

LELY RESORT MASTER POA

For the Period January 1, 2023 through December 31, 2023

2023 Proposed Budget

5284 Units

Total Units 5284

	2022 BUDGET	ACTUAL 8/31/22	ESTIMATED 4 MONTHS 2022	ESTIMATED YEAR END	BUDGET 2023	Per Unit /Year	Per Unit /Quarter	Per Unit /Month
Income								
4100 Operating Assessments	404,000	269,333	134,667	404,000	525,481	99.45	24.86	8.29
Reserve Assessments	-	-	-	-	-	-	-	-
4225 Interest/Late Fees	-	3,213	1,607	4,820	-	-	-	-
4230 Recovery of Bad Debt	-	5,086	2,543	7,629	-	-	-	-
4245 ARC Fee Income	-	366	183	549	-	-	-	-
4300 Operating Interest Income	-	90	45	135	-	-	-	-
4305 Capital Contrib Interest Income	-	1,010	505	1,515	-	-	-	-
Total Income	404,000	279,098	139,549	418,648	525,481	99.45	24.86	8.29
Expenses								
Administrative								
5050 Office Expense	16,000	20,976	10,488	31,465	16,000	3.03	0.76	0.25
5075 Accounting/Audit/Tax Fees	8,500	9,146	-	9,146	8,500	1.61	0.40	0.13
5080 Division Filing Fees	300	61	-	61	61	0.01	0.00	0.00
5100 Legal Fees	38,000	14,605	7,303	21,908	50,000	9.46	2.37	0.79
5125 Management Fees	43,260	28,840	14,420	43,260	43,260	8.19	2.05	0.68
5150 Insurance	29,040	19,866	9,933	29,799	32,000	6.06	1.51	0.50
Grounds Maintenance								
5530 Grande Lely Dr Landscape	-	-	-	-	-	-	-	-
Repair & Maintenance								
5610 Landscape Lighting Maintenance	6,000	480	240	720	2,000	0.38	0.09	0.03
5615 Beach Area (Horses) Maint	-	-	-	-	-	-	-	-
5620 Preserve Maintenance	44,000	22,500	11,250	33,750	175,000	33.12	8.28	2.76
5625 Infrastructure Maintenance	5,000	444	222	666	-	-	-	-
5630 Entry Feature Maintenance	9,000	5,320	2,660	7,980	-	-	-	-
5633 Storm Drain System	65,000	-	-	-	100,000	18.93	4.73	1.58
5635 Holiday Lighting	22,000	15,000	7,500	22,500	30,000	5.68	1.42	0.47
Utilities								
5810 Electricity	900	672	336	1,008	660	0.12	0.03	0.01
Other Expense								
6220 Bad Debt Expense	10,000	-	-	-	3,000	0.57	0.14	0.05
6225 Lake Bank Restoration	30,000	-	-	-	-	-	-	-
6230 Miscellaneous Expense	17,000	2,062	1,031	3,093	5,000	0.95	0.24	0.08
6235 Engineering Report	60,000	135,541	67,771	203,312	60,000	11.36	2.84	0.95
Total Operating Expenses	404,000	275,514	133,154	408,668	525,481	99.45	24.86	8.29
Transfer Interest to Reserves	-	-	-	-	-	-	-	-
Reserve Funding	-	-	-	-	-	-	-	-
Total Common Expenses	404,000	275,514	133,154	408,668	525,481	99.45	24.86	8.29
Net Income/(Expense)	-	3,584	6,396	9,980	-			

Capital Contribution Fee
500.00

2023 Quarterly CSA Fee
219.79

*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

Budget Reserves For Capital Expenditure And Deferred Maintenance
For the Period January 1, 2023 through December 31, 2023

2023 Proposed Budget
5284 Units

Date: 9/21/2022

Item	Estimated Life When New (Years)	Current Estimated Replacement Cost	2023 Estimated Remaining Life (Years)	8/31/2022 Current Reserve Balance	Add'l Reserve Funding 12/31/2021	Estimated Reserve Balance 1/1/2022	Additional Reserves Required	Annual Funding Required 2023	Board Proposed Funding 2023	Quarterly Funding Required 2023
					-	-	-	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, 2023 through December 31, 2023

