

# REQUEST FOR APPROVAL TO PURCHASE

Rev. March 2018

ANCHORAGE OF NAPLES CONDOMINIUM ASSOCIATION, INC.  
c/o Vesta Property Services  
27180 Bay Landing Drive, Suite 4 - Bonita Springs, FL 34135  
239-947-4552 FAX 239-495-1518

**Copy of signed purchase agreement must be attached to application.**

Please print or type:

**CURRENT OWNER:** \_\_\_\_\_ **UNIT #** \_\_\_\_\_

Parking Space#(if applicable) # \_\_\_\_\_ \*Boat dock# (if applicable) # \_\_\_\_\_

*\*If you are selling a boat slip with your unit or if you are an existing owner and are selling a boat slip to another owner, you must fill out the Boat Slip Conveyance Information Sheet. Please note that there is a 6% sales tax payable to Anchorage for sale of dock. Dock price is \$20,000 minimum as set by the state; tax is \$1200 (min.)*

Realty firm or individual executing sale: \_\_\_\_\_

Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Please identify mortgages, if any:

Name: \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

## BUYER/APPLICANT INFORMATION

Applicant is an active member of the United States Armed Forces? \_\_\_\_\_ YES \_\_\_\_\_ NO

Name \_\_\_\_\_ \*

Last or present address \_\_\_\_\_

Phone (home) \_\_\_\_\_ Phone(cell) \_\_\_\_\_ E-mail \_\_\_\_\_

Occupation \_\_\_\_\_ Employer \_\_\_\_\_

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\*If buyers are co-owners or a trust, corporation, LLC, partnership or other entity, please designate PRIMARY OCCUPANT (Sec. 14.1 Condo Docs)

PRIMARY OCCUPANT \_\_\_\_\_

Last or present address \_\_\_\_\_

Phone(home) \_\_\_\_\_ Phone(cell) \_\_\_\_\_ E-mail \_\_\_\_\_

Occupation \_\_\_\_\_ Employer \_\_\_\_\_

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## NAMES OF ALL OTHERS WHO WILL OCCUPY THE UNIT WITH OWNER OR WITH PRIMARY OCCUPANT

1) \_\_\_\_\_ 2) \_\_\_\_\_

Relationship \_\_\_\_\_ Relationship \_\_\_\_\_

3) \_\_\_\_\_ 4) \_\_\_\_\_

Relationship \_\_\_\_\_ Relationship \_\_\_\_\_

**VEHICLE:      YEAR   MAKE                      MODEL    LICENSE PLATE NUMBER**

\_\_\_\_\_  
\_\_\_\_\_

*NO motorcycles, campers/RV's/motor homes, boat trailers, PWC, commercial vehicles, trucks (limited per rules).  
Owners may not have more than 2 vehicles parked on premises, unless granted permission by the Board.  
Unregistered vehicles subject to towing at owners expense.*

**PLEASE INITIAL** ( \_\_\_/\_\_\_ )

**SMOKING** - prohibited in all common & limited common areas including lanai

**PLEASE INITIAL** ( \_\_\_/\_\_\_ )

**PET** (*Limit one per unit*) Breed \_\_\_\_\_ Weight \_\_\_\_\_ (not to exceed 25 lbs. at maturity)

**RESIDENCY:** I/we are purchasing this property with the intention to:

Reside here on a full-time basis \_\_\_\_\_  
Reside here on a part-time basis \_\_\_\_\_  
Lease unit annually/seasonally \_\_\_\_\_  
*(Please indicate whether annually or seasonally)*

**TWO PERSONAL REFERENCES: full name, address and phone number**

1) \_\_\_\_\_

2) \_\_\_\_\_

**Application Statement (Applicant must initial beside each statement)**

\*I/we have received, read & understand the Declaration & Association Rules ( \_\_\_/\_\_\_ )

\*I/we agree to abide by all covenants, restrictions, rules of the Association ( \_\_\_/\_\_\_ )

\*Applicant(s) statements herein are true and correct ( \_\_\_/\_\_\_ )

**PLEASE ATTACH A COPY OF THE SIGNED PURCHASE AGREEMENT AND THE \$50.00, NON-REFUNDABLE FEE MADE OUT TO ANCHORAGE CONDOMINIUM**

Applicant may not occupy the premises until final approval of this application by the Board of Directors. Occupancy prior to approval will constitute automatic disapproval of this application.

