

**Lucaya Community Development District**  
**General Fund**  
**Fiscal Year 2015/2016**

Adopted August 20, 2015

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	<b>REVENUES</b>	
3		
12	Interest Earnings	
13	Interest Earnings	\$ -
14	Special Assessments	
15	Tax Roll*	\$ 288,000
31		
32	<b>TOTAL REVENUES</b>	<b>\$ 288,000</b>
33		
34	Balance Forward from Prior Year	\$ -
35		
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 288,000</b>
37		
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
39		
40	<b>EXPENDITURES - ADMINISTRATIVE</b>	
41		
42	Legislative	
43	Supervisor Fees	\$ 1,600
44	Financial & Administrative	
45	Administrative Services	\$ 4,500
46	District Management	\$ 20,062
47	District Engineer	\$ 10,500
48	Disclosure Report	\$ 1,500
49	Trustees Fees	\$ 2,700
51	Financial Consulting Services	\$ 10,000
52	Accounting Services	\$ 15,300
53	Auditing Services	\$ 3,200
54	Arbitrage Rebate Calculation	\$ 650
59	Public Officials Liability Insurance	\$ 3,448
60	Legal Advertising	\$ 850
62	Dues, Licenses & Fees	\$ 700
64	Tax Collector /Property Appraiser Fees	\$ 360
66	Website Fees & Maintenance	\$ 2,700
67	Legal Counsel	
68	District Counsel	\$ 10,000
73		
74	<b>Administrative Subtotal</b>	<b>\$ 88,070</b>
75		
76	<b>EXPENDITURES - FIELD OPERATIONS</b>	
77		
90	Electric Utility Services	
91	Utility Services	\$ 2,000
103	Water-Sewer Combination Services	
106	Utility - Bulk Potable Water	\$ 132,000
108	Utility - Repairs & Maintenance	\$ 8,000
111	Stormwater Control	
113	Aquatic Maintenance	\$ 5,352
114	Fountain Service Repairs & Maintenance	\$ 2,400
115	Lake/Pond Bank Maintenance	\$ 2,500
117	Mitigation Area Monitoring & Maintenance	\$ 12,500
118	Aquatic Plant Replacement	\$ 500
119	Stormwater System Maintenance	\$ 1,500
124	Water Quality Monitoring	\$ 3,600
125	Other Physical Environment	
130	General Liability Insurance	\$ 310
131	Property Insurance	\$ 2,100
135	Landscape Maintenance	\$ 12,500
139	Lift Station Maintenance	\$ 3,000
147	Landscape Replacement Plants, Shrubs, Trees	\$ 2,500
152	Fire Ant Treatment	\$ 540
162	Parks & Recreation	
186	Fire System Monitoring & Maintenance	\$ 4,000
218	Contingency	
220	Miscellaneous Contingency	\$ 4,628
223		
224	<b>Field Operations Subtotal</b>	<b>\$ 199,930</b>
225		
226	<b>Contingency for County TRIM Notice</b>	
227		
228	<b>TOTAL EXPENDITURES</b>	<b>\$ 288,000</b>
229		
230	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
231		

**Budget Template**  
**Lucaya Community Development District**  
**Debt Service**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2005	Budget for 2015/2016
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$ 157,286.45	\$ 157,286.45
<b>TOTAL REVENUES</b>	<b>\$ 157,286.45</b>	<b>\$ 157,286.45</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		
Debt Service Obligation	\$ 157,286.45	\$ 157,286.45
<b>Administrative Subtotal</b>	<b>\$ 157,286.45</b>	<b>\$ 157,286.45</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 157,286.45</b>	<b>\$ 157,286.45</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>

Lee County Collection Costs and Early Payment Discounts: 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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received

Lucaya Community Development District

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2015/2016 O&M Budget	\$288,000.00
Lee Co. 4.5% Collection Cost:	<u>\$13,570.68</u>
2015/2016 Total:	<b>\$301,570.68</b>

