

Lucaya
Community Development District

Financial Statements
(Unaudited)

November 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 11/30/2015
(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	207,022	0	0	0	207,022	0	0
Investments	146,566	0	68,940	1,706	217,213	0	0
Investments--Reserves	0	49,775	0	0	49,775	0	0
Investments--Water Reserve	0	45,270	0	0	45,270	0	0
Accounts Receivable	231,416	0	126,384	0	357,801	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	30,902	0	30,902	0	0
Amount Available in Debt Service	0	0	0	0	0	0	226,227
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,658,773
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	618,736	95,046	226,227	1,706	941,714	9,391,937	1,885,000
Liabilities							
Accounts Payable	14,377	0	0	0	14,377	0	0
Accrued Expenses Payable	2,300	0	0	0	2,300	0	0
Due To Other Funds	30,902	0	0	0	30,902	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	47,579	0	0	0	47,579	0	1,885,000
Fund Equity & Other Credits							
Beginning Fund Balance	332,626	95,036	121,306	0	548,968	9,391,937	0
Net Change in Fund Balance	238,531	9	104,921	1,706	345,167	0	0
Total Fund Equity & Other Credits	571,157	95,046	226,227	1,706	894,135	9,391,937	0
Total Liabilities & Fund Equity	618,736	95,046	226,227	1,706	941,714	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 11/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	29	29	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,251	251	(0.08)%
Total Revenues	288,000	288,000	288,279	279	(0.10)%
Expenditures					
Legislative					
Supervisor Fees	1,600	145	400	(255)	75.00%
Financial & Administrative					
Administrative Services	4,500	750	750	0	83.33%
District Management	20,062	3,344	3,344	0	83.33%
District Engineer	10,500	1,750	0	1,750	100.00%
Disclosure Report	1,500	0	0	0	100.00%
Trustees Fees	2,700	2,475	2,514	(39)	6.87%
Financial Consulting Services	10,000	5,834	5,833	1	41.66%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	2,550	2,550	0	83.33%
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	142	97	45	88.58%
Dues, Licenses & Fees	700	175	175	0	75.00%
Website Fees & Maintenance	2,700	950	350	600	87.03%
Legal Counsel					
District Counsel	10,000	1,667	1,300	367	87.00%
Electric Utility Services					
Utility Services	2,000	333	329	5	83.56%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	1,333	2,915	(1,582)	63.56%
Utility - Bulk Potable Water	132,000	22,000	20,260	1,740	84.65%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	400	200	200	91.66%
Lake/Pond Bank Maintenance	2,500	417	150	267	94.00%
Aquatic Maintenance	5,352	892	920	(28)	82.81%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	2,083	0	2,083	100.00%
Water Quality Monitoring	3,600	600	600	0	83.33%
Aquatic Plant Replacement	500	83	0	83	100.00%
Stormwater System Maintenance	1,500	250	0	250	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	2,083	1,760	323	85.92%
Landscape Replacement Plants, Shrubs, Trees	2,500	417	0	417	100.00%
Fire Ant Treatment	540	90	0	90	100.00%
Lift Station Maintenance	3,000	500	0	500	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	667	240	427	94.00%
Contingency					
Miscellaneous Contingency	4,628	771	0	771	100.00%
Total Expenditures	<u>288,000</u>	<u>59,569</u>	<u>49,749</u>	<u>9,820</u>	<u>82.73%</u>
Excess of Revenues Over (Under) Expenditures	0	228,431	238,531	10,100	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	228,431	238,531	10,100	0.00%
Fund Balance, Beginning of Period	0	0	332,626	332,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>228,431</u>	<u>571,157</u>	<u>342,726</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 11/30/2015

(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>9</u>	<u>9</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>9</u>	<u>9</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>95,046</u></u>	<u><u>95,046</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 11/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,286</u>	<u>0</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	<u>0</u>	<u>106,627</u>	<u>106,627</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,706)	(1,706)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>104,921</u>	<u>104,921</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	121,306	121,306	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>226,227</u></u>	<u><u>226,227</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 11/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	1,706	1,706	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,706	1,706	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,706</u>	<u>1,706</u>	<u>0.00%</u>

**Lucaya CDD
Investment Summary
November 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2015</u>
Bank of Tampa	Money Market	\$ 146,443
State Board of Administration	Local Government Investment Pool	123
	Total General Fund Investments	<u>\$ 146,566</u>
The Bank of Tampa ICS Capital Reserve	Money Market	\$ 49,775
SunTrust Water Reserve	Money Market	45,271
	Total Reserve Fund Investments	<u>\$ 95,046</u>
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	4,624
	Total Debt Service Fund Investments	<u>\$ 68,940</u>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,706
	Total Capital Project Fund Investments	<u>\$ 1,706</u>

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

<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>231,416.42</u>
		Total 001 - General Fund	231,416.42

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2015 Through 11/30/2015

<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>126,384.35</u>
		Total 200 - Debt Service Fund	<u>126,384.35</u>
Report Balance			<u><u>357,800.77</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc.	11/1/2015	0000322984	Lake and Wetland Maintenance 11/15	460.00
Aquatic Systems, Inc.	11/1/2015	0000323826	Quarterly Fountain Maintenance 11/15	200.00
Florida Fire Systems, LLC	11/30/2015	19869	Painting of 21 Fire Hydrants	1,575.00
FPL	11/30/2015	07629-61480 11/15	10402 Santiva Way #LS-1 11/15	123.94
FPL	11/30/2015	37429-98226 11/15	14500 Abaco Lakes Dr #LS-2 11/15	28.49
Hopping Green & Sams	11/20/2015	84981	General/Monthly Legal Services 10/15	467.19
Lee County Utilities	11/19/2015	1113763-5 11/15	Water/Sewer 11/15 Billing	10,280.63
Nature's Blueprint of Southwest Florida, LLC	11/1/2015	9949	Landscape Maintenance 11/15	750.00
Nature's Blueprint of Southwest Florida, LLC	11/18/2015	10096	Garbage Removal 11/11/15	50.00
Richard Werner	11/19/2015	RW111915	Board of Supervisors Meeting 11/19/15	200.00
Stephen Davidson	11/19/2015	SD111915	Board of Supervisors Meeting 11/19/15	200.00
The Breeze Corporation	11/30/2015	119048	Acct # L02399 Legal Advertising 11/15	42.00
			Total 001 - General Fund	14,377.25
Report Balance				14,377.25

Lucaya Community Development District
Notes to Unaudited Financial Statements
November 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 11/30/15.
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 \$107,353.20 was received in December 2015.
6. Debt Service Fund - Payment for Invoice FY15-16 in the amount of \$58,629.22 was received in December 2015.