

Lucaya
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 8/31/2016

(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	52,836	0	0	0	52,836	0	0
Investments	306,977	0	120,672	12	427,661	0	0
Investments--Reserves	0	49,850	0	0	49,850	0	0
Investments--Water Reserve	0	45,284	0	0	45,284	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	2,514	0	0	0	2,514	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	120,672
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,709,328
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>396,058</u>	<u>95,134</u>	<u>120,672</u>	<u>12</u>	<u>611,876</u>	<u>9,517,937</u>	<u>1,830,000</u>
Liabilities							
Accounts Payable	15,453	0	0	0	15,453	0	0
Accrued Expenses Payable	1,523	0	0	0	1,523	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	1,830,000
Total Liabilities	<u>16,976</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,976</u>	<u>0</u>	<u>1,830,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	333,626	95,036	121,306	0	549,968	9,517,937	0
Net Change in Fund Balance	45,456	98	(633)	12	44,932	0	0
Total Fund Equity & Other Credits	<u>379,082</u>	<u>95,134</u>	<u>120,672</u>	<u>12</u>	<u>594,900</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>396,058</u>	<u>95,134</u>	<u>120,672</u>	<u>12</u>	<u>611,876</u>	<u>9,517,937</u>	<u>1,830,000</u>

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	439	439	0.00%
Special Assessments					
Tax Roll	288,000	288,000	293,712	5,712	(1.98)%
Total Revenues	288,000	288,000	294,151	6,151	(2.14)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,450	1,600	(150)	0.00%
Financial & Administrative					
Administrative Services	4,500	4,125	4,125	0	8.33%
District Management	20,062	18,390	18,390	0	8.33%
District Engineer	10,500	9,625	12,278	(2,653)	(16.93)%
Disclosure Report	1,500	1,500	1,500	0	0.00%
Trustees Fees	2,700	2,700	3,771	(1,071)	(39.67)%
Financial Consulting Services	10,000	9,587	9,583	4	4.16%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	14,025	14,025	0	8.33%
Auditing Services	3,200	3,200	3,200	0	0.00%
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	779	1,236	(457)	(45.39)%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	2,525	1,925	600	28.70%
Legal Counsel					
District Counsel	10,000	9,167	8,546	621	14.54%
Electric Utility Services					
Utility Services	2,000	1,833	1,759	75	12.06%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	7,333	2,200	5,133	72.50%
Utility - Bulk Potable Water	132,000	121,000	118,048	2,952	10.56%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	2,200	375	1,825	84.37%
Lake/Pond Bank Maintenance	2,500	2,292	0	2,292	100.00%
Aquatic Maintenance	5,352	4,906	5,060	(154)	5.45%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	11,458	2,190	9,268	82.48%
Water Quality Monitoring	3,600	3,300	3,300	0	8.33%
Aquatic Plant Replacement	500	458	0	458	100.00%
Stormwater System Maintenance	1,500	1,375	270	1,105	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	11,458	12,000	(542)	4.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,292	0	2,292	100.00%
Fire Ant Treatment	540	495	540	(45)	0.00%
Lift Station Maintenance	3,000	2,750	0	2,750	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	3,667	8,097	(4,430)	(102.41)%
Contingency					
Miscellaneous Contingency	4,628	4,242	8,880	(4,638)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>265,701</u>	<u>248,696</u>	<u>17,005</u>	<u>13.65%</u>
Excess of Revenues Over (Under) Expenditures	0	22,299	45,456	23,157	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	22,299	45,456	23,157	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>22,299</u>	<u>379,082</u>	<u>356,783</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 8/31/2016

(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>98</u>	<u>98</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>98</u>	<u>98</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>98</u>	<u>98</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>98</u>	<u>98</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>95,036</u>	<u>95,036</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,134</u></u>	<u><u>95,134</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 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	174	174	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,460</u>	<u>174</u>	<u>0.11%</u>
Expenditures				
Debt Service				
Interest	102,286	101,319	968	0.94%
Principal	55,000	55,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>156,319</u>	<u>968</u>	<u>0.62%</u>
Excess Of Revenues Over (Under) Expenditures	0	1,141	1,141	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,774)	(1,774)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(633)	(633)	0.00%
Fund Balance, Beginning of Period	0	121,306	121,306	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>120,672</u></u>	<u><u>120,672</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 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	2	2	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	1,774	1,774	0.00%
Other Costs	0	(1,764)	(1,764)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	0	12	12	0.00%
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>12</u></u>	<u><u>12</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
August 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2016</u>
Bank of Tampa	Money Market	\$ 206,731
Bank of Tampa ICS		
Mutual of Omaha Bank	Money Market	100,122
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 306,977
SunTrust Water Reserve	Money Market	\$ 45,284
The Bank of Tampa ICS Capital Reserve		
Mutual of Omaha Bank	Money Market	49,850
	Total Reserve Fund Investments	\$ 95,134
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	56,356
	Total Debt Service Fund Investments	\$ 120,672
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 12
	Total Capital Project Fund Investments	\$ 12

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2016 Through 8/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	8/1/2016	0000348220	Lake and Wetland Maintenance 08/16	460.00
Barraco & Associates, Inc.	8/23/2016	16729	Engineering Services 08/16	1,017.50
CenturyLink	8/9/2016	444250193 08/16	Telephone Service 08/16	124.18
Hopping Green & Sams	8/19/2016	89246	General/Monthly Legal Services 07/16	2,601.75
Lee County Utilities	8/18/2016	1113763-5 08/16	Water/Sewer 08/16 Billing	10,499.51
Nature's Blueprint of Southwest Florida, LLC	8/1/2016	11632	Landscape Maintenance 08/16	750.00
			Total 001 - General Fund	15,452.94
Report Balance				15,452.94

Lucaya Community Development District
Notes to Unaudited Financial Statements
August 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 08/31/16.
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.