



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

February 28, 2018

Prepared by: Rizzetta & Company, Inc.

lucayacdd.org
rizzetta.com

Lucaya Community Development District

Balance Sheet

As of 2/28/2018

(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
Assets							
Cash In Bank	154,290	0	0	0	154,290	0	0
Investments	358,167	0	200,517	20,508	579,192	0	0
Investments--Reserves	0	50,206	0	0	50,206	0	0
Investments--Water Reserve	0	45,311	0	0	45,311	0	0
Accounts Receivable	12,023	0	5,384	0	17,407	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	3,885	0	3,885	0	0
Amount Available in Debt Service	0	0	0	0	0	0	209,786
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,495,214
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>524,723</u>	<u>95,517</u>	<u>209,786</u>	<u>20,508</u>	<u>850,534</u>	<u>9,517,937</u>	<u>1,705,000</u>
Liabilities							
Accounts Payable	18,923	0	0	0	18,923	0	0
Accrued Expenses Payable	800	0	0	0	800	0	0
Due To Other Funds	3,885	0	0	0	3,885	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,705,000
Total Liabilities	<u>23,608</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>23,608</u>	<u>0</u>	<u>1,705,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	335,155	95,344	186,379	9,469	626,346	9,517,937	0
Net Change in Fund Balance	165,960	173	23,408	11,039	200,579	0	0
Total Fund Equity & Other Credits	<u>501,115</u>	<u>95,517</u>	<u>209,786</u>	<u>20,508</u>	<u>826,925</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>524,723</u>	<u>95,517</u>	<u>209,786</u>	<u>20,508</u>	<u>850,534</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 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	582	582	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)%
Total Revenues	303,000	303,000	303,834	834	(0.28)%
Expenditures					
Legislative					
Supervisor Fees	3,000	1,250	550	700	81.66%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	21,100	8,792	8,792	0	58.33%
District Engineer	14,000	5,833	4,934	900	64.75%
Disclosure Report	1,500	625	0	625	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	500	404	96	66.35%
Financial & Revenue Collections	5,000	2,083	2,083	(0)	58.33%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	16,300	6,792	6,792	0	58.33%
Auditing Services	3,200	0	500	(500)	84.37%
Arbitrage Rebate Calculation	651	271	0	271	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	850	354	104	251	87.82%
Dues, Licenses & Fees	735	408	735	(327)	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	875	875	0	58.33%
Legal Counsel					
District Counsel	10,000	4,167	3,295	872	67.05%
Electric Utility Services					
Utility Services	2,000	833	687	146	65.63%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	756	315	1,350	(1,035)	(78.57)%
Utility - Bulk Potable Water	134,000	55,833	67,848	(12,015)	49.36%
Stormwater Control					

