

LELY RESORT MASTER POA

For the Period January 1, 2021 through December 31, 2021

2021 Approved Budget

5284 Units

Total Units	5284
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	2020 BUDGET	ACTUAL 7/31/20	ESTIMATED 5 MONTHS 2020	ESTIMATED YEAR END	BUDGET 2021	Per Unit /Year	Per Unit /Quarter	Per Unit /Month
Income								
4100 Operating Assessments	268,510	156,631	111,879	268,510	404,040	76.46	19.12	6.37
Reserve Assessments	-	-	-	-	-	-	-	-
4230 Recovery of Bad Debt	-	-	-	-	-	-	-	-
4300 Operating Interest Income		447	319	766	-	-	-	-
4305 Capital Contrib Interest Income	-	1,044	746	1,790	-	-	-	-
Total Income	268,510	158,122	112,944	271,067	404,040	76.46	19.12	6.37
Expenses								
Administrative								
5050 Office Expense	15,000	8,939	6,385	15,324	16,000	3.03	0.76	0.25
5075 Accounting/Audit/Tax Fees	7,750	-	-	-	7,750	1.47	0.37	0.12
5080 Division Filing Fees	300	61	-	61	300	0.06	0.01	0.00
5100 Legal Fees	5,000	3,852	2,751	6,603	5,000	0.95	0.24	0.08
5125 Management Fees	43,260	25,235	18,025	43,260	43,260	8.19	2.05	0.68
5150 Insurance	25,300	14,418	10,299	24,717	27,830	5.27	1.32	0.44
Grounds Maintenance								
5530 Grande Lely Dr Landscape	5,000	-	-	-	55,000	10.41	2.60	0.87
Repair & Maintenance								
5610 Landscape Lighting Maintenance	3,000	3,650	2,607	6,257	6,000	1.14	0.28	0.09
5615 Beach Area (Horses) Maint	2,000	-	-	-	2,000	0.38	0.09	0.03
5620 Preserve Maintenance	34,000	18,400	13,143	31,543	34,000	6.43	1.61	0.54
5625 Street Signage Maintenance	5,000	1,772	1,266	3,038	22,000	4.16	1.04	0.35
5630 Entry Feature Maintenance	9,000	4,655	3,325	7,980	9,000	1.70	0.43	0.14
5633 Storm Drain System	35,000	37,285	26,632	63,917	40,000	7.57	1.89	0.63
5635 Holiday Lighting	20,000	9,250	6,607	15,857	20,000	3.79	0.95	0.32
Utilities								
5810 Electricity	900	523	374	897	900	0.17	0.04	0.01
Other Expense								
6220 Bad Debt Expense	10,000	-	-	-	10,000	1.89	0.47	0.16
6225 Lake Bank Restoration	43,000	1,521	1,086	2,607	90,000	17.03	4.26	1.42
6230 Miscellaneous Expense	5,000	837	598	1,435	15,000	2.84	0.71	0.24
Total Operating Expenses	268,510	130,398	93,097	223,495	404,040	76.46	19.12	6.37
Transfer Interest to Reserves	-	-	-	-	-	-	-	-
Reserve Funding	-	-	-	-	-	-	-	-
Total Common Expenses	268,510	130,398	93,097	223,495	404,040	76.46	19.12	6.37
Net Income/(Expense)	-	27,725	19,847	47,572	-			

Capital Contribution Fee

30.00

2021 Quarterly CSA Fee

199.25

*CSA fee is determined by the Lely CDD and is subject to change

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303 (6), FLORIDA STATUTES, UPON THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

