

Lucaya
Community Development District

Financial Statements
(Unaudited)

August 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 8/31/2015

(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	105,008	0	0	0	105,008	0	0
Investments	246,528	0	121,306	0	367,833	0	0
Investments--Reserves	0	49,763	0	0	49,763	0	0
Investments--Water Reserve	0	45,266	0	0	45,266	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	2,514	0	0	0	2,514	0	0
Deposits	33,731	0	0	0	33,731	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	121,306
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,763,694
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	387,780	95,029	121,306	0	604,115	9,391,937	1,885,000
Liabilities							
Accounts Payable	26,881	0	0	0	26,881	0	0
Accrued Expenses Payable	3,620	0	0	0	3,620	0	0
Due To Other Funds	0	0	0	0	0	0	0
Other Bonds Payable	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,885,000
Total Liabilities	30,501	0	0	0	30,501	0	1,885,000
Fund Equity & Other Credits							
Beginning Fund Balance	349,415	94,933	121,668	22,439	588,454	9,391,937	0
Net Change in Fund Balance	7,864	96	(362)	(22,439)	(14,841)	0	0
Total Fund Equity & Other Credits	357,280	95,029	121,306	0	573,614	9,391,937	0
Total Liabilities & Fund Equity	387,780	95,029	121,306	0	604,115	9,391,937	1,885,000

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	238	238	0.00%
Special Assessments					
Tax Roll	262,077	262,077	267,245	5,168	(1.97)%
Total Revenues	<u>262,077</u>	<u>262,077</u>	<u>267,483</u>	<u>5,406</u>	<u>(2.06)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	1,100	1,200	(100)	0.00%
Financial & Administrative					
Administrative Services	6,365	5,835	5,835	0	8.33%
District Management	19,096	17,505	17,505	0	8.33%
District Engineer	10,500	9,625	10,530	(905)	(0.28)%
Disclosure Report	500	458	1,500	(1,042)	(200.00)%
Trustees Fees	3,775	3,775	3,771	4	0.10%
Financial Consulting Services	9,124	8,780	8,780	0	3.76%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	14,004	14,004	0	8.33%
Auditing Services	3,200	3,200	3,000	200	6.25%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	779	1,367	(588)	(60.83)%
Dues, Licenses & Fees	700	656	812	(156)	(16.00)%
Website Development/Maintenance	3,000	2,750	0	2,750	100.00%
Legal Counsel					
District Counsel	5,500	5,042	10,680	(5,638)	(94.17)%
Electric Utility Services					
Utility Services	2,000	1,833	1,557	276	22.13%
Water-Sewer Combination Services					
Utility-Repairs & Maintenance	8,000	7,333	8,015	(681)	(0.18)%
Utility - Bulk Potable Water	110,000	100,833	114,715	(13,882)	(4.28)%
Lift Station Maintenance	2,400	2,200	2,325	(125)	3.12%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	2,933	4,392	(1,458)	(37.24)%
Lake/Pond Bank Maintenance	2,500	2,292	8,246	(5,954)	(229.82)%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	5,500	4,906	594	18.23%
Mitigation Area Maintenance	12,500	11,458	15,425	(3,967)	(23.40)%
Water Quality Monitoring	3,600	3,300	3,300	0	8.33%
Aquatic Plant Replacement	500	458	0	458	100.00%
Stormwater System Maintenance	1,500	1,375	270	1,105	82.00%
Other Physical Environment					
Property Insurance	2,250	2,250	1,751	499	22.16%
General Liability Insurance	530	530	255	275	51.88%
Landscape Maintenance	12,500	11,458	11,110	348	11.12%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,292	0	2,292	100.00%
Fire Ant Treatment	540	495	540	(45)	0.00%
Contingency					
Miscellaneous Contingency	8,500	7,792	572	7,220	93.27%
Total Expenditures	<u>262,077</u>	<u>241,758</u>	<u>259,618</u>	<u>(17,860)</u>	<u>0.94%</u>
Excess of Revenues Over (Under) Expenditures	0	20,319	7,864	(12,454)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,319	7,864	(12,454)	0.00%
Fund Balance, Beginning of Period	0	0	349,415	349,415	0.00%
Fund Balance, End of Period	<u>0</u>	<u>20,319</u>	<u>357,280</u>	<u>336,961</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	96	96	0.00%
Total Revenues	0	96	96	0.00%
Excess Of Revenues Over (Under)	0	96	96	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	96	96	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,933	94,933	0.00%
Fund Balance, End of Period	0	95,029	95,029	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	157,286	157,286	0	0.00%
Total Revenues	<u>157,286</u>	<u>157,286</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	107,286	104,006	3,280	3.05%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>154,006</u>	<u>3,280</u>	<u>2.09%</u>
Excess Of Revenues Over (Under) Expenditures	0	3,280	3,280	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(3,642)	(3,642)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(362)	(362)	0.00%
Fund Balance, Beginning of Period				
	0	121,668	121,668	0.00%
Fund Balance, End of Period				
	<u>0</u>	<u>121,306</u>	<u>121,306</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess Of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	3,642	3,642	0.00%
Other Costs	0	(26,081)	(26,081)	0.00%
Total Other Financing Sources (Uses)	0	(22,439)	(22,439)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(22,439)	(22,439)	0.00%
Fund Balance, Beginning of Period	0	22,439	22,439	0.00%
Fund Balance, End of Period	0	0	0	0.00%

**Lucaya CDD
Investment Summary
August 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2015</u>
Regions Bank	Money Market	\$ 246,404
State Board of Administration	Local Government Investment Pool	124
	Total General Fund Investments	\$ 246,528
The Bank of Tampa Capital Reserves	Money Market	\$ 49,763
SunTrust Water Reserve	Money Market	45,266
	Total Reserve Fund Investments	\$ 95,029
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 66,022
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	55,284
	Total Debt Service Fund Investments	\$ 121,306

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2015 Through 8/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Cardno, Inc	8/20/2015	170804	Mitigation Monitoring/Permit Compliance 07/15	300.00
Earth Tech Environmental, LLC	8/31/2015	2878	Mangrove Trimming & Stump Removal	4,110.00
FPL	8/31/2015	07629-61480 08/15	10402 Santiva Way #LS-1 08/15	131.62
FPL	8/31/2015	37429-98226 08/15	14500 Abaco Lakes Dr #LS-2 08/15	23.22
Graley Mechanical Inc.	8/25/2015	082515 Graley	Transformer Repair	450.00
Hopping Green & Sams	8/24/2015	83560	General/Monthly Legal Services 07/15	1,548.96
Lee County Utilities	8/20/2015	1113763-5 08/15	Water/Sewer 08/15 Billing	9,341.27
Nature's Blueprint of Southwest Florida, LLC	8/24/2015	9617	Lake Bank Repairs	8,145.70
Nature's Blueprint of Southwest Florida, LLC	8/26/2015	9632	Annual Fire Ant Treatment	540.00
Nature's Blueprint of Southwest Florida, LLC	8/31/2015	9640	Garbage Removal	50.00
Passarella & Associates Inc.	8/19/2015	03TWC974-Inv 42E	Vegetation Trimming & Removal	1,775.00
The Breeze Corporation	8/31/2015	080270	Acct # B02399 Legal Advertising 08/15	464.92
			Total 001 - General Fund	26,880.69
Report Balance				26,880.69

Lucaya Community Development District
Notes to Unaudited Financial Statements
August 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 08/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$95,029 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund.