

Lucaya
Community Development District

Financial Statements
(Unaudited)

June 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 6/30/2014

(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	133,972	0	0	0	133,972	0	0
Investments	249,162	0	121,668	22,439	393,269	0	0
Investments Capital Reserve	0	49,659	0	0	49,659	0	0
Investments Water Capital Reserve	0	45,244	0	0	45,244	0	0
Accounts Receivable	0	0	0	0	0	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	121,668
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,813,332
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>416,866</u>	<u>94,903</u>	<u>121,668</u>	<u>22,439</u>	<u>655,875</u>	<u>9,391,937</u>	<u>1,935,000</u>
Liabilities							
Accounts Payable	7,882	0	0	0	7,882	0	0
Accrued Expenses Payable	1,300	0	0	0	1,300	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>9,182</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9,182</u>	<u>0</u>	<u>1,935,000</u>
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	51,932	88	(3,736)	4,329	52,612	0	0
Total Fund Equity & Other Credits	<u>407,683</u>	<u>94,903</u>	<u>121,668</u>	<u>22,439</u>	<u>646,693</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>416,866</u>	<u>94,903</u>	<u>121,668</u>	<u>22,439</u>	<u>655,875</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 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	193	193	0.00%
Special Assessments					
Interest Earnings	0	0	3,421	3,421	0.00%
Tax Roll	244,301	244,301	245,765	1,464	(0.59)%
Total Revenues	<u>244,301</u>	<u>244,301</u>	<u>249,379</u>	<u>5,078</u>	<u>(2.08)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	900	400	500	66.66%
Financial & Administrative					
Administrative Services	6,180	4,635	4,635	0	25.00%
District Management	18,540	13,905	13,905	0	25.00%
District Engineer	10,000	7,500	12,363	(4,863)	(23.62)%
Disclosure Report	500	375	500	(125)	0.00%
Trustees Fees	3,775	3,775	2,514	1,261	33.39%
Financial Consulting Services	8,858	7,894	7,894	0	10.88%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	11,124	11,124	0	25.00%
Auditing Services	3,200	2,400	3,200	(800)	0.00%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	637	462	175	45.64%
Bank Fees	50	38	0	38	100.00%
Dues, Licenses & Fees	700	569	700	(131)	0.00%
Legal Counsel					
District Counsel	7,500	5,625	5,906	(281)	21.24%
Electric Utility Services					
Utility Services	2,200	1,650	1,164	486	47.09%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	3,750	2,650	1,100	47.00%
Utility - Bulk Potable Water	98,500	73,875	85,676	(11,801)	13.01%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,625	745	1,881	78.72%
Aquatic Maintenance	5,000	3,750	3,847	(97)	23.06%
Mitigation Area Maintenance	12,500	9,375	20,718	(11,343)	(65.74)%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water Quality Monitoring	3,600	2,700	2,700	0	25.00%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	2,500	1,875	565	1,310	77.40%
Pond Bank Repair and Maintenance	2,500	1,875	99	1,776	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	9,570	10,140	(570)	20.53%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,875	0	1,875	100.00%
Contingency					
Miscellaneous Contingency	10,000	7,500	0	7,500	100.00%
Total Expenditures	<u>244,301</u>	<u>187,065</u>	<u>197,447</u>	<u>(10,383)</u>	<u>19.18%</u>
Excess of Revenues Over (Under) Expenditures	0	57,236	51,932	(5,304)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	57,236	51,932	(5,304)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>57,236</u>	<u>407,683</u>	<u>350,447</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	88	88	0.00%
Total Revenues	<u>0</u>	<u>88</u>	<u>88</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	88	88	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over	0	88	88	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,816	94,816	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,903</u></u>	<u><u>94,903</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 6/30/2014

(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	106,694	593	0.55%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>156,694</u>	<u>593</u>	<u>0.38%</u>
Excess Of Revenues Over (Under) Expenditures	0	593	593	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	(3,736)	(3,736)	0.00%
Fund Balance, Beginning of Period	0	125,404	125,404	0.00%
Fund Balance, End of Period	<u>0</u>	<u>121,668</u>	<u>121,668</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 6/30/2014

(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
June 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,653
State Board of Administration	Local Government Investment Pool B	249
Regions Bank	Money Market	246,260
	Total General Fund Investments	\$ 249,162
The Bank of Tampa Capital Reserves	Money Market	\$ 49,659
SunTrust Water Reserve	Money Market	45,244
	Total Reserve Fund Investments	\$ 94,903
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	53,940
	Total Debt Service Fund Investments	\$ 121,668
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/P Ledger

001 - General Fund

From 6/1/2014 Through 6/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	6/26/2014	14811	Engineering Services 06/14	4,904.94
FPL	6/30/2014	07629-61480 06/14	10402 Santiva Way #LS-1 06/14	98.33
FPL	6/30/2014	37429-98226 06/14	14500 Abaco Lakes Dr #LS-2 06/14	21.75
Hopping Green & Sams	6/23/2014	76632	General/Monthly Legal Services 05/14	2,597.23
Nature's Blueprint Inc	6/24/2014	7421	Weed Control 05/14	260.00
			Total 001 - General Fund	7,882.25
Report Balance				7,882.25

Lucaya Community Development District
Notes to Unaudited Financial Statements
June 30, 2014

Balance Sheet

1. Trust statement activity has been recorded through 6/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,903 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.