2023 Proposed Budget

Association	Total Units	Closed Units	2023 Annual Asmt	2023 Qtrly Asmt
Alden Woods	116	116	\$ 11,535.92	\$ 2,883.98
Aquamarine	36	36	\$ 3,580.11	\$ 895.03
Ascot	84	84	\$ 8,353.60	\$ 2,088.40
Ashton Place	78	78	\$ 7,756.91	\$ 1,939.23
Caldecott	63	63	\$ 6,265.20	\$ 1,566.30
Calumet Reserve	84	84	\$ 8,353.60	\$ 2,088.40
Canwick Cove	38	38	\$ 3,779.01	\$ 944.75
Champions	60	60	\$ 5,966.85	\$ 1,491.71
Chase Preserve	44	44	\$ 4,375.69	\$ 1,093.92
Classics Plantation Estates	248	248	\$ 24,663.00	\$ 6,165.75
Cordoba	50	50	\$ 4,972.38	\$ 1,243.09
Coral Falls Resort	64	64	\$ 6,364.64	\$ 1,591.16
Cottesmore	57	57	\$ 5,668.51	\$ 1,417.13
Falcons Glen	87	87	\$ 8,651.94	\$ 2,162.98
Flamingo Fairways I	32	32	\$ 3,182.32	\$ 795.58
Flamingo Fairways II	32	32	\$ 3,182.32	\$ 795.58
Greenlinks	200	200	\$ 19,889.52	\$ 4,972.38
Hawthorne	76	76	\$ 7,558.02	\$ 1,889.50
Tasori	56	56	\$ 5,569.06	\$ 1,392.27
Hidden Sanctuary IV	24	24	\$ 2,386.74	\$ 596.69
Indian Wells	44	44	\$ 4,375.69	\$ 1,093.92
Lakoya Neighborhood Association	365	365	\$ 36,298.37	\$ 9,074.59
Legacy	88	88	\$ 8,751.39	\$ 2,187.85
Lely Island Estates	191	191	\$ 18,994.49	\$ 4,748.62
Masters Reserve	135	135	\$ 13,425.42	\$ 3,356.36
Moorgate Point	84	84	\$ 8,353.60	\$ 2,088.40
Mustang Island	185	185	\$ 18,397.80	\$ 4,599.45
Mustang Villas	60	60	\$ 5,966.85	\$ 1,491.71
Mystic Greens I	28	28	\$ 2,784.53	\$ 696.13
Mystic Greens II	8	8	\$ 795.58	\$ 198.90
Mystic Greens III	60	60	\$ 5,966.85	\$ 1,491.71
Ole'	623	623	\$ 61,955.84	\$ 15,488.96
Palomino Village	57	57	\$ 5,668.51	\$ 1,417.13
Peridot	48	48	\$ 4,773.48	\$ 1,193.37
Pinnacle Cove Neighborhood	21	21	\$ 2,088.40	\$ 522.10
Players Cove	96	96	\$ 9,546.97	\$ 2,386.74
Prestwick Place	97	97	\$ 9,646.42	\$ 2,411.60
Ruby	36	36	\$ 3,580.11	\$ 895.03
Saratoga	96	96	\$ 9,546.97	\$ 2,386.74
Signature Club	76	76	\$ 7,558.02	\$ 1,889.50
Sussex Place	20	20	\$ 1,988.95	\$ 497.24
The Majors	142	142	\$ 14,121.56	\$ 3,530.39
Tiger Island Estates	145	145	\$ 14,419.90	\$ 3,604.97
Twelve Oaks	52	52	\$ 5,171.27	\$ 1,292.82
Verandas I	24	24	\$ 2,386.74	\$ 596.69
Verandas II	24	24	\$ 2,386.74	\$ 596.69
Verandas III	36	36	\$ 3,580.11	\$ 895.03
The Aster	308	308	\$ 30,629.85	\$ 7,657.46
Inspira	308	308	\$ 30,629.85	\$ 7,657.46
Arlington	298	298	\$ 29,635.38	\$ 7,408.84
	5284	5284	\$ 525,481.00	\$131,370.25

FUNDING SCHEDULE

TOTAL EXPENSES	\$ 525,481
BUDGETED RESERVES	\$ -
OTHER INCOME	\$ -
OPERATING ASSESSMENTS REQUIRED	\$ 525,481

Units: 5284

99.44757759 per unit

*Assessments are subject to change due to future closings

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