

Lucaya
Community Development District

Financial Statements
(Unaudited)

October 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 10/31/2015
(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	125,355	0	0	125,355	0	0
Investments	146,548	0	121,306	267,853	0	0
Investments--Reserves	0	49,775	0	49,775	0	0
Investments--Water Reserve	0	45,269	0	45,269	0	0
Accounts Receivable	288,000	0	157,286	445,286	0	0
Prepaid Expenses	0	0	0	0	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	278,592
Amount To Be Provided Debt Service	0	0	0	0	0	1,606,408
Fixed Assets	0	0	0	0	9,391,937	0
Total Assets	<u>593,634</u>	<u>95,044</u>	<u>278,592</u>	<u>967,270</u>	<u>9,391,937</u>	<u>1,885,000</u>
Liabilities						
Accounts Payable	1,149	0	0	1,149	0	0
Accrued Expenses Payable	3,000	0	0	3,000	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	1,885,000
Total Liabilities	<u>4,149</u>	<u>0</u>	<u>0</u>	<u>4,149</u>	<u>0</u>	<u>1,885,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	332,126	95,036	121,306	548,468	9,391,937	0
Net Change in Fund Balance	257,358	8	157,286	414,652	0	0
Total Fund Equity & Other Credits	<u>589,484</u>	<u>95,044</u>	<u>278,592</u>	<u>963,120</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>593,634</u>	<u>95,044</u>	<u>278,592</u>	<u>967,270</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 10/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	10	10	0.00%
Special Assessments					
Tax Roll	288,000	288,000	288,251	251	(0.08)%
Total Revenues	288,000	288,000	288,261	261	(0.09)%
Expenditures					
Legislative					
Supervisor Fees	1,600	0	0	0	100.00%
Financial & Administrative					
Administrative Services	4,500	375	375	0	91.66%
District Management	20,062	1,672	1,672	0	91.66%
District Engineer	10,500	875	1,000	(125)	90.47%
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	5,417	5,417	0	45.83%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	1,275	1,275	0	91.66%
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	71	55	16	93.52%
Dues, Licenses & Fees	700	175	175	0	75.00%
Website Fees & Maintenance	2,700	775	175	600	93.51%
Legal Counsel					
District Counsel	10,000	833	332	501	96.67%
Electric Utility Services					
Utility Services	2,000	167	176	(10)	91.18%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	667	705	(38)	91.18%
Utility - Bulk Potable Water	132,000	11,000	9,980	1,020	92.43%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	200	0	200	100.00%
Lake/Pond Bank Maintenance	2,500	208	100	108	96.00%
Aquatic Maintenance	5,352	446	460	(14)	91.40%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	1,042	0	1,042	100.00%
Water Quality Monitoring	3,600	300	300	0	91.66%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	1,500	125	0	125	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	1,042	1,010	32	91.92%
Landscape Replacement Plants, Shrubs, Trees	2,500	208	0	208	100.00%
Fire Ant Treatment	540	45	0	45	100.00%
Lift Station Maintenance	3,000	250	0	250	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	333	120	214	97.00%
Contingency					
Miscellaneous Contingency	4,628	386	0	386	100.00%
Total Expenditures	<u>288,000</u>	<u>37,271</u>	<u>30,903</u>	<u>6,368</u>	<u>89.27%</u>
Excess of Revenues Over (Under) Expenditures	0	250,729	257,358	6,629	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	250,729	257,358	6,629	0.00%
Fund Balance, Beginning of Period	0	0	332,126	332,126	0.00%
Fund Balance, End of Period	<u>0</u>	<u>250,729</u>	<u>589,484</u>	<u>338,755</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Total Revenues	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	8	8	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	8	8	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>95,044</u></u>	<u><u>95,044</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 10/31/2015

(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	0	102,286	100.00%
Principal	55,000	0	55,000	100.00%
Total Expenditures	<u>157,286</u>	<u>0</u>	<u>157,286</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>157,286</u>	<u>157,286</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>157,286</u>	<u>157,286</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>278,592</u></u>	<u><u>278,592</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
October 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2015</u>
Regions Bank	Money Market	\$ 146,424
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 146,548
The Bank of Tampa Capital Reserves	Money Market	\$ 49,775
SunTrust Water Reserve	Money Market	45,269
	Total Reserve Fund Investments	\$ 95,044
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 66,022
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	55,284
	Total Debt Service Fund Investments	\$ 121,306

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

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

<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>287,999.80</u>
		Total 001 - General Fund	287,999.80

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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>157,286.45</u>
		Total 200 - Debt Service Fund	<u>157,286.45</u>
Report Balance			<u><u>445,286.25</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Cardno, Inc	11/2/2015	177963	Mitigation Monitoring/Permit Compliance 10/15	300.00
FPL	10/29/2015	07629-61480 10/15	10402 Santiva Way #LS-1 10/15	150.74
FPL	10/29/2015	37429-98226 10/15	14500 Abaco Lakes Dr #LS-2 10/15	25.48
Lee County Property Appraiser	10/30/2015	006497	2015 Non Ad Valorem Assessment Roll	258.00
Nature's Blueprint of Southwest Florida, LLC	10/29/2015	9903	Garbage Removal 10/14/15	50.00
Nature's Blueprint of Southwest Florida, LLC	11/10/2015	10056	Garbage Removal 10/28/15	50.00
Nature's Blueprint of Southwest Florida, LLC	11/12/2015	10063	Weed Control 10/15	260.00
The Breeze Corporation	10/31/2015	109053	Acct # L02399 Legal Advertising 10/15	55.00
			Total 001 - General Fund	1,149.22
Report Balance				1,149.22

Lucaya Community Development District
Notes to Unaudited Financial Statements
October 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 10/31/15.
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

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.