

LELY RESORT MASTER POA

For the Period January 1, 2022 through December 31, 2022

2022 Proposed Budget

5284 Units

	2021 BUDGET	ACTUAL 8/31/21	ESTIMATED 4 MONTHS 2021	ESTIMATED YEAR END	BUDGET 2022
Income					
4100 Operating Assessments	404,040	269,360	134,680	404,040	404,000
Reserve Assessments	-	-	-	-	-
4225 Interest/Late Fees	-	49	25	74	-
4230 Recovery of Bad Debt	-	1,145	572	1,717	-
4300 Operating Interest Income	-	150	75	225	-
4305 Capital Contrib Interest Income	-	784	392	1,176	-
Total Income	404,040	271,488	135,744	407,231	404,000
Expenses					
Administrative					
5050 Office Expense	16,000	30,035	15,017	45,052	16,000
5075 Accounting/Audit/Tax Fees	7,750	17,178	-	17,178	8,500
5080 Division Filing Fees	300	61	-	61	300
5100 Legal Fees	5,000	11,233	5,616	16,849	38,000
5125 Management Fees	43,260	28,840	14,420	43,260	43,260
5150 Insurance	27,830	18,606	9,303	27,909	29,040
Grounds Maintenance					
5530 Grande Lely Dr Landscape	55,000	-	-	-	-
Repair & Maintenance					
5610 Landscape Lighting Maintenance	6,000	-	-	-	6,000
5615 Beach Area (Horses) Maint	2,000	-	-	-	-
5620 Preserve Maintenance	34,000	17,000	8,500	25,500	44,000
5625 Infrastructure Maintenance	22,000	10,563	5,281	15,844	5,000
5630 Entry Feature Maintenance	9,000	5,320	2,660	7,980	9,000
5633 Storm Drain System	40,000	42,585	21,293	63,878	65,000
5635 Holiday Lighting	20,000	9,250	4,625	13,875	22,000
Utilities					
5810 Electricity	900	519	260	779	900
Other Expense					
6220 Bad Debt Expense	10,000	-	-	-	10,000
6225 Lake Bank Restoration	90,000	1,513	757	2,270	30,000
6230 Miscellaneous Expense	15,000	3,235	1,617	4,852	17,000
NEW Engineering Report	-	-	-	-	60,000
Total Operating Expenses	404,040	195,937	89,349	285,286	404,000
Transfer Interest to Reserves	-	-	-	-	-
Reserve Funding	-	-	-	-	-
Total Common Expenses	404,040	195,937	89,349	285,286	404,000
Net Income/(Expense)	-	75,550	46,395	121,945	-

Capital Contribution Fee	500.00
2022 Quarterly CSA Fee	204.14

*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 RE SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303 (6), FLORIDA STAT 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 C

LELY RESORT MASTER POA

Budget Reserves For Capital Expenditure And Deferred Maintenance
For the Period January 1, 2022 through December 31, 2022

2022 Proposed Budget
5284 Units

Date: 11/9/2021

Item	Estimated Life When New (Years)	Current Estimated Replacement Cost	2022 Estimated Remaining Life (Years)	8/31/2021 Current Reserve Balance	Add'l Reserve Funding 12/31/2021	Estimated Reserve Balance 1/1/2022	Additional Reserves Required	Annual Funding Required 2022	Board Proposed Funding 2022	Quarterly Funding Required 2022
					-	-	-	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.

