Lely Country Club Property Owners Associaition

2025 Approved Budget **1/1/25 -12/31/25** ***Dated: 10/4/24*** **Approved**

Acct #	Expenses	Approved Budget 2024	Forecast 2024	Proposed Budget 2025
	ADMINISTRATIVE			
7130	Insurance	$ 10,650.00	$ 8,400.00	$ 9,000.00
7145	Office Expenses	10,000.00	20,900.00	14,000.00
7160	Accounting/Tax Prep	1,500.00	1,590.00	1,600.00
7165	Legal	10,000.00	22,900.00	18,000.00
7190	Taxes/Licenses/Dues	250.00	120.00	425.00
7210	Management Services	34,800.00	34,800.00	36,000.00
	SUBTOTAL	**$ 67,200.00**	**$ 88,710.00**	**$ 79,025.00**
	UTILITIES			
8010	Electricity	$ 1,700.00	$ 1,250.00	$ 1,700.00
	MAINTENANCE & REPAIR			
8310	Landscape Contract	$ 18,924.00	$ 18,924.00	$ 19,500.00
8320	Grounds Mtce/Repairs	15,000.00	8,800.00	11,000.00
8322	Irrigation Mtce	8,000.00	8,650.00	8,700.00
8325	Irrigation Contract	4,600.00	4,600.00	4,200.00
8330	Sod/Annuals/Plants	12,000.00	350.00	2,000.00
8510	Holiday Decorations	5,400.00	5,000.00	5,400.00
	SUBTOTAL	**$ 63,924.00**	**$ 46,324.00**	**$ 50,800.00**
	CONTINGENCIES			
8910	Contingency	$ 1,700.00	$ 575.00	$ 3,000.00
	RESERVE FUND CONTRIBUTION			
9510	Reserve Fund Contribution	$ 25,000.00	$ 25,000.00	$ 25,000.00
	TOTAL EXPENSES	**$ 159,524.00**	**$ 161,859.00**	**$ 159,525.00**
	INCOME			
6110	Maintenance Fees	$ 134,524.00	$ 134,525.00	$ 134,525.00
6510	Reserve Fees	25,000.00	25,000.00	25,000.00
	TOTAL INCOME	**$ 159,524.00**		**$ 159,525.00**
	NUMBER OF UNITS	**709.00**		**709.00**
	ANNUAL FEE PER UNIT	**$ 225.00**		**$ 225.00**

LELY COUNTRY CLUB
APPROVED RESERVE BUDGET
YEAR ENDING DECEMBER 31, 2025

DESCRIPTION	EST LIFE	EST REM LIFE	COST TO REPLACE	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
WELLS #3 - ST ANDREWS	25	9	18,138.00								18,138.00			
WELLS #1 - AUGUSTA NORTH	25	14	21,161.00											
WELLS #2 - AUGUST SOUTH	25	4	15,115.00			15,115.00								
MONUMENTS - ENTRANCE LANDSCAPING	7	7	40,000.00	160.00						40,000.00				
SA MONUMENTS - PAINTING/SIGNAGE UPDATE	20	10	30,000.00										30,000.00	
AUGUSTA MONUMENTS - PAINTING/SIGNAGE UPDATE	25	11	30,000.00											30,000.00
IRRIGATION SYSTEM	25	6	75,000.00					75,000.00						
SIGNS REPLACEMENTS / REPAIRS	15	11	5,500.00	1,850.00									5,500.00	
DEBRIS CLEANUP / MEDIAN UPDATES	8	6	40,000.00						40,000.00					
INSURANCE DEDUCTIBLE	10	7	20,000.00							20,000.00				
			294,914.00											
BEGIN CASH				93,952.00	119,900.00	144,900.00	154,785.00	179,785.00	129,785.00	114,785.00	79,785.00	86,647.00	111,647.00	101,147.00
INTEREST				2,958.00										
ANNUAL CONTRIBUTION				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	25,000.00
EXPENDITURE				2,010.00	-	15,115.00	-	75,000.00	40,000.00	60,000.00	18,138.00	-	35,500.00	30,000.00
END BALANCE				$ 119,900.00	$ 144,900.00	$ 154,785.00	$ 179,785.00	$ 129,785.00	$ 114,785.00	$ 79,785.00	$ 86,647.00	$ 111,647.00	$ 101,147.00	$ 96,147.00

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

LELY COUNTRY CLUB
APPROVED RESERVE BUDGET
YEAR ENDING DECEMBER 31, 2025

2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
	21,161.00														
		40,000.00							40,000.00						
							30,000.00								
							30,000.00								
													5,500.00		
	40,000.00						40,000.00						40,000.00		
					20,000.00										20,000.00
96,147.00	121,147.00	84,986.00	69,986.00	94,986.00	119,986.00	124,986.00	149,986.00	74,986.00	99,986.00	84,986.00	109,986.00	134,986.00	159,986.00	139,486.00	164,486.00
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	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
-	61,161.00	40,000.00	-	-	20,000.00	-	100,000.00	-	40,000.00	-	-	-	45,500.00	-	20,000.00
$ 121,147.00	$ 84,986.00	$ 69,986.00	$ 94,986.00	$ 119,986.00	$ 124,986.00	$ 149,986.00	$ 74,986.00	$ 99,986.00	$ 84,986.00	$ 109,986.00	$ 134,986.00	$ 159,986.00	$ 139,486.00	$ 164,486.00	$ 169,486.00