

**STATEMENT 1
LUCAYA COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET FY 2022
GENERAL FUND (O&M)**

	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	VARIANCE 2021-2022
1 REVENUE						
2 SPECIAL ASSESSMENTS	\$ 304,087	\$ 342,660	\$ 368,207	\$ 376,830	\$ 209,630	\$ (167,200)
3 SPECIAL ASSESSMENTS - CAPITAL RESERVES	-	-	-	-	\$25,950	25,950
SPECIAL ASSESSMENTS - POTABLE WATER FUND					167,200	167,200
4 INTEREST REVENUE	2,269	4,964	2,398	-		-
5 MISCELLANEOUS REVENUE		2,896				-
6 FUND BALANCE FORWARD					-	-
7 TOTAL REVENUE	306,356	350,520	370,605	376,830	402,780	25,950
9 EXPENDITURES						
10 GENERAL ADMINISTRATIVE:						
11 BOARD OF SUPERVISORS PAYROLL	1,000	1,950	1,800	4,000	6,000	2,000
12 ADMINISTRATIVE SERVICES	4,500	4,500	4,500	4,635	2,400	(2,235)
13 DISTRICT MANAGEMENT SERVICES	21,100	21,100	21,100	21,733	15,305	(6,428)
15 ACCOUNTING SERVICES	16,300	16,300	17,753	18,286	8,405	(9,881)
16 DISTRICT ENGINEER	27,390	21,180	20,055	14,000	14,000	-
17 BANK FEES	-	-				-
18 MISCELLANEOUS (Postage, copies, phone)	1,323	1,361	1,319	1,600	1,700	100
19 ASSESSMENT ROLL	5,000	5,000	5,000	5,150	-	(5,150)
20 FINANCIAL & REVENUE COLLECTIONS	5,000	5,000	5,000	5,150	6,005	855
21 TAX COLLECTOR/PROPERTY APPRAISER FEES	258	277	301	258	322	64
22 AUDITING SERVICES	3,200	3,323	3,423	3,400	3,010	(390)
23 LEGAL SERVICES	13,875	11,098	9,853	10,000	10,000	-
24 LRGAL ADVERTISING	814	1,312	1,458	500	700	200
25 DUES , LICENSES & FEES	735	1,235	735	735	735	-
26 TECHNOLOGY SERVICES AND WEBSITE ADMIN.	2,100	2,100	4,899	3,500	2,015	(1,485)
28 TOTAL GENERAL ADMINISTRATIVE	102,595	95,736	97,196	92,947	70,597	(22,350)
30 INSURANCE:						
31 INSURANCE	4,744	4,744	4,900	5,391	5,675	284
32 TOTAL INSURANCE	4,744	4,744	4,900	5,391	5,675	284

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34 DEBT SERVICE ADMINISTRATION:						
35 DISCLOSURE REPORT	1,500	1,500	2,250	1,500	1,200	(300)
36 ARBITRAGE REBATE	-	-	-	651	651	-
37 TRUSTEE FEES	3,771	5,280	4,148	2,514	1,383	(1,131)
38 TOTAL DEBT SERVICE ADMINISTRATION	5,271	6,780	6,398	4,665	3,234	(1,431)
39						
40 UTILITIES:						
41 UTILITIES - ELECTRICITY	1,807	3,755	4,307	5,000	5,000	-
42 UTILITIES - REPAIRS & MAINTENANCE	13,514	12,284	13,200	10,000	10,000	-
43 UTILITIES - BULK POTABLE WATER	156,244	129,427	149,567	167,200	-	(167,200)
44 TOTAL UTILITIES	171,565	145,466	167,074	182,200	15,000	(167,200)
45						
46						
47 PHYSICAL ENVIRONMENT:						
48 LAKE & POND MAINTENANCE	5,856	11,252	5,856	5,892	5,928	36
49 MITIGATION AREA MONITORING & MAINT.	18,542	19,000	25,400	28,500	48,013	19,513
50 WATER QUALITY MONITORING	3,600	3,600	3,600	3,600	3,600	-
51 POND BANK MAINTENANCE	-	-	-	2,500	2,500	-
52 AQUATIC PLANT REPLACEMENT	-	-	-	500	500	-
53 FOUNTAIN SERVICE & REPAIRS	797	379	250	2,775	2,775	-
54 STORMWATER SYSTEM MAINTENANCE	-	-	-	1,500	1,500	-
55 LANDSCAPE MAINTENANCE	12,322	18,786	15,323	13,960	13,968	8
56 LANDSCAPE - MISCELLANEOUS						
58 FIRE ANT TREATMENT	1,080	-	-	-	-	-
59 LIFT STATION MAINTENANCE	-	550	-	2,400	2,400	-
60 FIRE SYSTEM MONITORING & MAINTENANCE	9,955	6,657	9,368	15,000	5,540	(9,460)
61 MISCELLANEOUS CONTINGENCY	3,262	137	-	15,000	12,000	(3,000)
62 TOTAL PHYSICAL ENVIRONMENT	55,414	60,361	59,797	91,627	98,724	7,097
63						
64 TOTAL EXPENDITURES	339,589	313,087	335,365	376,830	193,230	(183,600)

