

Budget Statement (RSM Standard)
0470 TWO TEQUESTA POINT
CONDOMINIUM ASSN
01/31/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Annual Budget
REVENUE														
40000	Owner Assessments	250,248	250,248	250,248	250,248	250,248	250,248	250,248	250,248	250,248	250,248	250,248	250,249	3,002,977
40002 00	Reserve Income	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,484	509,830
40002 01	Reserve Income SIRS	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,235	302,853
40011	Late Fee Income	125	125	125	125	125	125	125	125	125	125	125	125	1,500
40025	Returned Check Fees	25	25	25	25	25	25	25	25	25	25	25	25	300
40030	Screening Fees	42	42	42	42	42	42	42	42	42	42	42	38	500
40033	Parking Income	167	167	167	167	167	167	167	167	167	167	167	163	2,000
40054	ATM Income	42	42	42	42	42	42	42	42	42	42	42	38	500
40055	Vending Machine	42	42	42	42	42	42	42	42	42	42	42	38	500
40068	Key Fob Income	83	83	83	83	83	83	83	83	83	83	83	87	1,000
40080	Interest Income	83	83	83	83	83	83	83	83	83	83	83	87	1,000
40081	Reserve Interest	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,837	70,000
40090	Miscellaneous Income	167	167	167	167	167	167	167	167	167	167	167	163	2,000
41005	Storage Income	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	106,500
41027	Common Area Income	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	14,000
**TOTAL REVENUE		\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,623	\$334,607	\$4,015,460
EXPENSES														
**ADMINISTRATIVE														
50005	Accounting Fees	854	854	854	854	854	854	854	854	854	854	854	856	10,250
50015	Bank Charges	42	42	42	42	42	42	42	42	42	42	42	38	500
50016	Bonus	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,602	19,202
50022	Computer Maint/Supp	375	375	375	375	375	375	375	375	375	375	375	375	4,500
50030	Drinking Water	64	64	64	64	64	64	64	64	64	64	64	66	770
50045 01	Legal Fees - Assoc M	750	750	750	750	750	750	750	750	750	750	750	750	9,000
50045 02	Legal Fees - Unit Matt	83	83	83	83	83	83	83	83	83	83	83	87	1,000
50050 00	License,Taxes,Permit	458	458	458	458	458	458	458	458	458	458	458	462	5,500
50050 15	License,Taxes,Permit	333	333	333	333	333	333	333	333	333	333	333	337	4,000
50053	Corporate Annual Rep	5	5	5	5	5	5	5	5	5	5	5	7	62
50054	Management Collected	42	42	42	42	42	42	42	42	42	42	42	38	500
50059	Social Events	542	542	542	542	542	542	542	542	542	542	542	538	6,500
50070	Office Equipment Lea	250	250	250	250	250	250	250	250	250	250	250	250	3,000
50075	Office Supplies	333	333	333	333	333	333	333	333	333	333	333	337	4,000
50080	Postage	167	167	167	167	167	167	167	167	167	167	167	163	2,000
50085	Printing	125	125	125	125	125	125	125	125	125	125	125	125	1,500
50110	Miscellaneous	167	167	167	167	167	167	167	167	167	167	167	163	2,000
**TOTAL ADMINISTRATIVE		\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,190	\$6,194	\$74,284
**INSURANCE														
52030	Multiperil Insurance	74,947	74,947	74,947	74,947	74,947	74,947	74,947	74,947	74,947	74,947	74,947	74,942	899,359
52039	Insurance Deductible	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	100,000
**TOTAL INSURANCE		\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,280	\$83,279	\$999,359
**UTILITIES														
54050 00	Electricity	18,275	18,275	18,275	18,275	18,275	18,275	18,275	18,275	18,275	18,275	18,275	18,275	219,300
54070 00	Water & Sewer	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	152,652
54080	Gas/Fuel Oil	263	263	263	263	263	263	263	263	263	263	263	257	3,150
54100 00	Telephone	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000

