



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

July 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Lucaya Community Development District

Balance Sheet

As of 7/31/2017

(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	244,559	0	0	0	244,559	0	0
Investments	257,399	0	117,723	9,364	384,486	0	0
Investments--Reserves	0	49,973	0	0	49,973	0	0
Investments--Water Reserve	0	45,300	0	0	45,300	0	0
Accounts Receivable	0	0	0	0	0	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	68,538	0	68,538	0	0
Amount Available in Debt Service	0	0	0	0	0	0	186,262
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,588,738
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>504,715</u>	<u>95,274</u>	<u>186,262</u>	<u>9,364</u>	<u>795,614</u>	<u>9,517,937</u>	<u>1,775,000</u>
Liabilities							
Accounts Payable	11,851	0	0	0	11,851	0	0
Accrued Expenses Payable	3,550	0	0	0	3,550	0	0
Due To Other Funds	68,538	0	0	0	68,538	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,775,000
Total Liabilities	<u>83,939</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>83,939</u>	<u>0</u>	<u>1,775,000</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	67,127	130	65,579	9,339	142,176	0	0
Total Fund Equity & Other Credits	<u>420,776</u>	<u>95,274</u>	<u>186,262</u>	<u>9,364</u>	<u>711,675</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>504,715</u>	<u>95,274</u>	<u>186,262</u>	<u>9,364</u>	<u>795,614</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 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	495	495	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)%
Total Revenues	303,000	303,000	307,299	4,299	(1.42)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,333	2,000	(667)	(25.00)%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	20,062	16,718	16,718	0	16.66%
District Engineer	10,500	8,750	16,855	(8,105)	(60.52)%
Disclosure Report	1,500	1,250	1,500	(250)	0.00%
Trustees Fees	2,700	2,700	3,771	(1,071)	(39.67)%
Agenda Printed	1,200	1,000	578	423	51.87%
Financial & Revenue Collections	10,000	9,167	9,167	(0)	8.33%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	12,750	12,750	0	16.66%
Auditing Services	3,200	3,200	3,423	(223)	(6.96)%
Arbitrage Rebate Calculation	650	542	0	542	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	708	408	300	51.94%
Dues, Licenses & Fees	700	613	735	(123)	(5.00)%
Website Fees & Maintenance	1,200	1,000	1,750	(750)	(45.83)%
Legal Counsel					
District Counsel	10,000	8,333	8,286	48	17.14%
Electric Utility Services					
Utility Services	2,000	1,667	1,248	418	37.58%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	6,667	2,895	3,772	63.81%
Utility - Bulk Potable Water	132,000	110,000	109,324	676	17.17%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	2,000	2,793	(793)	(16.35)%
Lake/Pond Bank Maintenance	2,500	2,083	1,250	833	50.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	4,460	4,740	(280)	11.43%
Mitigation Area Monitoring & Maintenance	12,500	10,417	8,171	2,245	34.62%
Water Quality Monitoring	3,600	3,000	3,000	0	16.66%
Aquatic Plant Replacement	500	417	93	324	81.37%
Stormwater System Maintenance	1,500	1,250	270	980	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	10,417	11,000	(583)	12.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,083	0	2,083	100.00%
Fire Ant Treatment	540	450	0	450	100.00%
Lift Station Maintenance	3,000	2,500	0	2,500	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	2,917	3,999	(1,082)	(14.24)%
Contingency					
Miscellaneous Contingency	20,760	17,300	4,614	12,686	77.77%
Total Expenditures	<u>303,000</u>	<u>255,327</u>	<u>240,171</u>	<u>15,156</u>	<u>20.74%</u>
Excess of Revenues Over (Under) Expenditures	0	47,673	67,127	19,454	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	47,673	67,127	19,454	0.00%
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>47,673</u>	<u>420,776</u>	<u>373,103</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	130	130	0.00%
Total Revenues	<u>0</u>	<u>130</u>	<u>130</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	130	130	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	130	130	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>95,274</u></u>	<u><u>95,274</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 7/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	543	543	0.00%
Special Assessments				
Off Roll	0	68,538	68,538	0.00%
Tax Roll	157,286	159,169	1,883	1.19%
Total Revenues	<u>157,286</u>	<u>228,251</u>	<u>70,964</u>	<u>45.12%</u>
Expenditures				
Debt Service				
Interest	102,286	98,363	3,924	3.83%
Principal	55,000	55,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>153,363</u>	<u>3,924</u>	<u>2.49%</u>
Excess Of Revenues Over (Under) Expenditures	0	74,888	74,888	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(9,310)	(9,310)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	65,579	65,579	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>186,262</u></u>	<u><u>186,262</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 7/31/2017

(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				
Other Financing Sources (Uses)				
Interfund Transfer	0	9,310	9,310	0.00%
Excess Of Rev./Other Sources Over (Under)	0	9,339	9,339	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>9,364</u></u>	<u><u>9,364</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2017</u>
Bank of Tampa	Money Market	\$ 157,029
Bank of Tampa ICS		
Bank of China New York, NY	Money Market	5
Pinnacle Bank	Money Market	37
Pinnacle Bank	Money Market	100,328
	Total General Fund Investments	\$ 257,399
SunTrust Water Reserve	Money Market	\$ 45,300
The Bank of Tampa ICS Capital Reserve		
Bank of China New York, NY	Money Market	2
Pinnacle Bank	Money Market	49,953
Pinnacle Bank	Money Market	18
	Total Reserve Fund Investments	\$ 95,273
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	55,283
	Total Debt Service Fund Investments	\$ 117,723
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,364
	Total Capital Project Fund Investments	\$ 9,364

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2017

001 - General Fund

From 7/1/2017 Through 7/31/2017

<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
Nature's Blueprint of Southwest Florida, LLC	6/10/2017	13287b	Weed Control 5/17	260.00
Lee County Utilities	6/15/2017	1113763-5 6/17	Water/Sewer 6/17 Billing	9,870.23
Lee County Utilities	6/30/2017	CM1113763-5	Water/Sewer Billing - Credit	(33,564.03)
Lee County Utilities	7/17/2017	1113763-5 6/17	Water/Sewer 6/17 Billing	9,487.19
Earth Tech Environmental, LLC	7/24/2017	3825	Removal of Australian Pine	3,850.00
			Total 001 - General Fund	11,850.89
Report Total				11,850.89

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/17.
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.