

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

June 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet  
As of 6/30/2016  
(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
<b>Assets</b>							
Cash In Bank	98,060	0	0	0	98,060	0	0
Investments	306,873	0	120,652	1,753	429,278	0	0
Investments--Reserves	0	49,833	0	0	49,833	0	0
Investments--Water Reserve	0	45,281	0	0	45,281	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	120,652
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,709,348
Fixed Assets	0	0	0	0	0	9,391,937	0
<b>Total Assets</b>	<u>441,178</u>	<u>95,114</u>	<u>120,652</u>	<u>1,753</u>	<u>658,697</u>	<u>9,391,937</u>	<u>1,830,000</u>
<b>Liabilities</b>							
Accounts Payable	20,431	0	0	0	20,431	0	0
Accrued Expenses Payable	3,300	0	0	0	3,300	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
<b>Total Liabilities</b>	<u>23,731</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>23,731</u>	<u>0</u>	<u>1,830,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	333,626	95,036	121,306	0	549,968	9,391,937	0
Net Change in Fund Balance	83,821	78	(653)	1,753	84,998	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>417,448</u>	<u>95,114</u>	<u>120,652</u>	<u>1,753</u>	<u>634,967</u>	<u>9,391,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>441,178</u>	<u>95,114</u>	<u>120,652</u>	<u>1,753</u>	<u>658,697</u>	<u>9,391,937</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 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	335	335	0.00%
Special Assessments					
Tax Roll	288,000	288,000	293,712	5,712	(1.98)%
<b>Total Revenues</b>	<b>288,000</b>	<b>288,000</b>	<b>294,047</b>	<b>6,047</b>	<b>(2.10)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,600	1,160	1,200	(40)	25.00%
Financial & Administrative					
Administrative Services	4,500	3,375	3,375	0	25.00%
District Management	20,062	15,046	15,046	0	25.00%
District Engineer	10,500	7,875	12,831	(4,956)	(22.19)%
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	8,753	8,750	3	12.49%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	11,475	11,475	0	25.00%
Auditing Services	3,200	3,200	0	3,200	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	637	1,193	(556)	(40.39)%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	2,175	1,575	600	41.66%
Legal Counsel					
District Counsel	10,000	7,500	5,306	2,194	46.94%
Electric Utility Services					
Utility Services	2,000	1,500	1,460	40	26.98%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	6,000	8,560	(2,560)	(7.00)%
Utility - Bulk Potable Water	132,000	99,000	98,162	838	25.63%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,800	375	1,425	84.37%
Lake/Pond Bank Maintenance	2,500	1,875	0	1,875	100.00%
Aquatic Maintenance	5,352	4,014	4,140	(126)	22.64%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	9,375	2,190	7,185	82.48%
Water Quality Monitoring	3,600	2,700	2,700	0	25.00%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	1,500	1,125	270	855	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	9,375	10,040	(665)	19.68%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,875	0	1,875	100.00%
Fire Ant Treatment	540	405	540	(135)	0.00%
Lift Station Maintenance	3,000	2,250	0	2,250	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	3,000	1,088	1,912	72.79%
Contingency					
Miscellaneous Contingency	4,628	3,471	8,880	(5,409)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>221,105</u>	<u>210,226</u>	<u>10,879</u>	<u>27.01%</u>
Excess of Revenues Over (Under) Expenditures	0	66,895	83,821	16,926	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	66,895	83,821	16,926	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>66,895</u>	<u>417,448</u>	<u>350,553</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	78	78	0.00%
Total Revenues	<u>0</u>	<u>78</u>	<u>78</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	78	78	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	78	78	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>95,114</u></u>	<u><u>95,114</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 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	130	130	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
<b>Total Revenues</b>	<u>157,286</u>	<u>157,417</u>	<u>130</u>	<u>0.08%</u>
<b>Expenditures</b>				
Debt Service				
Interest	102,286	101,319	968	0.94%
Principal	55,000	55,000	0	0.00%
<b>Total Expenditures</b>	<u>157,286</u>	<u>156,319</u>	<u>968</u>	<u>0.62%</u>
Excess Of Revenues Over (Under) Expenditures	0	1,098	1,098	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(1,751)	(1,751)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(653)	(653)	0.00%
Fund Balance, Beginning of Period	0	121,306	121,306	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>120,652</u></u>	<u><u>120,652</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 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	1	1	0.00%
<b>Expenditures</b>				
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	1,751	1,751	0.00%
Excess Of Rev./Other Sources Over (Under)	0	1,753	1,753	0.00%
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,753</u></u>	<u><u>1,753</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD  
Investment Summary  
June 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2016</u>
Bank of Tampa	Money Market	\$ 206,661
Bank of Tampa ICS		
Western Alliance Bank	Money Market	100,088
State Board of Administration	Local Government Investment Pool	124
	<b>Total General Fund Investments</b>	<b>\$ 306,873</b>
SunTrust Water Reserve	Money Market	\$ 45,281
The Bank of Tampa ICS Capital Reserve		
Western Alliance Bank	Money Market	49,833
	<b>Total Reserve Fund Investments</b>	<b>\$ 95,114</b>
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	56,336
	<b>Total Debt Service Fund Investments</b>	<b>\$ 120,652</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,753
	<b>Total Capital Project Fund Investments</b>	<b>\$ 1,753</b>



**Lucaya Community Development District**

Summary A/P Ledger

001 - General Fund

From 6/1/2016 Through 6/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	6/1/2016	0000342444	Lake and Wetland Maintenance 06/16	460.00
Barraco & Associates, Inc.	6/21/2016	16556	Engineering Services 05/16	2,795.99
CenturyLink	6/9/2016	444250193 06/16	Telephone Service 06/16	123.28
FPL	6/29/2016	07629-61480 06/16	10402 Santiva Way #LS-1 06/16	117.64
FPL	6/29/2016	37429-9822606/16	14500 Abaco Lakes Dr #LS-2 06/16	23.44
Hopping Green & Sams	6/22/2016	88314	General/Monthly Legal Services 05/16	1,648.39
Lee County Utilities	6/20/2016	1113763-5 06/16	Water/Sewer 06/16 Billing	9,678.71
Nature's Blueprint of Southwest Florida, LLC	6/1/2016	11288	Landscape Maintenance 06/16	750.00
Nature's Blueprint of Southwest Florida, LLC	6/27/2016	11392	Garbage Removal 06/22/16	50.00
The Breeze Corporation	6/30/2016	060264 06/16	Acct # B02399 Legal Advertising 06/16	1,011.88
US Bank	6/24/2016	4333465	Trustee Fees Series 2005 06/01/16-05/31/17	3,771.25
			Total 001 - General Fund	20,430.58
Report Balance				20,430.58

**Lucaya Community Development District  
Notes to Unaudited Financial Statements  
June 30, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/16.
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.