

**LUCAYA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$171,000.00		POTABLE WATER	\$132,000.00
COLLECTION COSTS @ 4.5%		<u>\$8,057.59</u>		COLLECTION COSTS @ 4.5%	<u>\$6,219.90</u>
TOTAL O&M ASSESSMENT		<u>\$179,057.59</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%	\$45,611.29	\$393.20
104	88.40	29.86%	\$53,475.31	\$514.19
80	68.00	22.97%	\$41,134.85	\$514.19
32	32.00	10.81%	\$19,357.58	\$604.92
28	32.20	10.88%	\$19,478.56	\$695.66
	<u>360</u>	<u>296.00</u>	<u>100.00%</u>	<u>\$179,057.59</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>
\$393.20	\$534.70	\$363.51	\$1,291.41
\$514.19	\$0.00	\$475.36	\$989.55
\$514.19	\$534.70	\$475.36	\$1,524.25
\$604.92	\$534.70	\$559.24	\$1,698.86
\$695.66	\$534.70	\$643.13	\$1,873.49
\$0.00	\$1,336.75	\$0.00	\$1,336.75

LESS: Lee County Collection Costs and Early Payment Discounts

Net Revenue to be Collected

(\$8,057.59)

\$171,000.00

(\$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 2016 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.