

380 UNITS JANUARY 1, 2022 - DECEMBER 31, 2022	2021 APPROVED	ACTUAL AS OF	2021 ESTIM.	2022 APPROVED
APPROVED ANNUAL BUDGET	BUDGET	9/30/2021	YR. END	BUDGET
INCOME				
SURPLUS/DEFICIT FROM PRIOR YR OPERATING	40,906.74	-	40,906.74	33,416.23
TRANSPONDER ("PARKING /TRANSPONDERS")	4,000.00	580.00	880.00	500.00
FINANCE CHARGES/LATE FEES	-	3,108.96	4,125.00	-
FINES	-	-	-	-
HANG TAGS	-	500.00	600.00	-
INTEREST INCOME	-	40.19	50.00	-
KEY FOBS	800.00	2,275.00	3,000.00	1,000.00
LEGAL FEES- LIENS & FORECLOSURES	-	700.00	700.00	-
LOCKS & KEYS	-	350.00	350.00	-
NSF FEES	-	100.00	100.00	-
OTHER INCOME	-	2,375.45	4,315.90	-
INCOME	45,706.74	10,029.60	55,027.64	34,916.23
RESERVE ASSESSMENTS	170,500.00	124,593.40	166,943.05	170,000.00
OPERATING ASSESSMENTS	1,142,449.51	857,479.19	1,142,449.51	1,145,910.02
TOTAL INCOME	1,358,656.25	992,102.19	1,364,420.20	1,350,826.25
OPERATING EXPENSES:				
ADMINISTRATIVE				
EXPENSE RESERVE INTEREST TO EQUITY	-	25.63	33.00	-
ANNUAL REPORT FILING FEE	61.25	61.25	61.25	61.25
BANK SERVICE CHARGES	100.00	-	-	-
DIVISION FILING FEES	1,520.00	1,520.00	1,520.00	1,520.00
LICENSES & PERMITS	875.00	875.00	875.00	875.00
MISCELLANEOUS	500.00	661.41	800.00	800.00
COMPUTERS	1,000.00	1,097.88	1,500.00	1,000.00
INTERNET	3,700.00	3,855.00	5,260.00	5,820.00
POSTAGE	4,500.00	641.90	4,500.00	4,500.00
OFFICE SUPPLIES	8,000.00	2,115.58	4,000.00	5,000.00
TELEPHONE ALL	12,000.00	7,150.26	9,475.00	9,475.00
OTHER OFFICE EXPENSES	1,650.00	-	1,650.00	1,650.00
ACCOUNTING	16,000.00	9,410.00	11,110.00	11,250.00
LEGAL FEES- ASSOCIATION	1,000.00	1,853.00	2,500.00	2,500.00
LEGAL FEES- OTHER (COLLECTION)	-	-	-	-
UNIFORMS	300.00	-	300.00	300.00
BAD DEBT	2,000.00	-	-	500.00
TOTAL ADMINISTRATIVE EXPENSES	53,206.25	29,266.91	43,584.25	45,251.25
COMMON AREAS				
BILLIARDS ROOM	500.00	450.00	500.00	500.00
TENNIS COURT	500.00	-	-	500.00
FIRE ALARM				
INSPECTIONS	1,750.00	-	1,750.00	1,750.00
MONITORING	13,425.00	-	13,417.80	13,425.00
MAINTENANCE & REPAIRS	15,000.00	245.68	2,000.00	2,000.00
FIRE SPRINKLER				
ANNUAL INSPECTION	4,940.00	4,938.00	4,938.00	5,000.00
QUARTERLY INSPECTIONS	2,850.00	1,900.00	2,850.00	2,850.00
MAINTENANCE & REPAIRS	4,000.00	1,070.81	2,000.00	2,000.00
FITNESS CENTER	1,500.00	2,295.29	2,750.00	3,000.00
GATE				
TRANSPONDERS	-	-	-	-
MAINTENANCE & REPAIRS	7,500.00	2,837.25	5,000.00	7,500.00
JANITORIAL SUPPLIES	1,500.00	591.23	1,500.00	1,500.00
LAKE & PRESERVE	12,750.00	6,539.74	9,000.00	10,000.00
LANDSCAPING				
CONTRACT	81,780.00	58,815.00	78,420.00	83,000.00
IRRIGATION	4,000.00	20,047.87	21,000.00	5,000.00
LABOR	4,000.00	990.00	2,000.00	4,000.00
MISCELLANEOUS	4,000.00	3,401.06	4,000.00	4,000.00
MULCH	40,000.00	-	25,000.00	20,000.00
PLANT REPLACEMENT/ REMOVAL	15,000.00	8,006.68	15,000.00	15,000.00
SOD	6,000.00	5,772.25	6,000.00	6,000.00
STUMP GRINDING	100.00	300.00	300.00	500.00
TREE REPLACEMENT/ REMOVAL	5,000.00	13,204.92	13,500.00	5,000.00
TREE TRIMMING	13,000.00	18,136.00	20,061.00	20,000.00
LIFT STATION	1,320.00	1,194.29	1,524.29	1,550.00
MAINTENANCE & REPAIRS	45,000.00	26,119.22	45,000.00	45,000.00
PEST CONTROL				
CONTRACT	5,700.00	4,401.00	6,030.00	6,840.00
OTHER TREATMENTS	7,000.00	6,219.52	7,250.00	6,000.00
PLUMBING	1,000.00	3,406.70	4,000.00	4,000.00
POOL & SPA				
CONTRACT	8,880.00	7,140.00	9,840.00	10,800.00
FURNITURE	-	584.08	584.08	500.00

