

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 2/28/2015

(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
<b>Assets</b>							
Cash In Bank	229,000	0	0	0	229,000	0	0
Investments	246,342	0	217,785	26,081	490,208	0	0
Investments--Reserve	0	49,725	0	0	49,725	0	0
Investments--Water Reserve	0	45,257	0	0	45,257	0	0
Accounts Receivable	9,203	0	5,523	0	14,727	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	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
<b>Total Assets</b>	<u>518,277</u>	<u>94,981</u>	<u>223,309</u>	<u>26,081</u>	<u>862,648</u>	<u>9,391,937</u>	<u>1,935,000</u>
<b>Liabilities</b>							
Accounts Payable	14,424	0	0	0	14,424	0	0
Accrued Expenses Payable	1,960	0	0	0	1,960	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>16,384</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,384</u>	<u>0</u>	<u>1,935,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	349,415	94,933	121,668	22,439	588,454	9,391,937	0
Net Change in Fund Balance	152,478	48	101,641	3,642	257,810	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>501,893</u>	<u>94,981</u>	<u>223,309</u>	<u>26,081</u>	<u>846,264</u>	<u>9,391,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>518,277</u>	<u>94,981</u>	<u>223,309</u>	<u>26,081</u>	<u>862,648</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 2/28/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	52	52	0.00%
Special Assessments					
Tax Roll	262,077	262,077	262,224	147	(0.05)%
<b>Total Revenues</b>	<b>262,077</b>	<b>262,077</b>	<b>262,276</b>	<b>199</b>	<b>(0.08)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,200	500	400	100	66.66%
Financial & Administrative					
Administrative Services	6,365	2,652	2,652	0	58.33%
District Management	19,096	7,957	7,957	0	58.33%
District Engineer	10,500	4,375	3,058	1,318	70.88%
Disclosure Report	500	208	0	208	100.00%
Trustees Fees	3,775	2,500	2,514	(14)	33.39%
Financial Consulting Services	9,124	6,718	6,718	0	26.36%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	6,365	6,365	0	58.33%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	354	276	78	67.55%
Dues, Licenses & Fees	700	394	812	(418)	(16.00)%
Website Development/Maintenance	3,000	1,250	0	1,250	100.00%
Legal Counsel					
District Counsel	5,500	2,292	4,340	(2,048)	21.09%
Electric Utility Services					
Utility Services	2,000	833	762	71	61.87%
Water-Sewer Combination Services					
Repairs & Maintenance	8,000	3,333	5,540	(2,207)	30.75%
Utility - Bulk Potable Water	110,000	45,833	52,566	(6,733)	52.21%
Lift Station Maintenance	2,400	1,000	1,125	(125)	53.12%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	1,333	400	933	87.50%
Lake/Pond Bank Maintenance	2,500	1,042	0	1,042	100.00%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	2,500	2,230	270	62.83%
Mitigation Area Maintenance	12,500	5,208	0	5,208	100.00%
Water Quality Monitoring	3,600	1,500	1,500	0	58.33%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	1,500	625	270	355	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	5,208	5,050	158	59.60%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,042	0	1,042	100.00%
Fire Ant Treatment	540	225	0	225	100.00%
Contingency					
Miscellaneous Contingency	8,500	3,542	0	3,542	100.00%
Total Expenditures	<u>262,077</u>	<u>115,370</u>	<u>109,798</u>	<u>5,572</u>	<u>58.10%</u>
Excess of Revenues Over (Under) Expenditures	0	146,707	152,478	5,771	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	146,707	152,478	5,771	0.00%
Fund Balance, Beginning of Period	0	0	349,415	349,415	0.00%
Fund Balance, End of Period	<u>0</u>	<u>146,707</u>	<u>501,893</u>	<u>355,186</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 2/28/2015

(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>48</u>	<u>48</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>48</u>	<u>48</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>48</u>	<u>48</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>48</u>	<u>48</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>94,981</u></u>	<u><u>94,981</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 2/28/2015

(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	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>
<b>Other Financing Sources (Uses)</b>				
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><u>0</u></u>	<u><u>223,309</u></u>	<u><u>223,309</u></u>	<u><u>0.00%</u></u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 2/28/2015

(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  
February 28, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2015</u>
Regions Bank	Money Market	\$ 246,342
	<b>Total General Fund Investments</b>	<b>\$ 246,342</b>
The Bank of Tampa Capital Reserves	Money Market	\$ 49,725
SunTrust Water Reserve	Money Market	45,256
	<b>Total Reserve Fund Investments</b>	<b>\$ 94,981</b>
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	151,763
	<b>Total Debt Service Fund Investments</b>	<b>\$ 217,785</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 26,081
	<b>Total Capital Project Fund Investments</b>	<b>\$ 26,081</b>



**Lucaya Community Development District**

Summary A/R Ledger

From 2/1/2015 Through 2/28/2015

<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>14,726.73</u>
Report Balance			<u>14,726.73</u>

**Lucaya Community Development District**

Summary A/P Ledger

001 - General Fund

From 2/1/2015 Through 2/28/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	2/13/2015	15305	Engineering Services 01/15	1,070.00
Breeze Corporation	2/28/2015	029049	Acct # L02399 Legal Advertising 02/15	43.00
Florida Fire Systems, LLC	10/20/2014	15692	Fire Alarm Pump Monitoring 11/14-10/15	300.00
Florida Fire Systems, LLC	2/25/2015	16919	Replace Underground Wiring	500.00
Florida Fire Systems, LLC	2/26/2015	16936	Qrtly Fire Sprinkler Insprection	350.00
FPL	2/27/2015	07629-61480 02/15	10402 Santiva Way #LS-1 02/15	105.15
FPL	2/27/2015	37429-98226 02/15	14500 Abaco Lakes Dr #LS-2 02/15	27.15
Hopping Green & Sams	2/28/2015	80783	General/Monthly Legal Services 01/15	161.00
Lee County Utilities	2/19/2015	1113763-5 02/15	Water/Sewer 02/15 Billing	11,867.51
			Total 001 - General Fund	14,423.81
Report Balance				14,423.81

**Lucaya Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,981 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.
5. Payment for Invoice #FY 14-15 totaling \$4,025.41 was received in March 2015.