

Lucaya
Community Development District

Financial Statements
(Unaudited)

April 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 4/30/2016

(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	114,332	0	0	0	114,332	0	0
Investments	306,769	0	223,973	1,732	532,474	0	0
Investments--Reserves	0	49,817	0	0	49,817	0	0
Investments--Water Reserve	0	45,278	0	0	45,278	0	0
Accounts Receivable	4,222	0	2,306	0	6,528	0	0
Prepaid Expenses	0	0	0	0	0	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	226,279
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,658,721
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>459,054</u>	<u>95,094</u>	<u>226,279</u>	<u>1,732</u>	<u>782,160</u>	<u>9,391,937</u>	<u>1,885,000</u>
Liabilities							
Accounts Payable	744	0	0	0	744	0	0
Accrued Expenses Payable	2,013	0	0	0	2,013	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>2,757</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,757</u>	<u>0</u>	<u>1,885,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	333,626	95,036	121,306	0	549,968	9,391,937	0
Net Change in Fund Balance	122,670	58	104,973	1,732	229,434	0	0
Total Fund Equity & Other Credits	<u>456,297</u>	<u>95,094</u>	<u>226,279</u>	<u>1,732</u>	<u>779,402</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>459,054</u>	<u>95,094</u>	<u>226,279</u>	<u>1,732</u>	<u>782,160</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 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	231	231	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,251	251	(0.08)%
Total Revenues	288,000	288,000	288,482	482	(0.17)%
Expenditures					
Legislative					
Supervisor Fees	1,600	870	800	70	50.00%
Financial & Administrative					
Administrative Services	4,500	2,625	2,625	0	41.66%
District Management	20,062	11,703	11,703	0	41.66%
District Engineer	10,500	6,125	8,035	(1,910)	23.47%
Disclosure Report	1,500	0	0	0	100.00%
Trustees Fees	2,700	2,700	2,514	186	6.87%
Financial Consulting Services	10,000	7,919	7,917	2	20.83%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	8,925	8,925	0	41.66%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	3,448	3,448	2,250	1,198	34.74%
Legal Advertising	850	496	140	356	83.58%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	1,825	1,225	600	54.62%
Legal Counsel					
District Counsel	10,000	5,833	3,158	2,676	68.42%
Electric Utility Services					
Utility Services	2,000	1,167	1,210	(43)	39.49%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	4,667	7,600	(2,933)	5.00%
Utility - Bulk Potable Water	132,000	77,000	78,339	(1,339)	40.65%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,400	200	1,200	91.66%
Lake/Pond Bank Maintenance	2,500	1,458	300	1,158	88.00%
Aquatic Maintenance	5,352	3,122	3,220	(98)	39.83%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	7,292	2,000	5,292	84.00%
Water Quality Monitoring	3,600	2,100	2,100	0	41.66%
Aquatic Plant Replacement	500	292	0	292	100.00%
Stormwater System Maintenance	1,500	875	270	605	82.00%
Other Physical Environment					
Property Insurance	2,100	2,100	304	1,796	85.52%
General Liability Insurance	310	310	2,250	(1,940)	(625.80)%
Landscape Maintenance	12,500	7,292	7,470	(178)	40.24%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,458	0	1,458	100.00%
Fire Ant Treatment	540	315	540	(225)	0.00%
Lift Station Maintenance	3,000	1,750	0	1,750	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	2,333	844	1,489	78.90%
Contingency					
Miscellaneous Contingency	4,628	2,700	8,880	(6,181)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>171,809</u>	<u>165,811</u>	<u>5,998</u>	<u>42.43%</u>
Excess of Revenues Over (Under) Expenditures	0	116,191	122,670	6,479	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	116,191	122,670	6,479	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>116,191</u>	<u>456,297</u>	<u>340,106</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	58	58	0.00%
Total Revenues	<u>0</u>	<u>58</u>	<u>58</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	58	58	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	58	58	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	95,036	95,036	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,094</u></u>	<u><u>95,094</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	78	78	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,364</u>	<u>78</u>	<u>0.05%</u>
Expenditures				
Debt Service				
Interest	102,286	50,659	51,627	50.47%
Principal	55,000	0	55,000	100.00%
Total Expenditures	<u>157,286</u>	<u>50,659</u>	<u>106,627</u>	<u>67.79%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>106,705</u>	<u>106,705</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,732)	(1,732)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>104,973</u>	<u>104,973</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>121,306</u>	<u>121,306</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>226,279</u></u>	<u><u>226,279</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>1,732</u>	<u>1,732</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>1,732</u>	<u>1,732</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,732</u></u>	<u><u>1,732</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
April 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2016</u>
Bank of Tampa	Money Market	\$ 206,590
Bank of Tampa ICS	Money Market	100,055
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 306,769
SunTrust Water Reserve	Money Market	\$ 45,278
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,817
	Total Reserve Fund Investments	\$ 95,095
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 64,316
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	159,657
	Total Debt Service Fund Investments	\$ 223,973
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,732
	Total Capital Project Fund Investments	\$ 1,732

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	<u>4,222.28</u>
		Total 001 - General Fund	4,222.28

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	<u>2,305.94</u>
		Total 200 - Debt Service Fund	<u>2,305.94</u>
Report Balance			<u><u>6,528.22</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Florida Fire Systems, LLC	4/22/2016	21526	Diagnose AC and Pump Power Loss	85.00
FPL	4/29/2016	07629-61480 04/16	10402 Santiva Way #LS-1 04/16	77.03
FPL	4/29/2016	37429-98226 04/16	14500 Abaco Lakes Dr #LS-2 04/16	28.58
Hopping Green & Sams	4/22/2016	87311	General/Monthly Legal Services 03/16	243.50
Nature's Blueprint of Southwest Florida, LLC	4/26/2016	11011	Pick Up and Removal of Garbage 04/16	50.00
Nature's Blueprint of Southwest Florida, LLC	4/26/2016	11012	Weed Control 04/16	260.00
			Total 001 - General Fund	744.11
Report Balance				744.11

Lucaya Community Development District
Notes to Unaudited Financial Statements
April 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 04/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.