Applicant will be notified within twenty (20 days) of Board's decision.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Realty Agent/Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant

Date received \_\_\_\_\_

Application fee received? \_\_\_\_yes \_\_\_\_no

Received by \_\_\_\_\_

Approved \_\_\_\_

Disapproved \_\_\_\_

Date \_\_\_\_\_ By \_\_\_\_\_ (Board Member/CAM)

**THE ANCHORAGE OF NAPLES**  
**BOAT SLIP CONVEYANCE INFORMATION SHEET**

Current Owner Name(s): \_\_\_\_\_

Slip No. \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Attorney: \_\_\_\_\_

Broker: \_\_\_\_\_

Purchaser Name(s): \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Sales Price of Slip \$ \_\_\_\_\_

Closing Date: \_\_\_\_\_

Type of Vessel to be Moored: \_\_\_\_\_

Length: \_\_\_\_\_

FL Registration No. \_\_\_\_\_

**ANCHORAGE OF NAPLES CONDOMINIUM ASSOCIATION, INC.**  
**2018**  
**Q & A**

This document is designed to cover information a potential buyer may have in compliance with Florida Statute 718.504 for the above-referenced condominium association.

Q. What are the voting rights of each unit?

A. **The voting rights are divided equally; 1 unit = 1 vote.**

Q. What restrictions exist in the condominium documents on my right to use my unit?

A. **Owners may have not more than one cat or not more than one dog, which must be less than twenty-five (25) pounds. Dogs and cats must be carried when in the building and must be leashed at all times when they are on the common elements. Dogs and cats must be exercised and curbed only in areas designated for that purpose. There are use restrictions that may be important to any specific owner, and all restrictions should be reviewed carefully. (See Article 6 of the Declaration of Condominium and the supplemental rules and regulations dated March 21, 2005.)**

Q. What restrictions exist in the condominium documents on the leasing of my unit?

A. **Owners may lease their units for no fewer than 30 days, for no longer than one year, and are limited to six times per year. Renters may have one cat or dog, 25 pounds or less. All leases must be approved by the board of directors.**

**See also Article 6 of the Declaration of Condominium and the supplemental rules and regulations dated March 21, 2005.**

Q. What are the maintenance fees for January 1, 2018, to December 31, 2018, and how often are they paid?

A. **The maintenance fees are paid quarterly on the first day of the quarter. Amounts for each unit are determined by their percentage of undivided interest in the common elements. The highest is \$1,945.78 and the lowest is \$1,240.32.**

Q. Do I have to be a member in any other association?

A. **No.**

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A. **The association pays for a submerged water lease. This payment is included in the quarterly assessments.**

Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000?

A. **No.**

**THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. ANY PERSON ENTERING INTO A CONTRACT SHOULD REFER TO THE RECORDED CONDOMINIUM DOCUMENTS.**

**RULES AND REGULATIONS**  
**THE ANCHORAGE OF NAPLES CONDOMINIUM ASSOCIATION, INC.**

In addition to the other provisions of the By-Laws of the Condominium Documents, the following house rules and regulations, together with such additional rules and regulations as may thereafter be adopted by the Board of directors, shall govern the use of the units located on the property and conduct of all residents thereof:

**A. GENERAL RULES**

- 1) Each unit on the condominium property shall be used only for residential purposes. Business and commercial use is prohibited.
- 2) No nuisances shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property.
- 3) No immoral, improper, offensive or unlawful use shall be made of the condominium property, nor any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
- 4) Common elements shall not be obstructed, littered, defaced, or misused in any manner.
- 5) No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors. All structural changes or alterations and any other renovations that would be considered noisy and an annoyance to neighbors (including but not limited to installation/removal of tile/wood flooring,) must be started after April 1 and completed by October 31. Work may not begin before 8a.m and must be concluded by 5 p.m. No work, except for emergencies, is permitted on Sundays or holidays. Exceptions must be approved by the board.
- 6) No unit owner or occupant of a unit shall post any advertisement or posters of any kind in or on the condominium unit or the condominium property except as authorized, in writing, by a majority of the Board of Directors. Official notices from the Board will be posted above the owner mailboxes.
- 7) Owners and/or occupants of units shall exercise extreme care to minimize noises and in the use of musical instruments, radios, televisions and amplifiers so as not to disturb the other persons and parties occupying other units. No occupant may play, or suffer to be played, any musical instruments, phonographs, radios, or television sets in his or her unit between the hours of 11:00 P.M. and 8:00 A.M. if the same shall disturb or annoy other occupants of the condominium.
- 8) No garments, rugs, towels or other items may be hung from the windows or from any portion of the units . Likewise, no rugs, etc., may be dusted from the windows or doorways of the units or from the walkways or any portion of the common area outside the confines of the owner's unit.
- 9) All garbage and trash shall be deposited in the dumpster located inside the garage with the overhead door. Entrance door is on the side of garage. In so far as possible, garbage should be eliminated through garbage disposal units. All garbage not disposed of through disposal units must be placed in plastic bags that shall be securely tied to eliminate odors before depositing in the dumpster. All empty boxes shall be broken down before placing in dumpster. Containers are provided for recyclable items. The dumpsters are not to be used for the disposal of applicances, furnishings, construction debris and the like.

