

Lucaya
Community Development District
General Fund
Fiscal Year 2013/2014
Adopted August 15, 2013

Chart of Accounts Classification	Budget for 2013/2014
REVENUES	
Special Assessments	
Tax Roll	244,301
TOTAL REVENUES	\$244,301
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	1,200
Financial & Administrative	
Administrative Services	6,180
District Management	18,540
District Engineer	10,000
Disclosure Report	500
Trustees Fees	3,775
Financial Consulting Services	8,858
Accounting Services	14,832
Auditing Services	3,200
Arbitrage Rebate Calculation	650
Public Officials Liability Insurance	3,436
Legal Advertising	850
Bank Fees	50
Dues, Licenses & Fees	700
Tax Collector /Property Appraiser Fees	360
Legal Counsel	
District Counsel	7,500
Administrative Subtotal	\$80,631
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	2,200
Water-Sewer Combination Services	
Repairs & Maintenance	5,000
Utility - Bulk Potable Water	98,500
Stormwater Control	
Aquatic Maintenance	5,000
Fountain Service Repairs & Maintenance	3,500
Pond Bank Repair and Maintenance	2,500
Mitigation Area Maintenance	12,500
Aquatic Plant Replacement	500
Stormwater System Maintenance	2,500
Water Quality Monitoring	3,600
Other Physical Environment	
General Liability Insurance	505
Property Insurance	2,105
Landscape Maintenance (Pond Banks)	12,760
Landscape Replacement Plants, Shrubs, Trees	2,500
Contingency	
Miscellaneous Contingency	10,000
Field Operations Subtotal	\$163,670
TOTAL EXPENDITURES	\$244,301

**Lucaya Community Development District
Debt Service
Fiscal Year 2013/2014**

Chart of Accounts Classification	Series 2005	Budget for 2013/2014
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$157,286.45	\$ 157,286.45
TOTAL REVENUES	\$ 157,286.45	\$ 157,286.45
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		
Debt Service Obligation	\$ 157,286.45	\$ 157,286.45
Administrative Subtotal	\$ 157,286.45	\$ 157,286.45
TOTAL EXPENDITURES	\$ 157,286.45	\$ 157,286.45
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Collection and Discount % applicable to the county: 4.5%

Gross assessments \$ 164,697.85

Notes:

Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Lucaya Community Development District

FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2013/2014 O&M Budget	\$244,301.00
Lee Co. 4.5% Collection Cost:	<u>\$11,511.57</u>
2013/2014 Total:	<u>\$255,812.57</u>

2012/2013 O&M Budget	\$250,482.00
2012/2014 O&M Budget	\$244,301.00
Total Difference:	<u><u>-\$6,181.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2012/2013	2013/2014	\$	%
Debt Service - Garden Condo w/ CO	\$363.51	\$363.51	\$0.00	0.00%
Operations/Maintenance - Garden Condo w/ CO	\$774.36	\$743.74	-\$30.62	-3.95%
Total	\$1,137.87	\$1,107.25	-\$30.62	-2.69%
Debt Service - Carriage Homes	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes	\$482.56	\$438.41	-\$44.15	-9.15%
Total	\$957.92	\$913.77	-\$44.15	-4.61%
Debt Service - Carriage Homes w/ CO	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes w/ CO	\$887.90	\$846.89	-\$41.01	-4.62%
Total	\$1,363.26	\$1,322.25	-\$41.01	-3.01%
Debt Service - Coach Homes w/ CO	\$559.24	\$559.24	\$0.00	0.00%
Operations/Maintenance - Coach Homes w/ CO	\$973.06	\$924.26	-\$48.80	-5.02%
Total	\$1,532.30	\$1,483.50	-\$48.80	-3.18%
Debt Service - Villas	\$643.13	\$643.13	\$0.00	N/A
Operations/Maintenance - Villas	\$652.87	\$593.15	-\$59.72	N/A
Total	\$1,296.00	\$1,236.28	-\$59.72	-4.61%
Debt Service - Villas w/ CO	\$643.13	\$643.13	\$0.00	N/A
Operations/Maintenance - Villas w/ CO	\$1,058.21	\$1,001.63	-\$56.58	N/A
Total	\$1,701.34	\$1,644.76	-\$56.58	-3.33%
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$1,013.34	\$1,021.20	\$7.86	0.78%
Total	\$1,013.34	\$1,021.20	\$7.86	0.78%