MAINTENANCE & REPAIR	4,000.00	11,451.00	5,000.00	5,000.00
ROADWAYS & SIDEWALKS	-	61,951.66	24,444.14	-
ROOFS, SOFFITS & GUTTERS	-	500.00	1,500.00	1,500.00
SECURITY				
FIRE WATCH	1,000.00	-	-	1,000.00
CAMERAS	500.00	1,246.55	1,246.55	1,250.00
CONTRACT	79,000.00	59,777.12	79,750.00	82,500.00
KEY FOBS & LOCK SYSTEM	770.00	768.65	1,537.30	1,600.00
PARKING	585.00	611.99	611.99	650.00
TOWING REIMBURSEMENT	300.00	330.00	330.00	660.00
UTILITIES				
ELECTRICITY	33,000.00	27,220.30	36,300.00	36,750.00
GAS	19,800.00	10,710.42	12,360.00	6,600.00
TRASH	88,000.00	65,719.27	88,500.00	91,350.00
WATER/SEWER	225,000.00	148,873.00	200,000.00	225,000.00
TOTAL COMMON AREA EXPENSES	759,950.00	587,766.55	756,795.15	741,075.00
INSURANCE				
WIND MITIGATION	-	-	-	-
EMPLOYEE INSURANCE	22,000.00	13,964.46	18,000.00	22,000.00
INSURANCE APPRAISAL	-	-	-	1,500.00
PROPERTY & GENERAL LIABILITY INS	200,000.00	148,078.69	200,000.00	215,000.00
TOTAL INSURANCE EXPENSES	222,000.00	162,043.15	218,000.00	238,500.00
SALARIES/ PAYROLL BURDEN				
EMPLOYEE	110,000.00	77,638.19	103,000.00	110,000.00
FEES	2,000.00	1,117.16	1,550.00	2,000.00
TAXES	34,500.00	27,185.75	35,430.00	36,000.00
TOTAL SALARY EXPENSES	146,500.00	105,941.10	139,980.00	148,000.00
SALES TAX	5,500.00	-	-	5,500.00
SOCIAL COMMITTEE	-	291.11	400.00	400.00
OTHER EXPENSES	1,000.00	2,144.57	2,144.57	2,500.00
TOTAL OPERATING EXPENSES	1,188,156.25	887,453.39	1,160,503.97	1,180,826.25
RESERVES	170,500.00	127,875.00	170,500.00	170,000.00
TOTAL COMMON EXPENSES	1,358,656.25	1,015,328.39	1,331,003.97	1,350,826.25

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.

