

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.
2020 APPROVED BUDGET

BASED ON
380 UNITS

For the period JANUARY 1, 2020 through DECEMBER 31, 2020

	APPROVED 2019 BUDGET	9 MONTH ACTUAL TOTAL	12 MONTH PROJECTED TOTAL	PROPOSED 2020 BUDGET
INCOME				
BALANCE/DEFICIT FROM 2019 OPERATING ("SAFETY & SECURITY CREDIT")	\$0.00	\$0.00	\$270,000.00	\$1,648.36
SPECIAL ASSESSMENT HURRICANE	\$30,000.00	\$0.00	\$30,000.00	\$0.00
TRANSPONDER ("PARKING /TRANSPONDERS")	\$2,500,000.00	\$1,875,569.87	\$2,498,901.70	\$0.00
FINANCE CHARGES/LATE FEES	\$2,000.00	\$4,974.00	\$6,424.00	\$4,000.00
FINES	\$0.00	\$5,007.89	\$7,840.72	\$4,500.00
HANG TAGS	\$0.00	\$1,600.00	\$0.00	\$0.00
INTEREST INCOME	\$0.00	\$275.00	\$275.00	\$0.00
KEY FOBS	\$0.00	\$1,017.66	\$1,350.00	\$0.00
LOCKS & KEYS	\$0.00	\$1,350.00	\$1,700.00	\$800.00
NSF FEES	\$0.00	\$150.00	\$250.00	\$0.00
OTHER INCOME	\$0.00	\$200.00	\$250.00	\$0.00
INCOME	\$2,532,000.00	\$1,947,665.23	\$2,874,512.23	\$10,948.36
RESERVE ASSESSMENTS	\$305,397.00	\$69,532.40	\$104,122.05	\$166,000.00
OPERATING ASSESSMENTS	\$1,194,379.00	\$897,557.01	\$1,195,182.00	\$1,288,303.42
TOTAL INCOME	\$4,031,776.00	\$2,914,754.64	\$4,173,816.28	\$1,465,251.78
OPERATING EXPENSES:				
ADMINISTRATIVE EXPENSES				
EXPENSE RESERVE INTEREST TO EQUITY	\$0.00	\$1,667.91	\$1,700.00	\$0.00
CREDIT CARD PROCESSING FEE	\$0.00	\$11,100.88	\$11,100.88	\$0.00
ANNUAL REPORT FILING FEE	\$70.00	\$122.50	\$123.00	\$61.25
BANK SERVICE CHARGES	\$200.00	\$71.06	\$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
COMPUTERS	\$3,500.00	\$2,408.00	\$2,950.00	\$3,500.00
ELECTRIC	\$0.00	\$9,879.81	\$13,500.00	\$14,500.00
INTERNET	\$2,000.00	\$2,634.00	\$3,515.00	\$3,550.00
POSTAGE	\$4,000.00	\$3,931.71	\$7,000.00	\$4,500.00
SUPPLIES	\$8,200.00	\$4,784.73	\$6,300.00	\$8,000.00
TELEPHONE- CELL	\$4,500.00	\$10,487.57	\$14,000.00	\$14,000.00
OFFICE EXPENSE - OTHER	\$500.00	\$60.00	\$1,650.00	\$1,600.00
ACCOUNTING	\$7,200.00	\$5,650.00	\$12,000.00	\$13,600.00
LEGAL FEES- ASSOCIATION ("EXPENSE")	\$20,000.00	\$13,223.00	\$15,000.00	\$15,000.00
LEGAL FEES- OTHER ("COLLECTION")	\$20,000.00	\$0.00	\$0.00	\$0.00
MANAGEMENT FEES	\$0.00	\$10,942.50	\$10,942.50	\$0.00
UNIFORMS	\$0.00	\$0.00	\$175.00	\$175.00
BAD DEBT	\$20,000.00	\$20,000.00	\$20,000.00	\$5,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$92,565.00	\$99,358.67	\$122,451.38	\$85,981.25
COMMON AREAS				
TENNIS COURT	\$0.00	\$5,600.00	\$5,600.00	\$0.00
FIRE ALARM				
INSPECTIONS	\$1,900.00	\$1,553.64	\$1,553.64	\$1,750.00
MONITORING	\$12,540.00	\$0.00	\$13,417.80	\$13,425.00
MAINTENANCE & REPAIRS	\$8,000.00	\$21,993.96	\$23,339.00	\$15,000.00
FIRE SPRINKLER				
ANNUAL INSPECTION	\$4,750.00	\$4,938.00	\$4,938.00	\$4,940.00
QUARTERLY INSPECTIONS	\$0.00	\$1,900.00	\$2,850.00	\$2,850.00
MAINTENANCE & REPAIRS	\$4,000.00	\$1,855.07	\$1,855.00	\$1,855.00
FITNESS CENTER	\$1,500.00	\$0.00	\$0.00	\$1,500.00
GATE				
TRANSPONDERS	\$2,000.00	\$2,843.75	\$2,845.00	\$2,850.00
MAINTENANCE & REPAIRS	\$20,000.00	\$4,564.95	\$6,000.00	\$6,000.00
JANITORIAL SUPPLIES	\$8,000.00	\$2,491.62	\$3,250.00	\$3,250.00
LAKE & PRESERVE CONTRACT	\$7,908.00	\$27,839.33	\$29,850.00	\$10,000.00
LAKES	\$3,000.00	\$0.00	\$0.00	\$0.00

