



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

April 30, 2018

Prepared by: Rizzetta & Company, Inc.

lucayacdd.org
rizzetta.com

Lucaya Community Development District

Balance Sheet
As of 4/30/2018
(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	104,123	0	0	0	104,123	0	0
Investments	358,488	0	207,698	20,675	586,862	0	0
Investments--Reserves	0	50,273	0	0	50,273	0	0
Investments--Water Reserve	0	45,314	0	0	45,314	0	0
Accounts Receivable	4,771	0	2,394	0	7,165	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	210,093
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,494,908
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>467,625</u>	<u>95,587</u>	<u>210,093</u>	<u>20,675</u>	<u>793,980</u>	<u>9,517,937</u>	<u>1,705,000</u>
Liabilities							
Accounts Payable	15,525	0	0	0	15,525	0	0
Accrued Expenses Payable	1,920	0	0	0	1,920	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
Total Liabilities	<u>17,445</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,445</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	115,025	244	23,714	11,207	150,189	0	0
Total Fund Equity & Other Credits	<u>450,180</u>	<u>95,587</u>	<u>210,093</u>	<u>20,675</u>	<u>776,535</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>467,625</u>	<u>95,587</u>	<u>210,093</u>	<u>20,675</u>	<u>793,980</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 4/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	903	903	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	304,155	1,155	(0.38)%
Expenditures					
Legislative					
Supervisor Fees	3,000	1,750	550	1,200	81.66%
Financial & Administrative					
Administrative Services	4,500	2,625	2,625	0	41.66%
District Management	21,100	12,308	12,308	0	41.66%
District Engineer	14,000	8,167	15,086	(6,920)	(7.75)%
Disclosure Report	1,500	875	0	875	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	700	404	296	66.35%
Financial & Revenue Collections	5,000	2,917	2,917	(0)	41.66%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	16,300	9,508	9,508	0	41.66%
Auditing Services	3,200	3,200	500	2,700	84.37%
Arbitrage Rebate Calculation	651	380	0	380	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	850	496	104	392	87.82%
Dues, Licenses & Fees	735	502	735	(233)	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	1,225	1,225	0	41.66%
Legal Counsel					
District Counsel	10,000	5,833	7,652	(1,819)	23.47%
Electric Utility Services					
Utility Services	2,000	1,167	933	234	53.35%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	756	441	1,750	(1,309)	(131.48)%
Utility - Bulk Potable Water	134,000	78,167	82,242	(4,075)	38.62%
Stormwater Control					

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	2,400	1,400	250	1,150	89.58%
Lake/Pond Bank Maintenance	2,500	1,458	0	1,458	100.00%
Aquatic Maintenance	5,856	3,416	3,416	0	41.66%
Mitigation Area Monitoring & Maintenance	13,950	8,138	19,016	(10,879)	(36.31)%
Water Quality Monitoring	3,600	2,100	2,100	0	41.66%
Aquatic Plant Replacement	500	292	0	292	100.00%
Stormwater System Maintenance	1,500	875	0	875	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	7,070	6,790	280	43.97%
Fire Ant Treatment	540	315	540	(225)	0.00%
Lift Station Maintenance	6,800	3,967	0	3,967	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,200	2,450	3,063	(613)	27.07%
Contingency					
Miscellaneous Contingency	14,864	8,671	2,900	5,771	80.48%
Total Expenditures	<u>303,000</u>	<u>183,689</u>	<u>189,130</u>	<u>(5,441)</u>	<u>37.58%</u>
Excess of Revenues Over (Under) Expenditures	0	119,311	115,025	(4,286)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	119,311	115,025	(4,286)	0.00%
Fund Balance, Beginning of Period	0	0	335,155	335,155	0.00%
Fund Balance, End of Period	<u>0</u>	<u>119,311</u>	<u>450,180</u>	<u>330,869</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	244	244	0.00%
Total Revenues	0	244	244	0.00%
Excess Of Revenues Over (Under) Expenditures	0	244	244	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	244	244	0.00%
Fund Balance, Beginning of Period	0	95,344	95,344	0.00%
Fund Balance, End of Period	0	95,587	95,587	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,052	1,052	0.00%
Special Assessments				
Tax Roll	151,399	151,459	61	0.04%
Total Revenues	<u>151,399</u>	<u>152,511</u>	<u>1,113</u>	<u>0.73%</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	0	34,808	34,808	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(11,094)	(11,094)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	23,714	23,714	0.00%
Fund Balance, Beginning of Period	0	186,379	186,379	0.00%
Fund Balance, End of Period	<u>0</u>	<u>210,093</u>	<u>210,093</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	112	112	0.00%
Total Revenues	<u>0</u>	<u>112</u>	<u>112</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>112</u>	<u>112</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	11,094	11,094	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>11,207</u>	<u>11,207</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	9,469	9,469	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>20,675</u></u>	<u><u>20,675</u></u>	<u><u>0.00%</u></u>

**Lucaya CDD
Investment Summary
April 30, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2018</u>
Bank of Tampa	Money Market	\$ 157,261
Bank of Tampa ICS		
Boston Private Bank & Trust Company	Money Market	6,343
United Bank	Money Market	194,884
	Total General Fund Investments	\$ 358,488
SunTrust Water Reserve	Money Market	\$ 45,314
The Bank of Tampa ICS Capital Reserve		
Boston Private Bank & Trust Company	Money Market	1
United Bank	Money Market	50,272
	Total Reserve Fund Investments	\$ 95,587
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	149,556
	Total Debt Service Fund Investments	\$ 207,698
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 20,675
	Total Capital Project Fund Investments	\$ 20,675

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2018 Through 4/30/2018

<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>4,771.21</u>
		Total 001 - General Fund	4,771.21

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2018 Through 4/30/2018

<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>2,394.25</u>
		Total 200 - Debt Service Fund	<u>2,394.25</u>
Report Balance			<u><u>7,165.46</u></u>

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2017

001 - General Fund

From 4/1/2018 Through 4/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Kathleen Gough	11/14/2017	KG111417	Board of Supervisors Meeting 11/14/17	200.00
Grau & Associates	2/1/2018	16297	Audit Services FY 09/30/17	500.00
Graley Mechanical Inc.	4/1/2018	M138-0418	Pump Station Maintenance 04/18	200.00
Nature's Blueprint of Southwest Florida, LLC	4/3/2018	15174	Garbage Removal 03/26/18	50.00
Lee County Utilities	4/16/2018	1113763-5 04/18	Water/Sewer Billing 04/18	13,618.55
Hopping Green & Sams	4/20/2018	99788	General/Monthly Legal Services 03/18	535.50
Nature's Blueprint of Southwest Florida, LLC	4/26/2018	15263	Garbage Removal 04/23/18	50.00
Nature's Blueprint of Southwest Florida, LLC	4/26/2018	15264	Weed Control 04/18	260.00
FPL	4/30/2018	07629-61480 04/18	10402 Santiva Way #LS-1 03/18	80.28
FPL	4/30/2018	37429-98226 04/18	14500 Abaco Lakes Dr #LS-2 4/18	30.89
			Total 001 - General Fund	15,525.22
Report Total				15,525.22

Lucaya Community Development District
Notes to Unaudited Financial Statements
April 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 04/30/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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.