

Lucaya
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 10/31/2016
(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	53,485	0	0	0	53,485	0	0
Investments	256,950	0	120,693	36	377,678	0	0
Investments--Reserves	0	49,867	0	0	49,867	0	0
Investments--Water Reserve	0	45,287	0	0	45,287	0	0
Accounts Receivable	303,000	0	157,286	0	460,286	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	277,979
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,552,021
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>647,166</u>	<u>95,154</u>	<u>277,979</u>	<u>36</u>	<u>1,020,334</u>	<u>9,517,937</u>	<u>1,830,000</u>
Liabilities							
Accounts Payable	16,101	0	0	0	16,101	0	0
Accrued Expenses Payable	1,550	0	0	0	1,550	0	0
Due To Other Funds	0	0	0	0	0	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	<u>17,651</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,651</u>	<u>0</u>	<u>1,830,000</u>
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	269,866	10	157,296	11	427,184	0	0
Total Fund Equity & Other Credits	<u>629,515</u>	<u>95,154</u>	<u>277,979</u>	<u>36</u>	<u>1,002,683</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>647,166</u>	<u>95,154</u>	<u>277,979</u>	<u>36</u>	<u>1,020,334</u>	<u>9,517,937</u>	<u>1,830,000</u>

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	46	46	0.00%
Special Assessments					
Off Roll	0	0	1,276	1,276	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>303,237</u>	<u>237</u>	<u>(0.08)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,600	133	0	133	100.00%
Financial & Administrative					
Administrative Services	4,500	375	375	0	91.66%
District Management	20,062	1,672	1,672	0	91.66%
District Engineer	10,500	875	21	854	99.79%
Disclosure Report	1,500	125	0	125	100.00%
Trustees Fees	2,700	2,514	2,514	0	6.87%
Agenda Printed	1,200	100	0	100	100.00%
Financial Consulting Services	10,000	5,417	5,417	0	45.83%
Tax Collector/Property Appraiser Fees	360	0	0	0	100.00%
Accounting Services	15,300	1,275	1,275	0	91.66%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	850	71	178	(108)	79.00%
Dues, Licenses & Fees	700	219	175	44	75.00%
Website Fees & Maintenance	1,200	100	175	(75)	85.41%
Legal Counsel					
District Counsel	10,000	833	517	316	94.82%
Electric Utility Services					
Utility Services	2,000	167	155	12	92.25%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	667	200	467	97.50%
Utility - Bulk Potable Water	132,000	11,000	10,162	838	92.30%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,400	200	0	200	100.00%
Lake/Pond Bank Maintenance	2,500	208	0	208	100.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	5,352	446	474	(28)	91.14%
Mitigation Area Monitoring & Maintenance	12,500	1,042	438	604	96.49%
Water Quality Monitoring	3,600	300	300	0	91.66%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	1,500	125	0	125	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	1,042	1,370	(328)	89.04%
Landscape Replacement Plants, Shrubs, Trees	2,500	208	0	208	100.00%
Fire Ant Treatment	540	45	0	45	100.00%
Lift Station Maintenance	3,000	250	0	250	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	3,500	292	433	(142)	87.61%
Contingency					
Miscellaneous Contingency	20,760	1,730	2,775	(1,045)	86.63%
Total Expenditures	<u>303,000</u>	<u>37,052</u>	<u>33,371</u>	<u>3,681</u>	<u>88.99%</u>
Excess of Revenues Over (Under) Expenditures	0	265,948	269,866	3,918	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	265,948	269,866	3,918	0.00%
Fund Balance, Beginning of Period	0	0	359,649	359,649	0.00%
Fund Balance, End of Period	<u>0</u>	<u>265,948</u>	<u>629,515</u>	<u>363,567</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	10	10	0.00%
Total Revenues	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	10	10	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	10	10	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>95,154</u></u>	<u><u>95,154</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 10/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	21	21	0.00%
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,308</u>	<u>21</u>	<u>0.01%</u>
Expenditures				
Debt Service				
Interest	102,286	0	102,286	100.00%
Principal	55,000	0	55,000	100.00%
Total Expenditures	<u>157,286</u>	<u>0</u>	<u>157,286</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>157,308</u>	<u>157,308</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(11)	(11)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>157,296</u>	<u>157,296</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>120,683</u>	<u>120,683</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>277,979</u></u>	<u><u>277,979</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 10/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses) Interfund Transfer	0	11	11	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	11	11	0.00%
Fund Balance, Beginning of Period	0	24	24	0.00%
Fund Balance, End of Period	<u>0</u>	<u>36</u>	<u>36</u>	<u>0.00%</u>

