

Lucaya
Community Development District

Financial Statements
(Unaudited)

November 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 11/30/2016
(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	102,597	0	0	0	102,597	0	0
Investments	256,992	0	62,440	9,130	328,562	0	0
Investments--Reserves	0	49,875	0	0	49,875	0	0
Investments--Water Reserve	0	45,288	0	0	45,288	0	0
Accounts Receivable	247,284	0	128,242	0	375,525	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	33,731	0	0	0	33,731	0	0
Due From Other Funds	0	0	29,045	0	29,045	0	0
Amount Available in Debt Service	0	0	0	0	0	0	219,726
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,610,274
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	640,604	95,163	219,726	9,130	964,623	9,517,937	1,830,000
Liabilities							
Accounts Payable	6,986	0	0	0	6,986	0	0
Accrued Expenses Payable	2,000	0	0	0	2,000	0	0
Due To Other Funds	29,045	0	0	0	29,045	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
Total Liabilities	38,031	0	0	0	38,031	0	1,830,000
Fund Equity & Other Credits							
Beginning Fund Balance	359,649	95,144	120,683	24	575,499	9,517,937	0
Net Change in Fund Balance	242,924	20	99,043	9,106	351,093	0	0
Total Fund Equity & Other Credits	602,573	95,163	219,726	9,130	926,593	9,517,937	0
Total Liabilities & Fund Equity	640,604	95,163	219,726	9,130	964,623	9,517,937	1,830,000

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	89	89	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%
Total Revenues	<u>303,000</u>	<u>303,000</u>	<u>303,280</u>	<u>280</u>	<u>(0.09)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,600	267	600	(333)	62.50%
Financial & Administrative					
Administrative Services	4,500	750	750	0	83.33%
District Management	20,062	3,344	3,344	0	83.33%
District Engineer	10,500	1,750	521	1,229	95.03%
Disclosure Report	1,500	250	0	250	100.00%
Trustees Fees	2,700	2,514	2,514	0	6.87%
Agenda Printed	1,200	200	0	200	100.00%
Financial Consulting Services	10,000	5,833	5,833	0	41.66%
Tax Collector/Property Appraiser Fees	360	360	339	21	5.83%
Accounting Services	15,300	2,550	2,550	0	83.33%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	142	178	(37)	79.00%
Dues, Licenses & Fees	700	263	175	88	75.00%
Website Fees & Maintenance	1,200	200	350	(150)	70.83%
Legal Counsel					
District Counsel	10,000	1,667	221	1,445	97.78%
Electric Utility Services					
Utility Services	2,000	333	267	66	86.65%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	1,333	485	848	93.93%
Utility - Bulk Potable Water	132,000	22,000	22,157	(157)	83.21%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	400	0	400	100.00%
Lake/Pond Bank Maintenance	2,500	417	699	(282)	72.04%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	892	948	(56)	82.28%
Mitigation Area Monitoring & Maintenance	12,500	2,083	6,838	(4,754)	45.29%
Water Quality Monitoring	3,600	600	600	0	83.33%
Aquatic Plant Replacement	500	83	0	83	100.00%
Stormwater System Maintenance	1,500	250	0	250	100.00%
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	2,083	2,170	(87)	82.64%
Landscape Replacement Plants, Shrubs, Trees	2,500	417	0	417	100.00%
Fire Ant Treatment	540	90	0	90	100.00%
Lift Station Maintenance	3,000	500	0	500	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	583	983	(400)	71.91%
Contingency					
Miscellaneous Contingency	20,760	3,460	3,089	371	85.12%
Total Expenditures	<u>303,000</u>	<u>61,249</u>	<u>60,356</u>	<u>893</u>	<u>80.08%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>241,751</u>	<u>242,924</u>	<u>1,173</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>241,751</u>	<u>242,924</u>	<u>1,173</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	359,649	359,649	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>241,751</u></u>	<u><u>602,573</u></u>	<u><u>360,821</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	20	20	0.00%
Total Revenues	<u>0</u>	<u>20</u>	<u>20</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	20	20	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	20	20	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>95,163</u></u>	<u><u>95,163</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 11/30/2016

(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%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,331</u>	<u>44</u>	<u>0.03%</u>
Expenditures				
Debt Service				
Interest	102,286	49,181	53,105	51.91%
Principal	55,000	0	55,000	100.00%
Total Expenditures	<u>157,286</u>	<u>49,181</u>	<u>108,105</u>	<u>68.73%</u>
Excess Of Revenues Over (Under) Expenditures	0	108,149	108,149	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(9,106)	(9,106)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	99,043	99,043	0.00%
Fund Balance, Beginning of Period	0	120,683	120,683	0.00%
Fund Balance, End of Period	<u>0</u>	<u>219,726</u>	<u>219,726</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 11/30/2016

(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>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>9,106</u>	<u>9,106</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>9,106</u>	<u>9,106</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><u>0</u></u>	<u><u>9,130</u></u>	<u><u>9,130</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
November 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2016</u>
Bank of Tampa	Money Market	\$ 156,820
Bank of Tampa ICS		
Bank of China - New York	Money Market	100,172
	Total General Fund Investments	\$ 256,992
SunTrust Water Reserve	Money Market	\$ 45,288
The Bank of Tampa ICS Capital Reserve		
Bank of China - New York	Money Market	49,875
	Total Reserve Fund Investments	\$ 95,163
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 62,440
	Total Debt Service Fund Investments	\$ 62,440
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 9,130
	Total Capital Project Fund Investments	\$ 9,130

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<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	246,007.01
10/31/2016	Taylor Morrison	Inv 375-17-01	<u>1,276.60</u>
		Total 001 - General Fund	247,283.61

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2016 Through 11/30/2016

<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>128,241.63</u>
		Total 200 - Debt Service Fund	<u>128,241.63</u>
Report Balance			<u><u>375,525.24</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Earth Tech Environmental, LLC	8/25/2016	3272	Mangrove Trimming Services	6,000.00
Florida Fire Systems, LLC	11/21/2016	23790	Annual Monitoring Service	435.00
Florida Fire Systems, LLC	11/29/2016	23803	Service Call - Supervisory Pump Lost Power	85.00
FPL	11/30/2016	07629-61480 11/16	10402 Santiva Way #LS-1 11/16	88.52
FPL	11/30/2016	37429-98226 11/16	14500 Abaco Lakes Dr #LS-2 11/16	23.45
Hopping Green & Sams	11/30/2016	90901	General/Monthly Legal Services 10/16	154.00
Johnson Engineering, Inc.	11/29/2016	20160298-000 Inv 2	Engineering Services Through 11/13/16	200.00
			Total 001 - General Fund	6,985.97
Report Balance				6,985.97

Lucaya Community Development District
Notes to Unaudited Financial Statements
November 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 11/30/16.
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.

Summary A/R Ledger – Subsequent Collections

5. General Fund - Payment for Invoice FY16-17 in the amount of \$140,848.07 was received in December 2016.
6. Debt Service Fund - Payment for Invoice FY16-17 in the amount of \$73,423.05 was received in December 2016.