2014/2015 O&M Budget	\$262,077.00
2015/2016 O&M Budget	<u>\$288,000.00</u>
Total Difference:	<b><u>\$25,923.00</u></b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Garden Condo w/ CO	\$363.51	\$363.51	\$0.00	0.00%
Operations/Maintenance - Garden Condo w/ CO	\$795.27	\$893.41	\$98.14	12.34%
<b>Total</b>	<b>\$1,158.78</b>	<b>\$1,256.92</b>	<b>\$98.14</b>	<b>8.47%</b>
Debt Service - Carriage Homes	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes	\$457.29	\$469.08	\$11.79	2.58%
<b>Total</b>	<b>\$932.65</b>	<b>\$944.44</b>	<b>\$11.79</b>	<b>1.26%</b>
Debt Service - Carriage Homes w/ CO	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes w/ CO	\$902.87	\$1,003.78	\$100.91	11.18%
<b>Total</b>	<b>\$1,378.23</b>	<b>\$1,479.14</b>	<b>\$100.91</b>	<b>7.32%</b>
Debt Service - Coach Homes w/ CO	\$559.24	\$559.24	\$0.00	0.00%
Operations/Maintenance - Coach Homes w/ CO	\$983.56	\$1,086.56	\$103.00	10.47%
<b>Total</b>	<b>\$1,542.80</b>	<b>\$1,645.80</b>	<b>\$103.00</b>	<b>6.68%</b>
Debt Service - Villas w/ CO	\$643.13	\$643.13	\$0.00	0.00%
Operations/Maintenance - Villas w/ CO	\$1,064.26	\$1,169.34	\$105.08	9.87%
<b>Total</b>	<b>\$1,707.39</b>	<b>\$1,812.47</b>	<b>\$105.08</b>	<b>6.15%</b>
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$1,113.96	\$1,336.75	\$222.79	20.00%
<b>Total</b>	<b>\$1,113.96</b>	<b>\$1,336.75</b>	<b>\$222.79</b>	<b>20.00%</b>

**LUCAYA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$156,000.00	POTABLE WATER		\$132,000.00
COLLECTION COSTS @ 4.5%		<u>\$7,350.79</u>	COLLECTION COSTS @ 4.5%		<u>\$6,219.90</u>
TOTAL O&M ASSESSMENT		<u>\$163,350.79</u>	TOTAL ASSESSMENT		<u>\$138,219.90</u>

**UNITS ASSESSED <sup>(1)</sup>**

LOT SIZE	SERIES 2005		
	O&M	DEBT SERVICE <sup>(2)</sup>	EAU FACTOR
Garden Condo w/ CO	116	115	0.65
Carriage Homes	104	104	0.85
Carriage Homes w/ CO	80	79	0.85
Coach Homes w/ CO <sup>(5)</sup>	32	32	1.00
Villa w/CO <sup>(5)</sup>	28	28	1.15
Clubhouse	0	0	2.50
	<u>360</u>	<u>358</u>	

ALLOCATION OF O&M ASSESSMENT				
UNITS	TOTAL EAU's	% TOTAL EAU's	O&M PER PARCEL	O&M PER LOT
116	75.40	25.47%	\$41,610.30	\$358.71
104	88.40	29.86%	\$48,784.49	\$469.08
80	68.00	22.97%	\$37,526.53	\$469.08
32	32.00	10.81%	\$17,659.54	\$551.86
28	32.20	10.88%	\$17,769.92	\$634.64
	<u>360</u>	<u>296.00</u>	<u>100.00%</u>	<u>\$163,350.79</u>

ALLOCATION OF POTABLE WATER ASSESSMENT				
UNITS	TOTAL EAU's	% TOTAL EAU's	AMOUNT PER PARCEL	AMOUNT PER LOT
116	116.00	44.87%	\$62,025.18	\$534.70
0	0.00	0.00%	\$0.00	\$0.00
80	80.00	30.95%	\$42,775.98	\$534.70
32	32.00	12.38%	\$17,110.39	\$534.70
28	28.00	10.83%	\$14,971.59	\$534.70
1	2.50	0.97%	\$1,336.75	\$1,336.75
	<u>257</u>	<u>258.50</u>	<u>100.00%</u>	<u>\$138,219.90</u>

PER LOT ANNUAL ASSESSMENT			
O&M	POTABLE WATER	2005 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
\$358.71	\$534.70	\$363.51	\$1,256.92
\$469.08	\$0.00	\$475.36	\$944.44
\$469.08	\$534.70	\$475.36	\$1,479.14
\$551.86	\$534.70	\$559.24	\$1,645.80
\$634.64	\$534.70	\$643.13	\$1,812.47
\$0.00	\$1,336.75	\$0.00	\$1,336.75

LESS: Lee County Collection Costs and Early Payment Discounts

Net Revenue to be Collected

(\$7,350.79)

\$156,000.00

(\$6,219.90)

\$132,000.00

<sup>(1)</sup> Reflects two (2) Series 2005A prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2005A debt outstanding.

<sup>(3)</sup> 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 discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2015 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.

<sup>(5)</sup> 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.