

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

August 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 8/31/2014

(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
<b>Assets</b>							
Cash In Bank	89,123	0	0	0	89,123	0	0
Investments	249,198	0	121,668	22,439	393,305	0	0
Investments Capital Reserve	0	49,675	0	0	49,675	0	0
Investments Water Capital Reserve	0	45,248	0	0	45,248	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	121,668
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,813,332
Fixed Assets	0	0	0	0	0	9,391,937	0
<b>Total Assets</b>	<u>374,566</u>	<u>94,923</u>	<u>121,668</u>	<u>22,439</u>	<u>613,596</u>	<u>9,391,937</u>	<u>1,935,000</u>
<b>Liabilities</b>							
Accounts Payable	2,603	0	0	0	2,603	0	0
Accrued Expenses Payable	3,600	0	0	0	3,600	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	1,935,000
<b>Total Liabilities</b>	<u>6,203</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,203</u>	<u>0</u>	<u>1,935,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	355,751	94,816	125,404	18,110	594,081	9,391,937	0
Net Change in Fund Balance	12,612	107	(3,736)	4,329	13,312	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>368,364</u>	<u>94,923</u>	<u>121,668</u>	<u>22,439</u>	<u>607,393</u>	<u>9,391,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>374,566</u>	<u>94,923</u>	<u>121,668</u>	<u>22,439</u>	<u>613,596</u>	<u>9,391,937</u>	<u>1,935,000</u>

See Notes to Unaudited Financial Statements

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	229	229	0.00%
Special Assessments					
Tax Roll	244,301	244,301	249,186	4,885	(1.99)%
<b>Total Revenues</b>	<b>244,301</b>	<b>244,301</b>	<b>249,415</b>	<b>5,114</b>	<b>(2.09)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,200	1,100	600	500	50.00%
Financial & Administrative					
Administrative Services	6,180	5,665	5,665	0	8.33%
District Management	18,540	16,995	16,995	0	8.33%
District Engineer	10,000	9,167	15,593	(6,426)	(55.92)%
Disclosure Report	500	458	500	(42)	0.00%
Trustees Fees	3,775	3,775	3,771	4	0.09%
Financial Consulting Services	8,858	8,537	8,537	0	3.62%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	13,596	13,596	0	8.33%
Auditing Services	3,200	2,933	3,200	(267)	0.00%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	779	1,527	(748)	(79.63)%
Bank Fees	50	46	0	46	100.00%
Dues, Licenses & Fees	700	656	700	(44)	0.00%
Legal Counsel					
District Counsel	7,500	6,875	7,656	(781)	(2.08)%
Electric Utility Services					
Utility Services	2,200	2,017	1,523	494	30.78%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	4,583	3,600	983	28.00%
Utility - Bulk Potable Water	98,500	90,292	105,070	(14,779)	(6.67)%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	3,208	945	2,264	73.01%
Aquatic Maintenance	5,000	4,583	4,713	(130)	5.74%
Mitigation Area Maintenance	12,500	11,458	20,718	(9,259)	(65.74)%
Water Quality Monitoring	3,600	3,300	3,300	0	8.33%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	500	458	0	458	100.00%
Stormwater System Maintenance	2,500	2,292	565	1,727	77.40%
Pond Bank Repair and Maintenance	2,500	2,292	99	2,193	96.04%
Other Physical Environment					
Property Insurance	2,105	2,105	1,827	278	13.19%
General Liability Insurance	505	505	458	47	9.33%
Landscape Maintenance	12,760	11,697	11,640	57	8.77%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,292	0	2,292	100.00%
Contingency					
Miscellaneous Contingency	10,000	9,167	750	8,417	92.50%
Total Expenditures	<u>244,301</u>	<u>225,222</u>	<u>236,803</u>	<u>(11,581)</u>	<u>3.07%</u>
Excess of Revenues Over (Under) Expenditures	0	19,079	12,612	(6,467)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	19,079	12,612	(6,467)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>19,079</u>	<u>368,364</u>	<u>349,285</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	107	107	0.00%
Total Revenues	<u>0</u>	<u>107</u>	<u>107</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	107	107	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	107	107	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,816	94,816	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,923</u></u>	<u><u>94,923</u></u>	<u><u>0.00%</u></u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
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>
<b>Expenditures</b>				
Debt Service				
Interest	107,286	106,694	593	0.55%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>156,694</u>	<u>593</u>	<u>0.38%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>593</u>	<u>593</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(4,329)	(4,329)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(3,736)</u>	<u>(3,736)</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>				
	0	125,404	125,404	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>121,668</u></u>	<u><u>121,668</u></u>	<u><u>0.00%</u></u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses) Interfund Transfer	0	4,329	4,329	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	4,329	4,329	0.00%
Fund Balance, Beginning of Period	0	18,110	18,110	0.00%
Fund Balance, End of Period	<u>0</u>	<u>22,439</u>	<u>22,439</u>	<u>0.00%</u>

**Lucaya CDD  
Investment Summary  
August 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,764
State Board of Administration	Local Government Investment Pool B	154
Regions Bank	Money Market	246,280
	<b>Total General Fund Investments</b>	<b>\$ 249,198</b>
The Bank of Tampa Capital Reserves	Money Market	\$ 49,675
SunTrust Water Reserve	Money Market	45,248
	<b>Total Reserve Fund Investments</b>	<b>\$ 94,923</b>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 67,728
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	53,940
	<b>Total Debt Service Fund Investments</b>	<b>\$ 121,668</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 22,439
	<b>Total Capital Project Fund Investments</b>	<b>\$ 22,439</b>



**Lucaya Community Development District**

Summary A/P Ledger

001 - General Fund

From 8/1/2014 Through 8/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	9/4/2014	14976	Engineering Services 08/14	1,230.00
FPL	8/29/2014	07629-61480 08/14	10402 Santiva Way #LS-1 08/14	127.62
FPL	8/29/2014	37429-98226 08/14	14500 Abaco Lakes Dr #LS-2 08/14	31.43
Hopping Green & Sams	8/29/2014	77807	General/Monthly Legal Services 07/14	1,213.84
			Total 001 - General Fund	2,602.89
Report Balance				2,602.89

**Lucaya Community Development District**  
**Notes to Unaudited Financial Statements**  
**August 31, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 8/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,923 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.