LANDSCAPING				
CONTRACT	\$75,600.00	\$56,885.00	\$75,920.00	\$76,140.00
IRRIGATION	\$5,000.00	\$3,797.01	\$14,500.00	\$4,000.00
LABOR	\$0.00	\$3,685.00	\$20,000.00	\$12,500.00
MISCELLANEOUS	\$0.00	\$7,842.38	\$60,000.00	\$30,000.00
MULCH	\$15,000.00	\$1,945.60	\$15,000.00	\$60,000.00
PLANT REPLACEMENT/ REMOVAL	\$7,000.00	\$27,536.51	\$100,000.00	\$30,000.00
SOD	\$0.00	\$1,809.00	\$15,000.00	\$15,000.00
STUMP GRINDING	\$0.00	\$685.00	\$685.00	\$0.00
TREE REPLACEMENT/ REMOVAL	\$0.00	\$25,273.62	\$66,000.00	\$23,000.00
TREE TRIMMING	\$10,000.00	\$18,500.00	\$18,500.00	\$18,500.00
LIFT STATION				
CONTRACT	\$1,320.00	\$990.00	\$1,320.00	\$1,320.00
MAINTENANCE & REPAIRS	\$500.00	\$0.00	\$0.00	\$0.00
MAINTENANCE & REPAIRS- MISC	\$45,000.00	\$36,861.80	\$100,500.00	\$45,000.00
PEST CONTRACT				
CONTRACT	\$5,500.00	\$1,900.00	\$3,090.00	\$5,700.00
OTHER TREATMENTS	\$0.00	\$3,766.00	\$4,000.00	\$2,880.00
PLUMBING	\$1,000.00	\$659.00	\$1,100.00	\$700.00
POOL & SPA				
RENOVATION	\$0.00	\$0.00	\$0.00	\$0.00
CONTRACT	\$7,000.00	\$4,532.00	\$5,272.00	\$8,880.00
MAINTENANCE & REPAIR	\$28,000.00	\$8,553.78	\$8,560.00	\$2,000.00
ROOFS & SOFFITS				
REPLACEMENT	\$2,500,000.00	\$1,845,000.00	\$2,500,000.00	\$0.00
SECURITY				
FIRE WATCH	\$0.00	\$160.50	\$160.50	\$0.00
CAMERAS	\$0.00	\$1,823.10	\$1,825.00	\$0.00
CONTRACT	\$88,296.00	\$56,375.39	\$75,000.00	\$75,000.00
KEY FOBS & LOCK SYSTEM	\$0.00	\$768.65	\$770.00	\$770.00
PARKING	\$0.00	\$583.15	\$585.00	\$585.00
TOWING REIMBURSEMENT	\$0.00	\$165.00	\$230.00	\$0.00
UTILITIES				
ELECTRICITY	\$40,000.00	\$15,679.68	\$24,000.00	\$24,500.00
GAS	\$21,000.00	\$11,541.30	\$14,000.00	\$19,800.00
TELEPHONE	\$10,000.00	\$0.00	\$0.00	\$0.00
TRASH	\$65,000.00	\$44,825.36	\$67,500.00	\$86,000.00
WATER/SEWER	\$255,000.00	\$155,812.70	\$215,000.00	\$255,000.00
TOTAL COMMON AREA EXPENSES	\$3,253,814.00	\$2,413,536.85	\$3,504,015.94	\$860,695.00
INSURANCE				
WIND MITIGATION	\$0.00	\$1,393.88	\$1,394.00	\$0.00
EMPLOYEE INSURANCE	\$0.00	\$17,621.06	\$23,500.00	\$20,000.00
INSURANCE APPRAISAL	\$0.00	\$1,359.75	\$1,360.00	\$0.00
PROPERTY & GENERAL LIABILITY INS ("P&L AFCO")	\$185,000.00	\$120,009.85	\$184,916.60	\$184,725.53
TOTAL INSURANCE EXPENSES	\$185,000.00	\$140,384.54	\$211,170.60	\$204,725.53
SALARIES / PAYROLL BURDEN				
EMPLOYEE	\$195,000.00	\$97,811.78	\$126,047.00	\$107,500.00
FEES	\$0.00	\$1,668.85	\$2,050.00	\$2,100.00
TAXES	\$0.00	\$26,075.03	\$35,100.00	\$34,500.00
TOTAL SALARY EXPENSES	\$195,000.00	\$125,555.66	\$163,197.00	\$144,100.00
SALES TAX	\$0.00	\$2,300.61	\$10,600.00	\$2,750.00
OTHER EXPENSES	\$0.00	\$103.00	\$15,000.00	\$1,000.00
TOTAL OPERATING EXPENSES	\$3,726,379.00	\$2,781,239.33	\$4,026,434.92	\$1,299,251.78
RESERVES	\$305,397.00	\$145,733.03	\$145,733.00	\$166,000.00
TOTAL COMMON EXPENSES	\$4,031,776.00	\$2,926,972.36	\$4,172,167.92	\$1,465,251.78

