

Lucaya
Community Development District

Financial Statements
(Unaudited)

December 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 12/31/2014

(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
Assets							
Cash In Bank	259,789	0	0	0	259,789	0	0
Investments	249,116	0	95,118	26,081	370,315	0	0
Investments Capital Reserve	0	49,709	0	0	49,709	0	0
Investments Water Capital Reserve	0	45,254	0	0	45,254	0	0
Accounts Receivable	82,018	0	49,223	0	131,241	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	78,968	0	78,968	0	0
Amount Available in Debt Service	0	0	0	0	0	0	223,309
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,711,691
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>624,654</u>	<u>94,963</u>	<u>223,309</u>	<u>26,081</u>	<u>969,006</u>	<u>9,391,937</u>	<u>1,935,000</u>
Liabilities							
Accounts Payable	1,849	0	0	0	1,849	0	0
Accrued Expenses Payable	1,963	0	0	0	1,963	0	0
Due To Other Funds	78,968	0	0	0	78,968	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
Total Liabilities	<u>82,779</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>82,779</u>	<u>0</u>	<u>1,935,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	350,195	94,933	121,668	22,439	589,234	9,391,937	0
Net Change in Fund Balance	191,679	30	101,641	3,642	296,992	0	0
Total Fund Equity & Other Credits	<u>541,874</u>	<u>94,963</u>	<u>223,309</u>	<u>26,081</u>	<u>886,226</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>624,654</u>	<u>94,963</u>	<u>223,309</u>	<u>26,081</u>	<u>969,006</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 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	32	32	0.00%
Special Assessments					
Tax Roll	262,077	262,077	262,224	147	(0.05)%
Total Revenues	<u>262,077</u>	<u>262,077</u>	<u>262,256</u>	<u>179</u>	<u>(0.07)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	300	200	100	83.33%
Financial & Administrative					
Administrative Services	6,365	1,591	1,591	0	75.00%
District Management	19,096	4,774	4,774	0	75.00%
District Engineer	10,500	2,625	908	1,718	91.35%
Disclosure Report	500	125	0	125	100.00%
Trustees Fees	3,775	2,500	2,514	(14)	33.39%
Financial Consulting Services	9,124	6,031	6,031	0	33.89%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	3,819	3,819	0	75.00%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	212	233	(20)	72.61%
Dues, Licenses & Fees	700	306	287	19	59.00%
Website Development/Maintenance	3,000	750	0	750	100.00%
Legal Counsel					
District Counsel	5,500	1,375	4,090	(2,715)	25.63%
Electric Utility Services					
Utility Services	2,000	500	481	19	75.94%
Water-Sewer Combination Services					
Repairs & Maintenance	8,000	2,000	3,900	(1,900)	51.25%
Utility - Bulk Potable Water	110,000	27,500	29,898	(2,398)	72.81%
Lift Station Maintenance	2,400	600	600	0	75.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	800	200	600	93.75%
Lake/Pond Bank Maintenance	2,500	625	0	625	100.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	1,500	1,338	162	77.70%
Mitigation Area Maintenance	12,500	3,125	0	3,125	100.00%
Water Quality Monitoring	3,600	900	900	0	75.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	1,500	375	0	375	100.00%
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	3,125	3,550	(425)	71.60%
Landscape Replacement Plants, Shrubs, Trees	2,500	625	0	625	100.00%
Fire Ant Treatment	540	135	0	135	100.00%
Contingency					
Miscellaneous Contingency	8,500	2,125	0	2,125	100.00%
Total Expenditures	<u>262,077</u>	<u>74,732</u>	<u>70,577</u>	<u>4,155</u>	<u>73.07%</u>
Excess of Revenues Over (Under) Expenditures	0	187,345	191,679	4,334	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	187,345	191,679	4,334	0.00%
Fund Balance, Beginning of Period	0	0	350,195	350,195	0.00%
Fund Balance, End of Period	<u>0</u>	<u>187,345</u>	<u>541,874</u>	<u>354,529</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>30</u>	<u>30</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>30</u>	<u>30</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>30</u>	<u>30</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>30</u>	<u>30</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>94,933</u>	<u>94,933</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,963</u></u>	<u><u>94,963</u></u>	<u><u>0.00%</u></u>

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
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	52,003	55,283	51.52%
Principal	50,000	0	50,000	100.00%
Total Expenditures	<u>157,286</u>	<u>52,003</u>	<u>105,283</u>	<u>66.94%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>105,283</u>	<u>105,283</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(3,642)	(3,642)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>101,641</u>	<u>101,641</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	121,668	121,668	0.00%
Fund Balance, End of Period	<u>0</u>	<u>223,309</u>	<u>223,309</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 12/31/2014

(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	3,642	3,642	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	3,642	3,642	0.00%
Fund Balance, Beginning of Period	0	22,439	22,439	0.00%
Fund Balance, End of Period	<u>0</u>	<u>26,081</u>	<u>26,081</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,794
Regions Bank	Money Market	246,322
	Total General Fund Investments	<u>\$ 249,116</u>
The Bank of Tampa Capital Reserves	Money Market	\$ 49,709
SunTrust Water Reserve	Money Market	45,254
	Total Reserve Fund Investments	<u>\$ 94,963</u>
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	29,096
	Total Debt Service Fund Investments	<u>\$ 95,118</u>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 26,081
	Total Capital Project Fund Investments	<u>\$ 26,081</u>

Lucaya Community Development District

Summary A/R Ledger

From 12/1/2014 Through 12/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Lee County Tax Collector	FY 14-15	<u>131,241.03</u>
Report Balance			<u><u>131,241.03</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2014 Through 12/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	12/18/2014	79565	General/Monthly Legal Services 11/14	1,849.32
			Total 001 - General Fund	1,849.32
Report Balance				1,849.32

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,963 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 FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.