

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.				
380 UNITS	2022	ACTUAL	2022	2023
JANUARY 1, 2023 - DECEMBER 31, 2023	APPROVED	AS OF	ESTIM.	APPROVED
APPROVED ANNUAL BUDGET	BUDGET	9/30/2022	YR. END	BUDGET
INCOME				
SURPLUS/DEFICIT FROM PRIOR YR OPERATING	33,416.23	-	30,000.00	(40,381.95)
TRANSPONDER ("PARKING /TRANSPONDERS")	500.00	300.00	500.00	500.00
FINANCE CHARGES/LATE FEES	-	3,086.09	3,500.00	-
FINES	-	100.00	100.00	-
HANG TAGS	-	175.00	175.00	-
INTEREST INCOME	-	42.84	55.00	-
KEY FOBS	1,000.00	2,800.00	3,175.00	1,000.00
LEGAL FEES- LIENS & FORECLOSURES	-	-	-	-
LOCKS & KEYS	-	175.00	175.00	-
NSF FEES	-	250.00	250.00	-
OTHER INCOME	-	6,458.99	6,458.99	-
INCOME	34,916.23	13,387.92	44,388.99	(38,881.95)
RESERVE ASSESSMENTS	170,000.00	127,500.12	170,000.16	181,000.00
OPERATING ASSESSMENTS	1,145,910.02	859,435.40	1,145,913.84	1,384,363.20
TOTAL INCOME	1,350,826.25	1,000,323.44	1,360,302.99	1,526,481.25
OPERATING EXPENSES:				
ADMINISTRATIVE				
EXPENSE RESERVE INTEREST TO EQUITY	-	28.76	35.00	-
ANNUAL REPORT FILING FEE	61.25	61.25	61.25	61.25
BANK SERVICE CHARGES	-	12.00	12.00	-
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	800.00	1,756.07	1,800.00	1,800.00
COMPUTERS	1,000.00	2,119.52	2,750.00	1,000.00
INTERNET	5,820.00	4,708.95	6,195.00	6,565.00
POSTAGE	4,500.00	500.47	4,050.00	4,500.00
OFFICE SUPPLIES	5,000.00	2,856.05	4,000.00	4,000.00
TELEPHONE ALL	9,475.00	7,670.57	10,130.00	10,200.00
OTHER OFFICE EXPENSES	1,650.00	-	1,650.00	1,650.00
ACCOUNTING	11,250.00	8,800.00	11,200.00	11,800.00
LEGAL FEES- ASSOCIATION	2,500.00	984.20	1,500.00	2,500.00
LEGAL FEES- OTHER (COLLECTION)	-	-	-	-
UNIFORMS	300.00	331.40	331.40	350.00
BAD DEBT	500.00	(13,550.00)	(13,550.00)	500.00
TOTAL ADMINISTRATIVE EXPENSES	45,251.25	18,674.24	32,559.65	47,321.25
COMMON AREAS				
BILLIARDS ROOM	500.00	1,783.62	1,783.62	1,700.00
TENNIS COURT	500.00	-	-	500.00
FIRE ALARM				
INSPECTIONS	1,750.00	1,900.00	1,900.00	1,900.00
MONITORING	13,425.00	-	13,417.80	13,425.00
MAINTENANCE & REPAIRS	2,000.00	6,263.50	9,000.00	9,000.00
FIRE SPRINKLER				
ANNUAL INSPECTION	5,000.00	1,900.00	9,405.00	3,000.00
QUARTERLY INSPECTIONS	2,850.00	950.00	2,850.00	2,850.00
MAINTENANCE & REPAIRS	2,000.00	942.50	2,500.00	2,500.00
FITNESS CENTER	3,000.00	4,123.19	4,500.00	3,000.00
GATE				
TRANSPONDERS	-	-	-	-
MAINTENANCE & REPAIRS	7,500.00	6,649.00	10,000.00	7,500.00
JANITORIAL SUPPLIES	1,500.00	1,646.81	1,750.00	1,750.00
LAKE & PRESERVE	10,000.00	7,507.20	10,000.00	10,000.00
LANDSCAPING				
CONTRACT	83,000.00	59,697.00	79,596.00	83,000.00
IRRIGATION	5,000.00	6,180.13	9,500.00	6,500.00
LABOR	4,000.00	5,277.77	10,000.00	4,000.00
MISCELLANEOUS	4,000.00	7,255.72	8,500.00	8,500.00
MULCH	20,000.00	18,601.50	37,576.50	20,000.00
PLANT REPLACEMENT/ REMOVAL	15,000.00	11,372.14	14,210.00	15,000.00
SOD	6,000.00	3,814.67	4,500.00	6,000.00
STUMP GRINDING	500.00	-	500.00	500.00
TREE REPLACEMENT/ REMOVAL	5,000.00	6,145.33	7,500.00	5,000.00
TREE TRIMMING	20,000.00	7,688.00	9,400.00	10,000.00