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0470 TWO TEQUESTA POINT
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01/31/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Annual Budget
**TOTAL UTILITIES		\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,259	\$32,253	\$387,102
**CONTRACTS														
60003	Administrative Asst. S	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,063	36,734
60005	Air Conditioning	395	395	395	395	395	395	395	395	395	395	395	393	4,738
60008	Asst. Property Manag	3,297	3,297	3,297	3,297	3,297	3,297	3,297	3,297	3,297	3,297	3,297	3,293	39,560
60035	Elevator Contract	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,587	43,000
60046 00	Equipment Contract	3,853	3,853	3,853	3,853	3,853	3,853	3,853	3,853	3,853	3,853	3,853	3,856	46,239
60046 40	Equipment Contract -	46	46	46	46	46	46	46	46	46	46	46	44	550
60050	Fire Alarm System	833	833	833	833	833	833	833	833	833	833	833	837	10,000
60055	Foliage Maintenance	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,190	14,236
60062	Front Desk Service	22,337	22,337	22,337	22,337	22,337	22,337	22,337	22,337	22,337	22,337	22,337	22,341	268,048
60066	Health Benefits	5,692	5,692	5,692	5,692	5,692	5,692	5,692	5,692	5,692	5,692	5,692	5,697	68,309
60070	Generator	363	363	363	363	363	363	363	363	363	363	363	365	4,358
60075	Janitorial Service	19,687	19,687	19,687	19,687	19,687	19,687	19,687	19,687	19,687	19,687	19,687	19,682	236,239
60090	Lawn Maintenance	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,295	15,551
61000	Management Services	3,490	3,490	3,490	3,490	3,490	3,490	3,490	3,490	3,490	3,490	3,490	3,490	41,880
61001	Maintenance Service	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,102	109,202
61006	Maintenance Supervis	5,749	5,749	5,749	5,749	5,749	5,749	5,749	5,749	5,749	5,749	5,749	5,744	68,983
61008	Odor Control	386	386	386	386	386	386	386	386	386	386	386	386	4,632
61010	Pest Control	467	467	467	467	467	467	467	467	467	467	467	463	5,600
61026	Property Manager Svc	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,740	104,847
61032	Receiving Services	4,668	4,668	4,668	4,668	4,668	4,668	4,668	4,668	4,668	4,668	4,668	4,664	56,012
61036	Roof Contract	208	208	208	208	208	208	208	208	208	208	208	212	2,500
61045 00	Security Services	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,467	77,637
61055	Trash Removal	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,195	50,285
61060	Uniforms Contract	500	500	500	500	500	500	500	500	500	500	500	500	6,000
61065	Valet Service	18,091	18,091	18,091	18,091	18,091	18,091	18,091	18,091	18,091	18,091	18,091	18,088	217,089
61070	Water Treatment	133	133	133	133	133	133	133	133	133	133	133	137	1,600
61075	Window Services	667	667	667	667	667	667	667	667	667	667	667	663	8,000
**TOTAL CONTRACTS		\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,485	\$128,494	\$1,541,829
**REPAIRS & MAINTENANCE														
70005	R&M-Air Conditioning	750	750	750	750	750	750	750	750	750	750	750	750	9,000
70048 20	R&M Equipment - Fire	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,413	17,000
70048 28	R&M Equipment - Irri	167	167	167	167	167	167	167	167	167	167	167	163	2,000
70048 29	R&M Equipment - Ins	667	667	667	667	667	667	667	667	667	667	667	663	8,000
70048 35	R&M Equipment - Mis	417	417	417	417	417	417	417	417	417	417	417	413	5,000
70048 62	R&M Equipment - Tra	333	333	333	333	333	333	333	333	333	333	333	337	4,000
70045	R&M-Electrical	500	500	500	500	500	500	500	500	500	500	500	500	6,000
70050	R&M-Entry System	250	250	250	250	250	250	250	250	250	250	250	250	3,000
70060	R&M-General	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,288	15,500
70090	R&M-Plumbing	583	583	583	583	583	583	583	583	583	583	583	587	7,000
70128	Work Orders	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
70139	Tree,Plant and Shrub	583	583	583	583	583	583	583	583	583	583	583	587	7,000
70170	Hurricane Prep./Clean	500	500	500	500	500	500	500	500	500	500	500	500	6,000
70175	Custodial Supplies	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
70180	Paint Supplies	375	375	375	375	375	375	375	375	375	375	375	375	4,500
70190	R&M-Supplies	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,016	12,203
**TOTAL REPAIRS & MAINTENANCE		\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,851	\$10,842	\$130,203

Budget Statement (RSM Standard)
0470 TWO TEQUESTA POINT
CONDOMINIUM ASSN
01/31/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Annual Budget
**RESERVE TRANSFERS														
80000 00	Reserve Transfers	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,486	42,484	509,830
80001	Reserve Interest	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,837	70,000
80003	Reserve Transfers SI	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,238	25,235	302,853
**TOTAL RESERVE TRANSFERS		\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,557	\$73,556	\$882,683
**TOTAL EXPENSES		\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,622	\$334,618	\$4,015,460
NET INCOME/(LOSS)		\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	(\$11)	\$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.

