

Lucaya
Community Development District

Financial Statements
(Unaudited)

January 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 1/31/2015

(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
Assets							
Cash In Bank	170,767	0	0	0	170,767	0	0
Investments	246,333	0	177,643	26,081	450,057	0	0
Investments Capital Reserve	0	49,717	0	0	49,717	0	0
Investments Water Capital Reserve	0	45,255	0	0	45,255	0	0
Accounts Receivable	76,089	0	45,665	0	121,754	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
Total Assets	<u>526,920</u>	<u>94,972</u>	<u>223,309</u>	<u>26,081</u>	<u>871,282</u>	<u>9,391,937</u>	<u>1,935,000</u>
Liabilities							
Accounts Payable	1,948	0	0	0	1,948	0	0
Accrued Expenses Payable	2,060	0	0	0	2,060	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
Total Liabilities	<u>4,008</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,008</u>	<u>0</u>	<u>1,935,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	349,415	94,933	121,668	22,439	588,454	9,391,937	0
Net Change in Fund Balance	173,497	39	101,641	3,642	278,819	0	0
Total Fund Equity & Other Credits	<u>522,912</u>	<u>94,972</u>	<u>223,309</u>	<u>26,081</u>	<u>867,274</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>526,920</u>	<u>94,972</u>	<u>223,309</u>	<u>26,081</u>	<u>871,282</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 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	43	43	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>262,267</u>	<u>190</u>	<u>(0.07)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	400	200	200	83.33%
Financial & Administrative					
Administrative Services	6,365	2,122	2,122	0	66.66%
District Management	19,096	6,365	6,365	0	66.66%
District Engineer	10,500	3,500	1,988	1,513	81.07%
Disclosure Report	500	167	0	167	100.00%
Trustees Fees	3,775	2,500	2,514	(14)	33.39%
Financial Consulting Services	9,124	6,375	6,375	0	30.13%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	5,092	5,092	0	66.66%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	283	233	51	72.61%
Dues, Licenses & Fees	700	350	287	63	59.00%
Website Development/Maintenance	3,000	1,000	0	1,000	100.00%
Legal Counsel					
District Counsel	5,500	1,833	4,279	(2,445)	22.20%
Electric Utility Services					
Utility Services	2,000	667	630	37	68.49%
Water-Sewer Combination Services					
Repairs & Maintenance	8,000	2,667	4,305	(1,638)	46.18%
Utility - Bulk Potable Water	110,000	36,667	40,699	(4,032)	63.00%
Lift Station Maintenance	2,400	800	925	(125)	61.45%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	1,067	200	867	93.75%
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	2,000	1,784	216	70.26%
Mitigation Area Maintenance	12,500	4,167	0	4,167	100.00%
Water Quality Monitoring	3,600	1,200	1,200	0	66.66%
Aquatic Plant Replacement	500	167	0	167	100.00%
Stormwater System Maintenance	1,500	500	270	230	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	4,167	4,040	127	67.68%
Landscape Replacement Plants, Shrubs, Trees	2,500	833	0	833	100.00%
Fire Ant Treatment	540	180	0	180	100.00%
Contingency					
Miscellaneous Contingency	8,500	2,833	0	2,833	100.00%
Total Expenditures	<u>262,077</u>	<u>95,051</u>	<u>88,770</u>	<u>6,281</u>	<u>66.13%</u>
Excess of Revenues Over (Under) Expenditures	0	167,026	173,497	6,470	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	167,026	173,497	6,470	0.00%
Fund Balance, Beginning of Period	0	0	349,415	349,415	0.00%
Fund Balance, End of Period	<u>0</u>	<u>167,026</u>	<u>522,912</u>	<u>355,886</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 1/31/2015

(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>39</u>	<u>39</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>39</u>	<u>39</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>39</u>	<u>39</u>	<u>0.00%</u>
Expenditures				
Excess Of Rev./Other Sources Over (Under)	<u>0</u>	<u>39</u>	<u>39</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>94,972</u></u>	<u><u>94,972</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 1/31/2015

(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	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><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 1/31/2015

(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
January 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2015</u>
Regions Bank	Money Market	\$ 246,333
	Total General Fund Investments	\$ 246,333
The Bank of Tampa Capital Reserves	Money Market	\$ 49,717
SunTrust Water Reserve	Money Market	45,255
	Total Reserve Fund Investments	\$ 94,972
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	111,621
	Total Debt Service Fund Investments	\$ 177,643
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 26,081
	Total Capital Project Fund Investments	\$ 26,081

Lucaya Community Development District

Summary A/R Ledger

From 1/1/2015 Through 1/31/2015

<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>121,754.44</u>
Report Balance			<u><u>121,754.44</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 1/1/2015 Through 1/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	1/19/2015	15233	Engineering Services 12/14	1,080.00
FPL	1/30/2015	07629-61480 01/15	10402 Santiva Way #LS-1 01/15	121.88
FPL	1/30/2015	37429-98226 01/15	14500 Abaco Lakes Dr #LS-2 01/15	27.15
Graley Mechanical Inc.	1/25/2015	M138 012515	Provided and Installed Magnetic Motor	405.00
Hopping Green & Sams	1/23/2015	80071	General/Monthly Legal Services 12/14	188.75
Reis Property Maintenance Inc.	1/27/2015	2016	Repair Light at Pump House Station	125.00
			Total 001 - General Fund	1,947.78
Report Balance				1,947.78

Lucaya Community Development District
Notes to Unaudited Financial Statements
January 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 01/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,972 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. Payments for Invoice #FY 14-15 totaling \$107,027.71 were received in February 2015.