

LUCAYA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$221,014.00	POTABLE WATER	\$145,221.00
EARLY PAYMENT DISCOUNT 4.0%	\$9,208.92	EARLY PAYMENT DISCOUNT 4.0%	\$6,050.88
⁽⁷⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LI	\$466.90	⁽⁷⁾ TAX COLLECTOR FEE (CLUBHOUSE)	\$1.45
TOTAL O&M ASSESSMENT	<u>\$230,689.82</u>	TOTAL ASSESSMENT	<u>\$151,273.33</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF POTABLE WATER ASSESSMENT ⁽⁸⁾					PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2005 DEBT SERVICE ^{(1) (2)}	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	2005 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Garden Condo w/ CO	116	115	0.65	116	75.40	26.60%	\$61,354.54	\$528.92	116	116.00	42.88%	\$64,870.75	\$559.23	\$528.92	\$559.23	\$361.62	\$1,449.77
Carriage Homes w/ CO	80	79	0.85	80	68.00	23.99%	\$55,333.01	\$691.66	80	80.00	29.57%	\$44,738.45	\$559.23	\$691.66	\$559.23	\$472.88	\$1,723.77
Coach Homes w/ CO ⁽⁵⁾	32	32	1.00	32	32.00	11.29%	\$26,039.06	\$813.72	32	32.00	11.83%	\$17,895.38	\$559.23	\$813.72	\$559.23	\$556.33	\$1,929.28
Villa w/CO ⁽⁵⁾	40	18	1.15	40	46.00	16.23%	\$37,431.15	\$935.78	40	40.00	14.79%	\$22,369.22	\$559.23	\$935.78	\$559.23	\$639.78	\$2,134.79
Villa ⁽⁶⁾	54	54	1.15	54	62.10	21.90%	\$50,532.06	\$935.78	0	0.00	0.00%	\$0.00	\$0.00	\$935.78	\$0.00	\$639.78	\$1,575.56
Clubhouse	0	0	2.50						1	2.50	0.92%	\$1,399.53	\$1,399.53	\$0.00	\$1,399.53	\$0.00	\$1,399.53
	<u>322</u>	<u>298</u>		<u>322</u>	<u>283.50</u>	<u>100.00%</u>	<u>\$230,689.82</u>		<u>269</u>	<u>270.50</u>	<u>100.00%</u>	<u>\$151,273.33</u>					
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):							(\$9,675.82)					(\$6,052.33)					
Net Revenue to be Collected:							<u>\$221,014.00</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 2019 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.