

Lucaya
Community Development District

Financial Statements
(Unaudited)

February 29, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 2/29/2016
(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	170,635	0	0	0	170,635	0	0
Investments	306,667	0	220,360	1,715	528,743	0	0
Investments--Reserves	0	49,800	0	0	49,800	0	0
Investments--Water Reserve	0	45,275	0	0	45,275	0	0
Accounts Receivable	10,770	0	5,882	0	16,652	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	226,242
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,658,758
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	521,804	95,075	226,242	1,715	844,836	9,391,937	1,885,000
Liabilities							
Accounts Payable	22,265	0	0	0	22,265	0	0
Accrued Expenses Payable	2,458	0	0	0	2,458	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	24,724	0	0	0	24,724	0	1,885,000
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	163,454	38	104,937	1,715	270,144	0	0
Total Fund Equity & Other Credits	497,080	95,075	226,242	1,715	820,112	9,391,937	0
Total Liabilities & Fund Equity	521,804	95,075	226,242	1,715	844,836	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 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	130	130	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,251	251	(0.08)%
Total Revenues	288,000	288,000	288,380	380	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	1,600	580	800	(220)	50.00%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	20,062	8,359	8,359	0	58.33%
District Engineer	10,500	4,375	5,375	(1,000)	48.80%
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	7,085	7,083	2	29.16%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	6,375	6,375	0	58.33%
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	354	140	215	83.58%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	1,475	875	600	67.59%
Legal Counsel					
District Counsel	10,000	4,167	1,924	2,243	80.75%
Electric Utility Services					
Utility Services	2,000	833	959	(125)	52.06%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	3,333	7,115	(3,782)	11.06%
Utility - Bulk Potable Water	132,000	55,000	54,513	487	58.70%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,000	200	800	91.66%
Lake/Pond Bank Maintenance	2,500	1,042	300	742	88.00%
Aquatic Maintenance	5,352	2,230	2,300	(70)	57.02%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	5,208	2,000	3,208	84.00%
Water Quality Monitoring	3,600	1,500	1,500	0	58.33%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	1,500	625	270	355	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	5,208	4,630	578	62.96%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,042	0	1,042	100.00%
Fire Ant Treatment	540	225	540	(315)	0.00%
Lift Station Maintenance	3,000	1,250	0	1,250	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	1,667	602	1,064	84.94%
Contingency					
Miscellaneous Contingency	4,628	1,928	8,880	(6,952)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>127,213</u>	<u>124,927</u>	<u>2,286</u>	<u>56.62%</u>
Excess of Revenues Over (Under) Expenditures	0	160,787	163,454	2,667	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	160,787	163,454	2,667	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>160,787</u>	<u>497,080</u>	<u>336,293</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	38	38	0.00%
Total Revenues	<u>0</u>	<u>38</u>	<u>38</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	38	38	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	38	38	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>95,075</u></u>	<u><u>95,075</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 2/29/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	25	25	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,311</u>	<u>25</u>	<u>0.02%</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	106,652	106,652	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,715)	(1,715)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	104,937	104,937	0.00%
Fund Balance, Beginning of Period	0	121,306	121,306	0.00%
Fund Balance, End of Period	<u>0</u>	<u>226,242</u>	<u>226,242</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 2/29/2016

(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%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	0	0	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	1,715	1,715	0.00%
Excess Of Rev./Other Sources Over (Under)	0	1,715	1,715	0.00%
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,715</u></u>	<u><u>1,715</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
February 29, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 29, 2016</u>
Bank of Tampa	Money Market	\$ 206,522
Bank of Tampa ICS	Money Market	100,021
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 306,667
SunTrust Water Reserve	Money Market	\$ 45,275
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,800
	Total Reserve Fund Investments	\$ 95,075
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	156,044
	Total Debt Service Fund Investments	\$ 220,360
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,715
	Total Capital Project Fund Investments	\$ 1,715

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<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>10,770.31</u>
		Total 001 - General Fund	10,770.31

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2016 Through 2/29/2016

<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>5,882.04</u>
		Total 200 - Debt Service Fund	<u>5,882.04</u>
Report Balance			<u><u>16,652.35</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Cardno, Inc	3/1/2016	188865	Mitigation Monitoring/Permit Compliance 02/16	300.00
Florida Fire Systems, LLC	2/16/2016	20712	Quarterly Sprinkler & Pump Inspection	350.00
Florida Fire Systems, LLC	2/22/2016	20844	5TH Year Fire Pump Inspection	750.00
Graley Mechanical Inc.	2/1/2016	M138-0216	Lift Station Maintenance 02/16	200.00
Graley Mechanical Inc.	2/28/2016	M138-0216A	Installed New Submersible Sewer Pump	8,000.00
Lee County Utilities	2/19/2016	1113763-5 02/16	Water/Sewer 02/16 Billing	12,615.35
Nature's Blueprint of Southwest Florida, LLC	2/23/2016	10629	Pick Up and Removal of Garbage 02/16	50.00
			Total 001 - General Fund	22,265.35
Report Balance				22,265.35

Lucaya Community Development District
Notes to Unaudited Financial Statements
February 29, 2016

Balance Sheet

1. Trust statement activity has been recorded through 02/29/16.
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.

Summary A/R Ledger – Subsequent Collections

5. General Fund - Payment for Invoice #FY15-16 in the amount of \$2,904.33 was received in March 2016.
6. Debt Service Fund - Payment for Invoice #FY15-16 in the amount of \$1,586.15 was received in March 2016.