646-TWO TEQUESTA POINT CONDOMINIUM ASSN - BudgetActuals
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	250,248	3,002,977	250,248	3,002,977
40002-00	Reserve Income	67,724	812,683	42,486	509,830
40002-01	Reserve Income-SIRS	0	0	25,238	302,853
40011	Late Fee Income	125	1,500	125	1,500
40025	Returned Check Fees	25	300	25	300
40030	Screening Fees	83	1,000	42	500
40033	Parking Income	167	2,000	167	2,000
40045	Transfer Fees	0	0	0	0
40054	ATM Income	58	700	42	500
40055	Vending Machine	42	500	42	500
40060	Gate/Key Cards	0	0	0	0
40068	Key Fob Income	125	1,500	83	1,000
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	83	1,000	83	1,000
40081	Reserve Interest	3,333	40,000	5,833	70,000
40090	Miscellaneous Income	167	2,000	167	2,000
40115-03	Administrative Fee- - ATP	0	0	0	0
41005	Storage Income	8,833	106,000	8,875	106,500
41027	Common Area Income	1,167	14,000	1,167	14,000
42010	Documents	0	0	0	0
	**TOTAL REVENUE	332,180	3,986,160	334,622	4,015,460
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	833	10,000	854	10,250
50012-00	Bad Debts	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50015	Bank Charges	42	500	42	500
50016	Bonus	1,600	19,202	1,600	19,202
50022	Computer Maint/Supp	350	4,200	375	4,500
50026	Unrecorded P-Card Expenses	0	0	0	0
50030	Drinking Water	64	770	64	770
50045-01	Legal Fees- - Assoc Matters	583	7,000	750	9,000
50045-02	Legal Fees- - Unit Matters	83	1,000	83	1,000
50050-00	License,Taxes,Permit	417	5,000	458	5,500
50050-15	License,Taxes,Permit- - Elevators	250	3,000	333	4,000
50053	Corporate Annual Rep	05	62	05	62
50054	Management Collected Fees	42	500	42	500
50059	Social Events	500	6,000	542	6,500
50070	Office Equipment Lea	250	3,000	250	3,000
50075	Office Supplies	333	4,000	333	4,000
50080	Postage	167	2,000	167	2,000
50085	Printing	125	1,500	125	1,500
50110	Miscellaneous	167	2,000	167	2,000
	**TOTAL ADMINISTRATIVE	5,811	69,734	6,190	74,284
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	91,064	1,092,763	74,947	899,359
52039	Insurance Deductible	0	0	8,333	100,000
	**TOTAL PROPERTY INSURANCE	91,064	1,092,763	83,280	999,359
	**UTILITIES				
54050-00	Electricity	17,560	210,714	18,275	219,300
54070-00	Water & Sewer	12,721	152,652	12,721	152,652
54080	Gas/Fuel Oil	263	3,150	263	3,150
54100-00	Telephone	1,000	12,000	1,000	12,000
	**TOTAL UTILITIES	31,544	378,516	32,259	387,102

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**CONTRACTS				
60003	Administrative Asst. Service	2,851	34,206	3,061	36,734
60005	Air Conditioning	395	4,738	395	4,738
60008	Asst. Property Manager Svc.	3,115	37,377	3,297	39,560
60035	Elevator Contract	3,492	41,898	3,583	43,000
60046-00	Equipment Contract	1,947	23,368	3,853	46,239
60046-40	Equipment Contract- - Music System	46	550	46	550
60050	Fire Alarm System	798	9,572	833	10,000
60055	Foliage Maintenance	1,185	14,217	1,186	14,236
60062	Front Desk Service	21,010	252,125	22,337	268,048
60066	Health Benefits	5,542	66,500	5,692	68,309
60070	Generator	318	3,816	363	4,358
60075	Janitorial Service	18,566	222,790	19,687	236,239
60090	Lawn Maintenance	1,258	15,099	1,296	15,551
61000	Management Services	3,490	41,880	3,490	41,880
61001	Maintenance Service	8,975	107,697	9,100	109,202
61006	Maintenance Supervisor Svc.	5,611	67,330	5,749	68,983
61008	Odor Control	386	4,632	386	4,632
61010	Pest Control	442	5,300	467	5,600
61026	Property Manager Svc.	8,737	104,838	8,737	104,847
61032	Receiving Services	4,602	55,224	4,668	56,012
61036	Roof Contract	167	2,000	208	2,500
61045-00	Security Services	6,241	74,891	6,470	77,637
61055	Trash Removal	3,548	42,574	4,190	50,285
61060	Uniforms Contract	500	6,000	500	6,000
61065	Valet Service	17,770	213,242	18,091	217,089
61070	Water Treatment	133	1,600	133	1,600
61075	Window Services	833	10,000	667	8,000
	**TOTAL CONTRACTS	121,958	1,463,464	128,486	1,541,829

