

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2017

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 2/28/2017

(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
<b>Assets</b>							
Cash In Bank	244,023	0	0	0	244,023	0	0
Investments	257,119	0	212,745	9,188	479,052	0	0
Investments--Reserves	0	49,900	0	0	49,900	0	0
Investments--Water Reserve	0	45,293	0	0	45,293	0	0
Accounts Receivable	13,480	0	7,027	0	20,507	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	219,772
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,610,228
Fixed Assets	0	0	0	0	0	9,517,937	0
<b>Total Assets</b>	<b>548,353</b>	<b>95,192</b>	<b>219,772</b>	<b>9,188</b>	<b>872,506</b>	<b>9,517,937</b>	<b>1,830,000</b>
<b>Liabilities</b>							
Accounts Payable	12,485	0	0	0	12,485	0	0
Accrued Expenses Payable	1,050	0	0	0	1,050	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
<b>Total Liabilities</b>	<b>13,535</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,535</b>	<b>0</b>	<b>1,830,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	353,649	95,144	120,683	24	569,499	9,517,937	0
Net Change in Fund Balance	181,169	49	99,089	9,164	289,471	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>534,818</b>	<b>95,192</b>	<b>219,772</b>	<b>9,188</b>	<b>858,970</b>	<b>9,517,937</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>548,353</b>	<b>95,192</b>	<b>219,772</b>	<b>9,188</b>	<b>872,506</b>	<b>9,517,937</b>	<b>1,830,000</b>

See Notes to Unaudited Financial Statements

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	215	215	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%
<b>Total Revenues</b>	<u>303,000</u>	<u>303,000</u>	<u>303,407</u>	<u>407</u>	<u>(0.13)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,600	667	1,200	(533)	25.00%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	20,062	8,359	8,359	0	58.33%
District Engineer	10,500	4,375	6,130	(1,755)	41.61%
Disclosure Report	1,500	625	0	625	100.00%
Trustees Fees	2,700	2,514	2,514	0	6.87%
Agenda Printed	1,200	500	143	358	88.12%
Financial Consulting Services	10,000	7,083	7,083	0	29.16%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	6,375	6,375	0	58.33%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	354	231	123	72.77%
Dues, Licenses & Fees	700	394	735	(341)	(5.00)%
Website Fees & Maintenance	1,200	500	875	(375)	27.08%
Legal Counsel					
District Counsel	10,000	4,167	1,299	2,868	87.01%
Electric Utility Services					
Utility Services	2,000	833	624	209	68.80%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	3,333	1,895	1,438	76.31%
Utility - Bulk Potable Water	132,000	55,000	55,644	(644)	57.84%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,000	0	1,000	100.00%
Lake/Pond Bank Maintenance	2,500	1,042	699	343	72.04%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	2,230	2,370	(140)	55.71%
Mitigation Area Monitoring & Maintenance	12,500	5,208	4,321	887	65.42%
Water Quality Monitoring	3,600	1,500	1,500	0	58.33%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	1,500	625	270	355	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	5,208	5,190	18	58.48%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,042	0	1,042	100.00%
Fire Ant Treatment	540	225	0	225	100.00%
Lift Station Maintenance	3,000	1,250	0	1,250	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	1,458	3,208	(1,749)	8.35%
Contingency					
Miscellaneous Contingency	20,760	8,650	4,614	4,036	77.77%
Total Expenditures	<u>303,000</u>	<u>132,758</u>	<u>122,237</u>	<u>10,521</u>	<u>59.66%</u>
Excess of Revenues Over (Under) Expenditures	0	170,242	181,169	10,928	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	170,242	181,169	10,928	0.00%
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>170,242</u>	<u>534,818</u>	<u>364,576</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	49	49	0.00%
Total Revenues	<u>0</u>	<u>49</u>	<u>49</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	49	49	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	49	49	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>95,192</u></u>	<u><u>95,192</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 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	141	141	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
<b>Total Revenues</b>	<u>157,286</u>	<u>157,427</u>	<u>141</u>	<u>0.09%</u>
<b>Expenditures</b>				
Debt Service				
Interest	102,286	49,181	53,105	51.91%
Principal	55,000	0	55,000	100.00%
<b>Total Expenditures</b>	<u>157,286</u>	<u>49,181</u>	<u>108,105</u>	<u>68.73%</u>
Excess Of Revenues Over (Under) Expenditures	0	108,246	108,246	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(9,157)	(9,157)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	99,089	99,089	0.00%
Fund Balance, Beginning of Period	0	120,683	120,683	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>219,772</u>	<u>219,772</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Total Revenues	<u>0</u>	<u>7</u>	<u>7</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	7	7	0.00%
<b>Expenditures</b>				
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	9,157	9,157	0.00%
Excess Of Rev./Other Sources Over (Under)	0	9,164	9,164	0.00%
<b>Expend./Other Uses</b>				
Fund Balance, Beginning of Period	0	24	24	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>9,188</u></u>	<u><u>9,188</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD  
Investment Summary  
February 28, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2017</u>
Bank of Tampa	Money Market	\$ 156,897
Bank of Tampa ICS		
Bank of China, New York, NY	Money Market	100,222
	<b>Total General Fund Investments</b>	<b>\$ 257,119</b>
SunTrust Water Reserve	Money Market	\$ 45,293
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,900
	<b>Total Reserve Fund Investments</b>	<b>\$ 95,192</b>
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	150,305
	<b>Total Debt Service Fund Investments</b>	<b>\$ 212,745</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,188
	<b>Total Capital Project Fund Investments</b>	<b>\$ 9,188</b>



**Lucaya Community Development District**

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<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>13,480.31</u>
		Total 001 - General Fund	13,480.31

**Lucaya Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2017 Through 2/28/2017

<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>7,027.18</u>
		Total 200 - Debt Service Fund	<u>7,027.18</u>
Report Balance			<u><u>20,507.49</u></u>

**Lucaya Community Development District**

Aged Payables by Invoice Date

Aging Date - 9/1/2016

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	2/1/2017	0000365452	Lake and Wetland Maintenance 2/17	474.00
Graley Mechanical Inc.	2/1/2017	M138-0217	Pump Station Maintenance 2/17	200.00
Lee County Utilities	2/16/2017	1113763-5 2/17	Water/Sewer 2/17 Billing	11,639.51
Nature's Blueprint of Southwest Florida, LLC	2/21/2017	12731	Garbage Removal 2/6/17	50.00
FPL	2/28/2017	07629-61480 2/17	10402 Santiva Way #LS-1 2/17	92.46
FPL	2/28/2017	37429-98226 2/17	14500 Abaco Lakes Dr #LS-2 2/17	29.46
			Total 001 - General Fund	12,485.43
Report Total				12,485.43

**Lucaya Community Development District  
Notes to Unaudited Financial Statements  
February 28, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 2/28/17.
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.