

LELY COUNTRY CLUB PROPERTY OWNERS ASSOCIATION

2023 APPROVED BUDGET

1/1/23 - 12/31/23

DATE: 11/15/2022

EXPENSES			
GENERAL ADMINISTRATIVE			
7130	Insurance	7,200.00	
7145	Office Expenses	10,000.00	
7160	Accounting / Tax Prep	1,500.00	
7165	Legal	10,000.00	
7190	Taxes / Licenses / Dues	250.00	
7210	Management Services	33,600.00	
	SUBTOTAL	\$ 62,550.00	
UTILITIES			
8010	Electricity	1,500.00	
	SUBTOTAL	\$ 1,500.00	
MAINTENANCE & REPAIR			
8310	Grounds Contract	18,924.00	
8320	Grounds Mtce. / Repairs	15,000.00	
8322	Irrigation Mtce.	6,000.00	
8325	Irrigation Contract	4,500.00	
8330	Sod / Annuals / Plants	10,500.00	
8510	Holiday Decorations	6,000.00	
	SUBTOTAL	\$ 60,924.00	
CONTINGENCIES			
8910	Contingency Fund		2,461.00
	SUBTOTAL	\$	2,461.00
RESERVE FUND CONTRIBUTION			
9510	Reserve Fund Contribution		25,000.00
	SUBTOTAL	\$	25,000.00
	TOTAL EXPENSES	\$	152,435.00
INCOME			
6110	Maintenance Fees		127,435.00
6510	Reserve Fees		25,000.00
	TOTAL INCOME	\$	152,435.00
	NUMBER OF UNITS		709
	ANNUAL MTCE FEE PER UNIT	\$	215.00

LELY COUNTRY CLUB PROPERTY OWNERS ASSOCIATION

2023 APPROVED CASH FLOW METHOD RESERVE PLAN
DATE: 11/15/2022

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DESCRIPTION	EST LIFE	EST REM LIFE	COST TO REPLACE	2022	2023	2024	2025	2026
WELLS #3 - ST ANDREWS	25	9	18,138.00					
WELL #1 - AUGUSTA NORTH	25	14	21,161.00					
WELL #2 - AUGUSTA SOUTH	25	4	15,115.00					15,115.00
MONUMENTS - Entrance landscaping	7	1	40,000.00		40,000.00			
MONUMENTS - REPLACEMENT ST ANDREWS	20	10	30,000.00	10,000.00				
MONUMENTS - REPLACEMENT AUGUSTA	25	10	30,000.00	10,000.00				
IRRIGATION SYSTEM	25	6	75,000.00	-				
SIGNS REPLACEMENTS / REPAIRS	15	11	5,500.00					
DEBRIS CLEANUP / TREE REPLACEMENT	6	2	15,000.00		-	15,000.00		
INSURANCE DEDUCTIBLE	10	8	20,000.00					
BEGIN CASH				49,111.90	48,626.90	33,626.90	43,626.90	68,626.90
ANNUAL CONTRIBUTION				19,500.00	25,000.00	25,000.00	25,000.00	25,000.00
INTEREST				15.00				
EXPENDITURE				20,000.00	40,000.00	15,000.00	-	15,115.00
ENDING BALANCE				\$ 48,626.90	\$ 33,626.90	\$ 43,626.90	\$ 68,626.90	\$ 78,511.90

Reserve replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow or delay repairs and replacements until funds are available.

LELY COUNTRY CLUB PROPERTY OWNERS ASSOCIATION

2023 APPROVED CASH FLOW METHOD RESERVE PLAN

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2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
				18,138.00					
									21,161.00
			40,000.00						
					30,000.00				
					30,000.00				
	75,000.00								
						5,500.00			
			15,000.00						15,000.00
			20,000.00						
78,511.90	103,511.90	53,511.90	78,511.90	28,511.90	35,373.90	373.90	19,873.90	44,873.90	69,873.90
25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
-	75,000.00	-	75,000.00	18,138.00	60,000.00	5,500.00	-	-	36,161.00
\$ 103,511.90	\$ 53,511.90	\$ 78,511.90	\$ 28,511.90	\$ 35,373.90	\$ 373.90	\$ 19,873.90	\$ 44,873.90	\$ 69,873.90	\$ 58,712.90