LIFT STATION	1,550.00	880.00	4,322.00	1,550.00
MAINTENANCE & REPAIRS	45,000.00	32,589.09	40,000.00	45,000.00
PEST CONTROL				
CONTRACT	6,840.00	5,130.00	6,840.00	6,840.00
OTHER TREATMENTS	6,000.00	3,325.14	4,000.00	4,000.00
PLUMBING	4,000.00	1,681.95	2,000.00	2,000.00
POOL & SPA				
CONTRACT	10,800.00	7,123.11	10,250.00	7,200.00
FURNITURE	500.00	10,537.52	10,537.52	500.00
MAINTENANCE & REPAIR	5,000.00	6,090.23	3,000.00	5,000.00
ROADWAYS & SIDEWALKS	-	1,685.00	2,500.00	10,000.00
ROOFS, SOFFITS & GUTTERS	1,500.00	1,200.00	1,750.00	1,750.00
SECURITY				
FIRE WATCH	1,000.00	-	-	1,000.00
CAMERAS	1,250.00	675.00	2,500.00	1,250.00
CONTRACT	82,500.00	54,806.79	74,350.00	75,000.00
KEY FOBS & LOCK SYSTEM	1,600.00	2,915.00	2,915.00	1,600.00
PARKING	551.00	551.00	551.00	600.00
TOWING REIMBURSEMENT	660.00	290.00	290.00	500.00
UTILITIES				
ELECTRICITY	36,750.00	31,258.53	41,750.00	42,500.00
GAS	6,600.00	4,861.72	7,500.00	8,000.00
TRASH	91,350.00	67,688.33	90,750.00	95,525.00
WATER/SEWER	225,000.00	162,116.01	218,500.00	225,000.00
TOTAL COMMON AREA EXPENSES	740,976.00	555,102.50	772,694.44	750,440.00
INSURANCE				
WIND MITIGATION	-	-	-	-
EMPLOYEE INSURANCE	22,000.00	22,645.52	31,400.00	32,500.00
INSURANCE APPRAISAL	1,500.00	825.85	825.85	500.00
PROPERTY & GENERAL LIABILITY INS	215,000.00	171,428.10	233,850.00	357,350.00
TOTAL INSURANCE EXPENSES	238,500.00	194,899.47	266,075.85	390,350.00
SALARIES/ PAYROLL BURDEN				
EMPLOYEE	110,000.00	79,195.75	102,000.00	110,000.00
FEEES	2,000.00	1,228.97	1,660.00	2,000.00
TAXES	36,000.00	27,820.69	35,975.00	36,250.00
TOTAL SALARY EXPENSES	148,000.00	108,245.41	139,635.00	148,250.00
OTHER EXPENSES				
SALES TAX	5,500.00	-	-	-
SOCIAL COMMITTEE	400.00	400.00	400.00	400.00
OTHER EXPENSES	2,500.00	-	-	2,500.00
TOTAL OTHER EXPENSES	8,400.00	400.00	400.00	2,900.00
WILDWOOD LAKES BLVD				
FENCE	-	3,645.00	3,645.00	-
LANDSCAPE CONTRACT	-	2,000.00	2,750.00	3,120.00
IRRIGATION	-	3,360.27	4,000.00	1,500.00
MISCELLANEOUS	-	1,299.48	1,500.00	1,500.00
PLANT REMOVAL/REPLACEMENT	-	3,415.88	3,425.00	-
TREE REMOVAL/ REPLACEMENT	-	3,025.52	3,500.00	100.00
TOTAL WILDWOOD LAKES BLVD	-	16,746.15	18,820.00	6,220.00
TOTAL OPERATING EXPENSES	1,181,127.25	894,067.77	1,230,184.94	1,345,481.25
RESERVES	170,000.00	62,500.00	170,500.00	181,000.00
TOTAL COMMON EXPENSES	1,351,127.25	956,567.77	1,400,684.94	1,526,481.25

