

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.				
380 UNITS	2023	ACTUAL	2023	2024
JANUARY 1, 2024 - DECEMBER 31, 2024	APPROVED	AS OF	ESTIM.	PROPOSED
PROPOSED ANNUAL BUDGET	BUDGET	9/30/2023	YR. END	BUDGET
INCOME				
SURPLUS/DEFICIT FROM PRIOR YR OPERATING	(40,381.95)	-	(47,316.00)	(621.00)
TRANSPONDER ("PARKING /TRANSPONDERS")	500.00	450.00	500.00	500.00
FINANCE CHARGES/LATE FEES	-	4,331.02	4,328.00	-
FINES	-	1,800.00	1,900.00	-
HANG TAGS	-	200.00	200.00	-
INTEREST INCOME	-	70.59	100.00	-
KEY FOBS	1,000.00	1,525.00	1,800.00	1,000.00
LEGAL FEES- LIENS & FORECLOSURES	-	744.00	744.00	-
LOCKS & KEYS	-	-	-	-
NSF FEES	-	250.00	250.00	-
OTHER INCOME	-	598.85	599.00	-
INCOME	(38,881.95)	9,969.46	(36,895.00)	879.00
RESERVE ASSESSMENTS	181,000.00	135,752.04	181,000.00	181,500.00
OPERATING ASSESSMENTS	1,384,363.20	1,038,272.88	1,384,367.00	1,577,086.00
TOTAL INCOME	1,526,481.25	1,183,994.38	1,528,472.00	1,759,465.00
OPERATING EXPENSES:				
ADMINISTRATIVE				
EXPENSE RESERVE INTEREST TO EQUITY	-	57.85	70.00	-
ANNUAL REPORT FILING FEE	61.25	122.50	123.00	61.00
BANK SERVICE CHARGES	-	314.50	350.00	-
DIVISION FILING FEES	1,520.00	1,520.00	1,520.00	1,520.00
LICENSES & PERMITS	875.00	1,049.91	1,050.00	875.00
MISCELLANEOUS	1,800.00	1,387.09	1,800.00	1,800.00
COMPUTERS	1,000.00	1,097.99	1,750.00	1,000.00
INTERNET	6,565.00	5,412.30	7,100.00	7,055.00
POSTAGE	4,500.00	886.84	4,500.00	4,500.00
OFFICE SUPPLIES	4,000.00	3,321.35	4,250.00	4,500.00
TELEPHONE ALL	10,200.00	6,305.49	8,360.00	8,500.00
OTHER OFFICE EXPENSES	1,650.00	-	1,650.00	1,650.00
ACCOUNTING	11,800.00	3,975.00	11,350.00	12,450.00
LEGAL FEES- ASSOCIATION	2,500.00	2,570.50	3,000.00	3,000.00
LEGAL FEES- OTHER (COLLECTION)	-	744.00	744.00	-
UNIFORMS	350.00	264.40	350.00	350.00
BAD DEBT	500.00	-	-	500.00
TOTAL ADMINISTRATIVE EXPENSES	47,321.25	29,029.72	47,967.00	47,761.00
COMMON AREAS				
BILLIARDS ROOM	1,700.00	2,034.21	2,034.00	250.00
TENNIS COURT	500.00	2,264.07	2,264.00	500.00
FIRE ALARM				
INSPECTIONS	1,900.00	-	1,900.00	1,900.00
MONITORING	13,425.00	-	13,418.00	13,425.00
MAINTENANCE & REPAIRS	9,000.00	1,590.17	7,500.00	9,000.00
FIRE SPRINKLER				
ANNUAL INSPECTION	3,000.00	-	3,000.00	3,000.00
QUARTERLY INSPECTIONS	2,850.00	-	2,850.00	2,850.00
MAINTENANCE & REPAIRS	2,500.00	1,013.85	1,014.00	2,500.00
FITNESS CENTER	3,000.00	954.01	2,000.00	3,000.00
GATE				
TRANSPONDERS	-	-	-	1,000.00
MAINTENANCE & REPAIRS	7,500.00	16,474.78	19,000.00	7,500.00
JANITORIAL SUPPLIES	1,750.00	2,722.92	3,750.00	3,750.00
LAKE & PRESERVE	10,000.00	7,090.00	9,750.00	10,000.00
LANDSCAPING				
CONTRACT	83,000.00	62,082.00	82,776.00	85,700.00
IRRIGATION	6,500.00	6,623.73	7,750.00	6,500.00
LABOR	4,000.00	5,662.56	7,500.00	7,500.00
MISCELLANEOUS	8,500.00	10,286.04	10,750.00	10,750.00
MULCH	20,000.00	19,188.15	19,206.00	20,000.00
PLANT REPLACEMENT/ REMOVAL	15,000.00	5,308.10	12,800.00	13,000.00
SOD	6,000.00	5,694.77	6,000.00	6,000.00
STUMP GRINDING	500.00	95.00	250.00	500.00
TREE REPLACEMENT/ REMOVAL	5,000.00	5,558.02	5,750.00	5,750.00
TREE TRIMMING	10,000.00	11,773.00	12,025.00	10,000.00

