



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

May 31, 2018

Prepared by: Rizzetta & Company, Inc.

lucayacdd.org
rizzetta.com

Lucaya Community Development District

Balance Sheet
As of 5/31/2018
(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
Assets							
Cash In Bank	73,169	0	0	0	73,169	0	0
Investments	358,652	0	106,926	22,789	488,366	0	0
Investments--Reserves	0	50,307	0	0	50,307	0	0
Investments--Water Reserve	0	45,316	0	0	45,316	0	0
Accounts Receivable	959	0	481	0	1,441	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	1,913	0	1,913	0	0
Amount Available in Debt Service	0	0	0	0	0	0	109,320
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,535,680
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>433,023</u>	<u>95,623</u>	<u>109,320</u>	<u>22,789</u>	<u>660,755</u>	<u>9,517,937</u>	<u>1,645,000</u>
Liabilities							
Accounts Payable	3,201	0	0	0	3,201	0	0
Accrued Expenses Payable	7,205	0	0	0	7,205	0	0
Due To Other Funds	1,913	0	0	0	1,913	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,645,000
Total Liabilities	<u>12,319</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,319</u>	<u>0</u>	<u>1,645,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	351,486	95,344	186,379	9,469	642,678	9,517,937	0
Net Change in Fund Balance	69,218	279	(77,058)	13,320	5,758	0	0
Total Fund Equity & Other Credits	<u>420,704</u>	<u>95,623</u>	<u>109,320</u>	<u>22,789</u>	<u>648,436</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>433,023</u>	<u>95,623</u>	<u>109,320</u>	<u>22,789</u>	<u>660,755</u>	<u>9,517,937</u>	<u>1,645,000</u>

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,067	1,067	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	304,318	1,318	(0.44)%
Expenditures					
Legislative					
Supervisor Fees	3,000	2,000	550	1,450	81.66%
Financial & Administrative					
Administrative Services	4,500	3,000	3,000	0	33.33%
District Management	21,100	14,067	14,067	0	33.33%
District Engineer	14,000	9,333	17,901	(8,568)	(27.86)%
Disclosure Report	1,500	1,500	1,500	0	0.00%
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	800	589	211	50.92%
Financial & Revenue Collections	5,000	3,333	3,333	(0)	33.33%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	16,300	10,867	10,867	0	33.33%
Auditing Services	3,200	3,200	500	2,700	84.37%
Arbitrage Rebate Calculation	651	434	0	434	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	850	567	158	409	81.47%
Dues, Licenses & Fees	735	548	735	(187)	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	1,400	1,400	0	33.33%
Legal Counsel					
District Counsel	10,000	6,667	7,496	(829)	25.04%
Electric Utility Services					
Utility Services	2,000	1,333	1,062	272	46.91%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	756	504	1,950	(1,446)	(157.93)%
Utility - Bulk Potable Water	134,000	89,333	111,367	(22,034)	16.89%
Stormwater Control					

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	2,400	1,600	250	1,350	89.58%
Lake/Pond Bank Maintenance	2,500	1,667	0	1,667	100.00%
Aquatic Maintenance	5,856	3,904	3,904	0	33.33%
Mitigation Area Monitoring & Maintenance	13,950	9,300	21,856	(12,556)	(56.67)%
Water Quality Monitoring	3,600	2,400	2,400	0	33.33%
Aquatic Plant Replacement	500	333	0	333	100.00%
Stormwater System Maintenance	1,500	1,000	0	1,000	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	8,080	10,713	(2,633)	11.61%
Fire Ant Treatment	540	360	540	(180)	0.00%
Lift Station Maintenance	6,800	4,533	0	4,533	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,200	2,800	3,188	(388)	24.08%
Contingency					
Miscellaneous Contingency	14,864	9,909	3,260	6,649	78.06%
Total Expenditures	303,000	208,051	235,101	(27,050)	22.41%
Excess of Revenues Over (Under) Expenditures	0	94,949	69,218	(25,732)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	94,949	69,218	(25,732)	0.00%
Fund Balance, Beginning of Period	0	0	351,486	351,486	0.00%
Fund Balance, End of Period	0	94,949	420,704	325,755	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	279	279	0.00%
Total Revenues	0	279	279	0.00%
Excess Of Revenues Over (Under) Expenditures	0	279	279	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	279	279	0.00%
Fund Balance, Beginning of Period	0	95,344	95,344	0.00%
Fund Balance, End of Period	0	95,623	95,623	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,311	1,311	0.00%
Special Assessments				
Tax Roll	151,399	151,459	61	0.04%
Debt Service Prepayments	0	6,878	6,878	0.00%
Total Revenues	151,399	159,648	8,249	5.45%
Expenditures				
Debt Service				
Interest	91,399	93,525	(2,126)	(2.32)%
Principal	60,000	130,000	(70,000)	(116.66)%
Total Expenditures	151,399	223,525	(72,126)	(47.64)%
Excess Of Revenues Over (Under) Expenditures	0	(63,877)	(63,877)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(13,182)	(13,182)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(77,058)	(77,058)	0.00%
Fund Balance, Beginning of Period	0	186,379	186,379	0.00%
Fund Balance, End of Period	0	109,320	109,320	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	138	138	0.00%
Total Revenues	<u>0</u>	<u>138</u>	<u>138</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>138</u>	<u>138</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	13,182	13,182	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>13,320</u>	<u>13,320</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>22,789</u></u>	<u><u>22,789</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2018</u>
Bank of Tampa	Money Market	\$ 157,288
Bank of Tampa ICS		
Western Alliance Bank	Money Market	201,364
	Total General Fund Investments	\$ 358,652
SunTrust Water Reserve	Money Market	\$ 45,316
The Bank of Tampa ICS Capital Reserve		
Western Alliance Bank	Money Market	43,803
United Bank	Money Market	6,504
	Total Reserve Fund Investments	\$ 95,623
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 56,127
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	43,921
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	6,878
	Total Debt Service Fund Investments	\$ 106,926
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 22,789
	Total Capital Project Fund Investments	\$ 22,789

Lucaya Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2018 Through 5/31/2018

<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	<u>959.30</u>
		Total 001 - General Fund	959.30

Lucaya Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2018 Through 5/31/2018

<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	<u>481.40</u>
		Total 200 - Debt Service Fund	<u>481.40</u>
Report Balance			<u><u>1,440.70</u></u>

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 5/1/2018

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Nature's Blueprint of Southwest Florida, LLC	5/24/2018	6982	Landscape Maintenance 04/14	2,812.56
Nature's Blueprint of Southwest Florida, LLC	5/30/2018	15475	Weed Control 05/18	260.00
FPL	5/31/2018	07629-61480 05/18	10402 Santiva Way #LS-1 05/18	99.31
FPL	5/31/2018	37429-98226 05/18	14500 Abaco Lakes Dr #LS-2 05/18	29.55
			Total 001 - General Fund	3,201.42
Report Total				3,201.42

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/18.
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.