

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

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

<b>UNITS ASSESSED</b>				<b>ALLOCATION OF O&amp;M ASSESSMENT</b>					<b>ALLOCATION OF POTABLE WATER ASSESSMENT<sup>(8)</sup></b>					<b>PER LOT ANNUAL ASSESSMENT</b>			
<b>LOT SIZE</b>	<b>SERIES 2005</b>			<b>UNITS</b>	<b>TOTAL EAU's</b>	<b>% TOTAL EAU's</b>	<b>O&amp;M PER PARCEL</b>	<b>O&amp;M PER LOT</b>	<b>UNITS</b>	<b>TOTAL EAU's</b>	<b>% TOTAL EAU's</b>	<b>AMOUNT PER PARCEL</b>	<b>AMOUNT PER LOT</b>	<b>O&amp;M</b>	<b>POTABLE WATER</b>	<b>2005 DEBT SERVICE<sup>(3)</sup></b>	<b>TOTAL<sup>(4)</sup></b>
	<b>O&amp;M</b>	<b>DEBT SERVICE<sup>(1)(2)</sup></b>	<b>EAU FACTOR</b>														
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 <sup>(5)</sup>	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 <sup>(5)</sup>	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 <sup>(6)</sup>	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	0	0.00	0.00%	\$0.00	\$0.00	1	2.50	0.92%	\$1,399.53	\$1,399.53	\$0.00	\$1,399.53	\$0.00	\$1,399.53
				<b>322</b>	<b>283.50</b>	<b>100.00%</b>	<b><u>\$230,689.82</u></b>		<b>269</b>	<b>270.50</b>	<b>100.00%</b>	<b><u>\$151,273.33</u></b>					
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):				<b><u>(\$9,675.82)</u></b>				<b><u>(\$6,052.33)</u></b>									
<b>Net Revenue to be Collected:</b>				<b><u>\$221,014.00</u></b>				<b><u>\$145,221.01</u></b>									

<sup>(1)</sup> Reflects 2 (two) 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 2019 Lee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (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.

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

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

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

**Budget Template**  
**Lucaya Community Development District**  
**Debt Service**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Series 2005	Budget for 2019/2020
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$137,098.12	\$137,098.12
<b>TOTAL REVENUES</b>	<b>\$137,098.12</b>	<b>\$137,098.12</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$137,098.12	\$137,098.12
<b>Administrative Subtotal</b>	<b>\$137,098.12</b>	<b>\$137,098.12</b>
<b>TOTAL EXPENDITURES</b>	<b>\$137,098.12</b>	<b>\$137,098.12</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lee County Early Payment Discounts: 4.0%

**Gross assessments** **\$142,810.54**

**Notes:**

Tax Roll Early Payment Discount for Lee County is 4.0% 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 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2019/2020 O&M Budget	\$366,235.00
Early Payment Discount @ 4.0 %	\$15,259.79
Tax Collector Fee (\$1.45 per parcel / line)	\$468.35
<b>2019/2020 Total:</b>	<b><u>\$381,963.14</u></b>

2018/2019 O&M Budget	\$343,085.00
2019/2020 O&M Budget	\$366,235.00
<b>Total Difference:</b>	<b><u>\$23,150.00</u></b>

	'ER UNIT ANNUAL ASSESSMEN		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Debt Service - Garden Condo w/ CO	\$361.62	\$361.62	\$0.00	0.00%
Operations & Maintenance - Garden Condo w/CO	\$473.63	\$528.92	\$55.29	11.67%
Potable Water - Garden Condo w/ CO	\$559.23	\$559.23	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,394.48</u></b>	<b><u>\$1,449.77</u></b>	<b><u>\$55.29</u></b>	<b><u>11.67%</u></b>
Debt Service - Carriage Homes w/ CO	\$472.88	\$472.88	\$0.00	0.00%
Operations & Maintenance - Carriage Homes w/CO	\$619.36	\$691.66	\$72.30	11.67%
Potable Water - Carriage Homes w/ CO	\$559.23	\$559.23	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,651.47</u></b>	<b><u>\$1,723.77</u></b>	<b><u>\$72.30</u></b>	<b><u>11.67%</u></b>
Debt Service - Coach Homes w/ CO	\$556.33	\$556.33	\$0.00	0.00%
Operations & Maintenance - Coach Homes w/CO	\$728.66	\$813.72	\$85.06	11.67%
Potable Water - Coach Homes w/ CO	\$559.23	\$559.23	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,844.22</u></b>	<b><u>\$1,929.28</u></b>	<b><u>\$85.06</u></b>	<b><u>11.7%</u></b>
Debt Service - Villas w/ CO	\$639.78	\$639.78	\$0.00	0.00%
Operations & Maintenance - Vilas w/CO	\$837.96	\$935.78	\$97.82	11.67%
Potable Water - Villas w/ CO	\$559.23	\$559.23	\$0.00	0.00%
<b>Total</b>	<b><u>\$2,036.97</u></b>	<b><u>\$2,134.79</u></b>	<b><u>\$97.82</u></b>	<b><u>11.67%</u></b>
Debt Service - Villas (no CO)	\$639.78	\$639.78	\$0.00	0.00%
Operations & Maintenance - Villas (no CO)	\$837.96	\$935.78	\$97.82	11.67%
<b>Total</b>	<b><u>\$1,477.74</u></b>	<b><u>\$1,575.56</u></b>	<b><u>\$97.82</u></b>	<b><u>11.67%</u></b>
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Potable water - Clubhouse	\$1,399.53	\$1,399.53	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,399.53</u></b>	<b><u>\$1,399.53</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>