

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 2/28/2014

(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	200,111	0	0	0	200,111	0	0
Investments	249,099	0	222,363	22,439	493,900	0	0
Investments Capital Reserve	0	49,626	0	0	49,626	0	0
Investments Water Capital Reserve	0	45,238	0	0	45,238	0	0
Accounts Receivable	4,119	0	2,652	0	6,770	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	0	0	0	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
<b>Total Assets</b>	<u>487,059</u>	<u>94,864</u>	<u>225,015</u>	<u>22,439</u>	<u>829,377</u>	<u>9,391,937</u>	<u>1,985,000</u>
<b>Liabilities</b>							
Accounts Payable	469	0	0	0	469	0	0
Accrued Expenses Payable	750	0	0	0	750	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,985,000
<b>Total Liabilities</b>	<u>1,219</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,219</u>	<u>0</u>	<u>1,985,000</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	130,089	49	99,610	4,329	234,077	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>485,840</u>	<u>94,864</u>	<u>225,015</u>	<u>22,439</u>	<u>828,158</u>	<u>9,391,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>487,059</u>	<u>94,864</u>	<u>225,015</u>	<u>22,439</u>	<u>829,377</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 2/28/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	130	130	0.00%
Special Assessments					
Tax Roll	244,301	244,301	244,466	165	(0.06)%
<b>Total Revenues</b>	<b>244,301</b>	<b>244,301</b>	<b>244,596</b>	<b>295</b>	<b>(0.12)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,200	500	200	300	83.33%
Financial & Administrative					
Administrative Services	6,180	2,575	2,575	0	58.33%
District Management	18,540	7,725	7,725	0	58.33%
District Engineer	10,000	4,167	2,438	1,729	75.62%
Disclosure Report	500	208	0	208	100.00%
Trustees Fees	3,775	2,517	2,514	3	33.39%
Financial Consulting Services	8,858	6,608	6,608	0	25.40%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	6,180	6,180	0	58.33%
Auditing Services	3,200	1,333	0	1,333	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	354	368	(14)	56.70%
Bank Fees	50	21	0	21	100.00%
Dues, Licenses & Fees	700	394	700	(306)	0.00%
Legal Counsel					
District Counsel	7,500	3,125	567	2,558	92.43%
Electric Utility Services					
Utility Services	2,200	917	673	244	69.43%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	2,083	1,000	1,083	80.00%
Utility - Bulk Potable Water	98,500	41,042	46,932	(5,890)	52.35%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,458	200	1,258	94.28%
Aquatic Maintenance	5,000	2,083	2,115	(32)	57.70%
Mitigation Area Maintenance	12,500	5,208	20,718	(15,509)	(65.74)%
Water Quality Monitoring	3,600	1,500	1,500	0	58.33%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 2/28/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	2,500	1,042	295	747	88.20%
Pond Bank Repair and Maintenance	2,500	1,042	99	943	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 (Pond Banks)	12,760	5,317	5,560	(243)	56.42%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,042	0	1,042	100.00%
Contingency					
Miscellaneous Contingency	10,000	4,167	0	4,167	100.00%
Total Expenditures	<u>244,301</u>	<u>109,491</u>	<u>114,507</u>	<u>(5,016)</u>	<u>53.13%</u>
Excess of Revenues Over (Under) Expenditures	0	134,810	130,089	(4,720)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>134,810</u>	<u>485,840</u>	<u>351,031</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 2/28/2014

(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>49</u>	<u>49</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>49</u>	<u>49</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>49</u>	<u>49</u>	<u>0.00%</u>
Expenditures				
Exc. Of Rev./Other Sources Over	<u>0</u>	<u>49</u>	<u>49</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>94,816</u>	<u>94,816</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,864</u></u>	<u><u>94,864</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 2/28/2014

(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	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>
<b>Other Financing Sources (Uses)</b>				
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 2/28/2014

(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%
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  
February 28, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,396
State Board of Administration	Local Government Investment Pool B	492
Regions Bank	Money Market	246,211
	<b>Total General Fund Investments</b>	<b>\$ 249,099</b>
The Bank of Tampa Capital Reserves	Money Market	\$ 49,626
SunTrust Water Reserve	Money Market	45,238
	<b>Total Reserve Fund Investments</b>	<b>\$ 94,864</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	156,635
	<b>Total Debt Service Fund Investments</b>	<b>\$ 224,363</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/R Ledger

From 2/1/2014 Through 2/28/2014

<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>6,770.12</u>
Report Balance			<u><u>6,770.12</u></u>

**Lucaya Community Development District**

Summary A/P Ledger

001 - General Fund

From 2/1/2014 Through 2/28/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc.	2/28/2014	0000268509	Remove & Dispose of Tires	99.00
FPL	2/28/2014	07629-61480 02/14	10402 Santiva Way #LS-1 02/14	110.13
Nature's Blueprint Inc	2/26/2014	6795	Weed Control 02/14	260.00
			Total 001 - General Fund	469.13
Report Balance				469.13

**Lucaya Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 2/28/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,864 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.