



Rizzetta & Company

# Lucaya Community Development District

[www.lucayacdd.org](http://www.lucayacdd.org)

---

**Adopted Budget for Fiscal Year 2017/2018**

**Presented by: Rizzetta & Company, Inc.**

9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912  
Phone: 239-936-0913

[rizzetta.com](http://rizzetta.com)

**Adopted Budget  
Lucaya Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 303,000
<b>TOTAL REVENUES</b>	<b>\$ 303,000</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 303,000</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 3,000
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 21,100
District Engineer	\$ 14,000
Disclosure Report	\$ 1,500
Trustees Fees	\$ 2,700
Agenda Printing	\$ 1,200
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 5,000
Accounting Services	\$ 16,300
Auditing Services	\$ 3,200
Arbitrage Rebate Calculation	\$ 651
Public Officials Liability Insurance	\$ 2,475
Legal Advertising	\$ 850
Dues, Licenses & Fees	\$ 735
Tax Collector /Property Appraiser Fees	\$ 360
Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
Legal Counsel	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 94,671</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 2,000
Water-Sewer Combination Services	
Utility Services - Repairs and Maintenance	\$ 756
Utility - Bulk Potable Water	\$ 134,000
Stormwater Control	
Aquatic Maintenance	\$ 5,856
Fountain Service Repairs & Maintenance	\$ 2,400
Lake/Pond Bank Maintenance	\$ 2,500
Mitigation Area Monitoring & Maintenance	\$ 13,950
Water Quality Monitoring	\$ 3,600
Aquatic Plant Replacement	\$ 500
Stormwater System Maintenance	\$ 1,500
Other Physical Environment	
General Liability Insurance	\$ 2,475
Property Insurance	\$ 268
Landscape Maintenance	\$ 12,120
Lift Station Maintenance	\$ 6,800
Fire Ant Treatment	\$ 540
Parks & Recreation	
Fire System Monitoring & Maintenance	\$ 4,200
Contingency	
Miscellaneous Contingency	\$ 14,864
<b>Field Operations Subtotal</b>	<b>\$ 208,329</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 303,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Lucaya Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2005	Budget for 2017/2018
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$ 151,398.71	\$ 151,398.71
<b>TOTAL REVENUES</b>	<b>\$ 151,398.71</b>	<b>\$ 151,398.71</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		
Debt Service Obligation	\$ 151,398.71	\$ 151,398.71
<b>Administrative Subtotal</b>	<b>\$ 151,398.71</b>	<b>\$ 151,398.71</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 151,398.71</b>	<b>\$ 151,398.71</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 \$ 158,532.68**

**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 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$303,000.00
Lee Co. 4.5% Collection Cost:	\$14,277.49
<b>2017/2018 Total:</b>	<b>\$317,277.49</b>

2016/2017 O&M Budget	\$303,000.00
2017/2018 O&M Budget	\$303,000.00
<b>Total Difference:</b>	<b>\$0.00</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Garden Condo w/ CO	\$363.51	\$363.51	\$0.00	0.00%
Operations/Maintenance - Garden Condo w/ CO	\$927.90	\$944.65	\$16.75	1.81%
<b>Total</b>	<b>\$1,291.41</b>	<b>\$1,308.16</b>	<b>\$16.75</b>	<b>1.30%</b>
Debt Service - Carriage Homes w/ CO	\$475.36	\$475.36	\$0.00	0.00%
Operations/Maintenance - Carriage Homes w/ CO	\$1,048.89	\$1,069.17	\$20.28	1.93%
<b>Total</b>	<b>\$1,524.25</b>	<b>\$1,544.53</b>	<b>\$20.28</b>	<b>1.33%</b>
Debt Service - Coach Homes w/ CO	\$559.24	\$559.24	\$0.00	0.00%
Operations/Maintenance - Coach Homes w/ CO	\$1,139.62	\$1,162.55	\$22.93	2.01%
<b>Total</b>	<b>\$1,698.86</b>	<b>\$1,721.79</b>	<b>\$22.93</b>	<b>1.35%</b>
Debt Service - Villas w/ CO	\$643.13	\$643.13	\$0.00	0.00%
Operations/Maintenance - Villas w/ CO	\$1,230.36	\$1,255.94	\$25.58	2.08%
<b>Total</b>	<b>\$1,873.49</b>	<b>\$1,899.07</b>	<b>\$25.58</b>	<b>1.37%</b>
Debt Service - Villas (no CO)	\$0.00	\$643.13		(1)
Operations/Maintenance - Villas (no CO)	\$0.00	\$715.96		
<b>Total</b>	<b>\$0.00</b>	<b>\$1,359.09</b>		
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse (Potable Water only)	\$1,336.75	\$1,349.95	\$13.20	0.99%
<b>Total</b>	<b>\$1,336.75</b>	<b>\$1,349.95</b>	<b>\$13.20</b>	<b>0.99%</b>

