$452,504
Total Operating		\$250,324	\$324,184	\$122,004	\$452,504
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET-ICS - WEBSTER BANK RSV MM- ICS	\$1,694,200	\$40,408	-	\$1,734,608
Total Reserves		\$1,694,200	\$40,408	-	\$1,734,608
Total Cash		\$1,944,524	\$364,593	\$122,004	\$2,187,112



NAPLES SQUARE II CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 00	Cash-Operating - 00	56	56	0	56	0	56
10010 229	Cash-Operating - 229 Valley National	452,504	250,324	202,180	452,504	358,897	93,607
10200	Due (To)/From Reserves	(111,833)	(111,833)	0	(111,833)	53,167	(165,000)
10202	Due (To)/From Special Assessment	(109,535)	(101,685)	(7,849)	(109,535)	266	(109,801)
10300	Accounts Receivable	5,768	141	5,627	5,768	66	5,702
10310	Special Assessment Receivable	11	7,860	(7,849)	11	266	(255)
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	179,283	200,933	(21,650)	179,283	174,693	4,590
10505	Prepaid Expenses	5,543	5,153	391	5,543	7,031	(1,488)
10549	A/P Clearing	2,197	2,189	7	2,197	3,774	(1,577)
10550	A/R Clearing	(4,566)	(9,212)	4,646	(4,566)	0	(4,566)
**TOTAL CURRENT ASSETS		\$420,954	\$245,451	\$175,502	\$420,954	\$598,095	(\$177,142)
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	1,734,608	1,694,200	40,408	1,734,608	1,528,486	206,122
12045	Due (To)/From Operating	119,683	111,833	7,849	119,683	(53,167)	172,849
12049	Due to/(From) OPR/SA	101,685	101,685	0	101,685	(266)	101,951
**TOTAL RESTRICTED FUNDS		\$1,955,976	\$1,907,719	\$48,258	\$1,955,976	\$1,475,054	\$480,923
**OTHER ASSETS							
10800	Unbilled Special Assessment	0	0	0	0	0	0
19010	Utility Deposits	25	25	0	25	25	0
**TOTAL OTHER ASSETS		\$25	\$25	\$0	\$25	\$25	\$0

Entity: OTUG
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Balance Sheet
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NAPLES SQUARE II CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
**TOTAL ASSETS		\$2,376,955	\$2,153,195	\$223,760	\$2,376,955	\$2,073,174	\$303,781
LIABILITIES							
**CURRENT LIABILITIES							
20005	Collection Fees due	0	0	0	0	160	(160)
20010	Accrued Expenses	47,771	42,894	4,876	47,771	30,341	17,430
20030	Insurance Payable	0	0	0	0	151,596	(151,596)
20040	Taxes Payable	0	0	0	0	2,596	(2,596)
20100	PrePaid Assessments	15,142	44,637	(29,495)	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	226,105	0	226,105	226,105	187,537	38,568
**TOTAL CURRENT LIABILITIES		\$295,128	\$93,642	\$201,486	\$295,128	\$384,300	(\$89,172)
**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	1,703,927	1,682,542	21,385	1,703,927	1,403,856	300,071
30000 35a	Reserves - 35a Mechanical - Electrical	(5,825)	(5,825)	0	(5,825)	0	(5,825)
30003 001	SIRS Reserves - 001 Pooled	14,417	0	14,417	14,417	0	14,417
30080	Reserve-Interest	133,922	129,316	4,606	133,922	71,464	62,459



NAPLES SQUARE II CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
**TOTAL RESERVE LIABILITIES		\$1,846,442	\$1,806,033	\$40,408	\$1,846,442	\$1,475,320	\$371,122
**TOTAL LIABILITIES		\$2,251,116	\$2,009,222	\$241,894	\$2,251,116	\$1,859,620	\$391,496
**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	Contigency Equity Funds	67,604	67,604	0	67,604	67,604	0
Current Year Net Income/ (Loss)		(18,134)	0	(18,134)	(18,134)	1,720	(19,854)
**TOTAL MEMBERS EQUITY		\$125,839	\$143,974	(\$18,134)	\$125,839	\$213,554	(\$87,715)
**TOTAL LIABILITIES & EQUITY		\$2,376,955	\$2,153,195	\$223,760	\$2,376,955	\$2,073,174	\$303,781

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan 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%	77,250	77,250	0	0.0%	927,000	849,750
40002	Reserve Income	21,385	21,385	0	0.0%	21,385	21,385	0	0.0%	256,624	235,239
40002	Reserve Income SIRS	14,417	14,417	0	0.0%	14,417	14,417	0	0.0%	173,000	158,583
40011	Late Fee Income	272	42	230	>100%	272	42	230	>100%	500	228
40025	Non Sufficient Fee Income	0	25	(25)	-100.0%	0	25	(25)	-100.0%	300	300
40030	Screening Fees	0	42	(42)	-100.0%	0	42	(42)	-100.0%	500	500
40068	Key Fob Income	50	33	17	51.5%	50	33	17	51.5%	400	350
40080	Interest Income	144	17	127	>100%	144	17	127	>100%	200	56
40081	Reserve Interest	4,606	2,500	2,106	84.2%	4,606	2,500	2,106	84.2%	30,000	25,394
40090	Miscellaneous Income	0	42	(42)	-100.0%	0	42	(42)	-100.0%	500	500
40115	Administrative Fee	94	50	44	88.0%	94	50	44	88.0%	600	506
41000	Room Rental Cleaning Fees	125	42	83	>100%	125	42	83	>100%	500	375
OPERATING REVENUE TOTAL:		\$118,344	\$115,845	\$2,499	2.2%	\$118,344	\$115,845	\$2,499	2.2%	\$1,390,124	\$1,271,780
TOTAL REVENUE:		\$118,344	\$115,845	\$2,499	2.2%	\$118,344	\$115,845	\$2,499	2.2%	\$1,390,124	\$1,271,780

EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	83	833	750	90.0%	83	833	750	90.0%	10,000	9,917
50015	Bank Charges	0	17	17	100.0%	0	17	17	100.0%	200	200
50048	Fees Payable to the Division	86	50	(36)	-71.2%	86	50	(36)	-71.2%	600	514
50050	License,Taxes,Permit - Pool Permits	63	58	(5)	-7.8%	63	58	(5)	-7.8%	700	638
50053	Corporate Annual Filing	64	25	(39)	<-100%	64	25	(39)	<-100%	300	236
50059	Social Events	148	500	352	70.5%	148	500	352	70.5%	6,000	5,852
50065	Office Equipment	500	667	167	25.0%	500	667	167	25.0%	8,000	7,500

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50091	Legal & Professional Fees	0	667	667	100.0%	0	667	667	100.0%	8,000	8,000
50103	LOC Interest	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
50127	Contingency	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
ADMINISTRATIVE TOTAL:		\$943	\$3,651	\$2,708	74.2%	\$943	\$3,651	\$2,708	74.2%	\$43,800	\$42,857
PROPERTY INSURANCE											
52030	Multiperil Insurance	19,687	19,167	(520)	-2.7%	19,687	19,167	(520)	-2.7%	230,000	210,313
52034	Flood Insurance	28,888	1,917	(26,971)	<-100%	28,888	1,917	(26,971)	<-100%	23,000	(5,888)
PROPERTY INSURANCE TOTAL:		\$48,575	\$21,084	(\$27,491)	<-100%	\$48,575	\$21,084	(\$27,491)	<-100%	\$253,000	\$204,425
UTILITIES											
54050	Electricity	2,911	4,583	1,672	36.5%	2,911	4,583	1,672	36.5%	55,000	52,089
54070	Water & Sewer	4,772	4,417	(355)	-8.0%	4,772	4,417	(355)	-8.0%	53,000	48,228
54080	Gas/Fuel Oil	992	1,000	8	0.8%	992	1,000	8	0.8%	12,000	11,008
UTILITIES TOTAL:		\$8,676	\$10,000	\$1,324	13.2%	\$8,676	\$10,000	\$1,324	13.2%	\$120,000	\$111,324
CONTRACTS											
60013	Cable Television	949	917	(32)	-3.5%	949	917	(32)	-3.5%	11,000	10,051
60040	Elevator Inspection	1,395	1,667	272	16.3%	1,395	1,667	272	16.3%	20,000	18,605
60050	Fire & Life Safety Service	193	667	474	71.1%	193	667	474	71.1%	8,000	7,807
60060	Floor Care	254	292	38	13.0%	254	292	38	13.0%	3,500	3,246
60074	Hvac System	769	833	64	7.7%	769	833	64	7.7%	10,000	9,231
60090	Elevated Courtyard Landscape	733	1,917	1,184	61.8%	733	1,917	1,184	61.8%	23,000	22,267
61000	Management Services	3,075	2,892	(183)	-6.3%	3,075	2,892	(183)	-6.3%	34,700	31,625
61010	Pest Control	186	375	189	50.4%	186	375	189	50.4%	4,500	4,314
61020	Pool/Spa Contract	900	917	17	1.9%	900	917	17	1.9%	11,000	10,100
61055	Trash Removal	1,524	1,583	59	3.7%	1,524	1,583	59	3.7%	19,000	17,476

