

Lucaya
Community Development District

Financial Statements
(Unaudited)

January 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 1/31/2016
(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	125,263	0	0	0	125,263	0	0
Investments	306,616	0	181,140	1,709	489,465	0	0
Investments--Reserves	0	49,792	0	0	49,792	0	0
Investments--Water Reserve	0	45,273	0	0	45,273	0	0
Accounts Receivable	82,563	0	45,091	0	127,654	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	226,231
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,658,769
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>548,174</u>	<u>95,065</u>	<u>226,231</u>	<u>1,709</u>	<u>871,178</u>	<u>9,391,937</u>	<u>1,885,000</u>
Liabilities							
Accounts Payable	12,495	0	0	0	12,495	0	0
Accrued Expenses Payable	4,475	0	0	0	4,475	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>16,970</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,970</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	197,578	29	104,925	1,709	304,241	0	0
Total Fund Equity & Other Credits	<u>531,204</u>	<u>95,065</u>	<u>226,231</u>	<u>1,709</u>	<u>854,209</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>548,174</u>	<u>95,065</u>	<u>226,231</u>	<u>1,709</u>	<u>871,178</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 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	79	79	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,251	251	(0.08)%
Total Revenues	288,000	288,000	288,329	329	(0.11)%
Expenditures					
Legislative					
Supervisor Fees	1,600	435	400	35	75.00%
Financial & Administrative					
Administrative Services	4,500	1,500	1,500	0	66.66%
District Management	20,062	6,687	6,687	0	66.66%
District Engineer	10,500	3,500	3,625	(125)	65.47%
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	6,668	6,667	1	33.33%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	5,100	5,100	0	66.66%
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	283	97	186	88.58%
Dues, Licenses & Fees	700	300	175	125	75.00%
Website Fees & Maintenance	2,700	1,300	700	600	74.07%
Legal Counsel					
District Counsel	10,000	3,333	1,530	1,804	84.70%
Electric Utility Services					
Utility Services	2,000	667	750	(84)	62.48%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	2,667	3,315	(648)	58.56%
Utility - Bulk Potable Water	132,000	44,000	41,898	2,102	68.25%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	800	200	600	91.66%
Lake/Pond Bank Maintenance	2,500	833	300	533	88.00%
Aquatic Maintenance	5,352	1,784	1,840	(56)	65.62%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	4,167	2,000	2,167	84.00%
Water Quality Monitoring	3,600	1,200	1,200	0	66.66%
Aquatic Plant Replacement	500	167	0	167	100.00%
Stormwater System Maintenance	1,500	500	0	500	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	4,167	3,830	337	69.36%
Landscape Replacement Plants, Shrubs, Trees	2,500	833	0	833	100.00%
Fire Ant Treatment	540	180	0	180	100.00%
Lift Station Maintenance	3,000	1,000	0	1,000	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	1,333	481	852	87.96%
Contingency					
Miscellaneous Contingency	4,628	1,543	880	662	80.97%
Total Expenditures	<u>288,000</u>	<u>104,515</u>	<u>90,752</u>	<u>13,763</u>	<u>68.49%</u>
Excess of Revenues Over (Under) Expenditures	0	183,485	197,578	14,093	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	183,485	197,578	14,093	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>183,485</u>	<u>531,204</u>	<u>347,719</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	29	29	0.00%
Total Revenues	<u>0</u>	<u>29</u>	<u>29</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	29	29	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	29	29	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>95,065</u></u>	<u><u>95,065</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 1/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,293</u>	<u>7</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	106,634	106,634	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,709)	(1,709)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	104,925	104,925	0.00%
Fund Balance, Beginning of Period	0	121,306	121,306	0.00%
Fund Balance, End of Period	<u>0</u>	<u>226,231</u>	<u>226,231</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>1,709</u>	<u>1,709</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>1,709</u>	<u>1,709</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,709</u></u>	<u><u>1,709</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2016</u>
Bank of Tampa	Money Market	\$ 206,487
Bank of Tampa ICS	Money Market	100,005
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 306,616
SunTrust Water Reserve	Money Market	\$ 45,273
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,792
	Total Reserve Fund Investments	\$ 95,065
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	116,824
	Total Debt Service Fund Investments	\$ 181,140
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,709
	Total Capital Project Fund Investments	\$ 1,709

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

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

<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>82,563.41</u>
		Total 001 - General Fund	82,563.41

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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>45,090.68</u>
		Total 200 - Debt Service Fund	<u>45,090.68</u>
Report Balance			<u><u>127,654.09</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
FPL	1/29/2016	07629-61480 01/16	10402 Santiva Way #LS-1 01/16	203.19
FPL	1/29/2016	37429-98226 01/16	14500 Abaco Lakes Dr #LS-2 01/16	31.59
Hopping Green & Sams	1/25/2016	85988	General/Monthly Legal Services 12/15	196.00
Jettchele LLC	11/15/2015	1997	Alligator Signs	880.35
Lee County Utilities	1/22/2016	1113763-5 01/16	Water/Sewer 01/16 Billing	11,183.51
			Total 001 - General Fund	12,494.64
Report Balance				12,494.64

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/16.
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.

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 \$71,793.10 was received in February 2016.
6. Debt Service Fund - Payment for Invoice #FY15-16 in the amount of \$39,208.64 was received in February 2016.