LIFT STATION	1,550.00	1,295.00	2,000.00	2,000.00
MAINTENANCE & REPAIRS	45,000.00	38,115.27	45,000.00	45,000.00
PEST CONTROL				
CONTRACT	6,840.00	5,130.00	6,840.00	7,185.00
OTHER TREATMENTS	4,000.00	4,025.00	4,800.00	5,000.00
PLUMBING	2,000.00	2,670.43	3,000.00	3,000.00
POOL & SPA				
CONTRACT	7,200.00	7,750.00	11,000.00	17,874.00
FURNITURE	500.00	1,724.57	1,725.00	500.00
MAINTENANCE & REPAIR	5,000.00	3,474.73	5,000.00	5,000.00
ROADWAYS & SIDEWALKS	10,000.00	14,654.54	14,655.00	10,000.00
ROOFS, SOFFITS & GUTTERS	1,750.00	5,296.25	5,300.00	5,300.00
SECURITY				
FIRE WATCH	1,000.00	-	-	1,000.00
CAMERAS	1,250.00	2,968.00	3,000.00	3,000.00
CONTRACT	75,000.00	59,330.72	82,000.00	93,000.00
KEY FOBS & LOCK SYSTEM	1,600.00	1,475.00	1,475.00	1,600.00
PARKING	600.00	688.75	689.00	700.00
TOWING REIMBURSEMENT	500.00	-	250.00	500.00
UTILITIES				
ELECTRICITY	42,500.00	33,632.85	44,885.00	45,500.00
GAS	8,000.00	4,884.94	7,500.00	8,000.00
TRASH	95,525.00	71,603.57	97,700.00	105,750.00
WATER/SEWER	225,000.00	175,983.57	240,000.00	245,000.00
TOTAL COMMON AREA EXPENSES	750,440.00	601,118.57	810,106.00	829,284.00
INSURANCE				
WIND MITIGATION	-	-	-	-
EMPLOYEE INSURANCE	32,500.00	20,929.81	28,500.00	30,500.00
INSURANCE APPRAISAL	500.00	-	500.00	500.00
PROPERTY & GENERAL LIABILITY INS	357,350.00	237,295.04	330,025.00	523,500.00
TOTAL INSURANCE EXPENSES	390,350.00	258,224.85	359,025.00	554,500.00
SALARIES/ PAYROLL BURDEN				
EMPLOYEE SALARIES & TAXES	110,000.00	94,301.79	122,500.00	135,000.00
FEES	2,000.00	1,278.94	1,675.00	2,000.00
TAXES	36,250.00	-	-	-
TOTAL SALARY EXPENSES	148,250.00	95,580.73	124,175.00	137,000.00
OTHER EXPENSES				
SOCIAL COMMITTEE	400.00	600.00	600.00	600.00
OTHER EXPENSES	2,500.00	-	-	2,500.00
TOTAL OTHER EXPENSES	2,900.00	600.00	600.00	3,100.00
WILDWOOD LAKES BLVD				
FENCE	-	-	-	-
LANDSCAPE CONTRACT	3,120.00	2,340.00	3,120.00	3,220.00
IRRIGATION	1,500.00	89.05	1,500.00	1,500.00
MISCELLANEOUS	1,500.00	-	1,500.00	1,500.00
PLANT REMOVAL/REPLACEMENT	-	-	-	-
TREE REMOVAL/ REPLACEMENT	100.00	-	100.00	100.00
TOTAL WILDWOOD LAKES BLVD	6,220.00	2,429.05	6,220.00	6,320.00
TOTAL OPERATING EXPENSES	1,345,481.25	986,982.92	1,348,093.00	1,577,965.00
RESERVES	181,000.00	86,750.00	181,000.00	181,500.00
TOTAL COMMON EXPENSES	1,526,481.25	1,073,732.92	1,529,093.00	1,759,465.00

