

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.				
380 UNITS	2025	ACTUAL	2025	2026
JANUARY 1, 2026 - DECEMBER 31, 2026	APPROVED	AS OF	ESTIM.	APPROVED
APPROVED ANNUAL BUDGET	BUDGET	9/30/2025	YR. END	BUDGET
INCOME				
SURPLUS/DEFICIT FROM PRIOR YR	(29,477.59)	-	-	-
PARKING TRANSPONDERS	500.00	300.00	350.00	350.00
FINANCE CHARGES/LATE FEES	-	4,257.43	5,750.00	-
FINES	-	200.00	200.00	-
HANG TAGS	-	75.00	75.00	-
INTEREST INCOME	-	19,935.69	27,435.00	-
KEY FOBS	1,000.00	1,725.00	2,300.00	1,000.00
LEGAL FEES- COLLECTIONS	-	-	-	-
NSF FEES	-	700.00	750.00	-
OTHER INCOME	-	6,098.72	6,098.72	-
INCOME	(27,977.59)	33,291.84	42,958.72	1,350.00
RESERVE ASSESSMENTS	431,000.00	323,251.92	431,000.00	452,000.00
OPERATING ASSESSMENTS	1,548,678.84	1,161,505.92	1,548,677.12	1,573,316.25
TOTAL INCOME	1,951,701.25	1,518,049.68	2,022,635.84	2,026,666.25
OPERATING EXPENSES:				
ADMINISTRATIVE				
EXPENSE RESERVE INTEREST TO EQUITY	-	19,935.69	27,435.00	-
ANNUAL REPORT FILING FEE	61.25	61.25	61.25	61.25
BANK SERVICE CHARGES	-	311.70	400.00	400.00
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	1,000.00	2,804.17	3,000.00	1,000.00
WEBSITE	400.00	4,341.60	4,341.60	500.00
COMPUTERS	1,250.00	3,164.03	4,000.00	3,000.00
POSTAGE	1,300.00	426.24	1,000.00	1,000.00
OFFICE SUPPLIES	4,500.00	2,785.42	3,800.00	4,000.00
OTHER OFFICE EXPENSES	1,650.00	-	1,650.00	1,650.00
ACCOUNTING	12,690.00	9,880.00	11,890.00	12,630.00
LEGAL FEES- ASSOCIATION	3,500.00	3,486.00	5,000.00	5,000.00
LEGAL FEES- COLLECTION	-	-	-	-
UNIFORMS	350.00	273.05	275.00	350.00
BAD DEBT	500.00	-	500.00	500.00
TOTAL ADMINISTRATIVE EXPENSES	29,596.25	49,864.15	65,747.85	32,486.25
COMMON AREAS				
TENNIS COURT	500.00	824.68	824.68	500.00
BILLIARDS ROOM	250.00	150.00	150.00	250.00
FIRE ALARM				
INSPECTIONS	1,900.00	1,900.00	1,900.00	1,900.00
MONITORING	13,425.00	-	10,875.60	11,500.00
MAINTENANCE & REPAIRS	7,000.00	9,815.38	12,500.00	12,500.00
FIRE SPRINKLER				
ANNUAL INSPECTION	3,050.00	2,969.00	2,969.00	3,050.00
QUARTERLY INSPECTIONS	2,850.00	1,900.00	2,850.00	2,850.00
3-YEAR FIRE DEPT INSPECTION	-	2,080.00	2,080.00	-
5-YEAR INSPECTION	-	-	-	-
MAINTENANCE & REPAIRS	10,000.00	3,374.62	7,500.00	10,000.00
FIRE EXTINGUISHERS	4,000.00	8,128.08	8,128.08	13,000.00
FITNESS CENTER	2,000.00	2,283.82	3,000.00	3,000.00
GATE				
TRANSPONDERS	-	-	-	-
MAINTENANCE & REPAIRS	10,000.00	6,081.00	10,000.00	10,000.00
JANITORIAL SUPPLIES	4,000.00	1,738.53	3,000.00	4,000.00
LAKE & PRESERVE	13,000.00	8,767.17	12,000.00	7,500.00
LANDSCAPING				
CONTRACT	89,112.00	66,834.00	89,112.00	92,680.00
IRRIGATION	7,000.00	6,732.06	7,500.00	7,500.00
LABOR	4,000.00	920.80	2,500.00	2,500.00