- 10) No item shall be discarded or permitted to fall from a window of the premises, nor shall they place, or permit to be placed, any foreign objects on the walkways, stairways, elevator and other common area. All common areas outside the owner's residence shall be used for their intended purposes and no articles belonging to unit residents shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.
- 11) Owners may not store personal property in association storage areas, such as the captains quarters, cart room, trash garage, Chickee bar. Exceptions must be approved by the board.
- 12) Bicycles must be parked in racks provided by association or in personal storage lockers. Bicycles must display owner identification tags, be in good repair or be subject to removal.
- 13) Owners, contractors and delivery personnel must use elevator pads when moving appliances, furniture and other large objects. Elevator pads are provided and stored in the cart room.
- 14) The Anchorage of Naples is a smoke-free facility, with the exception that Dwelling Unit Owners may smoke in their units. Smoking of any tobacco or other product, whether by cigarette, cigar, pipe or other method, is prohibited in the common elements and Association property (including but not limited to stairwells, halls, docks, pool, Chickee hut and restrooms); all Limited Common Elements (including but not limited to balconies and storage lockers), covered parking spaces and boat slip units. Smoking on the grounds and dock will be permitted in designated areas only.

## **B. VEHICLE REGULATIONS**

- 1) The 29 covered parking areas have been purchased or leased by individual owners. Only these owners, their guests and/or tenants are permitted to use these parking areas. The owner has full right to have any vehicle parked in their space without permission to be towed away.
- 2) Commercial vehicles, licensed as such or bearing commercial advertising of any kind, are not permitted to park overnight in any designated space on Condominium Property. Temporary daytime parking is allowed for deliveries, contractors, service providers.
- 3) Automobiles, SUV's, passenger vans, and small pickup trucks (one-half ton or less) may park in covered parking or designated spaces, provided they conform to and comply with rules and restrictions. No vehicle may exceed the width of designated parking spaces nor may any part of the vehicle extend into walkway or beyond roof line of covered spaces. Vehicles with any modifications such as, but not limited to lift blocks, extended grill guards, more than 4 tires, oversize tires, cab lights, are not permitted. Truck beds must have appropriate factory or commercially manufactured cap or box cover or otherwise be kept clean and empty.
- 4) No other vehicles, including boats, boat trailers, personal watercraft (PWC'S), motorcycles, recreational vehicles, campers or motor homes, shall be parked anywhere on the condominium property except as follows: boats 20' and under with current registration may be stored on a trailer in covered parking unit, provided they do not extend into the walkway or impede access to their vehicles by owners of adjacent parking spaces.
- 5) Automobiles may not be washed on parking lot areas. There shall be no auto maintenance or repair permitted on condominium property.
- 6) Vehicles in a state of disrepair and motor vehicles with a license tag that exceeds the expiration date by more than 6 months are not permitted to park on Condominium property.

- 7) Owners and tenants must register their vehicles with the management company and display an Association-issued parking permit. Guests staying more than 48 hours must also obtain a parking permit.
- 8) If an owner and/or renter does not comply with regulations about vehicles, the Board of Directors may have the violating vehicle removed at the expense of the owner upon five days written notice. If the offending vehicle is not the property of the owner, but rather the property of a tenant, guest, or visitor, no such notice shall be necessary. The vehicle will be considered in trespass. Owners are responsible for ensuring their tenants, guests, and visitors are made aware of these regulations and comply with them.

### **C. RENTALS**

**Please remember: Any Owner who rents or leases his Unit shall be responsible to the Association and to the other Owners for the conduct of any occupant of his unit.**

- 1) No Owner may rent or lease his unit for a term of less than thirty (30) days or more than one year and no Owner may rent or lease his unit more than six (6) times in one calendar year, nor shall any Owner lease his Unit without approval as set forth below. Any Unit lease shall be subject to the provisions of the Declaration of Condominium and any rules adopted by the Board. The lease shall also include a provision giving the lessor the option to terminate the lease upon the failure of the lessee to comply with the provisions of the Declaration of Condominium and any rules adopted by the Board. The Board shall have the right to require a lessor to so terminate a lease if the Board determines after a hearing that the tenant has failed to comply with the Declaration of Condominium or the rules adopted by the Board.
- 2) Each and every time an Owner receives an offer to lease his Unit which he intends to accept, such Owner shall give written notice to the Association, together with the name and address of the intended lessee, the terms of the proposed transaction, and such other information as the Association may reasonably require, together with a reasonable fee set by the Association for the review of such applications. An Application Form is available from the management company. The Application Form should be sent to the Management Company for approval before lease begins.
- 3) Tenants are not permitted to assign their lease or sublet the Unit.
- 4) Owners must leave copies of Rules and Regulations in their units for tenants and guests.
- 5) A Unit Owner whose Unit is leased may not use the recreation facilities during the lease term, except as a guest in the company of a dwelling unit owner or boat slip owner.

