



Rizzetta & Company

# Lucaya Community Development District

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**Financial Statements  
(Unaudited)**

**January 31, 2018**

**Prepared by: Rizzetta & Company, Inc.**

[lucayacdd.org](http://lucayacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Lucaya Community Development District**

Balance Sheet  
As of 1/31/2018  
(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
<b>Assets</b>							
Cash In Bank	167,084	0	0	0	167,084	0	0
Investments	358,019	0	200,381	20,427	578,828	0	0
Investments--Reserves	0	50,175	0	0	50,175	0	0
Investments--Water Reserve	0	45,310	0	0	45,310	0	0
Accounts Receivable	19,766	0	9,269	0	29,035	0	0
Prepaid Expenses	0	0	0	0	0	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	209,650
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,495,350
Fixed Assets	0	0	0	0	0	9,517,937	0
<b>Total Assets</b>	<u>545,112</u>	<u>95,485</u>	<u>209,650</u>	<u>20,427</u>	<u>870,674</u>	<u>9,517,937</u>	<u>1,705,000</u>
<b>Liabilities</b>							
Accounts Payable	18,674	0	0	0	18,674	0	0
Accrued Expenses Payable	400	0	0	0	400	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,705,000
<b>Total Liabilities</b>	<u>19,074</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>19,074</u>	<u>0</u>	<u>1,705,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	335,155	95,344	186,379	9,469	626,346	9,517,937	0
Net Change in Fund Balance	190,883	141	23,271	10,959	225,254	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>526,038</u>	<u>95,485</u>	<u>209,650</u>	<u>20,427</u>	<u>851,600</u>	<u>9,517,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>545,112</u>	<u>95,485</u>	<u>209,650</u>	<u>20,427</u>	<u>870,674</u>	<u>9,517,937</u>	<u>1,705,000</u>

See Notes to Unaudited Financial Statements

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	435	435	0.00%
Special Assessments					
Off Roll	1,295	1,295	1,295	0	0.00%
Tax Roll	301,705	301,705	301,957	252	(0.08)%
<b>Total Revenues</b>	<b>303,000</b>	<b>303,000</b>	<b>303,686</b>	<b>686</b>	<b>(0.23)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	3,000	1,000	400	600	86.66%
Financial & Administrative					
Administrative Services	4,500	1,500	1,500	0	66.66%
District Management	21,100	7,033	7,033	0	66.66%
District Engineer	14,000	4,667	2,693	1,974	80.76%
Disclosure Report	1,500	500	0	500	100.00%
Trustees Fees	2,700	2,700	2,514	186	6.88%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Agenda Printed	1,200	400	177	223	85.24%
Financial & Revenue Collections	5,000	1,667	1,667	(0)	66.66%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	16,300	5,433	5,433	0	66.66%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	651	217	0	217	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	850	283	49	234	94.23%
Dues, Licenses & Fees	735	362	735	(373)	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	700	700	0	66.66%
Legal Counsel					
District Counsel	10,000	3,333	1,560	1,774	84.40%
Electric Utility Services					
Utility Services	2,000	667	553	114	72.35%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	756	252	1,150	(898)	(52.11)%
Utility - Bulk Potable Water	134,000	44,667	54,521	(9,855)	59.31%
Stormwater Control					

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	2,400	800	250	550	89.58%
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%
Aquatic Maintenance	5,856	1,952	1,952	0	66.66%
Mitigation Area Monitoring & Maintenance	13,950	4,650	9,178	(4,528)	34.20%
Water Quality Monitoring	3,600	1,200	1,200	0	66.66%
Aquatic Plant Replacement	500	167	0	167	100.00%
Stormwater System Maintenance	1,500	500	0	500	100.00%
Other Physical Environment					
Property Insurance	268	268	244	24	8.95%
General Liability Insurance	2,475	2,475	2,250	225	9.09%
Landscape Maintenance	12,120	4,040	3,410	630	71.86%
Fire Ant Treatment	540	180	540	(360)	0.00%
Lift Station Maintenance	6,800	2,267	0	2,267	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,200	1,400	2,686	(1,286)	36.05%
Contingency					
Miscellaneous Contingency	14,864	4,955	2,900	2,055	80.48%
Total Expenditures	<u>303,000</u>	<u>108,902</u>	<u>112,803</u>	<u>(3,901)</u>	<u>62.77%</u>
Excess of Revenues Over (Under) Expenditures	0	194,098	190,883	(3,215)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	194,098	190,883	(3,215)	0.00%
Fund Balance, Beginning of Period	0	0	335,155	335,155	0.00%
Fund Balance, End of Period	<u>0</u>	<u>194,098</u>	<u>526,038</u>	<u>331,940</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 1/31/2018

