

FINAL BUDGET
Lucaya Community Development District
General Fund
Fiscal Year 2014/2015
Adopted August 21, 2014

Chart of Accounts Classification	Budget for 2014/2015
REVENUES	
Special Assessments	
Tax Roll	262,077
TOTAL REVENUES	\$ 262,077
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	1,200
Financial & Administrative	
Administrative Services	6,365
District Management	19,096
District Engineer	10,500
Disclosure Report	500
Trustees Fees	3,775
Financial Consulting Services	9,124
Accounting Services	15,277
Auditing Services	3,200
Arbitrage Rebate Calculation	650
Public Officials Liability Insurance	2,960
Legal Advertising	850
Dues, Licenses & Fees	700
Tax Collector /Property Appraiser Fees	360
Website Development/Maintenance	3,000
Legal Counsel	
District Counsel	5,500
Administrative Subtotal	\$ 83,057
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	2,000
Water-Sewer Combination Services	
Utility - Bulk Potable Water	110,000
System Repair & Maintenance	8,000
Lift Station Maintenance	2,400
Stormwater Control	
Aquatic Maintenance	6,000
Fountain Service Repairs & Maintenance	3,200
Lake/Pond Bank Maintenance	2,500
Mitigation Area Maintenance	12,500
Aquatic Plant Replacement	500
Stormwater System Maintenance	1,500
Water Quality Monitoring	3,600
Other Physical Environment	
General Liability Insurance	530
Property Insurance	2,250
Landscape Maintenance	12,500
Landscape Replacement Plants, Shrubs, Trees	2,500
Fire Ant Treatment	540
Contingency	
Miscellaneous Contingency	8,500
Field Operations Subtotal	\$ 179,020
TOTAL EXPENDITURES	\$ 262,077

Budget Template
Lucaya Community Development District
Debt Service
Fiscal Year 2014/2015

Chart of Accounts Classification	Series 2005	Budget for 2014/2015
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 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2014/2015 O&M Budget	\$262,077.00
Lee Co. 4.5% Collection Cost:	<u>\$12,349.18</u>
2014/2015 Total:	<u>\$274,426.18</u>

2013/2014 O&M Budget	\$244,301.00
2014/2015 O&M Budget	<u>\$262,077.00</u>
Total Difference:	<u><u>\$17,776.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2013/20134	2014/2015	\$	%
Debt Service - Garden Condo w/ CO	\$363.51	\$363.51	\$0.00	0.00%
Operations/Maintenance - Garden Condo w/ CO	\$743.74	\$795.27	\$51.53	6.93%
Total	\$1,107.25	\$1,158.78	\$51.53	4.65%
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Debt Service - Carriage Homes	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes	\$438.41	\$457.29	\$18.88	4.31%
Total	\$913.77	\$932.65	\$18.88	2.07%
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Debt Service - Carriage Homes w/ CO	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes w/ CO	\$846.89	\$902.87	\$55.98	6.61%
Total	\$1,322.25	\$1,378.23	\$55.98	4.23%
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Debt Service - Coach Homes w/ CO	\$559.24	\$559.24	\$0.00	0.00%
Operations/Maintenance - Coach Homes w/ CO	\$924.26	\$983.56	\$59.30	6.42%
Total	\$1,483.50	\$1,542.80	\$59.30	4.00%
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Debt Service - Villas w/ CO	\$643.13	\$643.13	\$0.00	0.00%
Operations/Maintenance - Villas w/ CO	\$1,001.63	\$1,064.26	\$62.63	6.25%
Total	\$1,644.76	\$1,707.39	\$62.63	3.81%
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Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$1,021.20	\$1,113.96	\$92.76	9.08%
Total	\$1,021.20	\$1,113.96	\$92.76	9.08%

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FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$152,077.00	POTABLE WATER		\$110,000.00
COLLECTION COSTS @	4.5%	\$7,165.93	COLLECTION COSTS @	4.5%	\$5,183.25
TOTAL O&M ASSESSMENT		<u>\$159,242.93</u>	TOTAL ASSESSMENT		<u>\$115,183.25</u>

LOT SIZE	SERIES 2005 DEBT		ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF POTABLE WATER ASSESSMENT				TOTAL DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT					
	SERVICE ⁽¹⁾	EAU FACTOR	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 ⁽¹⁾	2005 DEBT SERVICE ^{(2),(4)}	TOTAL ⁽³⁾
Garden Condo w/ CO	115	0.65	116	75.40	25.47%	\$40,563.91	\$349.69	116	116.00	44.87%	\$51,687.65	\$445.58	\$41,803.65	\$349.69	\$445.58	\$363.51	\$1,158.78
Carriage Homes	104	0.85	104	88.40	29.86%	\$47,557.69	\$457.29	0	0.00	0.00%	\$0.00	\$0.00	\$49,437.44	\$457.29	\$0.00	\$475.36	\$932.65
Carriage Homes w/ CO	79	0.85	80	68.00	22.97%	\$36,582.84	\$457.29	80	80.00	30.95%	\$35,646.65	\$445.58	\$37,553.44	\$457.29	\$445.58	\$475.36	\$1,378.23
Coach Homes w/ CO ⁽⁹⁾	32	1.00	32	32.00	10.81%	\$17,215.45	\$537.98	32	32.00	12.38%	\$14,258.66	\$445.58	\$17,895.68	\$537.98	\$445.58	\$559.24	\$1,542.80
Villa w/CO ⁽⁶⁾	28	1.15	28	32.20	10.88%	\$17,323.05	\$618.68	28	28.00	10.83%	\$12,476.33	\$445.58	\$18,007.64	\$618.68	\$445.58	\$643.13	\$1,707.39
Clubhouse	0	2.50						1	2.50	0.97%	\$1,113.96	\$1,113.96	\$0.00	\$0.00	\$1,113.96	\$0.00	\$1,113.96
	<u>358</u>		<u>360</u>	<u>296.00</u>	<u>100.00%</u>	<u>\$159,242.93</u>		<u>257</u>	<u>258.50</u>	<u>100.00%</u>	<u>\$115,183.25</u>		<u>\$164,697.85</u>				
LESS: Lee County Collection Costs and Early Payment Discount Costs						<u>(\$7,165.93)</u>					<u>(\$5,183.25)</u>		<u>(\$7,411.40)</u>				
Net Revenue to be Collected						<u>\$152,077.00</u>					<u>\$110,000.00</u>		<u>\$157,286.45</u>				

Reflects the number of total lots with Series 2005 Debt outstanding.

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

Annual assessment that will appear on November 2014 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.

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

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

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.