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC. 1/1/2023-12/31/2023 APPROVED BUDGET 380 Units				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Component	Estimated useful life	Estimated remaining useful life	Current Estimated replacement Cost		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11		
MILESTONE INSPECTION (NEW)	30 / 10	7	95,000								95,000						
SIRS RESERVE STUDY (NEW)	10	2	10,000			10,000											
MULTIFAMILY BUILDINGS- ROOFS	25	22	1,700,000														
CLUBHOUSE- ROOF	25	22	50,000														
CARPORIT/GARAGE- ROOFS	25	22	280,000														
MULTIFAMILY BUILDINGS- PAINT	7	4	300,000					300,000							300,000		
POOL, SPA- RESURFACING	15	12	75,000														
POOL, SPA- EQUIPMENT	15	12	20,000	3,878				7,500					7,500				
POOL, SPA- DECK RESURFACING	30	26	175,000														
LAKE FOUNTAIN EQUIPMENT	15	12	15,000	5,000				5,000					5,000				
MECHANICAL GATE ARMS RPLCMT	15	9	14,000										14,000				
CANVAS AWNINGS	14	12	90,000														
FRONT ENTRANCE ROADWAY PAVERS	30	14	91,000														
ASPHALT PAVING	20	4	386,750					386,750									
ASPHALT SEAL COATING	4	8	66,300									66,300					
		Expected expenditures		8,878	-	10,000	-	699,250	-	-	95,000	66,300	26,500	-	300,000		
		(-) Previous Y/E Surplus		65,000													
		Beginning balance		376,528	472,685	653,685	824,685	1,005,685	487,435	668,435	849,435	935,435	1,050,135	1,204,635	1,385,635		
		Annual funding		170,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000		
		Interest		35													
		(+) Current Y/E Surplus															
		Ending balance		472,685	653,685	824,685	1,005,685	487,435	668,435	849,435	935,435	1,050,135	1,204,635	1,385,635	1,266,635		
Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	
MILESTONE INSPECTION						95,000										95,000	
SIRS RESERVE STUDY	10,000										10,000						
MULTIFAMILY BUILDINGS- ROOFS											1,700,000						
CLUBHOUSE- ROOF											50,000						
CARPORIT/GARAGE- ROOFS											280,000						
MULTIFAMILY BUILDINGS- PAINT							300,000							300,000			
POOL, SPA- RESURFACING	75,000															75,000	
POOL, SPA- EQUIPMENT	20,000					7,500					7,500					7,500	
POOL, SPA- DECK RESURFACING															175,000		
LAKE FOUNTAIN EQUIPMENT			5,000					5,000					5,000				
MECHANICAL GATE ARMS RPLCMT													14,000				
CANVAS AWNINGS	90,000														90,000		
FRONT ENTRANCE ROADWAY PAVERS			91,000														
ASPHALT PAVING													386,750				
ASPHALT SEAL COATING	66,300				66,300				66,300							66,300	
	Expected Expenditures	261,300	-	96,000	-	66,300	102,500	300,000	5,000	66,300	-	2,047,500	-	405,750	300,000	265,000	243,800
	(-) Previous Y/E Surplus																
	Beginning Balance	1,266,635	1,186,335	1,367,335	1,452,335	1,633,335	1,748,035	1,826,535	1,707,535	1,883,535	1,998,235	2,179,235	312,735	493,735	268,985	149,985	65,985
	Annual Funding	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000
	Interest																
	(+) Current Y/E Surplus																
	Ending Balance	1,186,335	1,367,335	1,452,335	1,633,335	1,748,035	1,826,535	1,707,535	1,883,535	1,998,235	2,179,235	312,735	493,735	268,985	149,985	65,985	3,185

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC

ASSESSMENT SCHEDULE- 380 UNITS

JANUARY 1, 2023 - DECEMBER 31, 2023 APPROVED ANNUAL BUDGET

UNIT TYPE	FACTOR	# UNITS	% SHARE	ANNUAL FEES PER UNIT			QUARTERLY FEES
				OPERATING	RESERVE	TOTAL	PER UNIT
A (1-1)	0.177573759369004%	72	12.79%	\$2,458.27	\$321.41	\$2,779.67	\$694.92
B (2-1)	0.240917234726006%	40	9.64%	\$3,335.17	\$436.06	\$3,771.23	\$942.81
C (2-2)	0.276166951138062%	192	53.02%	\$3,823.15	\$499.86	\$4,323.02	\$1,080.75
D (3-2)	0.323078227866889%	76	24.55%	\$4,472.58	\$584.77	\$5,057.35	\$1,264.34
TOTAL	1.0%	380	100.00%	\$14,089.17	\$1,842.10	\$15,931.27	\$3,982.82
				TOTAL ANNUAL INCOME			
				UNIT TYPE	OPERATING	RESERVE	
				A (1-1)	176,995	23,141	
				B (2-1)	133,407	17,442	
				C (2-2)	734,045	95,974	
				D (3-2)	339,916	44,443	
				TOTAL	1,384,363	181,000	