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FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$145,801.00	POTABLE WATER		\$98,500.00
COLLECTION COSTS @	4.5%	<u>\$6,870.20</u>	COLLECTION COSTS @	4.5%	<u>\$4,641.36</u>
TOTAL O&M ASSESSMENT		<u>\$152,671.20</u>	TOTAL ASSESSMENT		<u>\$103,141.36</u>

SERIES 2005A DEBT SERVICE ⁽¹⁾	EAU FACTOR	ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF POTABLE WATER ASSESSMENT				TOTAL SERIES 2005 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT						
		UNITS	TOTAL EAU's	% TOTAL EAU's	O&M PER PARCEL	O&M PER LOT	UNITS	TOTAL EAU's	% TOTAL EAU's		AMOUNT PER PARCEL	AMOUNT PER LOT	O&M	POTABLE WATER ⁽⁵⁾	2005A DEBT SERVICE ⁽²⁾⁽⁴⁾	TOTAL ⁽³⁾	
Garden Condo w/ CO	115	0.65	116	75.40	25.47%	\$38,889.89	\$335.26	116	116.00	45.94%	\$47,383.75	\$408.48	\$41,803.65	\$335.26	\$408.48	\$363.51	\$1,107.25
Carriage Homes	104	0.85	104	88.40	29.86%	\$45,595.05	\$438.41	0	0.00	0.00%	\$0.00	\$0.00	\$49,437.44	\$438.41	\$0.00	\$475.36	\$913.77
Carriage Homes w/ CO	79	0.85	80	68.00	22.97%	\$35,073.11	\$438.41	80	80.00	31.68%	\$32,678.45	\$408.48	\$37,553.44	\$438.41	\$408.48	\$475.36	\$1,322.25
Coach Homes w/ CO ⁽⁶⁾	32	1.00	32	32.00	10.81%	\$16,505.00	\$515.78	32	32.00	12.67%	\$13,071.38	\$408.48	\$17,895.68	\$515.78	\$408.48	\$559.24	\$1,483.50
Villa ⁽⁶⁾	6	1.15	6	6.90	2.33%	\$3,558.89	\$593.15	0	0.00	0.00%	\$0.00	\$0.00	\$3,858.78	\$593.15	\$0.00	\$643.13	\$1,236.28
Villa w/CO ⁽⁶⁾	22	1.15	22	25.30	8.55%	\$13,049.26	\$593.15	22	22.00	8.71%	\$8,986.57	\$408.48	\$14,148.86	\$593.15	\$408.48	\$643.13	\$1,644.76
Clubhouse	0	2.50						1	2.50	0.99%	\$1,021.20	\$1,021.20	\$0.00	\$0.00	\$1,021.20	\$0.00	\$1,021.20
	<u>358</u>		<u>360</u>	<u>296.00</u>	<u>100.00%</u>	<u>\$152,671.20</u>		<u>251</u>	<u>252.50</u>	<u>100.00%</u>	<u>\$103,141.36</u>		<u>\$164,697.85</u>				
LESS: Lee County Collection Costs and Early Payment Discount Costs						<u>(\$6,870.20)</u>					<u>(\$4,641.36)</u>		<u>(\$7,411.40)</u>				
Net Revenue to be Collected						<u>\$145,801.00</u>					<u>\$98,500.00</u>		<u>\$157,286.45</u>				

⁽¹⁾ Reflects the number of total lots with Series 2005A debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2005A bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2013 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁴⁾ Reduced per lot debt service assessment by 3% to account for Lee County reduction in collection cost

⁽⁵⁾ Potable Water only to be assessed on lots/units which are built and issued certificates of occupancy.

⁽⁶⁾ Per 2012 replat the product mix was revised to reduce Coach Homes from 64 to 32 and to add 28 Villas, reducing the total unit count from 364 to 360.