

Lucaya
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 7/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	68,182	0	0	68,182	0	0
Investments	306,923	0	120,662	427,584	0	0
Investments--Reserves	0	49,842	0	49,842	0	0
Investments--Water Reserve	0	45,282	0	45,282	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	2,514	0	0	2,514	0	0
Deposits	33,731	0	0	33,731	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	120,662
Amount To Be Provided Debt Service	0	0	0	0	0	1,709,338
Fixed Assets	0	0	0	0	9,517,937	0
Total Assets	<u>411,350</u>	<u>95,124</u>	<u>120,662</u>	<u>627,136</u>	<u>9,517,937</u>	<u>1,830,000</u>
Liabilities						
Accounts Payable	10,840	0	0	10,840	0	0
Accrued Expenses Payable	900	0	0	900	0	0
Due To Other Funds	0	0	0	0	0	0
Other Bonds Payable	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	1,830,000
Total Liabilities	<u>11,740</u>	<u>0</u>	<u>0</u>	<u>11,740</u>	<u>0</u>	<u>1,830,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	333,626	95,036	121,306	549,968	9,517,937	0
Net Change in Fund Balance	65,983	88	(644)	65,427	0	0
Total Fund Equity & Other Credits	<u>399,610</u>	<u>95,124</u>	<u>120,662</u>	<u>615,396</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>411,350</u>	<u>95,124</u>	<u>120,662</u>	<u>627,136</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 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	385	385	0.00%
Special Assessments					
Tax Roll	288,000	288,000	293,712	5,712	(1.98)%
Total Revenues	288,000	288,000	294,097	6,097	(2.12)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,305	1,600	(295)	0.00%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	20,062	16,718	16,718	0	16.66%
District Engineer	10,500	8,750	11,261	(2,511)	(7.24)%
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	9,170	9,167	3	8.33%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	12,750	12,750	0	16.66%
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	708	1,193	(485)	(40.39)%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	2,350	1,750	600	35.18%
Legal Counsel					
District Counsel	10,000	8,333	5,744	2,589	42.56%
Electric Utility Services					
Utility Services	2,000	1,667	1,596	71	20.22%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	6,667	2,000	4,667	75.00%
Utility - Bulk Potable Water	132,000	110,000	107,549	2,451	18.52%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	2,000	375	1,625	84.37%
Lake/Pond Bank Maintenance	2,500	2,083	0	2,083	100.00%
Aquatic Maintenance	5,352	4,460	4,600	(140)	14.05%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	10,417	2,190	8,227	82.48%
Water Quality Monitoring	3,600	3,000	3,000	0	16.66%
Aquatic Plant Replacement	500	417	0	417	100.00%
Stormwater System Maintenance	1,500	1,250	270	980	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	10,417	10,940	(523)	12.48%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,083	0	2,083	100.00%
Fire Ant Treatment	540	450	540	(90)	0.00%
Lift Station Maintenance	3,000	2,500	0	2,500	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	3,333	7,972	(4,639)	(99.31)%
Contingency					
Miscellaneous Contingency	4,628	3,857	8,880	(5,024)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>243,403</u>	<u>228,114</u>	<u>15,289</u>	<u>20.79%</u>
Excess of Revenues Over (Under) Expenditures	0	44,597	65,983	21,386	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	44,597	65,983	21,386	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>44,597</u>	<u>399,610</u>	<u>355,013</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	88	88	0.00%
Total Revenues	<u>0</u>	<u>88</u>	<u>88</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	88	88	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	88	88	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>95,124</u></u>	<u><u>95,124</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 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	151	151	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,438</u>	<u>151</u>	<u>0.10%</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	1,119	1,119	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,763)	(1,763)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(644)	(644)	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>120,662</u></u>	<u><u>120,662</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 7/31/2016

(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	1,763	1,763	0.00%
Other Costs	0	(1,764)	(1,764)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(2)</u>	<u>(2)</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	0	0	0	0.00%
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2016</u>
Bank of Tampa	Money Market	\$ 206,694
Bank of Tampa ICS		
Pinnacle Bank	Money Market	100,105
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 306,923
SunTrust Water Reserve	Money Market	\$ 45,282
The Bank of Tampa ICS Capital Reserve		
Pinnacle Bank	Money Market	49,842
	Total Reserve Fund Investments	\$ 95,124
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	56,346
	Total Debt Service Fund Investments	\$ 120,662

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	7/25/2016	16633	Engineering Services 07/16	430.00
FPL	7/29/2016	07629-61480 07/16	10402 Santiva Way #LS-1 07/16	110.58
FPL	7/29/2016	37429-98226 07/16	14500 Abaco Lakes Dr #LS-2 07/16	24.69
Hopping Green & Sams	7/25/2016	88885	General/Monthly Legal Services 06/16	838.00
Lee County Utilities	7/20/2016	1113763-5 07/16	Water/Sewer 07/16 Billing	9,386.87
Nature's Blueprint of Southwest Florida, LLC	7/25/2016	11565	Garbage Removal 07/20/16	50.00
			Total 001 - General Fund	10,840.14
Report Balance				10,840.14

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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.