

LUCAYA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$197,864.00	POTABLE WATER		\$145,221.00
COLLECTION COSTS @ 4.0%		\$8,244.33	COLLECTION COSTS @ 4.0%		\$6,050.88
⁽⁷⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / L		\$466.90	⁽⁷⁾ TAX COLLECTOR FEE (CLUBHOUSE)		\$1.45
TOTAL O&M ASSESSMENT		<u>\$206,575.23</u>	TOTAL ASSESSMENT		<u>\$151,273.33</u>

UNITS ASSESSED

LOT SIZE	SERIES 2005		
	O&M	DEBT SERVICE ⁽¹⁾ ⁽²⁾	EAU FACTOR
Garden Condo w/ CO	116	115	0.65
Carriage Homes w/ CO	80	79	0.85
Coach Homes w/ CO ⁽⁵⁾	32	32	1.00
Villa w/CO ⁽⁶⁾	40	40	1.15
Villa ⁽⁶⁾	54	54	1.15
Clubhouse	0	0	2.50
	<u>322</u>	<u>320</u>	

ALLOCATION OF O&M ASSESSMENT				
UNITS	TOTAL	% TOTAL	O&M	O&M
	EAU's	EAU's	PER PARCEL	PER LOT
116	75.40	26.60%	\$54,941.00	\$473.63
80	68.00	23.99%	\$49,548.91	\$619.36
32	32.00	11.29%	\$23,317.13	\$728.66
40	46.00	16.23%	\$33,518.38	\$837.96
54	62.10	21.90%	\$45,249.81	\$837.96
	<u>322</u>	<u>283.50</u>	<u>100.00%</u>	<u>\$206,575.23</u>

ALLOCATION OF POTABLE WATER ASSESSMENT ⁽⁸⁾				
UNITS	TOTAL	% TOTAL	AMOUNT	AMOUNT
	EAU's	EAU's	PER PARCEL	PER LOT
116	116.00	42.88%	\$64,870.75	\$559.23
80	80.00	29.57%	\$44,738.45	\$559.23
32	32.00	11.83%	\$17,895.38	\$559.23
40	40.00	14.79%	\$22,369.22	\$559.23
0	0.00	0.00%	\$0.00	\$0.00
1	2.50	0.92%	\$1,399.53	\$1,399.53
	<u>269</u>	<u>270.50</u>	<u>100.00%</u>	<u>\$151,273.33</u>

PER LOT ANNUAL ASSESSMENT			
O&M	POTABLE WATER	2005 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$473.63	\$559.23	\$361.62	\$1,394.48
\$619.36	\$559.23	\$472.88	\$1,651.47
\$728.66	\$559.23	\$556.33	\$1,844.22
\$837.96	\$559.23	\$639.78	\$2,036.97
\$837.96	\$0.00	\$639.78	\$1,477.74
\$0.00	\$1,399.53	\$0.00	\$1,399.53

LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):

Net Revenue to be Collected:

		<u>(\$8,711.23)</u>			<u>(\$6,052.33)</u>
		<u>\$197,864.00</u>			<u>\$145,221.01</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 2018 Lee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (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.

⁽⁷⁾ Lee County collection costs increased from \$1.42 to \$1.45 per parcel / line.

⁽⁸⁾ Potable Water only to be assessed on lots/units which are built and issued certificates of occupancy.