#### **D. PETS**

- 1) Only owners or approved tenants may keep not more than one cat OR not more than one dog, which must be less than twenty-five (25) pounds at full adult weight. No other pets are permitted. Pets must be leashed and under the control of a responsible person; pets may not be left tethered to a ground stake, posts, trees, fences. Dogs and cats must be curbed only in areas designated for that purpose by the Board. . Pet owners are expected to carry plastic bags and pick up after their pets. The Board may enact reasonable rules to govern the ownership and behavior of pets within the Condominium. The Board shall have the authority to take whatever reasonable action it deems necessary to deal with pets and pet owners who violate this provision of the Rules. The Board may not, however, require removal of a pet from the Condominium without first holding a hearing concerning removal of the pet. The pet owner or the Owner of the Unit in which the pet resides shall be given at least five (5) days' written notice of such a hearing and shall be given an opportunity to appear at the hearing and contest of proposed ruling.

#### **E. POOL**

- 1) The pool and other facilities in the common area are meant for the enjoyment of the occupants and their guests. Residents are responsible for the behavior of their guests and must observe pool area rules as posted. Guests at the pool are limited to those staying or visiting at owner's unit only.
- 2) No pets are allowed in the pool or pool area.
- 3) Children 12 years of age and under must be accompanied by adult.
- 4) Games involving running, shouting, or other objectionable conduct are prohibited. No balls of any kind are permitted.
- 5) No food or drink allowed in the pool. No glass of any kind permitted in pool area. Use plastic, paper, or metal containers.
- 6) Poolside furniture is for the use of those at the pool and may not be reserved by leaving towels or clothing thereon, nor is it to be removed from the pool area. When oils or lotions are used, please spread towel to protect the furniture.
- 7) After use of the pool area, it is the responsibility of the resident to clean up and dispose of trash in containers provided, close table umbrellas and return chairs to original location.
- 8) No one is to play with the safety equipment. It may not be there when you need it.
- 9) Strangers occasionally trespass in the pool area. To prevent this, or vandalism, owners should question the status of unknown people using the pool. Guests and lessees should be informed that such questioning may occur, and the reasons for it.
- 10) The chickee bar area is meant for the enjoyment of the occupants and their guests. If you wish to use this area for a party, you must receive permission from management. Clean-up immediately after use is required.
- 11) Radios, tape or cd players, and other similar devices may only be used with personal headphones
- 12) The grill is for the use of owners and approved tenants who are to clean grill immediately after use and replace cover as soon as grill is cool.



#### **F. DOCK AREA**

- 1) Walkways shall be kept clear of all obstacles and no part of any boat may extend over the walkway.
- 2) Water and electricity at dock are for the use of dock owners only. Hoses should be coiled to present a neat appearance.
- 3) Boats kept at the Anchorage must be for personal use only.
- 4) The 28 docks have been purchased by individual owners. Any person using a boat slip without the permission of the owner is in violation and the owner of the boat slip is within his rights to have such boat towed away.
- 5) No boat slip may be used or leased by any persons other than people who reside at the Anchorage.
- 6) The Anchorage is subject to a submerged water lease for the dock area granted by the Florida Department of Environmental Resources. No boat docked at the Anchorage, or any part thereof including but not limited to pulpits, swim platforms, outboard motors, etc may extend into the water beyond 42 feet measured from the concrete seawall. Fines can be levied or the lease can be jeopardized for violating this provision. Additionally, no boat or part thereof shall be docked in a manner so as to extend over the dock walkway. Boats in violation of the water lease will be removed.

#### **G. COMPLIANCE**

- 1) Every owner and occupant shall comply with these rules and regulations as set forth herein. Failure of an owner or occupant to comply shall be ground for actions, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.
- 2) Any complaints should be filed, in writing, with the Board of Directors so that the problem may be dealt with promptly.