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.

1/1/2020-12/31/2020 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 6
MULTIFAMILY BUILDINGS- ROOFS	25	25	1,700,000						
CLUBHOUSE- ROOF	25	25	50,000						
CARPORIT/GARAGE- ROOFS	25	25	280,000						
MULTIFAMILY BUILDINGS- PAINT	7	7	300,000						
POOL, SPA- RESURFACING	15	15	30,800						
POOL, SPA- EQUIPMENT	15	15	20,000	5,000				7,500	
POOL, SPA- DECK RESURFACING	30	29	48,000						
LAKE FOUNTAIN EQUIPMENT	15	15	15,000	5,000				5,000	
MECHANICAL GATE ARMS RPLCMT	15	12	14,000						
CANVAS AWNINGS	14	15	90,000	-					
FRONT ENTRANCE ROADWAY PAVERS	30	17	91,000						
ASPHALT PAVING	20	7	386,750						
ASPHALT SEAL COATING	4	-	66,300	66,300					
		Expected expenditures		76,300	-	-	-	12,500	-
		Beginning balance		19,065	108,765	274,765	440,765	606,765	760,265
		Annual funding		166,000	166,000	166,000	166,000	166,000	166,000
		Interest							
		Ending balance		108,765	274,765	440,765	606,765	760,265	926,265

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 18
300,000							300,000					
		7,500						30,800				
		5,000				14,000		20,000				
								5,000				
								90,000			91,000	
386,750				66,300					66,300			
686,750	-	-	12,500	66,300	-	14,000	300,000	212,100	-	91,000	-	-
926,265	405,515	571,515	737,515	891,015	990,715	1,156,715	1,308,715	1,174,715	1,128,615	1,294,615	1,369,615	1,369,615
166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
405,515	571,515	737,515	891,015	990,715	1,156,715	1,308,715	1,174,715	1,128,615	1,294,615	1,369,615	1,369,615	1,535,615

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Year 19		Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
							1,700,000					
			300,000				50,000					
							280,000			300,000		
		7,500					7,500					30,800
		5,000					5,000					5,000
										14,000	90,000	
									386,750			
66,300					66,300							66,300
66,300	12,500	300,000	300,000	-	66,300	-	2,042,500	-	386,750	314,000	90,000	155,100
1,535,615	1,635,315	1,788,815	1,788,815	1,654,815	1,820,815	1,920,515	2,086,515	210,015	376,015	155,265	7,265	83,265
166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
1,635,315	1,788,815	1,654,815	1,820,815	1,820,815	1,920,515	2,086,515	210,015	376,015	155,265	7,265	83,265	94,165

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

JANUARY 1, 2020 - DECEMBER 31, 2020 APPROVED ANNUAL BUDGET

UNIT TYPE	FACTOR	# UNITS	% SHARE	ANNUAL FEES PER UNIT		QUARTERLY FEES PER UNIT
				OPERATING	RESERVE	
A (1-1)	0.177573759369004%	72	12.79%	\$2,287.69	\$294.77	\$645.62
B (2-1)	0.240917234726006%	40	9.64%	\$3,103.74	\$399.92	\$875.92
C (2-2)	0.276166951138062%	192	53.02%	\$3,557.87	\$458.44	\$1,004.08
D (3-2)	0.323078227866889%	76	24.55%	\$4,162.23	\$536.31	\$1,174.63
TOTAL	1.0%	380	100.00%	\$13,111.53	\$1,689.44	\$3,700.24

UNIT TYPE	QUARTERLY BREAKDOWN PER UNIT		TOTAL ANNUAL INCOME	
	OPERATING	RESERVE	OPERATING	RESERVE
A (1-1)	\$571.92	\$73.69	164,714	21,224
B (2-1)	\$775.94	\$99.98	124,150	15,997
C (2-2)	\$889.47	\$114.61	683,111	88,020
D (3-2)	\$1,040.56	\$134.08	316,329	40,760
TOTAL			1,288,303	166,000