

**Balance Sheet**  
**Lely Resort Master POA**  
**Period 10/31/2022**

|       | October<br>2022                       | 10/31/2022          | 12/31/2021        |
|-------|---------------------------------------|---------------------|-------------------|
|       | <b>Assets</b>                         |                     |                   |
|       | <i>Current Assets</i>                 |                     |                   |
| 01005 | VNB OP 4525                           | 6,435.43            | 23,905.63         |
| 01010 | AAB Op 3605                           | 416,802.49          | 203,041.78        |
| 01110 | AAB Capital Contrib 2236              | 139,622.97          | 81,461.76         |
| 01115 | AAB Cap Contrib ICS 5786              | 655,885.81          | 579,830.25        |
| 01200 | Accounts Receivable                   | 135,343.32          | 7,656.56          |
| 01300 | Allowance for Doubtful Accts          | (1,735.80)          | (6,947.00)        |
| 01610 | Prepaid Insurance                     | 11,862.92           | 6,819.53          |
| 01611 | Prepaid Expense                       |                     | 3,407.53          |
| 01620 | Utility Deposits                      | 50.00               | 50.00             |
|       | <i>Total Current Assets</i>           | <u>1,364,247.14</u> | <u>899,226.04</u> |
|       | <b>TOTAL ASSETS</b>                   | <b>1,364,247.14</b> | <b>899,226.04</b> |
|       | <b>Liabilities &amp; Equity</b>       |                     |                   |
|       | <i>Current Liabilities</i>            |                     |                   |
| 2000  | Accounts Payable                      | 12929.01            | 3,702.70          |
| 02010 | Prepaid Assessments                   | 6,522.92            | 38,176.78         |
| 02015 | Accrued Expenses                      | 300,777.55          | 12,713.15         |
| 02050 | Deferred Income                       | 67,333.31           |                   |
| 02100 | Due to/from Developer                 | 57,391.25           | 57,391.25         |
| 02150 | CSA Payments to CDD                   | 14,738.12           | 14,738.12         |
| 02200 | Deferred Capital Contributions        | 302,683.44          | 155,683.44        |
|       | <i>Total Current Liabilities</i>      | <u>762,375.60</u>   | <u>282,405.44</u> |
|       | <i>Equity</i>                         |                     |                   |
| 03120 | Lawsuit Excess                        | 490,023.44          | 490,023.44        |
| 03200 | Fund Balance                          | 126,972.16          | 58,146.90         |
|       | Current Year Net Income/(Loss)        | (15,124.06)         | 68,650.26         |
|       | <i>Total Equity</i>                   | <u>601,871.54</u>   | <u>616,820.60</u> |
|       | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>1,364,247.14</b> | <b>899,226.04</b> |