**REVISED and ADOPTED 3/14/16**  
Anchorage of Naples Board of Directors

# ANCHORAGE OF NAPLES

For the Period January 1, 2018 through December 31, 2018

Approved Budget 2018

34 Units

	2017 BUDGET	ACTUAL 8/31/17	ESTIMATED 4 MONTHS 2017	ESTIMATED YEAR END	BUDGET 2018
<b>Income</b>					
410 Operating Assessments	154,656	103,104	51,552	154,656	174,984
420 Reserve Assessments	43,006	32,255	10,752	43,006	42,818
460 Misc Inc & Fees Recovery	-	576	288	864	-
475 Owners Interest Charges	-	69	35	104	-
480 Lease Application Fees	-	550	275	825	-
482 Resale Application Fees	-	50	25	75	-
497 Interest Income - Checking	-	-	-	-	-
498 Interest Income - Reserves	-	490	245	735	-
<b>Total Income</b>	<b>197,661</b>	<b>137,093</b>	<b>63,171</b>	<b>200,264</b>	<b>217,802</b>
<b>Expenses</b>					
<b>Maintenance</b>					
501 Cleaning & Supplies	7,000	4,010	2,005	6,014	7,000
502 Repairs & Maintenance	8,000	8,871	4,435	13,306	15,000
503 Interior Pest Control	1,500	1,299	650	1,949	1,500
504 Trash Removal	4,300	2,774	1,387	4,161	4,500
505 Fire Control Expense	3,000	1,892	946	2,839	3,000
512 Elevator Maintenance	3,000	3,265	1,633	4,898	3,200
513 Dryer Vent Cleaning	2,000	-	-	-	1,360
514 Window Washing	2,000	-	1,470	1,470	2,000
516 Dock Staining & Repairs	1,000	-	-	-	1,000
517 Security Gate Repairs	2,000	-	200	200	2,000
<b>Utilities</b>					
521 Electric	7,000	3,827	1,914	5,741	7,500
522 Water & Sewer	28,500	14,213	7,106	21,319	28,500
523 Telephones	1,300	1,004	502	1,506	520
<b>Management &amp; Administrative</b>					
532 Office Expense	2,750	1,425	713	2,138	2,750
533 Legal Fees	1,000	-	-	-	1,000
534 Management Fee	8,327	5,551	2,776	8,327	8,327
535 Accounting / Audit	300	250	-	250	300
537 Corporate Filing Fee	61	61	-	61	61
538 Collection Fee	150	-	-	-	150
<b>Taxes &amp; Insurance</b>					
540 Division Fees	136	136	-	136	136
541 Taxes & Licenses	600	575	-	575	600
542 Property Insurance	10,433	19,212	9,606	28,818	28,000
543 Flood Insurance	8,200	5,956	2,978	8,934	10,000
<b>General Expenses</b>					
559 Submerged Water Lease	2,800	1,344	672	2,016	2,800
536 Contingency	22,639	266	133	399	15,000
<b>Landscaping</b>					
509 Irrigation Expenses	1,500	3,922	1,961	5,883	1,500
581 Landscape Maintenance	12,360	8,240	4,120	12,360	13,780
582 Tree Trimming	2,000	200	100	300	2,000
583 Mulch	2,000	-	-	-	2,000
585 Landscape Improvements					2,000
<b>Pool Maintenance &amp; Repairs</b>					
601 Pool Maintenance	3,800	2,800	1,400	4,200	4,500
603 Pool Repairs	3,000	1,748	874	2,622	3,000
<b>Special Project</b>					
584 Additional Landscape Projects	2,000	1,668	834	2,502	-
<b>Total Operating Expenses</b>	<b>154,656</b>	<b>94,511</b>	<b>48,414</b>	<b>142,926</b>	<b>174,984</b>
Transfer Interest to Reserves	-	490	245	735	-
Reserve Funding	43,006	32,255	10,752	43,006	42,818
<b>Total Common Expenses</b>	<b>197,661</b>	<b>127,255</b>	<b>59,411</b>	<b>186,666</b>	<b>217,802</b>
<b>Net Income/(Expense)</b>	<b>-</b>	<b>9,838</b>	<b>3,760</b>	<b>13,598</b>	<b>-</b>

## ANCHORAGE OF NAPLES

Board of Director's Budget Reserves For Capital Expenditures And Deferred Maintenance  
For the Period January 1, 2018 through December 31, 2018

Approved Budget 2018

34 Units

<b>Item</b>	Estimated Life When New (Years)	Estimated Replacement Cost	2018 Estimated Remaining Life (Years)	8/31/2017 Current Reserve Balance	Add'l Reserve Funding 4th Quarter	Year End Estimated Reserve Balance	Additional Reserves Required	Annual Funding Required 2018	Annual Approved Funding 2018
Reserve - Roofing	20	180,000	4	141,547	2,272	143,819	36,181	9,045	9,045
Reserve - Painting	7	100,000	6	22,861	3,091	25,953	74,047	12,341	12,341
Reserve - Resurfacing	20	20,000	3	12,887	550	13,437	6,563	2,188	2,188
Reserve - Pool	10	50,000	4	20,895	1,721	22,616	27,384	6,846	6,846
Reserve - Elevators	10	10,000	1	4,342	1,144	5,486	4,514	4,514	4,514
Reserve - Dock Replacement/seawall	20	165,000	15	44,761	1,974	46,734	118,266	7,884	7,884
<b>Totals</b>		<b>525,000</b>		<b>247,294</b>	<b>10,752</b>	<b>258,046</b>	<b>266,954</b>	<b>42,818</b>	<b>42,818</b>

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING  
ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN  
UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED  
SPECIAL ASSESSMENTS REGARDING THOSE ITEMS

