

Lucaya
Community Development District

Financial Statements
(Unaudited)

December 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 12/31/2016
(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	215,228	0	0	0	215,228	0	0
Investments	257,035	0	164,908	9,144	431,087	0	0
Investments--Reserves	0	49,883	0	0	49,883	0	0
Investments--Water Reserve	0	45,290	0	0	45,290	0	0
Accounts Receivable	96,404	0	49,589	0	145,993	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	5,229	0	5,229	0	0
Amount Available in Debt Service	0	0	0	0	0	0	219,727
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,610,273
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>602,398</u>	<u>95,173</u>	<u>219,727</u>	<u>9,144</u>	<u>926,442</u>	<u>9,517,937</u>	<u>1,830,000</u>
Liabilities							
Accounts Payable	18,917	0	0	0	18,917	0	0
Accrued Expenses Payable	300	0	0	0	300	0	0
Due To Other Funds	5,229	0	0	0	5,229	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>24,446</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>24,446</u>	<u>0</u>	<u>1,830,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	353,649	95,144	120,683	24	569,499	9,517,937	0
Net Change in Fund Balance	224,303	30	99,044	9,120	332,496	0	0
Total Fund Equity & Other Credits	<u>577,952</u>	<u>95,173</u>	<u>219,727</u>	<u>9,144</u>	<u>901,996</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>602,398</u>	<u>95,173</u>	<u>219,727</u>	<u>9,144</u>	<u>926,442</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 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	131	131	0.00%
Special Assessments					
Off Roll	0	0	1,277	1,277	0.00%
Tax Roll	303,000	303,000	301,915	(1,085)	0.35%
Total Revenues	<u>303,000</u>	<u>303,000</u>	<u>303,323</u>	<u>323</u>	<u>(0.11)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,600	400	600	(200)	62.50%
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	20,062	5,016	5,015	0	75.00%
District Engineer	10,500	2,625	1,233	1,393	88.26%
Disclosure Report	1,500	375	0	375	100.00%
Trustees Fees	2,700	2,514	2,514	0	6.87%
Agenda Printed	1,200	300	0	300	100.00%
Financial Consulting Services	10,000	6,250	6,250	0	37.49%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	3,825	3,825	0	75.00%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	213	178	34	79.00%
Dues, Licenses & Fees	700	306	735	(429)	(5.00)%
Website Fees & Maintenance	1,200	300	525	(225)	56.25%
Legal Counsel					
District Counsel	10,000	2,500	1,299	1,201	87.01%
Electric Utility Services					
Utility Services	2,000	500	363	137	81.83%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	2,000	685	1,315	91.43%
Utility - Bulk Potable Water	132,000	33,000	32,876	124	75.09%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	600	0	600	100.00%
Lake/Pond Bank Maintenance	2,500	625	699	(74)	72.04%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	1,338	1,422	(84)	73.43%
Mitigation Area Monitoring & Maintenance	12,500	3,125	4,321	(1,196)	65.42%
Water Quality Monitoring	3,600	900	600	300	83.33%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	1,500	375	270	105	82.00%
Other Physical Environment					
Property Insurance	350	350	244	106	30.28%
General Liability Insurance	2,588	2,588	2,250	338	13.06%
Landscape Maintenance	12,500	3,125	3,590	(465)	71.28%
Landscape Replacement Plants, Shrubs, Trees	2,500	625	0	625	100.00%
Fire Ant Treatment	540	135	0	135	100.00%
Lift Station Maintenance	3,000	750	0	750	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	875	1,197	(322)	65.80%
Contingency					
Miscellaneous Contingency	20,760	5,190	4,614	576	77.77%
Total Expenditures	<u>303,000</u>	<u>85,085</u>	<u>79,020</u>	<u>6,065</u>	<u>73.92%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>217,915</u>	<u>224,303</u>	<u>6,388</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>217,915</u>	<u>224,303</u>	<u>6,388</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>217,915</u>	<u>577,952</u>	<u>360,037</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	30	30	0.00%
Total Revenues	<u>0</u>	<u>30</u>	<u>30</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	30	30	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	30	30	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	95,144	95,144	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,173</u></u>	<u><u>95,173</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	57	57	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,343</u>	<u>57</u>	<u>0.04%</u>
Expenditures				
Debt Service				
Interest	102,286	49,181	53,105	51.91%
Principal	55,000	0	55,000	100.00%
Total Expenditures	<u>157,286</u>	<u>49,181</u>	<u>108,105</u>	<u>68.73%</u>
Excess Of Revenues Over (Under) Expenditures	0	108,162	108,162	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(9,118)	(9,118)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	99,044	99,044	0.00%
Fund Balance, Beginning of Period	0	120,683	120,683	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>219,727</u></u>	<u><u>219,727</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 12/31/2016