1/1/2022-12/31/2022 APPROVED BUDGET

380 Units

Component	Estimated useful life	Estimated remaining useful life	Current Estimated replacement Cost	2021	2022	2023	2024	2025	2026
				Year 1	Year 2	Year 3	Year 4	Year 5	
MULTIFAMILY BUILDINGS- ROOFS	25	23	1,700,000	15,155					
CLUBHOUSE- ROOF	25	23	50,000						
CARPORIT/GARAGE- ROOFS	25	23	280,000						
MULTIFAMILY BUILDINGS- PAINT	7	5	300,000						300,000
POOL, SPA- RESURFACING	15	13	75,000						
POOL, SPA- EQUIPMENT	15	13	20,000	6,990					7,500
POOL, SPA- DECK RESURFACING	30	27	175,000						
LAKE FOUNTAIN EQUIPMENT	15	13	15,000	5,000					5,000
MECHANICAL GATE ARMS RPLCMT	15	10	14,000						
CANVAS AWNINGS	14	13	90,000						
FRONT ENTRANCE ROADWAY PAVERS	30	15	91,000						
ASPHALT PAVING	20	5	386,750						386,750
ASPHALT SEAL COATING	4	9	66,300	43,397			-		
		Expected expenditures		110,542					699,250
		Beginning balance		246,226	307,717	477,717	647,717	817,717	987,717
		Annual funding		172,000	170,000	170,000	170,000	170,000	170,000
		Interest		33					
		Ending balance		307,717	477,717	647,717	817,717	987,717	458,467

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
							300,000					
					7,500			75,000				
					5,000					5,000		
					14,000							
								90,000		91,000		
				66,300				66,300				66,300
	-	-	-	66,300	26,500	-	300,000	251,300	-	96,000	-	66,300
	458,467	628,467	798,467	968,467	1,072,167	1,215,667	1,385,667	1,255,667	1,174,367	1,344,367	1,418,367	1,588,367
	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000
	628,467	798,467	968,467	1,072,167	1,215,667	1,385,667	1,255,667	1,174,367	1,344,367	1,418,367	1,588,367	1,692,067

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
		300,000							300,000		
	7,500		5,000			7,500		5,000 14,000		175,000	75,000 7,500
				66,300				386,750			66,300
	7,500	300,000	5,000	66,300	-	2,037,500	-	405,750	300,000	265,000	148,800
	1,692,067	1,854,567	1,724,567	1,889,567	1,993,267	2,163,267	295,767	465,767	230,017	100,017	5,017
	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000
	1,854,567	1,724,567	1,889,567	1,993,267	2,163,267	2,95,767	465,767	230,017	100,017	5,017	26,217

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC
ASSESSMENT SCHEDULE- 380 UNITS
JANUARY 1, 2022 - DECEMBER 31, 2022 APPROVED ANNUAL BUDGET

UNIT TYPE	FACTOR	# UNITS	% SHARE	ANNUAL FEES PER UNIT			QUARTERLY FEES
				OPERATING	RESERVE	TOTAL	PER UNIT
A (1-1)	0.1775737593690004%	72	12.79%	\$2,034.84	\$301.88	\$2,336.71	\$584.18
B (2-1)	0.240917234726006%	40	9.64%	\$2,760.69	\$409.56	\$3,170.25	\$792.56
C (2-2)	0.276166951138062%	192	53.02%	\$3,164.62	\$469.48	\$3,634.11	\$908.53
D (3-2)	0.323078227866889%	76	24.55%	\$3,702.19	\$549.23	\$4,251.42	\$1,062.85
TOTAL	1.0%	380	100.00%	\$11,662.34	\$1,730.15	\$13,392.49	\$3,348.12

TOTAL ANNUAL INCOME	
UNIT TYPE	OPERATING RESERVE
A (1-1)	21,735
B (2-1)	16,382
C (2-2)	90,141
D (3-2)	41,742
TOTAL	170,000

2022 QUARTERLY PER UNIT		2021 FEES		
OPERATING	RESERVE	COMPARISON	DIFFERENCE	% INCREASE
\$508.71	\$75.47	\$	\$3.31	0.57%
\$690.17	\$102.39	\$	\$4.49	0.57%
\$791.16	\$117.37	\$	\$5.15	0.57%
\$925.55	\$137.31	\$	\$6.02	0.57%
		\$	\$1,056.83	
		\$	\$1,062.85	
		\$	\$908.53	
		\$	\$788.07	
		\$	\$580.87	