# ANCHORAGE OF NAPLES

## Reserve & Operating Assessment Schedules

For the Period January 1, 2018 through December 31, 2018

Approved Budget 2018

UNIT	ANNUALLY	QUARTERLY	MONTHLY	ANNUAL			% OF TOTAL	#	#				
				COMMON EXPENSE	PARKING MAINT.	DOCKS MAINT.							
201	\$8,197.65	\$2,049.41	\$683.14	3.41%	0.18%	0.18%	3.764%	1	1				
202	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1	Contracts	Vendor	Frequency	Amount
203	\$5,161.92	\$1,290.48	\$430.16	2.37%	0.00%	0.00%	2.370%	0	0	Management	Vesta Property Services	M	\$ -
206	\$5,553.96	\$1,388.49	\$462.83	2.37%	0.00%	0.18%	2.550%	0	1	Landscape	One Stop Lawn	M	\$ -
207	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1	Elevator	Thysenkrupp Elevator	Q	\$ -
208	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1	Fire Control	Cintas Fire Protection	Q	\$ -
209	\$8,197.65	\$2,049.41	\$683.14	3.41%	0.18%	0.18%	3.764%	1	1	Cleaning	KSR International	M	\$ -
301	\$8,576.19	\$2,144.05	\$714.68	3.41%	0.36%	0.18%	3.938%	2	1	Pest	Bug Free Services	B	\$ -
302	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1	Pool	Sand Dollar Services	M	\$ -
303	\$5,553.96	\$1,388.49	\$462.83	2.37%	0.00%	0.18%	2.550%	0	1				
304	\$5,553.96	\$1,388.49	\$462.83	2.37%	0.00%	0.18%	2.550%	0	1				
305	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1				
306	\$5,540.46	\$1,385.11	\$461.70	2.37%	0.18%	0.00%	2.544%	1	0				
307	\$5,540.46	\$1,385.11	\$461.70	2.37%	0.18%	0.00%	2.544%	1	0				
308	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1				
309	\$8,197.65	\$2,049.41	\$683.14	3.41%	0.18%	0.18%	3.764%	1	1				
401	\$8,197.65	\$2,049.41	\$683.14	3.41%	0.18%	0.18%	3.764%	1	1				
402	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1				
403	\$5,540.46	\$1,385.11	\$461.70	2.37%	0.18%	0.00%	2.544%	1	0				
404	\$5,540.46	\$1,385.11	\$461.70	2.37%	0.00%	0.00%	2.544%	1	0				
405	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1				
406	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1				
407	\$5,553.96	\$1,388.49	\$462.83	2.37%	0.00%	0.18%	2.550%	0	1				
408	\$5,932.50	\$1,483.13	\$494.38	2.37%	0.18%	0.18%	2.724%	1	1				
409	\$8,576.19	\$2,144.05	\$714.68	3.41%	0.36%	0.18%	3.938%	2	1				
501	\$8,241.21	\$2,060.30	\$686.77	3.43%	0.18%	0.18%	3.784%	1	1				
502	\$6,237.42	\$1,559.36	\$519.79	2.51%	0.18%	0.18%	2.864%	1	1				
503	\$6,237.42	\$1,559.36	\$519.79	2.51%	0.18%	0.18%	2.864%	1	1				
504	\$6,237.42	\$1,559.36	\$519.79	2.51%	0.18%	0.18%	2.864%	1	1				
505	\$6,237.42	\$1,559.36	\$519.79	2.51%	0.18%	0.18%	2.864%	1	1				
506	\$5,858.88	\$1,464.72	\$488.24	2.51%	0.00%	0.18%	2.690%	0	1				
507	\$6,237.42	\$1,559.36	\$519.79	2.51%	0.18%	0.18%	2.864%	1	1				
508	\$5,466.84	\$1,366.71	\$455.57	2.51%	0.00%	0.00%	2.510%	0	0				
509	\$8,241.21	\$2,060.30	\$686.77	3.43%	0.18%	0.18%	3.784%	1	1				
<b>Total</b>	<b>\$217,802.83</b>	<b>\$54,450.71</b>	<b>\$18,150.24</b>	<b>89.920%</b>	<b>5.040%</b>	<b>5.040%</b>	<b>100%</b>	<b>29</b>	<b>28</b>				

Originally 28 parking spaces @ .28% = 5.04% of total allocation  
 Now 28 spaces @ 0.18% = 5.04% of total allocation

*Unit 404 Parking Space removed. Remaining 28 Parking Spaces reset to 0.18% (from 0.1738%)*

6/17/17: Unit 509 sold boat slip to Unit 308. Made changes to calculation of assessments on 8/28/17 for 4th quarter mailing. CB

