



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

September 30, 2017

Prepared by: Rizzetta & Company, Inc.

lucayacdd.org
rizzetta.com

Lucaya Community Development District

Balance Sheet

As of 9/30/2017

(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
Assets							
Cash In Bank	121,205	0	0	0	121,205	0	0
Investments	257,585	0	186,379	9,469	453,432	0	0
Investments--Reserves	0	50,040	0	0	50,040	0	0
Investments--Water Reserve	0	45,303	0	0	45,303	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	7,258	0	0	0	7,258	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	186,379
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,588,621
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u><u>386,291</u></u>	<u><u>95,344</u></u>	<u><u>186,379</u></u>	<u><u>9,469</u></u>	<u><u>677,482</u></u>	<u><u>9,517,937</u></u>	<u><u>1,775,000</u></u>
Liabilities							
Accounts Payable	29,383	0	0	0	29,383	0	0
Accrued Expenses Payable	12,160	0	0	0	12,160	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><u>41,543</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>41,543</u></u>	<u><u>0</u></u>	<u><u>1,775,000</u></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	(8,901)	200	65,696	9,445	66,439	0	0
Total Fund Equity & Other Credits	<u><u>344,748</u></u>	<u><u>95,344</u></u>	<u><u>186,379</u></u>	<u><u>9,469</u></u>	<u><u>635,939</u></u>	<u><u>9,517,937</u></u>	<u><u>0</u></u>
Total Liabilities & Fund Equity	<u><u>386,291</u></u>	<u><u>95,344</u></u>	<u><u>186,379</u></u>	<u><u>9,469</u></u>	<u><u>677,482</u></u>	<u><u>9,517,937</u></u>	<u><u>1,775,000</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	681	681	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	307,484	4,484	(1.48)%
Expenditures					
Legislative					
Supervisor Fees	1,600	1,600	2,600	(1,000)	(62.50)%
Financial & Administrative					
Administrative Services	4,500	4,500	4,500	0	0.00%
District Management	20,062	20,062	20,062	0	0.00%
District Engineer	10,500	10,500	25,566	(15,066)	(143.48)%
Disclosure Report	1,500	1,500	1,500	0	0.00%
Trustees Fees	2,700	2,700	3,771	(1,071)	(39.67)%
Agenda Printed	1,200	1,200	859	341	28.44%
Financial & Revenue Collections	10,000	10,000	10,000	(0)	0.00%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	15,300	15,300	0	0.00%
Auditing Services	3,200	3,200	3,423	(223)	(6.96)%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	850	1,420	(570)	(67.09)%
Dues, Licenses & Fees	700	700	735	(35)	(5.00)%
Website Fees & Maintenance	1,200	1,200	2,100	(900)	(75.00)%
Legal Counsel					
District Counsel	10,000	10,000	15,448	(5,448)	(54.47)%
Electric Utility Services					
Utility Services	2,000	2,000	1,683	317	15.85%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	8,000	9,420	(1,420)	(17.75)%
Utility - Bulk Potable Water	132,000	132,000	138,501	(6,501)	(4.92)%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	2,400	12,502	(10,102)	(420.89)%
Lake/Pond Bank Maintenance	2,500	2,500	1,250	1,250	50.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	5,352	5,688	(336)	(6.27)%
Mitigation Area Monitoring & Maintenance	12,500	12,500	8,171	4,329	34.62%
Water Quality Monitoring	3,600	3,600	3,600	0	0.00%
Aquatic Plant Replacement	500	500	93	407	81.37%
Stormwater System Maintenance	1,500	1,500	270	1,230	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	12,500	13,530	(1,030)	(8.24)%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,500	0	2,500	100.00%
Fire Ant Treatment	540	540	0	540	100.00%
Lift Station Maintenance	3,000	3,000	0	3,000	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	3,500	4,697	(1,197)	(34.19)%
Contingency					
Miscellaneous Contingency	20,760	20,760	4,614	16,146	77.77%
Total Expenditures	<u>303,000</u>	<u>303,000</u>	<u>316,385</u>	<u>(13,385)</u>	<u>(4.42)%</u>
Excess of Revenues Over (Under) Expenditures	0	0	(8,901)	(8,901)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	(8,901)	(8,901)	0.00%
Fund Balance, Beginning of Period	0	0	353,649	353,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>344,748</u>	<u>344,748</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 9/30/2017

(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%
Total Revenues	<u>0</u>	<u>200</u>	<u>200</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	200	200	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	200	200	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>95,344</u></u>	<u><u>95,344</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 9/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	752	752	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>228,459</u>	<u>71,173</u>	<u>45.25%</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	75,097	75,097	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(9,401)	(9,401)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	65,696	65,696	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>186,379</u></u>	<u><u>186,379</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 9/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	44	44	0.00%
Total Revenues	<u>0</u>	<u>44</u>	<u>44</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	44	44	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	9,401	9,401	0.00%
Excess Of Rev./Other Sources Over (Under)	0	9,445	9,445	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>9,469</u></u>	<u><u>9,469</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2017</u>
Bank of Tampa	Money Market	\$ 157,081
Bank of Tampa ICS Western Alliance Bank	Money Market	100,504
Total General Fund Investments		\$ 257,585
SunTrust Water Reserve	Money Market	\$ 45,303
The Bank of Tampa ICS Capital Reserve Western Alliance Bank	Money Market	50,040
Total Reserve Fund Investments		\$ 95,343
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 62,441
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	55,400
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	68,538
Total Debt Service Fund Investments		\$ 186,379
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,469
Total Capital Project Fund Investments		\$ 9,469

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Graley Mechanical Inc.	9/1/2017	M138-0917	Pump Station Maintenance 9/17	200.00
CenturyLink	9/9/2017	444250193 8/17 & 9/17	Telephone Service 8/17 & 9/17	263.21
Lee County Utilities	9/15/2017	1113763-5 8/17	Water/Sewer 8/17 Billing	10,098.23
Barraco & Associates, Inc.	9/22/2017	17807	Engineering Services 8/17	5,348.17
West Coast Fire Equipment, Inc.	9/25/2017	22022	Fountain Electrical and Pump repairs	9,334.00
Hopping Green & Sams	9/28/2017	96100	General/Monthly Legal Services 8/17	3,989.69
FPL	9/29/2017	07629-61480 9/17	10402 Santiva Way #LS-1 9/17	122.07
FPL	9/29/2017	37429-98226 9/17	14500 Abaco Lakes Dr #LS-2 9/17	28.01
			Total 001 - General Fund	29,383.38
Report Total				29,383.38

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/17.
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.