(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>141</u>	<u>141</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>141</u>	<u>141</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>141</u>	<u>141</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>141</u>	<u>141</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>95,344</u>	<u>95,344</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,485</u></u>	<u><u>95,485</u></u>	<u><u>0.00%</u></u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	426	426	0.00%
Special Assessments				
Tax Roll	151,399	151,459	61	0.04%
<b>Total Revenues</b>	<u>151,399</u>	<u>151,885</u>	<u>487</u>	<u>0.32%</u>
<b>Expenditures</b>				
Debt Service				
Interest	91,399	47,703	43,696	47.80%
Principal	60,000	70,000	(10,000)	(16.66)%
<b>Total Expenditures</b>	<u>151,399</u>	<u>117,703</u>	<u>33,696</u>	<u>22.26%</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>34,182</u>	<u>34,182</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(10,911)	(10,911)	0.00%
<b>Excess Of Rev./Other Sources Over (Under) Expend./Other Uses</b>	<u>0</u>	<u>23,271</u>	<u>23,271</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>186,379</u>	<u>186,379</u>	<u>0.00%</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>209,650</u></u>	<u><u>209,650</u></u>	<u><u>0.00%</u></u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	48	48	0.00%
Total Revenues	<u>0</u>	<u>48</u>	<u>48</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	48	48	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	10,911	10,911	0.00%
Excess Of Rev./Other Sources Over (Under)	0	10,959	10,959	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	9,469	9,469	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>20,427</u></u>	<u><u>20,427</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD  
Investment Summary  
January 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2018</u>
Bank of Tampa	Money Market	\$ 157,185
Bank of Tampa ICS		
Bank of China, New York	Money Market	194,884
Mutual of Omaha Bank	Money Market	2
Western Alliance Bank	Money Market	5,948
	<b>Total General Fund Investments</b>	<b>\$ 358,019</b>
SunTrust Water Reserve	Money Market	\$ 45,310
The Bank of Tampa ICS Capital Reserve		
Bank of China, New York	Money Market	50,150
Mutual of Omaha Bank	Money Market	1
Western Alliance Bank	Money Market	24
	<b>Total Reserve Fund Investments</b>	<b>\$ 95,485</b>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 58,142
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	142,239
	<b>Total Debt Service Fund Investments</b>	<b>\$ 200,381</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 20,427
	<b>Total Capital Project Fund Investments</b>	<b>\$ 20,427</b>



**Lucaya Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	18,471.15
10/23/2017	Taylor Morrison	375-18-01	<u>1,294.59</u>
		Total 001 - General Fund	19,765.74

**Lucaya Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	9,268.99
		Total 200 - Debt Service Fund	9,268.99
Report Balance			29,034.73

**Lucaya Community Development District**

Aged Payables by Invoice Date

Aging Date - 4/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Passarella & Associates Inc.	4/10/2017	03TWC974-Inv 50E	Vegetation Trimming & Removal 03/17	625.00
Passarella & Associates Inc.	11/10/2017	03TWC974-Inv 51E	Vegetation Trimming & Removal 10/17	1,578.35
Aquatic Systems, Inc.	1/1/2018	0000397601	Lake and Wetland Maintenance 01/18	488.00
Graley Mechanical Inc.	1/1/2018	M138-0118	Pump Station Maintenance 01/18	200.00
Nature's Blueprint of Southwest Florida, LLC	1/1/2018	14569	Landscape Maintenance 01/18	750.00
Lee County Utilities	1/18/2018	1113763-5 01/18	Water/Sewer Billing 01/18	14,057.98
Nature's Blueprint of Southwest Florida, LLC	1/21/2018	14680	Garbage Removal 01/15/18	50.00
Nature's Blueprint of Southwest Florida, LLC	1/23/2018	14704	Weed Control 01/18	260.00
Hopping Green & Sams	1/25/2018	98213	General/Monthly Legal Services 12/17	208.00
Cardno, Inc	1/30/2018	249331	Monthly Water Use Permit Compliance Monitoring 01/18	300.00
FPL	1/31/2018	07629-61480 01/18	10402 Santiva Way #LS-1 01/18	122.10
FPL	1/31/2018	37429-98226 01/18	14500 Abaco Lakes Dr #LS-2 01/18	34.59
			Total 001 - General Fund	18,674.02
Report Total				18,674.02

**Lucaya Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <http://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 FY17-18 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 FY17-18 in the amount of \$7,742.45 was received in February 2018
6. Debt Service Fund - Payment for Invoice FY17-18 in the amount of \$3,885.23 was received in February 2018.