

Lucaya
Community Development District

Financial Statements
(Unaudited)

December 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 12/31/2013

(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	184,750	0	0	0	184,750	0	0
Investments	249,051	0	161,883	22,439	433,373	0	0
Investments Capital Reserve	0	49,610	0	0	49,610	0	0
Investments Water Capital Reserve	0	45,226	0	0	45,226	0	0
Accounts Receivable	78,821	0	50,747	0	129,568	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	33,731	0	0	0	33,731	0	0
Due From Other Funds	0	0	12,385	0	12,385	0	0
Amount Available in Debt Service	0	0	0	0	0	0	225,015
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,759,985
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>546,353</u>	<u>94,835</u>	<u>225,015</u>	<u>22,439</u>	<u>888,642</u>	<u>9,391,937</u>	<u>1,985,000</u>
Liabilities							
Accounts Payable	12,027	0	0	0	12,027	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Due To Other Funds	12,385	0	0	0	12,385	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,985,000
Total Liabilities	<u>24,412</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>24,412</u>	<u>0</u>	<u>1,985,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	355,751	94,816	125,404	18,110	594,081	9,391,937	0
Net Change in Fund Balance	166,190	20	99,610	4,329	270,149	0	0
Total Fund Equity & Other Credits	<u>521,941</u>	<u>94,835</u>	<u>225,015</u>	<u>22,439</u>	<u>864,229</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>546,353</u>	<u>94,835</u>	<u>225,015</u>	<u>22,439</u>	<u>888,642</u>	<u>9,391,937</u>	<u>1,985,000</u>

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	83	83	0.00%
Special Assessments					
Tax Roll	244,301	244,301	244,466	165	(0.06)%
Total Revenues	244,301	244,301	244,549	248	(0.10)%
Expenditures					
Legislative					
Supervisor Fees	1,200	300	0	300	100.00%
Financial & Administrative					
Administrative Services	6,180	1,545	1,545	0	75.00%
District Management	18,540	4,635	4,635	0	75.00%
District Engineer	10,000	2,500	300	2,200	97.00%
Disclosure Report	500	125	0	125	100.00%
Trustees Fees	3,775	2,517	2,514	3	33.39%
Financial Consulting Services	8,858	5,965	5,965	0	32.66%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	3,708	3,708	0	75.00%
Auditing Services	3,200	800	0	800	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	212	163	50	80.88%
Bank Fees	50	13	0	13	100.00%
Dues, Licenses & Fees	700	306	175	131	75.00%
Legal Counsel					
District Counsel	7,500	1,875	567	1,308	92.43%
Electric Utility Services					
Utility Services	2,200	550	433	117	80.34%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	1,250	600	650	88.00%
Utility - Bulk Potable Water	98,500	24,625	25,587	(962)	74.02%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	875	200	675	94.28%
Lake/Pond Bank Maintenance	0	0	780	(780)	0.00%
Aquatic Maintenance	5,000	1,250	1,269	(19)	74.62%
Mitigation Area Maintenance	12,500	3,125	20,718	(17,593)	(65.74)%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water Quality Monitoring	3,600	900	900	0	75.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	2,500	625	0	625	100.00%
Pond Bank Repair and Maintenance	2,500	625	0	625	100.00%
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 (Pond Banks)	12,760	3,190	2,760	430	78.36%
Landscape Replacement Plants, Shrubs, Trees	2,500	625	0	625	100.00%
Contingency					
Miscellaneous Contingency	10,000	2,500	0	2,500	100.00%
Total Expenditures	<u>244,301</u>	<u>71,334</u>	<u>78,359</u>	<u>(7,025)</u>	<u>67.93%</u>
Excess of Revenues Over (Under) Expenditures	0	172,967	166,190	(6,777)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>172,967</u>	<u>521,941</u>	<u>348,974</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	30	(30)	0.00%
Total Revenues	<u>0</u>	<u>30</u>	<u>30</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	10	10	0.00%
Total Expenditures	<u>0</u>	<u>10</u>	<u>(10)</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>20</u>	<u>(20)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>20</u>	<u>(20)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	94,816	94,816	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,835</u></u>	<u><u>94,835</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 12/31/2013

(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	53,347	(53,940)	(50.27)%
Principal	50,000	0	(50,000)	(100.00)%
Total Expenditures	<u>157,286</u>	<u>53,347</u>	<u>103,940</u>	<u>66.08%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>103,940</u>	<u>(103,940)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(4,329)	4,329	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>99,610</u>	<u>(99,610)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	125,404	125,404	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>225,015</u></u>	<u><u>225,015</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 12/31/2013

(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%
Exc. Of Rev./Other Sources Over 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
December 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 2,365
State Board of Administration	Local Government Investment Pool B	515
Regions Bank	Money Market	246,171
	Total General Fund Investments	\$ 249,051
The Bank of Tampa Capital Reserves	Money Market	\$ 49,610
SunTrust Water Reserve	Money Market	45,226
	Total Reserve Fund Investments	\$ 94,835
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	94,155
	Total Debt Service Fund Investments	\$ 161,883
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 22,439
	Total Capital Project Fund Investments	\$ 22,439

Lucaya Community Development District

Summary A/R Ledger

From 12/1/2013 Through 12/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Lee County Tax Collector	FY13-14	<u>129,568.25</u>
Report Balance			<u><u>129,568.25</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc.	12/1/2013	0000259276	Lake and Wetland Maintenance 12/13	423.00
Cardno Entrix Inc	12/16/2013	95753	Mitigation Monitoring/Permit Compliance 11/13	300.00
Cardno Entrix Inc	1/10/2014	96601	Mitigation Monitoring/Permit Compliance 12/13	300.00
FPL	12/31/2013	07629-61480 12/13	10402 Santiva Way #LS-1 12/13	96.52
FPL	12/31/2013	37429-98226 12/13	14500 Abaco Lakes Dr #LS-2 12/13	27.56
Graley Mechanical Inc.	12/1/2013	M138-12 12/13	Lift Station Maintenance 12/13	200.00
Hopping Green & Sams	12/31/2013	74023	General/Monthly Legal Services 11/13	132.00
Lee County Utilities	12/23/2013	1113763-5 12/13	14485 McGregor Blvd-Bulk Water Fund 12/13	9,028.34
Nature's Blueprint Inc	12/1/2013	6445	Landscape Maintenance 12/13	750.00
Nature's Blueprint Inc	1/10/2014	6607	Weed Control 12/13	260.00
Vision Landscapes	12/18/2013	2194	Remove/Dispose Dead Foliage from Lake Bank	510.00
			Total 001 - General Fund	12,027.42
Report Balance				12,027.42

Lucaya Community Development District
Notes to Unaudited Financial Statements
December 31, 2013

Balance Sheet

1. Trust statement activity has been recorded through 12/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,835 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.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payment for Invoice #FY13-14 totaling \$9,481.64 was received in January 2014.