

ENCLAVE AT NAPLES				380
CONDOMINIUM ASSOCIATION, INC.				UNITS
FOR THE PERIOD OF:				
JANUARY 1, 2021 - DECEMBER 31, 2021				
	<b>2020</b>	<b>YTD</b>	<b>2020</b>	<b>2021</b>
<b>PROPOSED ANNUAL BUDGET</b>	<b>APPROVED</b>	<b>ACTUAL</b>	<b>ESTIM.</b>	<b>APPROVED</b>
	<b>BUDGET</b>	<b>AS OF</b>	<b>YR. END</b>	<b>ANNUAL</b>
		<b>9/30/2020</b>		<b>BUDGET</b>
<b>INCOME</b>				
BALANCE/DEFICIT FROM PRIOR YR OPERATING	1,648.36	(6,018.01)	(6,018.01)	40,906.74
SPECIAL ASSESSMENT HURRICANE	-	-	-	-
TRANSPONDER ("PARKING /TRANSPONDERS")	4,000.00	4,130.00	5,240.00	4,000.00
FINANCE CHARGES/LATE FEES	4,500.00	4,912.13	5,000.00	-
FINES	-	-	-	-
HANG TAGS	-	400.00	450.00	-
INTEREST INCOME	-	1,073.61	1,085.00	-
KEY FOBS	800.00	1,725.00	2,000.00	800.00
LOCKS & KEYS	-	225.00	250.00	-
NSF FEES	-	50.00	50.00	-
OTHER INCOME	-	9,415.19	9,415.19	-
<b>INCOME</b>	<b>10,948.36</b>	<b>15,912.92</b>	<b>17,472.18</b>	<b>45,706.74</b>
RESERVE ASSESSMENTS	166,000.00	124,243.74	165,670.13	170,500.00
OPERATING ASSESSMENTS	1,288,303.42	965,851.77	1,288,245.96	1,142,449.51
<b>TOTAL INCOME</b>	<b>1,465,251.78</b>	<b>1,106,008.43</b>	<b>1,471,388.27</b>	<b>1,358,656.25</b>
<b>OPERATING EXPENSES:</b>				
<b>ADMINISTRATIVE</b>				
EXPENSE RESERVE INTEREST TO EQUITY	-	1,065.17	1,075.00	-
ANNUAL REPORT FILING FEE	61.25	61.25	61.25	61.25
BANK SERVICE CHARGES	100.00	40.00	100.00	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	-	316.26	316.26	500.00
COMPUTERS	3,500.00	430.00	1,000.00	1,000.00
ELECTRICITY	14,500.00	-	-	-
INTERNET	3,550.00	2,759.57	3,685.00	3,700.00
POSTAGE	4,500.00	946.95	3,500.00	4,500.00
OFFICE SUPPLIES	8,000.00	3,260.18	7,000.00	8,000.00
TELEPHONE ALL	14,000.00	8,548.04	12,000.00	12,000.00
OTHER OFFICE EXPENSES	1,600.00	424.40	1,650.00	1,650.00
ACCOUNTING	13,600.00	14,345.00	15,980.00	16,000.00
LEGAL FEES- ASSOCIATION	15,000.00	740.00	1,000.00	1,000.00
LEGAL FEES- OTHER (COLLECTION)	-	-	-	-
MANAGEMENT FEES	-	-	-	-
UNIFORMS	175.00	-	267.78	300.00
BAD DEBT	5,000.00	3,957.57	20,000.00	2,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>85,981.25</b>	<b>39,289.39</b>	<b>70,030.29</b>	<b>53,206.25</b>
<b>COMMON AREAS</b>				
BILLIARDS ROOM	-	191.27	500.00	500.00
TENNIS COURT	-	-	-	500.00
<b>FIRE ALARM</b>				
INSPECTIONS	1,750.00	-	1,750.00	1,750.00
MONITORING	13,425.00	-	13,425.00	13,425.00
MAINTENANCE & REPAIRS	15,000.00	19,079.68	25,000.00	15,000.00
<b>FIRE SPRINKLER</b>				
ANNUAL INSPECTION	4,940.00	-	4,940.00	4,940.00
QUARTERLY INSPECTIONS	2,850.00	1,900.00	2,850.00	2,850.00
MAINTENANCE & REPAIRS	1,855.00	3,464.00	5,000.00	4,000.00
<b>FITNESS CENTER</b>				
	1,500.00	239.57	500.00	1,500.00
<b>GATE</b>				
TRANSPONDERS	2,850.00	-	1,500.00	-
MAINTENANCE & REPAIRS	6,000.00	6,563.23	7,500.00	7,500.00
JANITORIAL SUPPLIES	3,250.00	870.91	1,500.00	1,500.00
LAKE & PRESERVE CONTRACT	10,000.00	10,708.93	12,750.00	12,750.00
<b>LANDSCAPING</b>				
CONTRACT	76,140.00	57,105.00	76,140.00	81,780.00
IRRIGATION	4,000.00	9,255.00	12,400.00	4,000.00
LABOR	12,500.00	6,985.00	12,500.00	4,000.00
MISCELLANEOUS	30,000.00	9,239.07	12,000.00	4,000.00
MULCH	60,000.00	2,506.58	60,000.00	40,000.00
PLANT REPLACEMENT/ REMOVAL	30,000.00	42,062.92	45,000.00	15,000.00
SOD	15,000.00	4,966.50	6,000.00	6,000.00
STUMP GRINDING	-	100.00	250.00	100.00
TREE REPLACEMENT/ REMOVAL	23,000.00	11,066.34	15,000.00	5,000.00
TREE TRIMMING	18,500.00	10,283.00	13,000.00	13,000.00
<b>LIFT STATION</b>				
CONTRACT	1,320.00	13,455.00	13,675.00	1,320.00
<b>MAINTENANCE &amp; REPAIRS</b>				
	45,000.00	65,120.51	80,000.00	45,000.00