(1) Removed 104 Carriage Homes and added 66 Villas for FY 17/18 - no Certificate of Occupancy.

**LUCAYA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$169,000.00	POTABLE WATER		\$134,000.00
COLLECTION COSTS @	4.0%	\$7,041.67	COLLECTION COSTS @	4.0%	\$5,583.33
(5) TAX COLLECTOR FEE (\$1.42 PER PARCEL / L		\$457.24	(5) TAX COLLECTOR FEE (CLUBHOUSE)		\$1.42
TOTAL O&M ASSESSMENT		<u>\$176,498.91</u>	TOTAL ASSESSMENT		<u>\$139,584.75</u>

LU 0	LOT SIZE	UNITS ASSESSED (1)			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF POTABLE WATER ASSESSMENT				TOTAL SERIES 2005 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT				
		SERIES 2005			TOTAL	% TOTAL	O&M	O&M	TOTAL	% TOTAL	AMOUNT	AMOUNT	O&M		POTABLE	2005 DEBT	TOTAL (4)		
		O&M	DEBT SERVICE (2)	EAU FACTOR	UNITS	EAU's	EAU's	PER PARCEL	PER LOT	UNITS	EAU's	EAU's	PER PARCEL		PER LOT	O&M	WATER	SERVICE (3)	
Garden-CCO	Garden Condo w/ CO	116	115	0.65	116	75.40	26.60%	\$46,941.86	\$404.67	116	116.00	44.87%	\$62,637.65	\$539.98	\$41,803.65	\$404.67	\$539.98	\$363.51	\$1,308.16
Carriage-CCO	Carriage Homes w/ CO	80	79	0.85	80	68.00	23.99%	\$42,334.83	\$529.19	80	80.00	30.95%	\$43,198.38	\$539.98	\$37,553.44	\$529.19	\$539.98	\$475.36	\$1,544.53
Coach-CCO	Coach Homes w/ CO (5)	32	32	1.00	32	32.00	11.29%	\$19,922.28	\$622.57	32	32.00	12.38%	\$17,279.35	\$539.98	\$17,895.68	\$622.57	\$539.98	\$559.24	\$1,721.79
Villa-CCO	Villa w/CO (6)	28	28	1.15	28	32.20	11.36%	\$20,046.79	\$715.96	28	28.00	10.83%	\$15,119.43	\$539.98	\$18,007.64	\$715.96	\$539.98	\$643.13	\$1,899.07
Villa	Villa (6)	66	66	1.15	66	75.90	26.77%	\$47,253.15	\$715.96	0	0.00	0.00%	\$0.00	\$0.00	\$42,446.58	\$715.96	\$0.00	\$643.13	\$1,359.09
Clubhouse	Clubhouse	0	0	2.50						1	2.50	0.97%	\$1,349.95	\$1,349.95	\$0.00	\$0.00	\$1,349.95	\$0.00	\$1,349.95
		<u>322</u>	<u>320</u>		<u>322</u>	<u>283.50</u>	<u>100.00%</u>	<u>\$176,498.91</u>		<u>257</u>	<u>258.50</u>	<u>100.00%</u>	<u>\$139,584.75</u>		<u>\$157,706.99</u>				
LESS: Lee County Collection Costs and Early Payment Discounts								<u>(\$7,498.91)</u>					<u>(\$5,584.75)</u>		<u>(\$6,308.28)</u>				
Net Revenue to be Collected								<u>\$169,000.00</u>					<u>\$134,000.00</u>		<u>\$151,398.71</u>				

(1) Reflects 2 (two) Series 2005A prepayments.

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

(3) 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.

(4) Annual assessment that will appear on November 2017 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.

(5) 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.

(6) 2017 replat - change in product mix from 104 Carriage Homes to 66 Villas, reducing the total unit count from 360 to 322.