

Lucaya
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 9/30/2016
(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
Assets							
Cash In Bank	25,731	0	0	0	25,731	0	0
Investments	306,904	0	120,683	24	427,611	0	0
Investments--Reserves	0	49,858	0	0	49,858	0	0
Investments--Water Reserve	0	45,285	0	0	45,285	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	7,258	0	0	0	7,258	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	120,683
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,709,317
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>373,624</u>	<u>95,144</u>	<u>120,683</u>	<u>24</u>	<u>589,475</u>	<u>9,517,937</u>	<u>1,830,000</u>
Liabilities							
Accounts Payable	12,275	0	0	0	12,275	0	0
Accrued Expenses Payable	1,700	0	0	0	1,700	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	<u>13,975</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,975</u>	<u>0</u>	<u>1,830,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	333,626	95,036	121,306	0	549,968	9,517,937	0
Net Change in Fund Balance	26,022	107	(623)	24	25,531	0	0
Total Fund Equity & Other Credits	<u>359,649</u>	<u>95,144</u>	<u>120,683</u>	<u>24</u>	<u>575,499</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>373,624</u>	<u>95,144</u>	<u>120,683</u>	<u>24</u>	<u>589,475</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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	490	490	0.00%
Special Assessments					
Tax Roll	288,000	288,000	293,712	5,712	(1.98)%
Total Revenues	288,000	288,000	294,202	6,202	(2.15)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,600	2,000	(400)	(25.00)%
Financial & Administrative					
Administrative Services	4,500	4,500	4,500	0	0.00%
District Management	20,062	20,062	20,062	0	0.00%
District Engineer	10,500	10,500	13,278	(2,778)	(26.46)%
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	10,000	10,000	(0)	0.00%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,300	15,300	15,300	0	0.00%
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	850	1,286	(436)	(51.28)%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	2,700	2,700	2,100	600	22.22%
Legal Counsel					
District Counsel	10,000	10,000	8,751	1,249	12.49%
Electric Utility Services					
Utility Services	2,000	2,000	1,936	64	3.17%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	8,000	2,835	5,165	64.56%
Utility - Bulk Potable Water	132,000	132,000	128,363	3,637	2.75%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	2,400	375	2,025	84.37%
Lake/Pond Bank Maintenance	2,500	2,500	0	2,500	100.00%
Aquatic Maintenance	5,352	5,352	5,520	(168)	(3.13)%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	12,500	12,500	2,934	9,566	76.52%
Water Quality Monitoring	3,600	3,600	3,600	0	0.00%
Aquatic Plant Replacement	500	500	0	500	100.00%
Stormwater System Maintenance	1,500	1,500	270	1,230	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	12,500	13,160	(660)	(5.28)%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,500	0	2,500	100.00%
Fire Ant Treatment	540	540	540	0	0.00%
Lift Station Maintenance	3,000	3,000	0	3,000	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,000	4,000	8,221	(4,221)	(105.52)%
Contingency					
Miscellaneous Contingency	4,628	4,628	8,880	(4,252)	(91.88)%
Total Expenditures	<u>288,000</u>	<u>288,000</u>	<u>268,180</u>	<u>19,820</u>	<u>6.88%</u>
Excess of Revenues Over (Under) Expenditures	0	0	26,022	26,022	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	26,022	26,022	0.00%
Fund Balance, Beginning of Period	0	0	333,626	333,626	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>359,649</u>	<u>359,649</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 9/30/2016

(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>107</u>	<u>107</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>107</u>	<u>107</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>107</u>	<u>107</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>107</u>	<u>107</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>95,144</u></u>	<u><u>95,144</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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	196	196	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,483</u>	<u>196</u>	<u>0.12%</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	1,164	1,164	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,786)	(1,786)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(623)	(623)	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>120,683</u></u>	<u><u>120,683</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 9/30/2016

(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	1,786	1,786	0.00%
Other Costs	0	(1,764)	(1,764)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>22</u>	<u>22</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	0	24	24	0.00%
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>24</u></u>	<u><u>24</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2016</u>
Bank of Tampa	Money Market	\$ 206,765
Bank of Tampa ICS		
Mutual of Omaha Bank	Money Market	100,139
	Total General Fund Investments	\$ 306,904
SunTrust Water Reserve	Money Market	\$ 45,285
The Bank of Tampa ICS Capital Reserve		
Mutual of Omaha Bank	Money Market	49,858
	Total Reserve Fund Investments	\$ 95,144
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	56,367
	Total Debt Service Fund Investments	\$ 120,683
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 24
	Total Capital Project Fund Investments	\$ 24

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Cardno, Inc	10/19/2016	209936	Mitigation Monitoring/Permit Compliance 09/16	300.00
CenturyLink	9/9/2016	444250193 09/16	Telephone Service 09/16	124.18
FPL	9/30/2016	07629-61480 09/16	10402 Santiva Way #LS-1 09/16	147.71
FPL	9/30/2016	37429-98226 09/16	14500 Abaco Lakes Dr #LS-2 09/16	29.99
Hopping Green & Sams	9/30/2016	90032	General/Monthly Legal Services 08/16	305.00
Lee County Utilities	9/21/2016	1113763-5 09/16	Water/Sewer 09/16 Billing	10,314.40
Nature's Blueprint of Southwest Florida, LLC	8/3/2016	11581	Weed Control 07/16	260.00
Nature's Blueprint of Southwest Florida, LLC	9/27/2016	11879	Garbage Removal 09/21/16	50.00
Passarella & Associates Inc.	10/10/2016	03TWC974 (Inv 46E)	Mitigation Monitoring/Permit Compliance 9/16	744.00
			Total 001 - General Fund	12,275.28
Report Balance				12,275.28

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
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.