

Lucaya
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 12/31/2015
(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	301,126	0	0	0	301,126	0	0
Investments	146,592	0	158,472	1,706	306,769	0	0
Investments--Reserves	0	49,784	0	0	49,784	0	0
Investments--Water Reserve	0	45,272	0	0	45,272	0	0
Accounts Receivable	92,293	0	50,404	0	142,697	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	17,351	0	17,351	0	0
Amount Available in Debt Service	0	0	0	0	0	0	226,227
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,658,773
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	573,741	95,055	226,227	1,706	896,729	9,391,937	1,885,000
Liabilities							
Accounts Payable	2,187	0	0	0	2,187	0	0
Accrued Expenses Payable	2,360	0	0	0	2,360	0	0
Due To Other Funds	17,351	0	0	0	17,351	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	21,898	0	0	0	21,898	0	1,885,000
Fund Equity & Other Credits							
Beginning Fund Balance	332,626	95,036	121,306	0	548,968	9,391,937	0
Net Change in Fund Balance	219,217	19	104,921	1,706	325,863	0	0
Total Fund Equity & Other Credits	551,843	95,055	226,227	1,706	874,832	9,391,937	0
Total Liabilities & Fund Equity	573,741	95,055	226,227	1,706	896,729	9,391,937	1,885,000

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	54	54	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,251	251	(0.08)%
Total Revenues	288,000	288,000	288,305	305	(0.11)%
Expenditures					
Legislative					
Supervisor Fees	1,600	290	400	(110)	75.00%
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	20,062	5,015	5,015	0	75.00%
District Engineer	10,500	2,625	0	2,625	100.00%
Disclosure Report	1,500	0	0	0	100.00%
Trustees Fees	2,700	2,475	2,514	(39)	6.87%
Financial Consulting Services	10,000	6,251	6,250	1	37.49%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	3,825	3,825	0	75.00%
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	212	97	115	88.58%
Dues, Licenses & Fees	700	300	175	125	75.00%
Website Fees & Maintenance	2,700	1,125	525	600	80.55%
Legal Counsel					
District Counsel	10,000	2,500	1,634	866	83.66%
Electric Utility Services					
Utility Services	2,000	500	516	(16)	74.21%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	2,000	3,115	(1,115)	61.06%
Utility - Bulk Potable Water	132,000	33,000	30,714	2,286	76.73%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	600	200	400	91.66%
Lake/Pond Bank Maintenance	2,500	625	250	375	90.00%
Aquatic Maintenance	5,352	1,338	1,380	(42)	74.21%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	3,125	2,000	1,125	84.00%
Water Quality Monitoring	3,600	900	900	0	75.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	1,500	375	0	375	100.00%
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	3,125	3,030	95	75.76%
Landscape Replacement Plants, Shrubs, Trees	2,500	625	0	625	100.00%
Fire Ant Treatment	540	135	0	135	100.00%
Lift Station Maintenance	3,000	750	0	750	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	1,000	360	640	90.99%
Contingency					
Miscellaneous Contingency	4,628	1,157	0	1,157	100.00%
Total Expenditures	<u>288,000</u>	<u>81,992</u>	<u>69,088</u>	<u>12,904</u>	<u>76.01%</u>
Excess of Revenues Over (Under) Expenditures	0	206,008	219,217	13,209	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	206,008	219,217	13,209	0.00%
Fund Balance, Beginning of Period	0	0	332,626	332,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>206,008</u>	<u>551,843</u>	<u>345,835</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0.00%
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	19	19	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	19	19	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>95,055</u></u>	<u><u>95,055</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 12/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,287</u>	<u>0</u>	<u>0.00%</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	0	106,627	106,627	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,706)	(1,706)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	104,921	104,921	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>226,227</u></u>	<u><u>226,227</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 12/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses) Interfund Transfer	0	1,706	1,706	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,706	1,706	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,706</u>	<u>1,706</u>	<u>0.00%</u>

**Lucaya CDD
Investment Summary
December 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2015</u>
Bank of Tampa	Money Market	\$ 146,469
State Board of Administration	Local Government Investment Pool	123
	Total General Fund Investments	\$ 146,592
SunTrust Water Reserve	Money Market	\$ 45,272
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,784
	Total Reserve Fund Investments	\$ 95,056
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	94,156
	Total Debt Service Fund Investments	\$ 158,472
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,706
	Total Capital Project Fund Investments	\$ 1,706

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<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>92,292.99</u>
		Total 001 - General Fund	92,292.99

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

<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>50,404.33</u>
		Total 200 - Debt Service Fund	<u>50,404.33</u>
Report Balance			<u><u>142,697.32</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Earth Tech Environmental, LLC	12/28/2015	3010	Removal of Exotic Plants and Mangroves	2,000.00
FPL	12/31/2015	07629-61480 12/15	10402 Santiva Way #LS-1 12/15	161.48
FPL	12/31/2015	37429-98226 12/15	14500 Abaco Lakes Dr #LS-2 12/15	25.48
			Total 001 - General Fund	2,186.96
Report Balance				2,186.96

**Lucaya Community Development District
Notes to Unaudited Financial Statements
December 31, 2015**

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
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.