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan 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	83	83	100.0%	1,000	1,000
CONTRACTS TOTAL:		\$9,978	\$12,143	\$2,165	17.8%	\$9,978	\$12,143	\$2,165	17.8%	\$145,700	\$135,722
OPERATING SALARIES & BENEFITS											
65000	Salaries - Manager	5,387	5,417	30	0.5%	5,387	5,417	30	0.5%	65,000	59,613
65000	Salaries - Janitorial	4,237	4,000	(237)	-5.9%	4,237	4,000	(237)	-5.9%	48,000	43,763
65000	Salaries - Maintenance	2,606	2,667	61	2.3%	2,606	2,667	61	2.3%	32,000	29,394
65000	Salaries - Bonuses	8,500	833	(7,667)	<-100%	8,500	833	(7,667)	<-100%	10,000	1,500
65040	Medical Insurance	1,728	2,083	355	17.0%	1,728	2,083	355	17.0%	25,000	23,272
65070	Payroll Burden	2,950	2,917	(33)	-1.1%	2,950	2,917	(33)	-1.1%	35,000	32,050
OPERATING SALARIES & BENEFITS TOTAL:		\$25,409	\$17,917	(\$7,492)	-41.8%	\$25,409	\$17,917	(\$7,492)	-41.8%	\$215,000	\$189,591
REPAIRS/MAINTENANCE											
70025	R&M-Building	0	3,333	3,333	100.0%	0	3,333	3,333	100.0%	40,000	40,000
70040	R&M Elevators	0	667	667	100.0%	0	667	667	100.0%	8,000	8,000
70048	R&M Equip - Fire Alarm-Sec Equip Repairs	836	1,250	414	33.1%	836	1,250	414	33.1%	15,000	14,164
70097	R&M - Pool	0	583	583	100.0%	0	583	583	100.0%	7,000	7,000
70137	Irrigation	0	125	125	100.0%	0	125	125	100.0%	1,500	1,500
70138	Tree Trim/Replace	0	250	250	100.0%	0	250	250	100.0%	3,000	3,000
70143	Special Projects	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
70165	Annual Flowers	1,675	1,250	(425)	-34.0%	1,675	1,250	(425)	-34.0%	15,000	13,325
70166	Mulch	0	292	292	100.0%	0	292	292	100.0%	3,500	3,500
70174	Window/Power Washing	0	1,083	1,083	100.0%	0	1,083	1,083	100.0%	13,000	13,000
70176	Cleaning Supplies	125	333	208	62.5%	125	333	208	62.5%	4,000	3,875
70177	Maintenance Supplies	31	667	636	95.3%	31	667	636	95.3%	8,000	7,969

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70289	Contingency	(179)	2,500	2,679	>100%	(179)	2,500	2,679	>100%	30,000	30,179
	REPAIRS/MAINTENANCE TOTAL:	\$2,488	\$12,750	\$10,262	80.5%	\$2,488	\$12,750	\$10,262	80.5%	\$153,000	\$150,512
RESERVE TRANSFERS											
80000	Reserve Transfers	21,385	21,385	0	0.0%	21,385	21,385	0	0.0%	256,624	235,239
80001	Reserve Interest	4,606	2,500	(2,106)	-84.2%	4,606	2,500	(2,106)	-84.2%	30,000	25,394
80004	SIRS Reserve Transfer	14,417	14,417	0	0.0%	14,417	14,417	0	0.0%	173,000	158,583
	RESERVE TRANSFERS TOTAL:	\$40,408	\$38,302	(\$2,106)	-5.5%	\$40,408	\$38,302	(\$2,106)	-5.5%	\$459,624	\$419,216
	TOTAL EXPENSES:	\$136,478	\$115,847	(\$20,631)	-17.8%	\$136,478	\$115,847	(\$20,631)	-17.8%	\$1,390,124	\$1,253,646
	NET INCOME/ (LOSS):	(18,134)	(2)	(\$18,132)	>100%	(18,134)	(2)	(18,132)	100%	0	18,134