<b>PEST CONTRACT</b>				
CONTRACT	5,700.00	3,912.00	5,700.00	5,700.00
OTHER TREATMENTS	2,880.00	6,085.06	7,000.00	7,000.00
<b>PLUMBING</b>				
	700.00	831.00	1,000.00	1,000.00
<b>POOL &amp; SPA</b>				
RENOVATION CONTRACT	-	(35,492.97)	(38,876.11)	-
MAINTENANCE & REPAIR	8,880.00	8,194.36	8,880.00	8,880.00
	2,000.00	3,543.45	5,545.00	4,000.00
<b>ROADWAYS &amp; SIDEWALKS</b>				
	-	15,855.10	15,855.10	-
<b>ROOFS - SOFFITS - GUTTERS</b>				
	-	17,003.00	17,003.00	-
<b>SECURITY</b>				
FIRE WATCH	-	748.25	748.25	1,000.00
CAMERAS	-	-	500.00	500.00
CONTRACT	75,000.00	57,196.48	77,750.00	79,000.00
KEY FOBS & LOCK SYSTEM	770.00	-	770.00	770.00
PARKING	585.00	485.00	585.00	585.00
TOWING REIMBURSEMENT	-	290.00	400.00	300.00
<b>UTILITIES</b>				
ELECTRICITY	24,500.00	24,270.93	32,500.00	33,000.00
GAS	19,800.00	5,941.25	12,000.00	19,800.00
TRASH	86,000.00	65,623.33	87,500.00	88,000.00
WATER/SEWER	255,000.00	145,923.73	195,000.00	225,000.00
<b>TOTAL COMMON AREA EXPENSES</b>	<b>860,695.00</b>	<b>595,572.48</b>	<b>853,040.24</b>	<b>759,950.00</b>
<b>INSURANCE</b>				
WIND MITIGATION	-	-	-	-
EMPLOYEE INSURANCE	20,000.00	14,804.02	20,000.00	22,000.00
INSURANCE APPRAISAL	-	-	-	-
CRIME	-	81.00	81.00	-
PROPERTY & GENERAL LIABILITY INS	184,725.53	101,987.77	175,000.00	200,000.00
<b>TOTAL INSURANCE EXPENSES</b>	<b>204,725.53</b>	<b>116,872.79</b>	<b>195,081.00</b>	<b>222,000.00</b>
<b>SALARIES/ PAYROLL BURDEN</b>				
EMPLOYEE	107,500.00	77,465.95	105,450.00	110,000.00
FEES	2,100.00	1,167.50	1,505.00	2,000.00
TAXES	34,500.00	25,885.21	33,875.00	34,500.00
<b>TOTAL SALARY EXPENSES</b>	<b>144,100.00</b>	<b>104,518.66</b>	<b>140,830.00</b>	<b>146,500.00</b>
SALES TAX	2,750.00	4,507.56	5,500.00	5,500.00
OTHER EXPENSES	1,000.00	-	-	1,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>1,299,251.78</b>	<b>860,760.88</b>	<b>1,264,481.53</b>	<b>1,188,156.25</b>
RESERVES	166,000.00	124,500.00	166,000.00	170,500.00
<b>TOTAL COMMON EXPENSES</b>	<b>1,465,251.78</b>	<b>985,260.88</b>	<b>1,430,481.53</b>	<b>1,358,656.25</b>

**ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.**

1/1/2021-12/31/2021 APPROVED BUDGET

380 Units

Component	Estimated useful life	Estimated remaining useful life	Current Estimated replacement Cost	2020	2021	2022	2023	2024	2025
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 5
MULTIFAMILY BUILDINGS- ROOFS	25	24	1,700,000	283,361					
CLUBHOUSE- ROOF	25	24	50,000						
CARPOT/GARAGE- ROOFS	25	24	280,000						
MULTIFAMILY BUILDINGS- PAINT	7	6	300,000						
POOL, SPA- RESURFACING	15	14	75,000						
POOL, SPA- EQUIPMENT	15	14	20,000	5,000			7,500		
POOL, SPA- DECK RESURFACING	30	28	175,000	38,876					
LAKE FOUNTAIN EQUIPMENT	15	14	15,000	5,000			5,000		
MECHANICAL GATE ARMS RPLCMT	15	11	14,000						
CANVAS AWNINGS	14	14	90,000						
FRONT ENTRANCE ROADWAY PAVERS	30	16	91,000						
ASPHALT PAVING	20	6	386,750						
ASPHALT SEAL COATING	4	-	66,300	66,300					
		Expected expenditures	388,537	10,000	-	-	12,500	-	-
		Beginning balance	359,028	137,566	298,066	468,566	639,066	797,066	797,066
		Annual funding	<b>166,000</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>
		Interest	1,075						
		Ending balance	<b>137,566</b>	<b>298,066</b>	<b>468,566</b>	<b>639,066</b>	<b>797,066</b>	<b>967,566</b>	<b>967,566</b>

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 17
300,000							300,000					
			7,500					75,000				
			5,000			14,000		20,000	5,000			
386,750								90,000			91,000	
				66,300					66,300			
686,750	-	-	12,500	66,300	14,000	-	300,000	256,300	91,000	-	91,000	-
967,566	451,316	621,816	792,316	950,316	1,054,516	1,211,016	1,381,516	1,252,016	1,166,216	1,166,216	1,336,716	1,416,216
<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>
<b>451,316</b>	<b>621,816</b>	<b>792,316</b>	<b>950,316</b>	<b>1,054,516</b>	<b>1,211,016</b>	<b>1,381,516</b>	<b>1,252,016</b>	<b>1,166,216</b>	<b>1,166,216</b>	<b>1,336,716</b>	<b>1,416,216</b>	<b>1,586,716</b>

	2038	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	Year 29	
		300,000				1,700,000			300,000			
	7,500					50,000					75,000	
	5,000					280,000				175,000		5,000
								14,000		90,000		
									386,750			
												66,300
66,300	12,500	300,000	-	66,300	-	2,042,500	-	400,750	300,000	265,000	153,800	
1,586,716	1,690,916	1,848,916	1,719,416	1,889,916	1,994,116	2,164,616	292,616	463,116	232,866	103,366	8,866	
<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>	<b>170,500</b>
<b>1,690,916</b>	<b>1,848,916</b>	<b>1,719,416</b>	<b>1,889,916</b>	<b>1,994,116</b>	<b>2,164,616</b>	<b>2,042,500</b>	<b>463,116</b>	<b>232,866</b>	<b>103,366</b>	<b>8,866</b>	<b>25,566</b>	

**ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC**  
**ASSESSMENT SCHEDULE- 380 UNITS**  
**ASSESSMENT SCHEDULE- 380 UNITS**

UNIT TYPE	FACTOR	# UNITS	% SHARE	ANNUAL FEES PER UNIT		QUARTERLY FEES
				OPERATING	RESERVE	PER UNIT
A (1-1)	0.177573759369004%	72	12.79%	\$2,028.69	\$294.77	\$580.87
B (2-1)	0.240917234726006%	40	9.64%	\$2,752.36	\$399.92	\$788.07
C (2-2)	0.276166951138062%	192	53.02%	\$3,155.07	\$458.44	\$903.38
D (3-2)	0.323078227866889%	76	24.55%	\$3,691.01	\$536.31	\$1,056.83
<b>TOTAL</b>	<b>1.0%</b>	<b>380</b>	<b>100.00%</b>	<b>\$11,627.12</b>	<b>\$1,689.44</b>	<b>\$3,329.14</b>
						<b>\$2,323.46</b>
						<b>\$3,152.28</b>
						<b>\$3,613.51</b>
						<b>\$4,227.32</b>
						<b>\$13,316.56</b>

TOTAL ANNUAL INCOME	
UNIT TYPE	RESERVE
A (1-1)	21,224
B (2-1)	15,997
C (2-2)	88,020
D (3-2)	40,760
<b>TOTAL</b>	<b>166,000</b>

	2020 FEES			% INCREASE
	QUARTERLY PER UNIT	TOTAL	COMPARISON	
OPERATING	RESERVE	TOTAL	DIFFERENCE	
\$507.17	\$73.69	\$580.87	\$ 645.62	-10.03%
\$688.09	\$99.98	\$788.07	\$ 875.92	-10.03%
\$788.77	\$114.61	\$903.38	\$ 1,004.08	-10.03%
\$922.75	\$134.08	\$1,056.83	\$ 1,174.63	-10.03%