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	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	VARIANCE 2021-2022	
65							
66	(33,233)	37,433	35,240	-	209,550	209,550	
67							
68							
69	-	-	-	-	25,950	25,950	
70	-	-	-	-	183,600	183,600	
71					209,550	209,550	
72							
73							
74	(33,233)	37,433	35,240	-	-	-	
75							
76							
77	351,029	291,831	303,335	338,575	338,575	-	
78							
79	-	-	-	-	-	-	
80					(94,767)		
81	\$ 317,796	\$ 329,264	\$ 338,575	\$ 338,575	\$ 243,808	\$ -	
82							
83	FUND BALANCE APPROPRIATION - GENERAL FUND & RESERVE FUND						
84							
85		GENERAL	RESERVE FUND	OPERATING	FUND BALANCE FORWARD	TOTAL	AUDIT
86	FY 2018	317,796	95,801	-	-	413,597	\$413,597
87	FY 2019	329,264	121,767	-	-	451,031	\$451,031
88	FY 2020	338,575	147,696	-	-	486,271	\$486,271
89	FY 2021	338,575	173,646	-	-	512,221	NA
90	FY 2022	243,808	199,596	48,308	2,239	491,712	NA

STATEMENT 2
LUCAYA COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - RESERVE FUND

	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED
1 REVENUE					
2 ASSESSMENTS	\$457	\$24,700	\$25,318	\$25,950	\$0
3 INTEREST--INVESTMENT		1,266	611	0	0
4 TOTAL REVENUE	457	25,966	25,929	25,950	-
5					
6 EXPENDITURES					
7 CONTINGENCY					
8 CAPITAL RESERVES PROJECTS	-	-	-	-	-
9 .	-	-	-	-	-
10					
11 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	457	25,966	25,929	25,950	-
12					
13 OTHER FINANCING SOURCES & USES					
14 TRANSFER IN FROM THE GENERAL FUND	-	-	-	-	25,950
15					
16 NET CHANGE IN FUND BALANCE	457	25,966	25,929	25,950	25,950
17					
18 NET ASSETS - BEGINNING	95,344	95,801	121,767	147,696	173,646
INCREASE IN FUND BALANCE					25,950
19 NET ASSETS- ENDING	95,801	121,767	147,696	173,646	199,596

STATEMENT 3
LUCAYA COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - POTABLE WATER FUND

	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED
1 REVENUE					
2 ASSESSMENTS	156,244	129,427	149,567	167,200	167,200
3 TOTAL REVENUE	156,244	129,427	149,567	167,200	167,200
4 EXPENDITURES					
6 UTILITIES					
7 BULK POTABLE WATER	156,244	129,427	149,567	167,200	183,600
8	156,244	129,427	149,567	167,200	183,600
9					
10 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	-	(16,400)
11					
12 OTHER FINACING SOURCES & USES					
13 TRANSFER IN FROM THE GENERAL FUND	-	-	-	-	16,400
14					
15 NET CHANGE IN FUND BALANCE	-	-	-	-	-
16					
17 NET ASSETS- ENDING	-	-	-	-	-

STATEMENT 4
LUCAYA COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - POTABLE WATER FUND

Chart of Accounts Classification	Series 2005	Budget for FY2021/2022
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$119,286.64	\$119,286.64
Total Revenues	\$119,286.64	\$119,286.64
EXPENDITURES		
Administrative		
Debt Service Obligation	\$119,286.64	\$119,286.64
Administrative Subtotal	\$119,286.64	\$119,286.64
TOTAL EXPENDITURES	\$119,286.64	\$119,286.64
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00
Lee County Early Payment Discount		4%
Gross Assessments		\$124,256.92

Notes:

Tax roll Early Payment Discount for Lee county is 4%
Budget net of total tax roll assessments, see assessment table

