



Rizzetta & Company

Lucaya Community Development District

**Financial Statements
(Unaudited)**

June 30, 2018

Prepared by: Rizzetta & Company, Inc.

lucayacdd.org
rizzetta.com

Lucaya Community Development District

Balance Sheet
As of 6/30/2018
(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	50,405	0	0	0	50,405	0	0
Investments	358,831	0	116,677	22,894	498,402	0	0
Investments--Reserves	0	50,346	0	0	50,346	0	0
Investments--Water Reserve	0	45,317	0	0	45,317	0	0
Accounts Receivable	0	0	0	0	0	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	116,677
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,528,323
Fixed Assets	0	0	0	0	0	9,517,937	0
Total Assets	<u>409,479</u>	<u>95,663</u>	<u>116,677</u>	<u>22,894</u>	<u>644,713</u>	<u>9,517,937</u>	<u>1,645,000</u>
Liabilities							
Accounts Payable	15,344	0	0	0	15,344	0	0
Accrued Expenses Payable	4,810	0	0	0	4,810	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,645,000
Total Liabilities	<u>20,154</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,154</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	37,838	319	(69,702)	13,425	(18,119)	0	0
Total Fund Equity & Other Credits	<u>389,325</u>	<u>95,663</u>	<u>116,677</u>	<u>22,894</u>	<u>624,558</u>	<u>9,517,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>409,479</u>	<u>95,663</u>	<u>116,677</u>	<u>22,894</u>	<u>644,713</u>	<u>9,517,937</u>	<u>1,645,000</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,246	1,246	0.00%
Special Assessments					
Off Roll	1,295	1,295	1,295	0	0.00%
Tax Roll	301,705	301,705	302,792	1,087	(0.36)%
Total Revenues	303,000	303,000	305,333	2,333	(0.77)%
Expenditures					
Legislative					
Supervisor Fees	3,000	2,250	700	1,550	76.66%
Financial & Administrative					
Administrative Services	4,500	3,375	3,375	0	25.00%
District Management	21,100	15,825	15,825	0	25.00%
District Engineer	14,000	10,500	25,172	(14,672)	(79.79)%
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	900	589	311	50.92%
Financial & Revenue Collections	5,000	3,750	3,750	(0)	24.99%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	16,300	12,225	12,225	0	25.00%
Auditing Services	3,200	3,200	3,200	0	0.00%
Arbitrage Rebate Calculation	651	488	0	488	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	850	637	212	426	75.11%
Dues, Licenses & Fees	735	595	735	(140)	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	1,575	1,575	0	25.00%
Legal Counsel					
District Counsel	10,000	7,500	10,988	(3,488)	(9.87)%
Electric Utility Services					
Utility Services	2,000	1,500	1,203	297	39.82%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	756	567	3,791	(3,224)	(401.46)%
Utility - Bulk Potable Water	134,000	100,500	122,897	(22,397)	8.28%
Stormwater Control					