**ANCHORAGE OF NAPLES**

Balance Sheet

As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CURRENT ASSETS					
109	ALLIANCE OP 0105	24,341.96			24,341.96
165	BANK UNITED OPER 5227	30,817.84			30,817.84
	SUB-TOTAL CURRENT ASSETS	55,159.80	.00	.00	55,159.80
RESERVE ASSETS					
168	BANK UNITED RESERVE 5251		146,931.48		146,931.48
169	VNB RESERVE MMKT 3890		111,398.38		111,398.38
	SUB-TOTAL RESERVE ASSETS	.00	258,329.86	.00	258,329.86
OTHER ASSETS					
122	PREPAID INSURANCE	43,749.50			43,749.50
124	PREPAID EXPENSES	181.58			181.58
	SUB-TOTAL OTHER ASSETS	43,931.08	.00	.00	43,931.08
	TOTAL ASSETS	99,090.88	258,329.86	.00	357,420.74
		=====	=====	=====	=====

**ANCHORAGE OF NAPLES**

Balance Sheet

As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
207	PREPAID ASSESSMENTS	26,707.19			26,707.19
210	ACCOUNTS PAYABLE	6,670.64			6,670.64
211	ACCRUED PAYABLES	344.00			344.00
218	A/P U.S. PREMIUM FINANCE	19,820.52			19,820.52
	SUB-TOTAL CURRENT LIABILITIES	53,542.35	.00	.00	53,542.35
RESERVES:					
301	RESERVE - ROOFING		143,879.00		143,879.00
302	RESERVE - PAINTING		26,034.46		26,034.46
303	RESERVE - RESURFACING		13,451.86		13,451.86
304	RESERVE - POOL		22,661.80		22,661.80
305	RESERVE - ELEVATORS		5,516.20		5,516.20
306	RESERVE - DOCK REPLACEMENT		46,786.54		46,786.54
	Subtotal Reserves	.00	258,329.86	.00	258,329.86
EQUITY:					
350	OWNERS EQUITY	33,707.05			33,707.05
	Current Year Net Income/(Loss)	11,841.48	.00	.00	11,841.48
	Subtotal Equity	45,548.53	.00	.00	45,548.53
	TOTAL LIABILITIES & EQUITY	99,090.88	258,329.86	.00	357,420.74
		=====	=====	=====	=====

**ANCHORAGE OF NAPLES**

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	12,887.97	12,888.00	(.03)	154,655.60	154,656.00	(.40)	154,656.00
00420	RESERVE ASSESSMENT	.00	.00	.00	43,006.00	43,006.00	.00	43,006.00
00460	MISC. INCOME & FEES RECOVRD	.00	.00	.00	576.00	.00	576.00	.00
00475	OWNERS INTEREST CHARGES	.00	.00	.00	139.69	.00	139.69	.00
00480	LEASE APPLICATION FEES	50.00	.00	50.00	650.00	.00	650.00	.00
00482	RESALE APPLICATION FEES	.00	.00	.00	50.00	.00	50.00	.00
00498	INTEREST INCOME - RESERVES	71.98	.00	71.98	773.95	.00	773.95	.00
	Total Income	13,009.95	12,888.00	121.95	199,851.24	197,662.00	2,189.24	197,662.00
EXPENSES								
MAINTENANCE								
00501	CLEANING & SUPPLIES	821.11	583.37	(237.74)	6,270.61	7,000.00	729.39	7,000.00
00502	REPAIRS & MAINTENANCE	669.00	666.63	(2.37)	9,994.85	8,000.00	(1,994.85)	8,000.00
00503	INTERIOR PEST CONTROL	227.00	125.00	(102.00)	2,353.00	1,500.00	(853.00)	1,500.00
00504	TRASH REMOVAL	402.27	358.37	(43.90)	4,374.74	4,300.00	(74.74)	4,300.00
00505	FIRE CONTROL EXPENSE	.00	250.00	250.00	1,892.40	3,000.00	1,107.60	3,000.00
00512	ELEVATOR MAINTENANCE	360.42	250.00	(110.42)	5,646.32	3,000.00	(2,646.32)	3,000.00
00513	DRYER VENT CLEANING	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
00514	WINDOW WASHING	.00	166.63	166.63	1,480.00	2,000.00	520.00	2,000.00
00516	DOCK STAINING & REPAIRS	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
00517	SECURITY GATE REPAIRS	109.95	166.63	56.68	238.13	2,000.00	1,761.87	2,000.00
00590	HURRICANE EXPENSES	1,165.00	.00	(1,165.00)	2,370.90	.00	(2,370.90)	.00
	MAINTENANCE	3,754.75	2,816.63	(938.12)	34,620.95	33,800.00	(820.95)	33,800.00
UTILITIES								
00521	ELECTRIC	527.52	583.37	55.85	5,344.23	7,000.00	1,655.77	7,000.00
00522	WATER & SEWER	1,727.11	2,375.00	647.89	19,351.45	28,500.00	9,148.55	28,500.00
00523	TELEPHONES	45.58	108.37	62.79	1,186.37	1,300.00	113.63	1,300.00
	UTILITIES	2,300.21	3,066.74	766.53	25,882.05	36,800.00	10,917.95	36,800.00