⁽¹⁾Maximum Annual Debt Service less Prepaid Assessments received

**STATEMENT 5
LUCAYA COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - ASSESSMENTS PER UNIT**

	O&M BUDGET	\$235,580.00		POTABLE WATER BUDGET	\$167,200.00
	COLLECTION COSTS @ \$1.45 per parcel	\$466.90			
	EARLY PAYMENT DISCOUNT @ 4%	\$9,815.83		EARLY PAYMENT DISCOUNT @ 4%	\$6,966.67
	TOTAL O&M ASSESSMENT	\$245,862.73		TOTAL WATER ASSESSMENT	\$174,166.67

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF DEBT SERVICE ASSESSMENT				PER UNIT ANNUAL ASSESSMENT			
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾⁽²⁾	ERU FACTOR	TOTAL ERU's	TOTAL O&M BUDGET	O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL WATER BUDGET	POTABLE WATER PER LOT	O&M	POTABLE WATER	2005 DEBT SERVICE ⁽³⁾	TOTAL PER UNIT ⁽⁴⁾
Garden Condo	116	115	0.65	75.4	\$65,389.95	\$563.71	1.00	116.0	\$62,259.89	\$536.72	\$563.71	\$536.72	\$361.62	\$1,462.05
Carriage Homes	80	79	0.85	68.0	\$58,972.37	\$737.15	1.00	80.0	\$42,937.85	\$536.72	\$737.15	\$536.72	\$472.88	\$1,746.75
Coach Homes	32	32	1.00	32.0	\$27,751.70	\$867.24	1.00	32.0	\$17,175.14	\$536.72	\$867.24	\$536.72	\$556.33	\$1,960.29
Villas	94	43	1.15	108.1	\$93,748.72	\$997.33	1.00	94.0	\$50,451.98	\$536.72	\$997.33	\$536.72	\$639.75	\$2,173.80
Clubhouse	0	0					1.00	2.5	\$1,341.81	\$1,341.81	\$0.00	\$1,341.81	\$0.00	\$1,341.81
	322	269		283.5	\$245,862.73			324.5	\$174,166.67					
					-\$10,282.73				-\$6,966.67					
					\$235,580.00				\$167,200.00					

LESS: Lee County Collection Costs (2.5%) and Early Payment Discounts (4%):
Net Revenue to be Collected

LOT TYPE	CHANGE IN ANNUAL ASSESSMENTS PER UNIT		DIFFERENCE	
	FY 2021	FY 2022	\$	%
Garden Condo	\$1,462.05	\$1,462.05	\$0.00	0%
Carriage Homes	\$1,746.75	\$1,746.75	\$0.00	0%
Coach Homes	\$1,960.29	\$1,960.29	\$0.00	0%
Villas	\$2,173.80	\$2,173.80	\$0.00	0%
Clubhouse	\$1,341.81	\$1,341.81	\$0.00	0%

⁽¹⁾ Reflects 53 (fifty-three) Series 2005A prepayments.

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

⁽³⁾ Annual debt service assessments per unit adopted in connection with the Series 2005 bond issuances. Annual Assessments includes principal, interest, Lee County collection costs and early payment discounts.

⁽⁴⁾ Annual assessments that will appear on the November, 2021 Lee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

Lucaya CDD

Fiscal Year 2021-2022 Assessment Roll

Folioid	STRAP	Site Address	CDD Use	O&M Assmt	Water Assmt	DS Assmt	Total Assmt
10593755	29-45-24-L3-35042.0150	14575 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10593756	29-45-24-L3-35042.0160	14577 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10593757	29-45-24-L3-35043.0170	14579 ABACO LAKES DRFORT MYERS, FL 33908	Villas	997.3267842	536.7231638	639.75	2173.8
10593758	29-45-24-L3-35043.0180	14581 ABACO LAKES DRFORT MYERS, FL 33908	Villas	997.3267842	536.7231638	639.75	2173.8
10595240	29-45-24-L3-35050.0310	14625 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595241	29-45-24-L3-35050.0320	14627 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595242	29-45-24-L3-35051.0330	14631 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595243	29-45-24-L3-35051.0340	14633 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595244	29-45-24-L3-35052.0350	14637 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595245	29-45-24-L3-35052.0360	14639 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595246	29-45-24-L3-35053.0370	14643 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595247	29-45-24-L3-35053.0380	14645 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595248	29-45-24-L3-35056.0430	14665 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
10595249	29-45-24-L3-35056.0440	14667 ABACO LAKES DRFORT MYERS, FL 33908	Villas O&M Only	997.3267842	536.7231638	0	1534.05
Total				\$245,862.73	\$172,824.61	\$124,255.63	\$542,942.53