MISCELLANEOUS	2,500.00	350.00	1,500.00	2,500.00
MULCH	1,000.00	-	1,000.00	21,500.00
PLANT REPLACEMENT/ REMOVAL	2,500.00	2,152.08	2,500.00	2,500.00
SOD	1,000.00	-	1,000.00	1,000.00
STUMP GRINDING	500.00	-	500.00	500.00
TREE REPLACEMENT/ REMOVAL	2,500.00	208.84	2,500.00	2,500.00
TREE TRIMMING	25,000.00	9,608.00	25,000.00	25,000.00

LIFT STATION	2,000.00	3,832.00	4,222.00	2,000.00
MAINTENANCE & REPAIRS	40,000.00	43,975.96	55,000.00	40,000.00
PEST CONTROL				
CONTRACT	7,185.00	5,130.00	6,840.00	7,185.00
OTHER TREATMENTS	2,000.00	4,060.00	7,500.00	7,500.00
PLUMBING	9,000.00	695.00	3,000.00	5,000.00
POOL & SPA				
CONTRACT	16,530.00	12,794.00	16,274.00	14,300.00
FURNITURE	1,500.00	-	-	-
MAINTENANCE & REPAIR	10,000.00	13,720.00	10,000.00	10,000.00
ROADWAYS & SIDEWALKS	5,000.00	-	-	5,000.00
ROOFS, SOFFITS & GUTTERS	6,000.00	6,270.00	10,585.00	11,000.00
SECURITY				
FIRE WATCH	1,000.00	-	1,000.00	1,000.00
CAMERAS	2,000.00	1,363.07	2,000.00	2,000.00
CONTRACT	102,000.00	-	-	-
KEY FOBS & LOCK SYSTEM	1,600.00	1,607.00	1,607.00	1,700.00
PARKING	700.00	556.39	556.39	700.00
UTILITIES				
ELECTRICITY	46,000.00	32,071.27	43,500.00	46,000.00
INTERNET	7,435.00	5,720.56	7,628.20	7,960.00
TELEPHONE	8,520.00	5,928.86	8,070.00	8,820.00
TRASH	104,000.00	79,495.43	107,500.00	112,000.00
WATER/SEWER	295,000.00	182,414.50	286,250.00	290,000.00
TOTAL COMMON AREA EXPENSES	874,557.00	536,452.10	782,421.95	810,395.00
INSURANCE				
WIND MITIGATION	-	-	-	-
INSURANCE APPRAISAL	-	-	-	-
EMPLOYEE INSURANCE	42,000.00	33,103.42	44,913.78	50,000.00
PROPERTY & LIABILITY INS	400,000.00	268,060.30	377,640.00	405,000.00
TOTAL INSURANCE EXPENSES	442,000.00	301,163.72	422,553.78	455,000.00
SALARIES/ PAYROLL BURDEN				
EMPLOYEE SALARIES & TAXES	162,100.00	187,887.09	254,155.00	261,800.00
FEES	2,000.00	2,503.30	3,575.00	3,750.00
TOTAL SALARY EXPENSES	164,100.00	190,390.39	257,730.00	265,550.00
OTHER EXPENSES				
SOCIAL COMMITTEE	1,500.00	1,010.44	1,500.00	1,500.00
OTHER EXPENSES	2,500.00	-	-	2,500.00
TOTAL OTHER EXPENSES	4,000.00	1,010.44	1,500.00	4,000.00
WILDWOOD LAKES BLVD				
ELECTRICAL	-	-	-	-
LANDSCAPE CONTRACT	3,348.00	2,511.00	3,348.00	3,485.00
IRRIGATION	1,500.00	314.95	1,500.00	1,500.00
MISCELLANEOUS	1,500.00	-	1,000.00	1,500.00
TREE REMOVAL/ REPLACEMENT	100.00	600.00	600.00	750.00
TOTAL WILDWOOD LAKES BLVD	6,448.00	3,425.95	6,448.00	7,235.00
TOTAL OPERATING EXPENSES	1,520,701.25	1,082,306.75	1,536,401.58	1,574,666.25
RESERVES	431,000.00	323,250.00	431,000.00	452,000.00
TOTAL COMMON EXPENSES	1,951,701.25	1,405,556.75	1,967,401.58	2,026,666.25

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC.															
1/1/2026-12/31/2026 APPROVED BUDGET															
380 Units				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Component	Estimated useful life	Estimated remaining useful life	Current Estimated replacement Cost		1	2	3	4	5	6	7	8	9	10	11
MILESTONE INSPECTION	30 / 10	6	76,000							76,000					
SIRS RESERVE STUDY	10	9	16,085										16,085		
MULTIFAMILY BUILDINGS- ROOFS (SIRS)	25	19	2,140,000												
CLUBHOUSE- ROOF	25	19	50,000												
CARPORT/GARAGE- ROOFS	25	19	280,000												
ROOF CLEANING/ SEALING	5	5	69,412	69,412					69,412					69,412	
CONCRETE RESTORATION (SIRS)	10	8	190,000									190,000			
MULTIFAMILY BUILDINGS- PAINT (SIRS)	10	3	480,000				480,000								
WATERPROOF WALKWAYS-STAIRWAYS (SIRS)	5	3	61,500				61,500					61,500			
WATERPROOF BALCONY (SIRS)	15	8	285,000									285,000			
COMMON AREA DOORS (SIRS)	30	5	57,000						57,000						
FACP & A/V- ALARMS (SIRS)	30	5	475,000						475,000						
ELECTRICAL (SIRS)	50	25	665,000												
PLUMBING (SIRS)	40	15	190,000												
POOL, SPA- RESURFACING	15	9	75,000										75,000		
POOL, SPA- EQUIPMENT	15	9	20,000	-	7,500					7,500			20,000		
POOL, SPA- DECK RESURFACING	30	23	175,000												
LIFT STATION- MAJOR EQ RPLCMT	20	19	25,000												
LAKE FOUNTAIN EQUIPMENT	15	9	15,000		5,000					5,000					5,000
MECHANICAL GATE ARMS RPLCMT	15	6	14,000							14,000					
CANVAS AWNINGS	14	9	90,000										90,000		
FRONT ENTRANCE ROADWAY PAVERS	30	11	91,000												91,000
ASPHALT PAVING	20	1	386,750		600,000										
ASPHALT SEAL COATING	5	2	66,300			66,300					66,300				
Expected expenditures				69,412	612,500	66,300	541,500	-	601,412	102,500	66,300	536,500	201,085	69,412	96,000
2% Inflation				69,412	612,500	70,358	586,137	-	677,288	117,740	77,681	641,167	245,121	86,305	121,751
(-) Previous Y/E Surplus															
Beginning balance				769,208	1,158,231	1,009,313	1,401,048	1,280,922	1,745,731	1,537,901	1,887,539	2,280,734	2,114,374	2,342,396	2,731,515
Annual funding				431,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000
Interest				27,435	11,582	10,093	14,010	12,809	17,457	15,379	18,875	22,807	21,144	23,424	27,315
(+) Current Y/E Surplus															
Ending balance				1,158,231	1,009,313	1,401,048	1,280,922	1,745,731	1,537,901	1,887,539	2,280,734	2,114,374	2,342,396	2,731,515	3,089,079
Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
MILESTONE INSPECTION	12	13		15	16	17	18	19	20	21	22	23	24	25	
SIRS RESERVE STUDY					76,000										
MULTIFAMILY BUILDINGS- ROOFS (SIRS)								16,085							
CLUBHOUSE- ROOF								2,140,000							
CARPORT/GARAGE- ROOFS								50,000							
ROOF CLEANING/ SEALING				69,412				280,000	69,412					69,412	
CONCRETE RESTORATION (SIRS)								190,000							
MULTIFAMILY BUILDINGS- PAINT (SIRS)		480,000										480,000			
