



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

August 31, 2017

Prepared by: Rizzetta & Company, Inc.

lucayacdd.org
rizzetta.com

Lucaya Community Development District

Balance Sheet

As of 8/31/2017

(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	139,625	0	0	0	139,625	0	0
Investments	257,494	0	186,302	9,416	453,212	0	0
Investments--Reserves	0	50,007	0	0	50,007	0	0
Investments--Water Reserve	0	45,302	0	0	45,302	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	186,302
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,588,698
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>399,876</u>	<u>95,309</u>	<u>186,302</u>	<u>9,416</u>	<u>690,903</u>	<u>9,517,937</u>	<u>1,775,000</u>
Liabilities							
Accounts Payable	8,028	0	0	0	8,028	0	0
Accrued Expenses Payable	11,760	0	0	0	11,760	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
Total Liabilities	<u>19,788</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>19,788</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	26,439	166	65,619	9,392	101,616	0	0
Total Fund Equity & Other Credits	<u>380,088</u>	<u>95,309</u>	<u>186,302</u>	<u>9,416</u>	<u>671,115</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>399,876</u>	<u>95,309</u>	<u>186,302</u>	<u>9,416</u>	<u>690,903</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 8/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	590	590	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	307,393	4,393	(1.45)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,467	2,600	(1,133)	(62.50)%
Financial & Administrative					
Administrative Services	4,500	4,125	4,125	0	8.33%
District Management	20,062	18,390	18,390	0	8.33%
District Engineer	10,500	9,625	20,218	(10,593)	(92.55)%
Disclosure Report	1,500	1,375	1,500	(125)	0.00%
Trustees Fees	2,700	2,700	3,771	(1,071)	(39.67)%
Agenda Printed	1,200	1,100	859	241	28.44%
Financial & Revenue Collections	10,000	9,583	9,583	(0)	4.16%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	14,025	14,025	0	8.33%
Auditing Services	3,200	3,200	3,423	(223)	(6.96)%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	779	1,420	(641)	(67.09)%
Dues, Licenses & Fees	700	656	735	(79)	(5.00)%
Website Fees & Maintenance	1,200	1,100	1,925	(825)	(60.41)%
Legal Counsel					
District Counsel	10,000	9,167	11,458	(2,291)	(14.57)%
Electric Utility Services					
Utility Services	2,000	1,833	1,533	301	23.36%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	7,333	9,220	(1,887)	(15.25)%
Utility - Bulk Potable Water	132,000	121,000	128,402	(7,402)	2.72%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	2,200	2,918	(718)	(21.56)%
Lake/Pond Bank Maintenance	2,500	2,292	1,250	1,042	50.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 8/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	4,906	5,214	(308)	2.57%
Mitigation Area Monitoring & Maintenance	12,500	11,458	8,171	3,287	34.62%
Water Quality Monitoring	3,600	3,300	3,300	0	8.33%
Aquatic Plant Replacement	500	458	93	365	81.37%
Stormwater System Maintenance	1,500	1,375	270	1,105	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	11,458	12,420	(962)	0.64%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,292	0	2,292	100.00%
Fire Ant Treatment	540	495	0	495	100.00%
Lift Station Maintenance	3,000	2,750	0	2,750	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	3,208	4,434	(1,225)	(26.67)%
Contingency					
Miscellaneous Contingency	20,760	19,030	4,614	14,416	77.77%
Total Expenditures	<u>303,000</u>	<u>279,163</u>	<u>280,954</u>	<u>(1,791)</u>	<u>7.28%</u>
Excess of Revenues Over (Under) Expenditures	0	23,837	26,439	2,602	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	23,837	26,439	2,602	0.00%
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>23,837</u>	<u>380,088</u>	<u>356,251</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 8/31/2017

(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>166</u>	<u>166</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>166</u>	<u>166</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>166</u>	<u>166</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>166</u>	<u>166</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>95,309</u></u>	<u><u>95,309</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 8/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	629	629	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>228,337</u>	<u>71,050</u>	<u>45.17%</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	74,974	74,974	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(9,355)	(9,355)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	65,619	65,619	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>186,302</u></u>	<u><u>186,302</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 8/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	37	37	0.00%
Total Revenues	<u>0</u>	<u>37</u>	<u>37</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	37	37	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	9,355	9,355	0.00%
Excess Of Rev./Other Sources Over (Under)	0	9,392	9,392	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>9,416</u></u>	<u><u>9,416</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2017</u>
Bank of Tampa	Money Market	\$ 157,056
Bank of Tampa ICS		
Pinnacle Bank	Money Market	100,438
	Total General Fund Investments	\$ 257,494
SunTrust Water Reserve	Money Market	\$ 45,302
The Bank of Tampa ICS Capital Reserve		
Pinnacle Bank	Money Market	50,007
	Total Reserve Fund Investments	\$ 95,309
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	55,324
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	68,538
	Total Debt Service Fund Investments	\$ 186,302
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,416
	Total Capital Project Fund Investments	\$ 9,416

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 5/1/2017

001 - General Fund

From 8/1/2017 Through 8/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Florida Fire Systems, LLC	5/1/2017	25476	Annual Sprinkler Inspection	350.00
Florida Fire Systems, LLC	5/2/2017	25482	Service Call	85.00
FPL	7/31/2017	07629-61480 7/17	10402 Santiva Way #LS-1 7/17	163.43
FPL	7/31/2017	37429-98226 7/17	14500 Abaco Lakes Dr #LS-2 7/17	27.63
Graley Mechanical Inc.	8/25/2017	M138-0817B	Removed Pump from Station 2 Repaired Facility	3,725.00
Hopping Green & Sams	8/29/2017	95617	General/Monthly Legal Services 7/17	2,669.00
Cardno, Inc	8/29/2017	239469	Monthly Water Use Permit Compliance Monitoring 8/25/17	300.00
The Breeze Corporation	8/31/2017	080254 08/17	Acct # B02399 Legal Advertising 08/17	464.92
FPL	8/31/2017	07629-61480 8/17	10402 Santiva Way #LS-1 8/17	212.75
FPL	8/31/2017	37429-98226 8/17	14500 Abaco Lakes Dr #LS-2 8/17	30.53
			Total 001 - General Fund	8,028.26
Report Total				8,028.26

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/17.
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.