LELY RESORT MASTER POA

Operating Assessment Schedules

For the Period January 1, 2022 through December 31, 2022

2022 Proposed Budget

Association	Total Units	Closed Units	2022 Annual Asmt	2022 Qtrly Asmt
Alden Woods	116	116	\$ 8,869.04	\$ 2,217.26
Aquamarine	36	36	\$ 2,752.46	\$ 688.12
Ascot	84	84	\$ 6,422.41	\$ 1,605.60
Ashton Place	78	78	\$ 5,963.66	\$ 1,490.92
Caldecott	63	63	\$ 4,816.81	\$ 1,204.20
Calumet Reserve	84	84	\$ 6,422.41	\$ 1,605.60
Canwick Cove	38	38	\$ 2,905.37	\$ 726.34
Champions	60	60	\$ 4,587.43	\$ 1,146.86
Chase Preserve	44	44	\$ 3,364.12	\$ 841.03
Classics Plantation Estates	248	248	\$ 18,961.39	\$ 4,740.35
Cordoba	50	50	\$ 3,822.86	\$ 955.72
Coral Falls Resort	64	64	\$ 4,893.26	\$ 1,223.32
Cottesmore	57	57	\$ 4,358.06	\$ 1,089.52
Falcons Glen	87	87	\$ 6,651.78	\$ 1,662.94
Flamingo Fairways I	32	32	\$ 2,446.63	\$ 611.66
Flamingo Fairways II	32	32	\$ 2,446.63	\$ 611.66
Greenlinks	200	200	\$ 15,291.45	\$ 3,822.86
Hawthorne	76	76	\$ 5,810.75	\$ 1,452.69
Tasori	56	56	\$ 4,281.60	\$ 1,070.40
Hidden Sanctuary IV	24	24	\$ 1,834.97	\$ 458.74
Indian Wells	44	44	\$ 3,364.12	\$ 841.03
Lakoya Neighborhood Association	365	365	\$ 27,906.89	\$ 6,976.72
Legacy	88	88	\$ 6,728.24	\$ 1,682.06
Lely Island Estates	191	191	\$ 14,603.33	\$ 3,650.83
Masters Reserve	135	135	\$ 10,321.73	\$ 2,580.43
Moorgate Point	84	84	\$ 6,422.41	\$ 1,605.60
Mustang Island	185	185	\$ 14,144.59	\$ 3,536.15
Mustang Villas	60	60	\$ 4,587.43	\$ 1,146.86
Mystic Greens I	28	28	\$ 2,140.80	\$ 535.20
Mystic Greens II	8	8	\$ 611.66	\$ 152.91
Mystic Greens III	60	60	\$ 4,587.43	\$ 1,146.86
Ole'	623	623	\$ 47,632.85	\$ 11,908.21
Palomino Village	57	57	\$ 4,358.06	\$ 1,089.52
Peridot	48	48	\$ 3,669.95	\$ 917.49
Pinnacle Cove Neighborhood	21	21	\$ 1,605.60	\$ 401.40
Players Cove	96	96	\$ 7,339.89	\$ 1,834.97
Prestwick Place	97	97	\$ 7,416.35	\$ 1,854.09
Ruby	36	36	\$ 2,752.46	\$ 688.12
Saratoga	96	96	\$ 7,339.89	\$ 1,834.97
Signature Club	76	76	\$ 5,810.75	\$ 1,452.69
Sussex Place	20	20	\$ 1,529.14	\$ 382.29
The Majors	142	142	\$ 10,856.93	\$ 2,714.23
Tiger Island Estates	145	145	\$ 11,086.30	\$ 2,771.57
Twelve Oaks	52	52	\$ 3,975.78	\$ 993.94
Verandas I	24	24	\$ 1,834.97	\$ 458.74
Verandas II	24	24	\$ 1,834.97	\$ 458.74
Verandas III	36	36	\$ 2,752.46	\$ 688.12
The Aster	308	308	\$ 23,548.83	\$ 5,887.21
Inspira	308	308	\$ 23,548.83	\$ 5,887.21
Arlington	298	298	\$ 22,784.25	\$ 5,696.06
5284	5284	5284	\$ 404,000.00	\$101,000.00

FUNDING SCHEDULE

TOTAL EXPENSES	\$ 404,000
BUDGETED RESERVES	\$ -
OTHER INCOME	\$ -
OPERATING ASSESSMENTS REQUIRED	\$ 404,000

Units: 5284

76.45722937 per unit

*Assessments are subject to change due to future closings

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