**Lucaya CDD
Investment Summary
October 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2016</u>
Bank of Tampa	Money Market	\$ 156,794
Bank of Tampa ICS		
Bank of China - New York	Money Market	100,155
Western Alliance Bank	Money Market	1
	Total General Fund Investments	\$ 256,950
SunTrust Water Reserve	Money Market	\$ 45,287
The Bank of Tampa ICS Capital Reserve		
Bank of China - New York	Money Market	49,866
Western Alliance Bank	Money Market	1
	Total Reserve Fund Investments	\$ 95,154
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 64,316
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	56,377
	Total Debt Service Fund Investments	\$ 120,693
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 36
	Total Capital Project Fund Investments	\$ 36

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2016 Through 10/31/2016

<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	301,723.93
10/31/2016	Taylor Morrison	Inv 375-17-01	<u>1,276.00</u>
		Total 001 - General Fund	302,999.93

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 10/1/2016 Through 10/31/2016

<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>157,286.45</u>
		Total 200 - Debt Service Fund	<u>157,286.45</u>
Report Balance			<u><u>460,286.38</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2016 Through 10/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc.	10/1/2016	0000353938	Lake and Wetland Maintenance 10/16	474.00
Barraco & Associates, Inc.	10/25/2016	16925	Engineering Services 10/16	521.25
Florida Fire Systems, LLC	10/31/2016	23583	Annual Monitoring Service	300.00
FPL	10/31/2016	07629-61480 10/16	10402 Santiva Way #LS-1 10/16	129.00
FPL	10/31/2016	37429-98226 10/16	14500 Abaco Lakes Dr #LS-2 10/16	25.97
Hopping Green & Sams	10/25/2016	90315	General/Monthly Legal Services 09/16	467.25
Johnson Engineering, Inc.	10/27/2016	20160298-000 Inv1	Services Thru 10/16/16 Irrigation Water Use Permit	1,775.00
Lee County Utilities	10/17/2016	1113763-5 10/16	Water/Sewer 10/16 Billing	10,162.07
Nature's Blueprint of Southwest Florida, LLC	8/3/2016	11581	Weed Control 07/16	260.00
Nature's Blueprint of Southwest Florida, LLC	10/1/2016	11928	Landscape Maintenance 10/16	750.00
Nature's Blueprint of Southwest Florida, LLC	10/14/2016	11978	Garbage Removal 10/5/16	50.00
Nature's Blueprint of Southwest Florida, LLC	10/14/2016	11982	Weed Control 09/16	260.00
Nature's Blueprint of Southwest Florida, LLC	10/28/2016	12012	Garbage Removal 10/19/16	50.00
Nature's Blueprint of Southwest Florida, LLC	10/28/2016	12015	Weed Control 08/16	260.00
Passarella & Associates Inc.	11/14/2016	03TWC974 (Inv 47E)	Mitigation Monitoring/Permit Compliance 10/16	437.70
The Breeze Corporation	10/4/2016	104401 10/04/2016	Acct # L02399 Legal Advertising 10/16	56.00
The Breeze Corporation	10/26/2016	104507 10/26 to 11/02	Acct # L02399 Legal Advertising 10/16	122.45
			Total 001 - General Fund	16,100.69
Report Balance				16,100.69

Lucaya Community Development District
Notes to Unaudited Financial Statements
October 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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 \$55,716.92 was received in November 2016.
6. Debt Service Fund - Payment for Invoice FY16-17 in the amount of \$29,044.82 was received in November 2016.