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	2,400	1,800	250	1,550	89.58%
Lake/Pond Bank Maintenance	2,500	1,875	0	1,875	100.00%
Aquatic Maintenance	5,856	4,392	4,392	0	25.00%
Mitigation Area Monitoring & Maintenance	13,950	10,463	22,456	(11,994)	(60.97)%
Water Quality Monitoring	3,600	2,700	2,700	0	25.00%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	1,500	1,125	0	1,125	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	9,090	9,010	80	25.66%
Fire Ant Treatment	540	405	540	(135)	0.00%
Lift Station Maintenance	6,800	5,100	0	5,100	100.00%
Parks & Recreation					
Fire System Monitoring & Maintenance	4,200	3,150	4,634	(1,484)	(10.33)%
Contingency					
Miscellaneous Contingency	14,864	11,148	3,260	7,888	78.06%
Total Expenditures	<u>303,000</u>	<u>231,788</u>	<u>267,495</u>	<u>(35,707)</u>	<u>11.72%</u>
Excess of Revenues Over (Under) Expenditures	0	71,212	37,838	(33,374)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	71,212	37,838	(33,374)	0.00%
Fund Balance, Beginning of Period	0	0	351,486	351,486	0.00%
Fund Balance, End of Period	<u>0</u>	<u>71,212</u>	<u>389,325</u>	<u>318,113</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	319	319	0.00%
Total Revenues	0	319	319	0.00%
Excess Of Revenues Over (Under) Expenditures	0	319	319	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	319	319	0.00%
Fund Balance, Beginning of Period	0	95,344	95,344	0.00%
Fund Balance, End of Period	0	95,663	95,663	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,446	1,446	0.00%
Special Assessments				
Tax Roll	151,399	151,878	480	0.31%
Debt Service Prepayments	0	13,757	13,757	0.00%
Total Revenues	<u>151,399</u>	<u>167,081</u>	<u>15,682</u>	<u>10.36%</u>
Expenditures				
Debt Service				
Interest	91,399	93,525	(2,126)	(2.32)%
Principal	60,000	130,000	(70,000)	(116.66)%
Total Expenditures	<u>151,399</u>	<u>223,525</u>	<u>(72,126)</u>	<u>(47.64)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(56,444)	(56,444)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(13,257)	(13,257)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(69,702)	(69,702)	0.00%
Fund Balance, Beginning of Period	0	186,379	186,379	0.00%
Fund Balance, End of Period	<u>0</u>	<u>116,677</u>	<u>116,677</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 6/30/2018

(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>167</u>	<u>167</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>167</u>	<u>167</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>167</u>	<u>167</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>13,257</u>	<u>13,257</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>13,425</u>	<u>13,425</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>9,469</u>	<u>9,469</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>22,894</u></u>	<u><u>22,894</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2018</u>
Bank of Tampa	Money Market	\$ 157,313
Bank of Tampa ICS		
BB&T	Money Market	6,718
United Bank	Money Market	194,800
	Total General Fund Investments	\$ 358,831
SunTrust Water Reserve	Money Market	\$ 45,317
The Bank of Tampa ICS Capital Reserve		
BB&T	Money Market	12
Cass Commercial Bank	Money Market	1
United Bank	Money Market	50,333
	Total Reserve Fund Investments	\$ 95,663
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	46,793
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	13,757
	Total Debt Service Fund Investments	\$ 116,677
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 22,894
	Total Capital Project Fund Investments	\$ 22,894

Lucaya Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 6/1/2018 Through 6/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Florida Fire Systems, LLC	9/25/2017	27108	Install Radio	250.00
Hopping Green & Sams	5/31/2018	100975	General/Monthly Legal Services 05/18	3,371.96
Nature's Blueprint of Southwest Florida, LLC	6/1/2018	15523	Landscape Maintenance 06/18	750.00
Graley Mechanical Inc.	6/1/2018	M138-0618	Pump Station Maintenance 06/18	200.00
Grau & Associates	6/1/2018	16936	Audit FYE 09/30/17	2,700.00
Nature's Blueprint of Southwest Florida, LLC	6/6/2018	15571	Garbage Removal 06/18	50.00
Nature's Blueprint of Southwest Florida, LLC	6/19/2018	15618	Garbage Removal 06/18	50.00
Nature's Blueprint of Southwest Florida, LLC	6/27/2018	15656	Weed Control 05/18	260.00
Cardno, Inc	6/28/2018	257454	Monthly Water Use Permit Compliance Monitoring 06/18	300.00
FPL	6/29/2018	37429-61480 06/18	10402 Santiva Way #LS-1	112.35
FPL	6/29/2018	37429-98226 06/18	14500 Abaco Lakes Dr #LS-2 06/18	29.40
Barraco & Associates, Inc.	6/30/2018	18556	Engineering Services 06/18	7,270.58
			Total 001 - General Fund	15,344.29
Report Total				15,344.29

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/18.
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.