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**SALARIES & BENEFITS				
	**TOTAL SALARIES & BENEFITS	0	0	0	0
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	750	9,000	750	9,000
70045	R&M-Electrical	500	6,000	500	6,000
70048-20	R&M Equipment- - Fire	500	6,000	1,417	17,000
70048-28	R&M Equipment- - Irrigation	167	2,000	167	2,000
70048-29	R&M Equipment- - Inspections	667	8,000	667	8,000
70048-35	R&M Equipment- - Miscellaneous	417	5,000	417	5,000
70048-62	R&M Equipment- - Trash Compactor	333	4,000	333	4,000
70050	R&M-Entry System	250	3,000	250	3,000
70060	R&M-General	1,250	15,000	1,292	15,500
70090	R&M-Plumbing	583	7,000	583	7,000
70128	Work Orders	1,000	12,000	1,000	12,000
70139	Tree,Plant and Shrub	583	7,000	583	7,000
70170	Hurricane Prep./Clean-up	750	9,000	500	6,000
70175	Custodial Supplies	833	10,000	1,000	12,000
70180	Paint Supplies	375	4,500	375	4,500
70190	R&M-Supplies	1,167	14,000	1,017	12,203
70289-00	Contingency	625	7,500	0	0
	**TOTAL REPAIRS/MAINTENANCE	10,750	129,000	10,850	130,203
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**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
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	67,724	812,683	42,486	509,830
80001	Reserve Interest	3,333	40,000	5,833	70,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
80004-00	SIRS Reserve Transfer	0	0	25,238	302,853
	**TOTAL RESERVE TRANSFERS	71,057	852,683	73,557	882,683
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	332,184	3,986,160	334,622	4,015,460
	Operating Net Income or Loss	-04	0	0	0

646-TWO TEQUESTA POINT CONDOMINIUM ASSN - 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 Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A		0.498000000	3	1.494000000	\$1583.50	\$1246.24	\$211.58	\$125.68	\$1583.50	\$4750.50
0000-E		0.366000000	17	6.222000000	\$1163.78	\$915.91	\$155.50	\$92.37	\$1163.78	\$19784.26
0000-I		0.544000000	16	8.704000000	\$1729.77	\$1361.35	\$231.12	\$137.29	\$1729.76	\$27676.16
0000-M		0.282000000	17	4.794000000	\$896.68	\$705.70	\$119.81	\$71.17	\$896.68	\$15243.56
0000-S		0.452000000	1	0.452000000	\$1437.23	\$1131.12	\$192.04	\$114.07	\$1437.23	\$1437.23
0000-C		0.480000000	5	2.400000000	\$1526.26	\$1201.19	\$203.93	\$121.14	\$1526.26	\$7631.30
0000-T		0.498000000	1	0.498000000	\$1583.50	\$1246.24	\$211.58	\$125.68	\$1583.50	\$1583.50
0000-B		0.480000000	4	1.920000000	\$1526.26	\$1201.19	\$203.93	\$121.14	\$1526.26	\$6105.04
0000-O		0.196000000	13	2.548000000	\$623.23	\$490.49	\$83.27	\$49.47	\$623.23	\$8101.99
0000-Q		0.406000000	13	5.278000000	\$1290.97	\$1016.01	\$172.49	\$102.47	\$1290.97	\$16782.61
0000-G		0.206000000	11	2.266000000	\$655.02	\$515.51	\$87.52	\$51.99	\$655.02	\$7205.22
0000-K		0.332000000	12	3.984000000	\$1055.66	\$830.82	\$141.05	\$83.79	\$1055.66	\$12667.92
0000-U		0.686000000	1	0.686000000	\$2181.28	\$1716.70	\$291.45	\$173.13	\$2181.28	\$2181.28
0000-D		0.477000000	21	10.017000000	\$1516.72	\$1193.68	\$202.66	\$120.38	\$1516.72	\$31851.12
0000-F		0.369000000	18	6.642000000	\$1173.32	\$923.42	\$156.77	\$93.13	\$1173.32	\$21119.76
0000-H		0.207000000	16	3.312000000	\$658.20	\$518.01	\$87.95	\$52.24	\$658.20	\$10531.20
0000-J		0.542000000	17	9.214000000	\$1723.40	\$1356.34	\$230.27	\$136.79	\$1723.40	\$29297.80
0000-L		0.332000000	17	5.644000000	\$1055.66	\$830.82	\$141.05	\$83.79	\$1055.66	\$17946.22
0000-N		0.284000000	17	4.828000000	\$903.03	\$710.70	\$120.66	\$71.68	\$903.04	\$15351.68
0000-P		0.196000000	18	3.528000000	\$623.23	\$490.49	\$83.27	\$49.47	\$623.23	\$11218.14
0000-R		0.383000000	18	6.894000000	\$1217.83	\$958.45	\$162.72	\$96.66	\$1217.83	\$21920.94
0000-V		0.684000000	1	0.684000000	\$2174.93	\$1711.70	\$290.60	\$172.63	\$2174.93	\$2174.93
0000-X		0.539000000	2	1.078000000	\$1713.87	\$1348.84	\$229.00	\$136.03	\$1713.87	\$3427.74
0000-Y		0.826000000	1	0.826000000	\$2626.45	\$2067.05	\$350.93	\$208.46	\$2626.44	\$2626.44
0000-W		0.460000000	1	0.460000000	\$1462.67	\$1151.14	\$195.43	\$116.09	\$1462.66	\$1462.66

