

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

April 30, 2017

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 4/30/2017

(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	214,833	0	0	0	214,833	0	0
Investments	257,203	0	219,775	9,242	486,220	0	0
Investments--Reserves	0	49,916	0	0	49,916	0	0
Investments--Water Reserve	0	45,296	0	0	45,296	0	0
Accounts Receivable	201	0	105	0	305	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	243	0	0	0	243	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	219,879
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,610,121
Fixed Assets	0	0	0	0	0	9,517,937	0
<b>Total Assets</b>	<u>472,479</u>	<u>95,212</u>	<u>219,879</u>	<u>9,242</u>	<u>796,813</u>	<u>9,517,937</u>	<u>1,830,000</u>
<b>Liabilities</b>							
Accounts Payable	5,121	0	0	0	5,121	0	0
Accrued Expenses Payable	3,540	0	0	0	3,540	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>	<u>8,661</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,661</u>	<u>0</u>	<u>1,830,000</u>
<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	110,170	68	99,196	9,218	218,653	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>463,819</u>	<u>95,212</u>	<u>219,879</u>	<u>9,242</u>	<u>788,152</u>	<u>9,517,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>472,479</u>	<u>95,212</u>	<u>219,879</u>	<u>9,242</u>	<u>796,813</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 4/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	300	300	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>303,491</u>	<u>491</u>	<u>(0.16)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,600	933	1,600	(667)	0.00%
Financial & Administrative					
Administrative Services	4,500	2,625	2,625	0	41.66%
District Management	20,062	11,703	11,703	0	41.66%
District Engineer	10,500	6,125	10,853	(4,728)	(3.35)%
Disclosure Report	1,500	875	0	875	100.00%
Trustees Fees	2,700	2,514	2,514	0	6.87%
Agenda Printed	1,200	700	285	415	76.25%
Financial Consulting Services	10,000	7,917	7,917	0	20.83%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	8,925	8,925	0	41.66%
Auditing Services	3,200	0	3,423	(3,423)	(6.96)%
Arbitrage Rebate Calculation	650	379	0	379	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	496	351	145	58.71%
Dues, Licenses & Fees	700	481	735	(254)	(5.00)%
Website Fees & Maintenance	1,200	700	1,225	(525)	(2.08)%
Legal Counsel					
District Counsel	10,000	5,833	4,339	1,495	56.61%
Electric Utility Services					
Utility Services	2,000	1,167	838	328	58.08%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	4,667	2,295	2,372	71.31%
Utility - Bulk Potable Water	132,000	77,000	101,583	(24,583)	23.04%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,400	0	1,400	100.00%
Lake/Pond Bank Maintenance	2,500	1,458	1,250	208	50.00%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	3,122	3,318	(196)	38.00%
Mitigation Area Monitoring & Maintenance	12,500	7,292	4,321	2,970	65.42%
Water Quality Monitoring	3,600	2,100	1,800	300	50.00%
Aquatic Plant Replacement	500	292	0	292	100.00%
Stormwater System Maintenance	1,500	875	270	605	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	7,292	7,980	(688)	36.16%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,458	0	1,458	100.00%
Fire Ant Treatment	540	315	0	315	100.00%
Lift Station Maintenance	3,000	1,750	0	1,750	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	2,042	3,474	(1,432)	0.73%
Contingency					
Miscellaneous Contingency	20,760	12,110	4,614	7,496	77.77%
Total Expenditures	<u>303,000</u>	<u>180,432</u>	<u>193,321</u>	<u>(12,889)</u>	<u>36.20%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>122,568</u>	<u>110,170</u>	<u>(12,399)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>122,568</u>	<u>110,170</u>	<u>(12,399)</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>122,568</u>	<u>463,819</u>	<u>341,250</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	68	68	0.00%
Total Revenues	<u>0</u>	<u>68</u>	<u>68</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	68	68	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	68	68	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>95,212</u></u>	<u><u>95,212</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 4/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	295	295	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
<b>Total Revenues</b>	<u>157,286</u>	<u>157,582</u>	<u>295</u>	<u>0.19%</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	108,400	108,400	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(9,204)	(9,204)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	99,196	99,196	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>219,879</u>	<u>219,879</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	14	14	0.00%
Total Revenues	<u>0</u>	<u>14</u>	<u>14</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	14	14	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	9,204	9,204	0.00%
Excess Of Rev./Other Sources Over (Under)	0	9,218	9,218	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>9,242</u></u>	<u><u>9,242</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD  
Investment Summary  
April 30, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2017</u>
Bank of Tampa	Money Market	\$ 156,948
Bank of Tampa ICS		
Bank of China, New York, NY	Money Market	100,255
	<b>Total General Fund Investments</b>	<b>\$ 257,203</b>
SunTrust Water Reserve	Money Market	\$ 45,296
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York, NY	Money Market	49,916
	<b>Total Reserve Fund Investments</b>	<b>\$ 95,212</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	157,335
	<b>Total Debt Service Fund Investments</b>	<b>\$ 219,775</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,242
	<b>Total Capital Project Fund Investments</b>	<b>\$ 9,242</b>



**Lucaya Community Development District**

Summary A/R Ledger

001 - General Fund

From 4/1/2017 Through 4/30/2017

<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>200.71</u>
		Total 001 - General Fund	200.71

**Lucaya Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2017 Through 4/30/2017

<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	104.63
		Total 200 - Debt Service Fund	104.63
Report Balance			305.34

**Lucaya Community Development District**

Aged Payables by Invoice Date

Aging Date - 3/1/2017

001 - General Fund

From 4/1/2017 Through 4/30/2017

<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
Lee County Utilities	4/17/2017	1113763-5 4/17	Water/Sewer 4/17 Billing	11,639.51
Lee County Utilities	4/17/2017	1113763-5 4/17 CM	Credit Memo on 4/17 Billing	(11,639.51)
Aquatic Systems, Inc.	4/21/2017	0000372340	Standard Lake Assessment	551.00
Hopping Green & Sams	4/24/2017	93261	General/Monthly Legal Services 3/17	1,074.46
FPL	4/28/2017	07629-61480 4/17	10402 Santiva Way #LS-1 4/17	69.08
FPL	4/28/2017	37429-98226 4/17	14500 Abaco Lakes Dr #LS-2 4/17	26.22
			Total 001 - General Fund	5,120.76
Report Total				5,120.76

**Lucaya Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 4/30/17.
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.