(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	9,118	9,118	0.00%
Excess Of Rev./Other Sources Over (Under)	0	9,120	9,120	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	24	24	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>9,144</u></u>	<u><u>9,144</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2016</u>
Bank of Tampa	Money Market	\$ 156,846
Bank of Tampa ICS		
Bank of China - New York	Money Market	100,189
	Total General Fund Investments	\$ 257,035
SunTrust Water Reserve	Money Market	\$ 45,290
The Bank of Tampa ICS Capital Reserve		
Bank of China - New York	Money Market	49,883
	Total Reserve Fund Investments	\$ 95,173
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 62,440
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	102,468
	Total Debt Service Fund Investments	\$ 164,908
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,144
	Total Capital Project Fund Investments	\$ 9,144

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Lee County Tax Collector	FY 16-17	95,127.18
10/31/2016	Taylor Morrison	Inv 375-17-01	<u>1,276.60</u>
		Total 001 - General Fund	96,403.78

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Lee County Tax Collector	FY 16-17	<u>49,589.10</u>
		Total 200 - Debt Service Fund	<u>49,589.10</u>
Report Balance			<u><u>145,992.88</u></u>

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Passarella & Associates Inc.	9/14/2016	03TWC974 (Inv 45E)	Mitigation Monitoring/Permit Compliance 8/16 (Inv Late)	228.75
Nature's Blueprint of Southwest Florida, LLC	12/1/2016	12261	Landscape Maintenance 12/16	750.00
Aquatic Systems, Inc.	12/1/2016	0000359684	Lake and Wetland Maintenance 12/16	474.00
Graley Mechanical Inc.	12/1/2016	M138-1216	Pump Station Maintenance 12/16	200.00
Passarella & Associates Inc.	12/9/2016	03TWC974 (Inv 48E)	Mitigation Monitoring/Permit Compliance 11/16	210.00
Lee County Utilities	12/15/2016	1113763-5 12/16	Water/Sewer 12/16 Billing	10,718.39
Nature's Blueprint of Southwest Florida, LLC	12/20/2016	12364	Weed Control 12/16	260.00
Nature's Blueprint of Southwest Florida, LLC	12/20/2016	12365	Garbage Removal 11/23/16	50.00
Nature's Blueprint of Southwest Florida, LLC	12/21/2016	12390	Drainage Improvement	270.00
Nature's Blueprint of Southwest Florida, LLC	12/21/2016	12401	Garbage Removal 12/7/16	50.00
Johnson Engineering, Inc.	12/21/2016	20160298-000 Inv 3	Engineering Services Through 12/11/16	1,025.00
Florida Fire Systems, LLC	12/21/2016	24026	Annual Monitoring Service	90.10
Hopping Green & Sams	12/22/2016	91294	General/Monthly Legal Services 11/16	1,045.18
Johnson Engineering, Inc.	12/29/2016	20160310-000 Inv 1	Lucaya Flowmeter Verification	500.00
FPL	12/30/2016	07629-61480 12/16	10402 Santiva Way #LS-1 12/16	73.09
FPL	12/30/2016	37429-98226 12/16	14500 Abaco Lakes Dr #LS-2 12/16	23.37
Barraco & Associates, Inc.	1/4/2017	17090	Engineering Services 12/16	1,711.25
Passarella & Associates Inc.	1/9/2017	03TWC974 (Inv 49E)	Mitigation Monitoring/Permit Compliance 12/16	595.00
Nature's Blueprint of Southwest Florida, LLC	1/15/2017	12546	Weed Control 12/16	260.00
Nature's Blueprint of Southwest Florida, LLC	1/15/2017	12547	Garbage Removal 12/21/16	50.00

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	1/20/2017	91787	General/Monthly Legal Services 12/16	332.45
			Total 001 - General Fund	18,916.58
Report Total				18,916.58

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/16.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.