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-B1		0.737000000	1	0.737000000	\$2343.45	\$1844.33	\$313.12	\$186.00	\$2343.45	\$2343.45
0000-D1		1.058000000	1	1.058000000	\$3364.14	\$2647.62	\$449.50	\$267.02	\$3364.14	\$3364.14
0000-F1		0.568000000	1	0.568000000	\$1806.08	\$1421.41	\$241.32	\$143.35	\$1806.08	\$1806.08
0000-Z		0.561000000	1	0.561000000	\$1783.82	\$1403.89	\$238.35	\$141.58	\$1783.82	\$1783.82
0000-A1		1.100000000	1	1.100000000	\$3497.69	\$2752.73	\$467.34	\$277.62	\$3497.69	\$3497.69
0000-C1		0.773000000	1	0.773000000	\$2457.92	\$1934.42	\$328.42	\$195.09	\$2457.93	\$2457.93
0000-E1		0.830000000	1	0.830000000	\$2639.17	\$2077.06	\$352.63	\$209.47	\$2639.16	\$2639.16
Total			268	100.000000000						\$317971.47

646-TWO TEQUESTA POINT CONDOMINIUM ASSN

Pooled Reserve Analysis Worksheet

January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-03	SIRS Reserves	Building Exterior	\$0	0	10
30003-80	SIRS Reserves	Roof	\$0	0	0
30003-42	SIRS Reserves	Plumbing	\$0	0	0
30003-90	SIRS Reserves	Windows	\$0	0	0
30003-70	SIRS Reserves	Structure	\$0	0	0
30003-40	SIRS Reserves	Fire System	\$0	0	0
30003-20	SIRS Reserves	Electrical	\$0	0	0
30000-002	Reserves	Access Control	\$50,300	10	5
30000-05a	Reserves	Carpets	\$385,000	25	20
30000-19a	Reserves	Furniture/Fixtures/Equipment	\$525,950	20	15
30010-02	Reserve Liab-Expend	Bank Charges	\$0	0	0
30000-41	Reserves	Paint (Interior)	\$70,000	10	5
30000-35	Reserves	Mechanical	\$729,020	20	18
30000-15	Reserves	Elevator	\$3,680,000	30	5
30000-60	Reserves	Roof	\$0	0	0
30000-00	Reserves	Reserves	\$41,225	15	1
		Totals	\$5,481,495		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$1,156,909
Additional Reserve Funding Thru Year End	\$169,943
Total Reserves Thru Year End	\$1,326,852
Estimated Expenses Thru Year End	\$50,000
Balance To Be Funded	\$4,204,643
Annual Contribution	\$509,830
Monthly Contribution	\$42,486