WATERPROOF WALKWAYS-STAIRWAYS (SIRS)		61,500						61,500				61,500			
WATERPROOF BALCONY (SIRS)												285,000			
COMMON AREA DOORS (SIRS)															
FACP & A/V ALARMS (SIRS)															
ELECTRICAL (SIRS)														665,000	
PLUMBING (SIRS)				190,000											
POOL, SPA- RESURFACING													75,000		
POOL, SPA- EQUIPMENT			7,500					7,500					20,000		
POOL, SPA- DECK RESURFACING												175,000			
LIFT STATION- MAJOR EQ. RPLCMT								25,000							
LAKE FOUNTAIN EQUIPMENT					5,000					5,000					
MECHANICAL GATE ARMS RPLCMT										14,000					
CANVAS AWNINGS												90,000			
FRONT ENTRANCE ROADWAY PAVERS															
ASPHALT PAVING										600,000					
ASPHALT SEAL COATING	66,300					66,300					66,300				
Expected Expenditures	66,300	541,500	7,500	259,412	81,000	66,300	251,500	2,518,585	69,412	619,000	66,300	1,091,500	95,000	734,412	
2% Inflation	85,766	714,498	10,094	356,117	113,420	94,693	366,388	3,742,485	105,205	956,961	104,548	1,755,609	155,858	1,228,978	
(-) Previous Y/E Surplus															
Beginning Balance	3,089,079	3,486,204	3,258,568	3,733,060	3,866,273	4,243,516	4,643,259	4,775,303	1,532,571	1,894,692	1,408,677	1,770,216	484,308	785,294	
Annual Funding	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	452,000	
Interest	30,891	34,862	32,586	37,331	38,663	42,435	46,433	47,753	15,326	18,947	14,087	17,702	4,843	7,853	
(+) Current Y/E Surplus															
Ending Balance	3,486,204	3,258,568	3,733,060	3,866,273	4,243,516	4,643,259	4,775,303	1,532,571	1,894,692	1,408,677	1,770,216	484,308	785,294	16,169	

ENCLAVE AT NAPLES CONDOMINIUM ASSOCIATION, INC							
ASSESSMENT SCHEDULE- 380 UNITS							
JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED ANNUAL BUDGET							
				ANNUAL FEES PER UNIT			QUARTERLY FEES
UNIT TYPE	FACTOR	# UNITS	% SHARE	OPERATING	RESERVE	TOTAL	PER UNIT
A (1-1)	0.177573759369004%	72	12.79%	\$2,793.80	\$802.63	\$3,596.43	\$899.11
B (2-1)	0.240917234726006%	40	9.64%	\$3,790.39	\$1,088.95	\$4,879.34	\$1,219.83
C (2-2)	0.276166951138062%	192	53.02%	\$4,344.98	\$1,248.27	\$5,593.25	\$1,398.31
D (3-2)	0.323078227866889%	76	24.55%	\$5,083.04	\$1,460.31	\$6,543.36	\$1,635.84
TOTAL	1.0%	380	100.00%	\$16,012.21	\$4,600.17	\$20,612.38	\$5,153.09
				TOTAL ANNUAL INCOME			
			UNIT TYPE	OPERATING	RESERVE		
			A (1-1)	201,153	57,790		
			B (2-1)	151,616	43,558		
			C (2-2)	834,236	239,669		
			D (3-2)	386,311	110,984		
			TOTAL	1,573,316	452,000		
	2026 QUARTERLY PER UNIT			2025 QUARTERLY PER UNIT			
	OPERATING	RESERVE	TOTAL	COMPARISON	DIFFERENCE	% INCREASE	
	\$698.45	\$200.66	\$899.11	\$ 878.85	\$20.26	2.31%	
	\$947.60	\$272.24	\$1,219.83	\$ 1,192.35	\$27.48	2.31%	
	\$1,086.24	\$312.07	\$1,398.31	\$ 1,366.80	\$31.51	2.31%	
	\$1,270.76	\$365.08	\$1,635.84	\$ 1,598.98	\$36.86	2.31%	