

Lucaya
Community Development District

Financial Statements
(Unaudited)

May 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 5/31/2016

(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	108,755	0	0	0	108,755	0	0
Investments	306,822	0	120,643	1,743	429,208	0	0
Investments--Reserves	0	49,825	0	0	49,825	0	0
Investments--Water Reserve	0	45,279	0	0	45,279	0	0
Accounts Receivable	0	0	0	0	0	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	120,643
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,709,357
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	449,308	95,104	120,643	1,743	666,798	9,391,937	1,830,000
Liabilities							
Accounts Payable	11,188	0	0	0	11,188	0	0
Accrued Expenses Payable	2,500	0	0	0	2,500	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
Total Liabilities	13,688	0	0	0	13,688	0	1,830,000
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	101,993	68	(662)	1,743	103,142	0	0
Total Fund Equity & Other Credits	435,620	95,104	120,643	1,743	653,110	9,391,937	0
Total Liabilities & Fund Equity	449,308	95,104	120,643	1,743	666,798	9,391,937	1,830,000

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	284	284	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,305	305	(0.10)%
Total Revenues	288,000	288,000	288,589	589	(0.20)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,015	1,200	(185)	25.00%
Financial & Administrative					
Administrative Services	4,500	3,000	3,000	0	33.33%
District Management	20,062	13,375	13,375	0	33.33%
District Engineer	10,500	7,000	9,235	(2,235)	12.04%
Disclosure Report	1,500	1,500	1,500	0	0.00%
Trustees Fees	2,700	2,700	2,514	186	6.87%
Financial Consulting Services	10,000	8,336	8,333	3	16.66%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	10,200	10,200	0	33.33%
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	567	182	385	78.64%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	2,000	1,400	600	48.14%
Legal Counsel					
District Counsel	10,000	6,667	3,658	3,009	63.42%
Electric Utility Services					
Utility Services	2,000	1,333	1,319	14	34.04%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	5,333	8,360	(3,027)	(4.50)%
Utility - Bulk Potable Water	132,000	88,000	88,483	(483)	32.96%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,600	375	1,225	84.37%
Lake/Pond Bank Maintenance	2,500	1,667	300	1,367	88.00%
Aquatic Maintenance	5,352	3,568	3,680	(112)	31.24%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	8,333	2,000	6,333	84.00%
Water Quality Monitoring	3,600	2,400	2,400	0	33.33%
Aquatic Plant Replacement	500	333	0	333	100.00%
Stormwater System Maintenance	1,500	1,000	270	730	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	8,333	8,630	(297)	30.96%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,667	0	1,667	100.00%
Fire Ant Treatment	540	360	540	(180)	0.00%
Lift Station Maintenance	3,000	2,000	0	2,000	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	2,667	965	1,702	75.88%
Contingency					
Miscellaneous Contingency	4,628	3,085	8,880	(5,795)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>195,607</u>	<u>186,596</u>	<u>9,011</u>	<u>35.21%</u>
Excess of Revenues Over (Under) Expenditures	0	92,393	101,993	9,600	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	92,393	101,993	9,600	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>92,393</u>	<u>435,620</u>	<u>343,227</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 5/31/2016

(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>68</u>	<u>68</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>68</u>	<u>68</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>68</u>	<u>68</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>68</u>	<u>68</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>95,036</u>	<u>95,036</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,104</u></u>	<u><u>95,104</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 5/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	112	112	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,398</u>	<u>112</u>	<u>0.07%</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	1,079	1,079	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,742)	(1,742)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(662)	(662)	0.00%
Fund Balance, Beginning of Period	0	121,306	121,306	0.00%
Fund Balance, End of Period	<u>0</u>	<u>120,643</u>	<u>120,643</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 5/31/2016

(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>1</u>	<u>1</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>1,742</u>	<u>1,742</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>1,743</u>	<u>1,743</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,743</u></u>	<u><u>1,743</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2016</u>
Bank of Tampa	Money Market	\$ 206,626
Bank of Tampa ICS	Money Market	100,072
State Board of Administration	Local Government Investment Pool	124
Total General Fund Investments		\$ 306,822
SunTrust Water Reserve	Money Market	\$ 45,279
The Bank of Tampa ICS Capital Reserve		
Western Alliance Bank	Money Market	49,825
Total Reserve Fund Investments		\$ 95,104
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	56,327
Total Debt Service Fund Investments		\$ 120,643
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,743
Total Capital Project Fund Investments		\$ 1,743

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Florida Fountains & Equipment, LLC	5/23/2016	2016-8680	Fountain Maintenance - Install New Timer Clock	175.00
FPL	5/31/2016	07629-61480 05/16	10402 Santiva Way #LS-1 05/16	82.58
FPL	5/31/2016	37429-98226 05/16	14500 Abaco Lakes Dr #LS-2 05/16	26.57
Lee County Utilities	5/19/2016	1113763-5 05/16	Water/Sewer 05/16 Billing	10,143.83
Nature's Blueprint of Southwest Florida, LLC	5/24/2016	11188	Pick Up and Removal of Garbage 05/16	50.00
Nature's Blueprint of Southwest Florida, LLC	5/27/2016	11217	Weed Control 05/16	260.00
Nature's Blueprint of Southwest Florida, LLC	5/27/2016	11230	Pick Up and Removal of Garbage 05/16	50.00
Richard Werner	5/19/2016	RW051916	Board of Supervisors Meeting 05/19/16	200.00
Stephen Davidson	5/19/2016	SD051916	Board of Supervisors Meeting 05/19/16	200.00
			Total 001 - General Fund	11,187.98
Report Balance				11,187.98

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/16.
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.