646-TWO TEQUESTA POINT CONDOMINIUM ASSN
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-03	SIRS Reserves	Building Exterior	\$754,856	10	9
30003-80	SIRS Reserves	Roof	\$571,816	20	15
30003-42	SIRS Reserves	Plumbing	\$332,250	20	14
30003-90	SIRS Reserves	Windows	\$130,000	20	9
30003-70	SIRS Reserves	Structure	\$904,747	10	9
30003-40	SIRS Reserves	Fire System	\$1,578,425	25	17
30003-20	SIRS Reserves	Electrical	\$302,500	40	25
		Totals	\$4,574,594		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$244,030
Additional Reserve Funding Thru Year End	\$100,951
Total Reserves Thru Year End	\$344,981
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$4,229,613
Annual Contribution	\$302,853
Monthly Contribution	\$25,238

Recurring Charges Listing
TWO TEQUESTA POINT CONDOMINIUM ASSN
As of 11/06/2025

0470 0000 TWO TEQUESTA POINT CONDO
 C/O FirstService Residential 808 BRICKELL KEY DRIVE
 MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	A	MM	Charge	3	1,583.50	01/01/2025	12/31/3000	4,750.50
Unit Type	A1	MM	Charge	1	3,497.69	01/01/2025	12/31/3000	3,497.69
Unit Type	B	MM	Charge	4	1,526.26	01/01/2025	12/31/3000	6,105.04
Unit Type	B1	MM	Charge	1	2,343.45	01/01/2025	12/31/3000	2,343.45
Unit Type	C	MM	Charge	5	1,526.26	01/01/2025	12/31/3000	7,631.30
Unit Type	C1	MM	Charge	1	2,457.92	01/01/2025	12/31/3000	2,457.92
Unit Type	D	MM	Charge	21	1,516.72	01/01/2025	12/31/3000	31,851.12
Unit Type	D1	MM	Charge	1	3,364.14	01/01/2025	12/31/3000	3,364.14
Unit Type	E	MM	Charge	17	1,163.78	01/01/2025	12/31/3000	19,784.26
Unit Type	E1	MM	Charge	1	2,639.17	01/01/2025	12/31/3000	2,639.17
Unit Type	F	MM	Charge	18	1,173.32	01/01/2025	12/31/3000	21,119.76
Unit Type	F1	MM	Charge	1	1,806.08	01/01/2025	12/31/3000	1,806.08
Unit Type	G	MM	Charge	11	655.02	01/01/2025	12/31/3000	7,205.22
Unit Type	H	MM	Charge	16	658.20	01/01/2025	12/31/3000	10,531.20
Unit Type	I	MM	Charge	16	1,729.77	01/01/2025	12/31/3000	27,676.32
Unit Type	J	MM	Charge	17	1,723.40	01/01/2025	12/31/3000	29,297.80
Unit Type	K	MM	Charge	12	1,055.66	01/01/2025	12/31/3000	12,667.92
Unit Type	L	MM	Charge	17	1,055.66	01/01/2025	12/31/3000	17,946.22
Unit Type	M	MM	Charge	17	896.68	01/01/2025	12/31/3000	15,243.56
Unit Type	N	MM	Charge	17	903.03	01/01/2025	12/31/3000	15,351.51
Unit Type	O	MM	Charge	13	623.23	01/01/2025	12/31/3000	8,101.99
Unit Type	P	MM	Charge	18	623.23	01/01/2025	12/31/3000	11,218.14
Unit Type	Q	MM	Charge	13	1,290.97	01/01/2025	12/31/3000	16,782.61
Unit Type	R	MM	Charge	18	1,217.83	01/01/2025	12/31/3000	21,920.94
Unit Type	S	MM	Charge	1	1,437.23	01/01/2025	12/31/3000	1,437.23
Unit Type	T	MM	Charge	1	1,583.50	01/01/2025	12/31/3000	1,583.50
Unit Type	U	MM	Charge	1	2,181.28	01/01/2025	12/31/3000	2,181.28
Unit Type	V	MM	Charge	1	2,174.93	01/01/2025	12/31/3000	2,174.93
Unit Type	W	MM	Charge	1	1,462.67	01/01/2025	12/31/3000	1,462.67
Unit Type	X	MM	Charge	2	1,713.87	01/01/2025	12/31/3000	3,427.74
Unit Type	Y	MM	Charge	1	2,626.45	01/01/2025	12/31/3000	2,626.45
Unit Type	Z	MM	Charge	1	1,783.82	01/01/2025	12/31/3000	1,783.82
Totals:				268				317,971.48

Recurring Charges Listing
TWO TEQUESTA POINT CONDOMINIUM ASSN
As of 11/06/2025

0470 0000 TWO TEQUESTA POINT CONDO
C/O FirstService Residential 808 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Totals By Charge Code:								
MM				268				317,971.48