LELY RESORT MASTER POA

Operating Assessment Schedules

For the Period January 1, 2021 through December 31, 2021

2021 Approved Budget

Association	Total Units	Closed Units	2021 Annual Asmt	2021 Qtrly Asmt
Alden Woods	116	116	\$ 8,869.92	\$ 2,217.48
Aquamarine	36	36	\$ 2,752.73	\$ 688.18
Ascot	84	84	\$ 6,423.04	\$ 1,605.76
Ashton Place	78	78	\$ 5,964.25	\$ 1,491.06
Caldecott	63	63	\$ 4,817.28	\$ 1,204.32
Calumet Reserve	84	84	\$ 6,423.04	\$ 1,605.76
Canwick Cove	38	38	\$ 2,905.66	\$ 726.42
Champions	60	60	\$ 4,587.89	\$ 1,146.97
Chase Preserve	44	44	\$ 3,364.45	\$ 841.11
Classics Plantation Estates	248	248	\$ 18,963.27	\$ 4,740.82
Cordoba	50	50	\$ 3,823.24	\$ 955.81
Coral Falls Resort	64	64	\$ 4,893.75	\$ 1,223.44
Cottesmore	57	57	\$ 4,358.49	\$ 1,089.62
Falcons Glen	87	87	\$ 6,652.44	\$ 1,663.11
Flamingo Fairways I	32	32	\$ 2,446.87	\$ 611.72
Flamingo Fairways II	32	32	\$ 2,446.87	\$ 611.72
Greenlinks	200	200	\$ 15,292.96	\$ 3,823.24
Hawthorne	76	76	\$ 5,811.32	\$ 1,452.83
Tasori	56	56	\$ 4,282.03	\$ 1,070.51
Hidden Sanctuary IV	24	24	\$ 1,835.16	\$ 458.79
Indian Wells	44	44	\$ 3,364.45	\$ 841.11
Lakoya Neighborhood Association	365	365	\$ 27,909.65	\$ 6,977.41
Legacy	88	88	\$ 6,728.90	\$ 1,682.23
Lely Island Estates	191	191	\$ 14,604.78	\$ 3,651.19
Masters Reserve	135	135	\$ 10,322.75	\$ 2,580.69
Moorgate Point	84	84	\$ 6,423.04	\$ 1,605.76
Mustang Island	185	185	\$ 14,145.99	\$ 3,536.50
Mustang Villas	60	60	\$ 4,587.89	\$ 1,146.97
Mystic Greens I	28	28	\$ 2,141.01	\$ 535.25
Mystic Greens II	8	8	\$ 611.72	\$ 152.93
Mystic Greens III	60	60	\$ 4,587.89	\$ 1,146.97
Ole'	623	623	\$ 47,637.57	\$ 11,909.39
Palomino Village	57	57	\$ 4,358.49	\$ 1,089.62
Peridot	48	48	\$ 3,670.31	\$ 917.58
Pinnacle Cove Neighborhood	21	21	\$ 1,605.76	\$ 401.44
Players Cove	96	96	\$ 7,340.62	\$ 1,835.16
Prestwick Place	97	97	\$ 7,417.09	\$ 1,854.27
Ruby	36	36	\$ 2,752.73	\$ 688.18
Saratoga	96	96	\$ 7,340.62	\$ 1,835.16
Signature Club	76	76	\$ 5,811.32	\$ 1,452.83
Sussex Place	20	20	\$ 1,529.30	\$ 382.32
The Majors	142	142	\$ 10,858.00	\$ 2,714.50
Tiger Island Estates	145	145	\$ 11,087.40	\$ 2,771.85
Twelve Oaks	52	52	\$ 3,976.17	\$ 994.04
Verandas I	24	24	\$ 1,835.16	\$ 458.79
Verandas II	24	24	\$ 1,835.16	\$ 458.79
Verandas III	36	36	\$ 2,752.73	\$ 688.18
The Aster	308	308	\$ 23,551.16	\$ 5,887.79
Inspira	308	308	\$ 23,551.16	\$ 5,887.79
Arlington	298	298	\$ 22,786.51	\$ 5,696.63
5284	5284	5284	\$ 404,040.00	\$101,010.00

FUNDING SCHEDULE

TOTAL EXPENSES	\$ 404,040
BUDGETED RESERVES	\$ -
OTHER INCOME	\$ -
OPERATING ASSESSMENTS REQUIRED	\$ 404,040

Units: 5284

50.8156699 per Uit

*Assessments are subject to change due to future closings

*CSA fee is determined by the Lely CDD and is subject to change

LELY RESORT MASTER POA

Budget Reserves For Capital Expenditure And Deferred Maintenance

For the Period January 1, 2021 through December 31, 2021

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5284 Units

Date: 10/22/2020

Item	Estimated Life When New (Years)	Current Estimated Replacement Cost	2021 Estimated Remaining Life (Years)	7/31/2020 Current Reserve Balance	Add'l Reserve Funding 12/31/2019	Estimated Reserve Balance 1/1/2020	Additional Reserves Required	Annual Funding Required 2021	Board Approved Funding 2021	Quarterly Funding Required 2021
					-	-	-	0	-	-
Unallocated Interest				-	-	-	-	-	-	-
		-		-	-	-	-	-	-	-

The Association Does not have Reserve Items budgeted

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.