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	2,400	1,000	250	750	89.58%
Lake/Pond Bank Maintenance	2,500	1,042	0	1,042	100.00%
Aquatic Maintenance	5,856	2,440	2,440	0	58.33%
Mitigation Area Monitoring & Maintenance	13,950	5,813	9,524	(3,711)	31.73%
Water Quality Monitoring	3,600	1,500	1,500	0	58.33%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	1,500	625	0	625	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	5,050	4,570	480	62.29%
Fire Ant Treatment	540	225	540	(315)	0.00%
Lift Station Maintenance	6,800	2,833	0	2,833	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,200	1,750	2,811	(1,061)	33.06%
Contingency					
Miscellaneous Contingency	14,864	6,193	2,900	3,293	80.48%
Total Expenditures	<u>303,000</u>	<u>132,764</u>	<u>137,874</u>	<u>(5,110)</u>	<u>54.50%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>170,236</u>	<u>165,960</u>	<u>(4,276)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>170,236</u>	<u>165,960</u>	<u>(4,276)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	335,155	335,155	0.00%
Fund Balance, End of Period	<u>0</u>	<u>170,236</u>	<u>501,115</u>	<u>330,879</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	173	173	0.00%
Total Revenues	<u>0</u>	<u>173</u>	<u>173</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	173	173	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	173	173	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	95,344	95,344	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,517</u></u>	<u><u>95,517</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 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	622	622	0.00%
Special Assessments				
Tax Roll	151,399	151,459	61	0.04%
Total Revenues	<u>151,399</u>	<u>152,081</u>	<u>682</u>	<u>0.45%</u>
Expenditures				
Debt Service				
Interest	91,399	47,703	43,696	47.80%
Principal	60,000	70,000	(10,000)	(16.66)%
Total Expenditures	<u>151,399</u>	<u>117,703</u>	<u>33,696</u>	<u>22.26%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>34,378</u>	<u>34,378</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(10,970)	(10,970)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>23,408</u>	<u>23,408</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>186,379</u>	<u>186,379</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>209,786</u></u>	<u><u>209,786</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 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	69	69	0.00%
Total Revenues	<u>0</u>	<u>69</u>	<u>69</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	69	69	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	10,970	10,970	0.00%
Excess Of Rev./Other Sources Over (Under)	0	11,039	11,039	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>20,508</u></u>	<u><u>20,508</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
February 28, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2018</u>
Bank of Tampa	Money Market	\$ 157,209
Bank of Tampa ICS		
Western Alliance Bank	Money Market	200,958
	Total General Fund Investments	\$ 358,167
SunTrust Water Reserve	Money Market	\$ 45,311
The Bank of Tampa ICS Capital Reserve		
United Bank	Money Market	6,013
Western Alliance Bank	Money Market	44,193
	Total Reserve Fund Investments	\$ 95,517
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	142,375
	Total Debt Service Fund Investments	\$ 200,517
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 20,508
	Total Capital Project Fund Investments	\$ 20,508

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2018 Through 2/28/2018

<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	10,728.70
10/23/2017	Taylor Morrison	375-18-01	<u>1,294.59</u>
		Total 001 - General Fund	12,023.29

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2018 Through 2/28/2018

<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	<u>5,383.76</u>
		Total 200 - Debt Service Fund	<u>5,383.76</u>
Report Balance			<u><u>17,407.05</u></u>

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2017

001 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Passarella & Associates Inc.	12/11/2017	03TWC974-Inv 52E	Vegetation Trimming & Removal 11/17	345.25
Graley Mechanical Inc.	2/1/2018	M138-0218	Pump Station Maintenance 02/18	200.00
Grau & Associates	2/1/2018	16297	Audit Services FY 09/30/17	500.00
The Breeze Corporation	2/6/2018	109225 02/07/18	Acct # B02399 Legal Advertising 02/18	54.50
CenturyLink	2/9/2018	444250193 02/18	Telephone Service 02/18	125.76
Lee County Utilities	2/15/2018	1113763-5 02/18	Water/Sewer Billing 02/18	13,326.71
Hopping Green & Sams	2/21/2018	98643	General/Monthly Legal Services 01/18	1,335.00
Nature's Blueprint of Southwest Florida, LLC	2/22/2018	14878	Garbage Removal 02/12/18	50.00
Barraco & Associates, Inc.	2/22/2018	18151	Engineering Services 02/18	2,241.25
FPL	2/28/2018	07629-61480 02/18	10402 Santiva Way #LS-1 02/18	102.16
FPL	2/28/2018	37429-98226 02/18	14500 Abaco Lakes Dr #LS-2 02/18	32.26
Nature's Blueprint of Southwest Florida, LLC	3/4/2018	14993	Garbage Removal 02/26/18	50.00
Nature's Blueprint of Southwest Florida, LLC	3/4/2018	14994	Weed Control 01/18	260.00
Cardno, Inc	3/5/2018	251096	Monthly Water Use Permit Compliance Monitoring 02/18	300.00
			Total 001 - General Fund	18,922.89
Report Total				18,922.89

Lucaya Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
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.