**Lely Resort Master POA**  
**Income & Expense Statement**  
 Posted 10/1/2022 To 10/31/2022 11:59:00 PM

|                                      | <b>This Month: Consolidated</b> |                  |                    | <b>YTD: Consolidated</b> |                   |                    | <b>Annual</b>     |
|--------------------------------------|---------------------------------|------------------|--------------------|--------------------------|-------------------|--------------------|-------------------|
|                                      | <b>Actual</b>                   | <b>Budget</b>    | <b>\$ Var</b>      | <b>Actual</b>            | <b>Budget</b>     | <b>\$ Var</b>      |                   |
| <b>Income</b>                        |                                 |                  |                    |                          |                   |                    |                   |
| <b>Income</b>                        |                                 |                  |                    |                          |                   |                    |                   |
| 04100 Assessment Income              | 33,666.65                       | 33,667.00        | (0.35)             | 336,666.53               | 336,670.00        | (3.47)             | 404,000.00        |
| 04225 Interest/Late Fees             | 25.00                           | 0.00             | 25.00              | 3,238.46                 | 0.00              | 3,238.46           | 0.00              |
| 04230 Recovery of Bad Debt           | 125.45                          | 0.00             | 125.45             | 5,211.20                 | 0.00              | 5,211.20           | 0.00              |
| 04245 ARC Fee Income                 | 0.00                            | 0.00             | 0.00               | 366.00                   | 0.00              | 366.00             | 0.00              |
| 04300 Operating Interest Income      | 25.43                           | 0.00             | 25.43              | 131.71                   | 0.00              | 131.71             | 0.00              |
| 04305 Capital Contrib Interest Inc   | 29.26                           | 0.00             | 29.26              | 1,196.77                 | 0.00              | 1,196.77           | 0.00              |
| <b>TOTAL Income</b>                  | <b>33,871.79</b>                | <b>33,667.00</b> | <b>204.79</b>      | <b>346,810.67</b>        | <b>336,670.00</b> | <b>10,140.67</b>   | <b>404,000.00</b> |
| <b>TOTAL Income</b>                  | <b>33,871.79</b>                | <b>33,667.00</b> | <b>204.79</b>      | <b>346,810.67</b>        | <b>336,670.00</b> | <b>10,140.67</b>   | <b>404,000.00</b> |
| <b>Expense</b>                       |                                 |                  |                    |                          |                   |                    |                   |
| <b>Administrative</b>                |                                 |                  |                    |                          |                   |                    |                   |
| 05050 Office Expenses                | 12,941.51                       | 1,333.00         | (11,608.51)        | 33,992.96                | 13,330.00         | (20,662.96)        | 16,000.00         |
| 05075 Accounting/Audit/Tax Fees      | 0.00                            | 708.00           | 708.00             | 9,146.04                 | 7,080.00          | (2,066.04)         | 8,500.00          |
| 05080 Division Filing Fees           | 0.00                            | 25.00            | 25.00              | 61.25                    | 250.00            | 188.75             | 300.00            |
| 05100 Legal Fees                     | 4,935.00                        | 3,167.00         | (1,768.00)         | 19,243.75                | 31,670.00         | 12,426.25          | 38,000.00         |
| 05125 Management Fees                | 3,605.00                        | 3,605.00         | 0.00               | 36,050.00                | 36,050.00         | 0.00               | 43,260.00         |
| 05150 Insurance Expense              | 2,548.51                        | 2,420.00         | (128.51)           | 24,881.05                | 24,200.00         | (681.05)           | 29,040.00         |
| 06220 Bad Debt Expense               | 0.00                            | 833.00           | 833.00             | 0.00                     | 8,330.00          | 8,330.00           | 10,000.00         |
| 06230 Misc Expense                   | 65.00                           | 1,417.00         | 1,352.00           | 2,322.00                 | 14,170.00         | 11,848.00          | 17,000.00         |
| 06235 Engineering Report             | 2,913.67                        | 5,000.00         | 2,086.33           | 157,729.24               | 50,000.00         | (107,729.24)       | 60,000.00         |
| <b>TOTAL Administrative</b>          | <b>27,008.69</b>                | <b>18,508.00</b> | <b>(8,500.69)</b>  | <b>283,426.29</b>        | <b>185,080.00</b> | <b>(98,346.29)</b> | <b>222,100.00</b> |
| <b>Grounds</b>                       |                                 |                  |                    |                          |                   |                    |                   |
| 06225 Lake Bank Restoration          | 0.00                            | 2,500.00         | 2,500.00           | 0.00                     | 25,000.00         | 25,000.00          | 30,000.00         |
| <b>TOTAL Grounds</b>                 | <b>0.00</b>                     | <b>2,500.00</b>  | <b>2,500.00</b>    | <b>0.00</b>              | <b>25,000.00</b>  | <b>25,000.00</b>   | <b>30,000.00</b>  |
| <b>Public Utilities</b>              |                                 |                  |                    |                          |                   |                    |                   |
| 05810 Electricity                    | 61.47                           | 75.00            | 13.53              | 826.94                   | 750.00            | (76.94)            | 900.00            |
| <b>TOTAL Public Utilities</b>        | <b>61.47</b>                    | <b>75.00</b>     | <b>13.53</b>       | <b>826.94</b>            | <b>750.00</b>     | <b>(76.94)</b>     | <b>900.00</b>     |
| <b>Repairs and Maintenance</b>       |                                 |                  |                    |                          |                   |                    |                   |
| 05610 Landscape Lighting Maintenance | 0.00                            | 500.00           | 500.00             | 10,455.00                | 5,000.00          | (5,455.00)         | 6,000.00          |
| 05620 Preserve Maintenance           | 0.00                            | 3,667.00         | 3,667.00           | 26,000.00                | 36,670.00         | 10,670.00          | 44,000.00         |
| 05625 Infrastructure Maintenance     | 0.00                            | 417.00           | 417.00             | 444.00                   | 4,170.00          | 3,726.00           | 5,000.00          |
| 05630 Entry Feature Maintenance      | 665.00                          | 750.00           | 85.00              | 6,650.00                 | 7,500.00          | 850.00             | 9,000.00          |
| 05633 Storm Drain System             | 0.00                            | 5,417.00         | 5,417.00           | 0.00                     | 54,170.00         | 54,170.00          | 65,000.00         |
| 05635 Holiday Lighting               | 17,487.50                       | 1,833.00         | (15,654.50)        | 34,132.50                | 18,330.00         | (15,802.50)        | 22,000.00         |
| <b>TOTAL Repairs and Mainter</b>     | <b>18,152.50</b>                | <b>12,584.00</b> | <b>(5,568.50)</b>  | <b>77,681.50</b>         | <b>125,840.00</b> | <b>48,158.50</b>   | <b>151,000.00</b> |
| <b>TOTAL Expense</b>                 | <b>45,222.66</b>                | <b>33,667.00</b> | <b>(11,555.66)</b> | <b>361,934.73</b>        | <b>336,670.00</b> | <b>(25,264.73)</b> | <b>404,000.00</b> |
| <b>Excess Revenue / Expense</b>      | <b>(11,350.87)</b>              | <b>0.00</b>      | <b>(11,350.87)</b> | <b>(15,124.06)</b>       | <b>0.00</b>       | <b>(15,124.06)</b> | <b>0.00</b>       |