**ANCHORAGE OF NAPLES**

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
MANAGEMENT & ADMINIS.								
00532	OFFICE EXPENSE	399.12	229.13	(169.99)	2,540.89	2,750.00	209.11	2,750.00
00533	LEGAL FEES	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
00534	MANAGEMENT FEE	693.92	693.88	(.04)	8,327.04	8,327.00	(.04)	8,327.00
00535	ACCOUNTING/AUDIT	.00	.00	.00	250.00	300.00	50.00	300.00
00536	CONTINGENCY	.00	1,886.62	1,886.62	266.07	22,639.00	22,372.93	22,639.00
00537	CORPORATE FILING FEES	.00	.00	.00	61.25	61.00	(.25)	61.00
00538	COLLECTION FEE	.00	12.50	12.50	.00	150.00	150.00	150.00
	MANAGEMENT & ADMINIS.	1,093.04	2,905.50	1,812.46	11,445.25	35,227.00	23,781.75	35,227.00
TAXES & INSURANCE								
00540	DIVISION FEES	.00	.00	.00	136.00	136.00	.00	136.00
00541	TAXES AND LICENSES	.00	50.00	50.00	575.35	600.00	24.65	600.00
00542	PROPERTY INSURANCE	3,686.53	869.38	(2,817.15)	30,800.72	10,433.00	(20,367.72)	10,433.00
00543	FLOOD INSURANCE	300.58	683.37	382.79	8,516.16	8,200.00	(316.16)	8,200.00
	TAXES & INSURANCE	3,987.11	1,602.75	(2,384.36)	40,028.23	19,369.00	(20,659.23)	19,369.00
GENERAL EXPENSES								
00559	SUBMERSIBLE LAND LEASE	.00	233.37	233.37	1,344.00	2,800.00	1,456.00	2,800.00
	GENERAL EXPENSES	.00	233.37	233.37	1,344.00	2,800.00	1,456.00	2,800.00
LANDSCAPING								
00509	IRRIGATION EXPENSES	420.00	125.00	(295.00)	4,342.00	1,500.00	(2,842.00)	1,500.00
00581	LANDSCAPE MAINTENANCE	1,030.00	1,030.00	.00	12,360.00	12,360.00	.00	12,360.00
00582	TREE TRIMMING	1,930.00	166.63	(1,763.37)	4,530.00	2,000.00	(2,530.00)	2,000.00
00583	MULCH	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
	LANDSCAPING	3,380.00	1,488.26	(1,891.74)	21,232.00	17,860.00	(3,372.00)	17,860.00
POOL MAINT. & REPAIRS								
00601	POOL MAINTENANCE	350.00	316.63	(33.37)	4,200.00	3,800.00	(400.00)	3,800.00
00603	POOL REPAIRS	.00	250.00	250.00	2,978.65	3,000.00	21.35	3,000.00
	POOL MAINT. & REPAIRS	350.00	566.63	216.63	7,178.65	6,800.00	(378.65)	6,800.00



## ANCHORAGE OF NAPLES

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
SPECIAL ASSESSMENT PROJECTS								
00584	ADDITIONAL LANDSCAPE PROJEC	800.00	166.63	(633.37)	2,498.68	2,000.00	(498.68)	2,000.00
	SPECIAL ASSESSMENT PROJ	800.00	166.63	(633.37)	2,498.68	2,000.00	(498.68)	2,000.00
RESERVE FUNDING								
00901	RESERVES - ROOF	.00	.00	.00	9,086.00	9,086.00	.00	9,086.00
00902	RESERVES - PAINTING	.00	.00	.00	12,365.00	12,365.00	.00	12,365.00
00903	RESERVES - POOL	.00	.00	.00	6,885.00	6,885.00	.00	6,885.00
00904	RESERVES - ELEVATORS	.00	.00	.00	4,576.00	4,576.00	.00	4,576.00
00905	RESERVES - DOCK REPLACMENT	.00	.00	.00	7,894.00	7,894.00	.00	7,894.00
00907	RESERVES - RESURFACING	.00	.00	.00	2,200.00	2,200.00	.00	2,200.00
00910	RESERVE INTEREST DISTRIBUTIO	71.98	.00	(71.98)	773.95	.00	(773.95)	.00
	RESERVE FUNDING	71.98	.00	(71.98)	43,779.95	43,006.00	(773.95)	43,006.00
	TOTAL EXPENSES	15,737.09	12,846.51	(2,890.58)	188,009.76	197,662.00	9,652.24	197,662.00
	Current Year Net Income/(loss)	(2,727.14)	41.49	(2,768.63)	11,841.48	.00	11,841.48	.00
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