

Lucaya
Community Development District

Financial Statements
(Unaudited)

September 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 9/30/2015

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	64,344	0	0	0	64,344	0	0
Investments	246,538	0	121,306	0	367,843	0	0
Investments--Reserves	0	49,769	0	0	49,769	0	0
Investments--Water Reserve	0	45,267	0	0	45,267	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	7,318	0	0	0	7,318	0	0
Deposits	33,731	0	0	0	33,731	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	121,306
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,763,694
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>351,930</u>	<u>95,036</u>	<u>121,306</u>	<u>0</u>	<u>568,272</u>	<u>9,391,937</u>	<u>1,885,000</u>
Liabilities							
Accounts Payable	15,504	0	0	0	15,504	0	0
Accrued Expenses Payable	4,600	0	0	0	4,600	0	0
Due To Other Funds	0	0	0	0	0	0	0
Other Bonds Payable	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,885,000
Total Liabilities	<u>20,104</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,104</u>	<u>0</u>	<u>1,885,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	349,415	94,933	121,668	22,439	588,454	9,391,937	0
Net Change in Fund Balance	(17,589)	104	(362)	(22,439)	(40,286)	0	0
Total Fund Equity & Other Credits	<u>331,826</u>	<u>95,036</u>	<u>121,306</u>	<u>0</u>	<u>548,168</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>351,930</u>	<u>95,036</u>	<u>121,306</u>	<u>0</u>	<u>568,272</u>	<u>9,391,937</u>	<u>1,885,000</u>

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	248	248	0.00%
Special Assessments					
Tax Roll	262,077	262,077	267,245	5,168	(1.97)%
Total Revenues	<u>262,077</u>	<u>262,077</u>	<u>267,493</u>	<u>5,416</u>	<u>(2.07)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	1,200	1,200	0	0.00%
Financial & Administrative					
Administrative Services	6,365	6,365	6,365	0	0.00%
District Management	19,096	19,096	19,096	0	0.00%
District Engineer	10,500	10,500	10,494	6	0.06%
Disclosure Report	500	500	1,500	(1,000)	(200.00)%
Trustees Fees	3,775	3,775	3,771	4	0.10%
Financial Consulting Services	9,124	9,124	9,124	0	0.00%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	15,277	15,277	0	0.00%
Auditing Services	3,200	3,200	3,000	200	6.25%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	850	1,367	(517)	(60.83)%
Dues, Licenses & Fees	700	700	812	(112)	(16.00)%
Website Fees & Maintenance	3,000	3,000	2,000	1,000	33.33%
Legal Counsel					
District Counsel	5,500	5,500	12,730	(7,230)	(131.45)%
Electric Utility Services					
Utility Services	2,000	2,000	1,738	262	13.10%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	8,000	7,565	435	5.44%
Utility - Bulk Potable Water	110,000	110,000	125,881	(15,881)	(14.43)%
Lift Station Maintenance	2,400	2,400	2,975	(575)	(23.95)%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	3,200	7,767	(4,567)	(142.70)%
Lake/Pond Bank Maintenance	2,500	2,500	8,396	(5,896)	(235.82)%
Aquatic Maintenance	6,000	6,000	5,352	648	10.80%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	12,500	16,189	(3,689)	(29.51)%
Water Quality Monitoring	3,600	3,600	3,600	0	0.00%
Aquatic Plant Replacement	500	500	0	500	100.00%
Stormwater System Maintenance	1,500	1,500	270	1,230	82.00%
Other Physical Environment					
Property Insurance	2,250	2,250	1,751	499	22.16%
General Liability Insurance	530	530	255	275	51.88%
Landscape Maintenance	12,500	12,500	12,120	380	3.04%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,500	0	2,500	100.00%
Fire Ant Treatment	540	540	540	0	0.00%
Contingency					
Miscellaneous Contingency	8,500	8,500	691	7,809	91.86%
Total Expenditures	<u>262,077</u>	<u>262,077</u>	<u>285,082</u>	<u>(23,005)</u>	<u>(8.78)%</u>
Excess of Revenues Over (Under) Expenditures	0	0	(17,589)	(17,589)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	(17,589)	(17,589)	0.00%
Fund Balance, Beginning of Period	0	0	349,415	349,415	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>331,826</u>	<u>331,826</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	104	104	0.00%
Total Revenues	<u>0</u>	<u>104</u>	<u>104</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	104	104	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	104	104	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,933	94,933	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,036</u></u>	<u><u>95,036</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,286</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	107,286	104,006	3,280	3.05%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>154,006</u>	<u>3,280</u>	<u>2.09%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,280</u>	<u>3,280</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(3,642)	(3,642)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(362)</u>	<u>(362)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
	0	121,668	121,668	0.00%
Fund Balance, End of Period				
	<u>0</u>	<u>121,306</u>	<u>121,306</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess Of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	3,642	3,642	0.00%
Other Costs	0	(26,081)	(26,081)	0.00%
Total Other Financing Sources (Uses)	0	(22,439)	(22,439)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(22,439)	(22,439)	0.00%
Fund Balance, Beginning of Period	0	22,439	22,439	0.00%
Fund Balance, End of Period	0	0	0	0.00%

**Lucaya CDD
Investment Summary
September 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2015</u>
Regions Bank	Money Market	\$ 246,414
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 246,538
The Bank of Tampa Capital Reserves	Money Market	\$ 49,769
SunTrust Water Reserve	Money Market	45,267
	Total Reserve Fund Investments	\$ 95,036
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 66,022
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	55,284
	Total Debt Service Fund Investments	\$ 121,306

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	9/22/2015	15853	Engineering Services 07/15 & 08/15	663.62
FPL	9/30/2015	07629-61480 09/15	10402 Santiva Way #LS-1 09/15	153.56
FPL	9/30/2015	37429-98226 09/15	14500 Abaco Lakes Dr #LS-2 09/15	26.97
Hopping Green & Sams	9/18/2015	83901	General/Monthly Legal Services 08/15	1,850.12
Lee County Utilities	9/21/2015	1113763-5 09/15	Water/Sewer 09/15 Billing	11,165.75
Nature's Blueprint of Southwest Florida, LLC	9/23/2015	9768	Weed Control 07/15 & 08/15	520.00
Nature's Blueprint of Southwest Florida, LLC	10/1/2015	9848	Weed Control 09/15	260.00
Nature's Blueprint of Southwest Florida, LLC	10/7/2015	9859	Garbage Removal 09/09/15	50.00
Nature's Blueprint of Southwest Florida, LLC	10/7/2015	9864	Garbage Removal 9/30/15	50.00
Passarella & Associates Inc.	9/15/2015	03TWC974-Inv 43E	Vegetation Trimming & Removal	764.15
			Total 001 - General Fund	15,504.17
Report Balance				15,504.17

**Lucaya Community Development District
Notes to Unaudited Financial Statements
September 30, 2015**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$95,036 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund.