



Rizzetta & Company

# Lucaya Community Development District

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**Financial Statements  
(Unaudited)**

**June 30, 2017**

**Prepared by: Rizzetta & Company, Inc.**

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**Lucaya Community Development District**

Balance Sheet  
As of 6/30/2017  
(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	192,362	0	0	0	192,362	0	0
Investments	257,304	0	117,689	9,318	384,311	0	0
Investments--Reserves	0	49,939	0	0	49,939	0	0
Investments--Water Reserve	0	45,299	0	0	45,299	0	0
Accounts Receivable	0	0	68,538	0	68,538	0	0
Prepaid Expenses	2,514	0	0	0	2,514	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	186,227
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,588,773
Fixed Assets	0	0	0	0	0	9,517,937	0
<b>Total Assets</b>	<u>452,423</u>	<u>95,238</u>	<u>186,227</u>	<u>9,318</u>	<u>743,207</u>	<u>9,517,937</u>	<u>1,775,000</u>
<b>Liabilities</b>							
Accounts Payable	5,180	0	0	0	5,180	0	0
Accrued Expenses Payable	2,300	0	0	0	2,300	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,775,000
<b>Total Liabilities</b>	<u>7,480</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,480</u>	<u>0</u>	<u>1,775,000</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	91,294	95	65,544	9,294	166,228	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>444,943</u>	<u>95,238</u>	<u>186,227</u>	<u>9,318</u>	<u>735,727</u>	<u>9,517,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>452,423</u>	<u>95,238</u>	<u>186,227</u>	<u>9,318</u>	<u>743,207</u>	<u>9,517,937</u>	<u>1,775,000</u>

See Notes to Unaudited Financial Statements

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	400	400	0.00%
Special Assessments					
Off Roll	0	0	1,277	1,277	0.00%
Tax Roll	303,000	303,000	305,527	2,527	(0.83)%
<b>Total Revenues</b>	<b>303,000</b>	<b>303,000</b>	<b>307,204</b>	<b>4,204</b>	<b>(1.39)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,600	1,200	2,000	(800)	(25.00)%
Financial & Administrative					
Administrative Services	4,500	3,375	3,375	0	25.00%
District Management	20,062	15,047	15,046	0	25.00%
District Engineer	10,500	7,875	13,489	(5,614)	(28.46)%
Disclosure Report	1,500	1,125	1,500	(375)	0.00%
Trustees Fees	2,700	2,700	3,771	(1,071)	(39.67)%
Agenda Printed	1,200	900	578	323	51.87%
Financial & Revenue Collections	10,000	8,750	8,750	(0)	12.49%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	11,475	11,475	0	25.00%
Auditing Services	3,200	3,200	3,423	(223)	(6.96)%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	638	408	229	51.94%
Dues, Licenses & Fees	700	569	735	(166)	(5.00)%
Website Fees & Maintenance	1,200	900	1,575	(675)	(31.25)%
Legal Counsel					
District Counsel	10,000	7,500	7,486	14	25.14%
Electric Utility Services					
Utility Services	2,000	1,500	1,098	402	45.08%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	6,000	2,695	3,305	66.31%
Utility - Bulk Potable Water	132,000	99,000	99,837	(837)	24.36%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	1,800	2,793	(993)	(16.35)%
Lake/Pond Bank Maintenance	2,500	1,875	1,250	625	50.00%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	4,014	4,266	(252)	20.29%
Mitigation Area Monitoring & Maintenance	12,500	9,375	4,321	5,054	65.42%
Water Quality Monitoring	3,600	2,700	2,700	0	25.00%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	1,500	1,125	270	855	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	9,375	9,630	(255)	22.96%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,875	0	1,875	100.00%
Fire Ant Treatment	540	405	0	405	100.00%
Lift Station Maintenance	3,000	2,250	0	2,250	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	2,625	3,741	(1,116)	(6.88)%
Contingency					
Miscellaneous Contingency	20,760	15,570	4,614	10,956	77.77%
Total Expenditures	<u>303,000</u>	<u>231,490</u>	<u>215,909</u>	<u>15,581</u>	<u>28.74%</u>
Excess of Revenues Over (Under) Expenditures	0	71,510	91,294	19,785	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	71,510	91,294	19,785	0.00%
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>71,510</u>	<u>444,943</u>	<u>373,433</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 6/30/2017

(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>95</u>	<u>95</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>95</u>	<u>95</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>95</u>	<u>95</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>95</u>	<u>95</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>95,144</u>	<u>95,144</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,238</u></u>	<u><u>95,238</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 6/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	469	469	0.00%
Special Assessments				
Off Roll	0	68,538	68,538	0.00%
Tax Roll	157,286	159,169	1,883	1.19%
<b>Total Revenues</b>	<u>157,286</u>	<u>228,177</u>	<u>70,891</u>	<u>45.07%</u>
<b>Expenditures</b>				
Debt Service				
Interest	102,286	98,363	3,924	3.83%
Principal	55,000	55,000	0	0.00%
<b>Total Expenditures</b>	<u>157,286</u>	<u>153,363</u>	<u>3,924</u>	<u>2.49%</u>
Excess Of Revenues Over (Under) Expenditures	0	74,815	74,815	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(9,270)	(9,270)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	65,544	65,544	0.00%
Fund Balance, Beginning of Period	0	120,683	120,683	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>186,227</u></u>	<u><u>186,227</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 6/30/2017

(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>24</u>	<u>24</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>24</u>	<u>24</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>24</u>	<u>24</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>9,270</u>	<u>9,270</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>9,294</u>	<u>9,294</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>0</u>	<u>9,318</u>	<u>9,318</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2017</u>
Bank of Tampa	Money Market	\$ 157,002
Bank of Tampa ICS		
Bank of China New York, NY	Money Market	100,302
	<b>Total General Fund Investments</b>	<b>\$ 257,304</b>
SunTrust Water Reserve	Money Market	\$ 45,299
The Bank of Tampa ICS Capital Reserve		
Bank of China New York, NY	Money Market	49,939
	<b>Total Reserve Fund Investments</b>	<b>\$ 95,238</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	55,249
	<b>Total Debt Service Fund Investments</b>	<b>\$ 117,689</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,318
	<b>Total Capital Project Fund Investments</b>	<b>\$ 9,318</b>



**Lucaya Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 6/1/2017 Through 6/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
5/25/2017	Taylor Morrison	375-17-02	<u>68,538.33</u>
		Total 200 - Debt Service Fund	<u>68,538.33</u>
Report Balance			<u><u>68,538.33</u></u>

**Lucaya Community Development District**

Aged Payables by Invoice Date

Aging Date - 4/1/2017

001 - General Fund

From 6/1/2017 Through 6/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Lee County Utilities	4/17/2017	1113763-5 4/17	Water/Sewer 4/17 Billing	11,639.51
Lee County Utilities	5/16/2017	1113763-5 5/17	Water/Sewer 5/17 Billing	10,307.99
Lee County Utilities	6/15/2017	1113763-5 6/17	Water/Sewer 6/17 Billing	9,870.23
US Bank	6/23/2017	4678361	Trustee Fees Series 2005 06/01/17-05/31/18	3,771.25
Hopping Green & Sams	6/27/2017	94503	General/Monthly Legal Services 5/17	2,703.49
Cardno, Inc	6/30/2017	233549	Monthly Water Use Permit Compliance Monitoring 6/17	300.00
FPL	6/30/2017	07629-61480 6/17	10402 Santiva Way #LS-1 6/17	127.12
FPL	6/30/2017	37429-98226 6/17	14500 Abaco Lakes Dr #LS-2 6/17	24.63
Lee County Utilities	6/30/2017	CM1113763-5	Water/Sewer Billing - Credit	(33,564.03)
			Total 001 - General Fund	5,180.19
Report Total				5,180.19

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

**Balance Sheet**

1. Trust statement activity has been recorded through 6/30/17.
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.