

Lucaya
Community Development District

Financial Statements
(Unaudited)

March 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 3/31/2017

(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
Assets							
Cash In Bank	217,947	0	0	0	217,947	0	0
Investments	257,162	0	216,069	9,211	482,442	0	0
Investments--Reserves	0	49,908	0	0	49,908	0	0
Investments--Water Reserve	0	45,294	0	0	45,294	0	0
Accounts Receivable	7,181	0	3,743	0	10,924	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	219,812
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,610,188
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>516,022</u>	<u>95,202</u>	<u>219,812</u>	<u>9,211</u>	<u>840,247</u>	<u>9,517,937</u>	<u>1,830,000</u>
Liabilities							
Accounts Payable	7,562	0	0	0	7,562	0	0
Accrued Expenses Payable	500	0	0	0	500	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>8,062</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,062</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	154,311	59	99,129	9,187	262,686	0	0
Total Fund Equity & Other Credits	<u>507,960</u>	<u>95,202</u>	<u>219,812</u>	<u>9,211</u>	<u>832,185</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>516,022</u>	<u>95,202</u>	<u>219,812</u>	<u>9,211</u>	<u>840,247</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 3/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	259	259	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>303,450</u>	<u>450</u>	<u>(0.15)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,600	800	1,600	(800)	0.00%
Financial & Administrative					
Administrative Services	4,500	2,250	2,250	0	50.00%
District Management	20,062	10,031	10,031	0	50.00%
District Engineer	10,500	5,250	9,353	(4,103)	10.92%
Disclosure Report	1,500	750	0	750	100.00%
Trustees Fees	2,700	2,514	2,514	0	6.87%
Agenda Printed	1,200	600	285	315	76.25%
Financial Consulting Services	10,000	7,500	7,500	0	24.99%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	7,650	7,650	0	50.00%
Auditing Services	3,200	0	3,423	(3,423)	(6.96)%
Arbitrage Rebate Calculation	650	325	0	325	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	425	289	136	66.00%
Dues, Licenses & Fees	700	438	735	(298)	(5.00)%
Website Fees & Maintenance	1,200	600	1,050	(450)	12.50%
Legal Counsel					
District Counsel	10,000	5,000	2,764	2,236	72.35%
Electric Utility Services					
Utility Services	2,000	1,000	743	257	62.84%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	4,000	2,095	1,905	73.81%
Utility - Bulk Potable Water	132,000	66,000	68,095	(2,095)	48.41%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,200	0	1,200	100.00%
Lake/Pond Bank Maintenance	2,500	1,250	699	551	72.04%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	2,676	2,844	(168)	46.86%
Mitigation Area Monitoring & Maintenance	12,500	6,250	4,321	1,929	65.42%
Water Quality Monitoring	3,600	1,800	1,500	300	58.33%
Aquatic Plant Replacement	500	250	0	250	100.00%
Stormwater System Maintenance	1,500	750	270	480	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	6,250	6,090	160	51.28%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,250	0	1,250	100.00%
Fire Ant Treatment	540	270	0	270	100.00%
Lift Station Maintenance	3,000	1,500	0	1,500	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	1,750	3,341	(1,591)	4.55%
Contingency					
Miscellaneous Contingency	20,760	10,380	4,614	5,766	77.77%
Total Expenditures	<u>303,000</u>	<u>156,595</u>	<u>149,139</u>	<u>7,456</u>	<u>50.78%</u>
Excess of Revenues Over (Under) Expenditures	0	146,405	154,311	7,906	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	146,405	154,311	7,906	0.00%
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>146,405</u>	<u>507,960</u>	<u>361,555</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	59	59	0.00%
Total Revenues	<u>0</u>	<u>59</u>	<u>59</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	59	59	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	59	59	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>95,202</u></u>	<u><u>95,202</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 3/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	200	200	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,487</u>	<u>200</u>	<u>0.13%</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	<u>0</u>	<u>108,306</u>	<u>108,306</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(9,177)	(9,177)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>99,129</u>	<u>99,129</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>120,683</u>	<u>120,683</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>219,812</u></u>	<u><u>219,812</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 3/31/2017

(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>10</u>	<u>10</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>9,177</u>	<u>9,177</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>9,187</u>	<u>9,187</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>24</u>	<u>24</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>9,211</u></u>	<u><u>9,211</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
March 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2017</u>
Bank of Tampa	Money Market	\$ 156,924
Bank of Tampa ICS		
Bank of China, New York, NY	Money Market	100,238
	Total General Fund Investments	\$ 257,162
SunTrust Water Reserve	Money Market	\$ 45,294
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,908
	Total Reserve Fund Investments	\$ 95,202
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	153,629
	Total Debt Service Fund Investments	\$ 216,069
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,211
	Total Capital Project Fund Investments	\$ 9,211

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2017 Through 3/31/2017

<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>7,180.81</u>
		Total 001 - General Fund	7,180.81

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2017 Through 3/31/2017

<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>3,743.30</u>
		Total 200 - Debt Service Fund	<u>3,743.30</u>
Report Balance			<u><u>10,924.11</u></u>

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2016

001 - General Fund

From 3/1/2017 Through 3/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Grau & Associates	3/2/2017	15209	Audit Services FY 15/16	3,400.00
Hopping Green & Sams	3/24/2017	92753	General/Monthly Legal Services 2/17	720.50
FPL	3/31/2017	07629-61480 3/17	10402 Santiva Way #LS-1 3/17	88.27
FPL	3/31/2017	37429-98226 3/17	14500 Abaco Lakes Dr #LS-2 3/17	30.81
Barraco & Associates, Inc.	4/5/2017	17390	Engineering Services 3/17	3,222.50
Nature's Blueprint of Southwest Florida, LLC	4/10/2017	13060	Garbage Removal 3/6/17	50.00
Nature's Blueprint of Southwest Florida, LLC	4/10/2017	13061	Garbage Removal 3/20/17	50.00
			Total 001 - General Fund	7,562.08
Report Total				7,562.08

Lucaya Community Development District
Notes to Unaudited Financial Statements
March 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 3/31/17.
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.