

Lucaya
Community Development District

Financial Statements
(Unaudited)

January 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 1/31/2014

(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	162,748	0	0	0	162,748	0	0
Investments	249,071	0	177,981	22,439	449,491	0	0
Investments Capital Reserve	0	49,618	0	0	49,618	0	0
Investments Water Capital Reserve	0	45,237	0	0	45,237	0	0
Accounts Receivable	73,053	0	47,033	0	120,087	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
Total Assets	518,603	94,855	225,015	22,439	860,911	9,391,937	1,985,000
Liabilities							
Accounts Payable	12,865	0	0	0	12,865	0	0
Accrued Expenses Payable	300	0	0	0	300	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
Total Liabilities	13,165	0	0	0	13,165	0	1,985,000
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	149,686	40	99,610	4,329	253,665	0	0
Total Fund Equity & Other Credits	505,438	94,855	225,015	22,439	847,746	9,391,937	0
Total Liabilities & Fund Equity	518,603	94,855	225,015	22,439	860,911	9,391,937	1,985,000

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	102	102	0.00%
Special Assessments					
Tax Roll	244,301	244,301	244,466	165	(0.06)%
Total Revenues	244,301	244,301	244,568	267	(0.11)%
Expenditures					
Legislative					
Supervisor Fees	1,200	400	0	400	100.00%
Financial & Administrative					
Administrative Services	6,180	2,060	2,060	0	66.66%
District Management	18,540	6,180	6,180	0	66.66%
District Engineer	10,000	3,333	300	3,033	97.00%
Disclosure Report	500	167	0	167	100.00%
Trustees Fees	3,775	2,517	2,514	3	33.39%
Financial Consulting Services	8,858	6,286	6,286	0	29.03%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	4,944	4,944	0	66.66%
Auditing Services	3,200	1,067	0	1,067	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	283	325	(41)	61.82%
Bank Fees	50	17	0	17	100.00%
Dues, Licenses & Fees	700	350	175	175	75.00%
Legal Counsel					
District Counsel	7,500	2,500	567	1,933	92.43%
Electric Utility Services					
Utility Services	2,200	733	536	198	75.64%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	1,667	800	867	84.00%
Utility - Bulk Potable Water	98,500	32,833	36,295	(3,461)	63.15%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,167	200	967	94.28%
Aquatic Maintenance	5,000	1,667	1,692	(25)	66.16%
Mitigation Area Maintenance	12,500	4,167	20,718	(16,551)	(65.74)%
Water Quality Monitoring	3,600	1,200	1,200	0	66.66%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	500	167	0	167	100.00%
Stormwater System Maintenance	2,500	833	0	833	100.00%
Pond Bank Repair and Maintenance	2,500	833	0	833	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	4,253	4,550	(297)	64.34%
Landscape Replacement Plants, Shrubs, Trees	2,500	833	0	833	100.00%
Contingency					
Miscellaneous Contingency	10,000	3,333	0	3,333	100.00%
Total Expenditures	<u>244,301</u>	<u>90,413</u>	<u>94,882</u>	<u>(4,470)</u>	<u>61.16%</u>
Excess of Revenues Over (Under) Expenditures	0	153,888	149,686	(4,202)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>153,888</u>	<u>505,438</u>	<u>351,549</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	40	40	0.00%
Total Revenues	<u>0</u>	<u>40</u>	<u>40</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>40</u>	<u>40</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>40</u>	<u>40</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>94,855</u></u>	<u><u>94,855</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 1/31/2014

(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	0	103,940	103,940	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	99,610	99,610	0.00%
Fund Balance, Beginning of Period	0	125,404	125,404	0.00%
Fund Balance, End of Period	<u>0</u>	<u>225,015</u>	<u>225,015</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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%
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
January 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,385
State Board of Administration	Local Government Investment Pool B	495
Regions Bank	Money Market	246,191
	Total General Fund Investments	\$ 249,071
The Bank of Tampa Capital Reserves	Money Market	\$ 49,618
SunTrust Water Reserve	Money Market	45,237
	Total Reserve Fund Investments	\$ 94,855
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	110,253
	Total Debt Service Fund Investments	\$ 177,981
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 1/1/2014 Through 1/31/2014

<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>120,086.61</u>
Report Balance			<u><u>120,086.61</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	1/1/2014	0000262031	Lake and Wetland Maintenance 01/14	423.00
Breeze Corporation	1/15/2014	94592	Acct # L02399 Legal Advertising 01/14	50.50
Breeze Corporation	1/21/2014	94672	Acct # L02399 Legal Advertising 01/14	111.50
FPL	1/31/2014	07629-61480 01/14	10402 Santiva Way #LS-1 01/14	84.69
FPL	1/31/2014	37429-98226 01/14	14500 Abaco Lakes Dr #LS-2 01/14	18.52
Graley Mechanical Inc.	1/1/2014	M138-01 01/14	Lift Station Maintenance 01/14	200.00
Lee County Utilities	1/27/2014	1113763-5 01/14	14485 McGregor Blvd-Bulk Water Fund 01/14	10,707.23
Nature's Blueprint Inc	1/1/2014	6557	Landscape Maintenance 01/14	750.00
Nature's Blueprint Inc	1/10/2014	6607	Weed Control 12/13	260.00
Nature's Blueprint Inc	1/21/2014	6645	Weed Control 01/14	260.00
			Total 001 - General Fund	12,865.44
Report Balance				12,865.44

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,855 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 \$113,316.49 was received in February 2014.