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.															
1/1/2024-12/31/2024 PROPOSED BUDGET															
380 Units															
Component	Estimated useful life	Estimated remaining useful life	Current Estimated replacement Cost	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
					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	6	95,000							95,000					
SIRS RESERVE STUDY (NEW)	10	1	10,000		10,000										10,000
MULTIFAMILY BUILDINGS- ROOFS	25	21	1,700,000												
CLUBHOUSE- ROOF	25	21	50,000												
CARPORT/GARAGE- ROOFS	25	21	280,000												
MULTIFAMILY BUILDINGS- PAINT	7	3	300,000				300,000							300,000	
POOL, SPA- RESURFACING	15	11	75,000												75,000
POOL, SPA- EQUIPMENT	15	11	20,000				7,500					7,500			20,000
POOL, SPA- DECK RESURFACING	30	25	175,000												
LAKE FOUNTAIN EQUIPMENT	15	11	15,000	5,300			5,000					5,000			
MECHANICAL GATE ARMS RPLCMT	15	8	14,000									14,000			
CANVAS AWNINGS	14	11	90,000												90,000
FRONT ENTRANCE ROADWAY PAVERS	30	13	91,000												
ASPHALT PAVING	20	3	386,750				386,750								
ASPHALT SEAL COATING	5	4	66,300		-			66,300					66,300		
		Expected expenditures		5,300	10,000	-	699,250	66,300	-	95,000	-	26,500	66,300	300,000	195,000
		(-) Previous Y/E Surplus		49,000											
		Beginning balance		526,681	653,451	824,951	1,006,451	488,701	603,901	785,401	871,901	1,053,401	1,208,401	1,323,601	1,205,101
		Annual funding		181,000	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500
		Interest		70											
		(+) Current Y/E Surplus													
		Ending balance		653,451	824,951	1,006,451	488,701	603,901	785,401	871,901	1,053,401	1,208,401	1,323,601	1,205,101	1,191,601
Component	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
MILESTONE INSPECTION					95,000										95,000
SIRS RESERVE STUDY										10,000					
MULTIFAMILY BUILDINGS- ROOFS										1,700,000					
CLUBHOUSE- ROOF										50,000					
CARPORT/GARAGE- ROOFS										280,000					
MULTIFAMILY BUILDINGS- PAINT						300,000							300,000		
POOL, SPA- RESURFACING															75,000
POOL, SPA- EQUIPMENT					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	
FRONT ENTRANCE ROADWAY PAVERS		91,000													
ASPHALT PAVING											386,750				
ASPHALT SEAL COATING					66,300				66,300					66,300	
Expected Expenditures	-	96,000	66,300	-	102,500	300,000	5,000	66,300	-	2,047,500	-	405,750	366,300	265,000	177,500
(-) Previous Y/E Surplus															
Beginning Balance	1,191,601	1,373,101	1,458,601	1,573,801	1,755,301	1,834,301	1,715,801	1,892,301	2,007,501	2,189,001	323,001	504,501	280,251	95,451	11,951
Annual Funding	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500	181,500
Interest															
(+) Current Y/E Surplus															
Ending Balance	1,373,101	1,458,601	1,573,801	1,755,301	1,834,301	1,715,801	1,892,301	2,007,501	2,189,001	323,001	504,501	280,251	95,451	11,951	15,951

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC
ASSESSMENT SCHEDULE- 380 UNITS
JANUARY 1, 2024 - DECEMBER 31, 2024 PROPOSED 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%	\$2,800.49	\$322.30	\$3,122.79	\$780.70
B (2-1)	0.240917234726006%	40	9.64%	\$3,799.47	\$437.26	\$4,236.74	\$1,059.18
C (2-2)	0.276166951138062%	192	53.02%	\$4,355.39	\$501.24	\$4,856.63	\$1,214.16
D (3-2)	0.323078227866889%	76	24.55%	\$5,095.22	\$586.39	\$5,681.61	\$1,420.40
TOTAL	1.0%	380	100.00%	\$16,050.57	\$1,847.19	\$17,897.77	\$4,474.44

TOTAL ANNUAL INCOME		
UNIT TYPE	OPERATING	RESERVE
A (1-1)	201,635	23,205
B (2-1)	151,979	17,491
C (2-2)	836,235	96,239
D (3-2)	387,237	44,565
TOTAL	1,577,086	181,500

2024 QUARTERLY PER UNIT			2023 QUARTERLY PER UNIT		
OPERATING	RESERVE	TOTAL	COMPARISON	DIFFERENCE	% INCREASE
\$700.12	\$80.57	\$780.70	\$ 694.92	\$85.78	12.34%
\$949.87	\$109.32	\$1,059.18	\$ 942.81	\$116.37	12.34%
\$1,088.85	\$125.31	\$1,214.16	\$ 1,080.76	\$133.40	12.34%
\$1,273.81	\$146.60	\$1,420.40	\$ 1,264.33	\$156.07	12.34%