

Lucaya
Community Development District

Financial Statements
(Unaudited)

June 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 6/30/2015

(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	158,641	0	0	0	158,641	0	0
Investments	246,384	0	121,306	26,081	393,770	0	0
Investments--Reserve	0	49,750	0	0	49,750	0	0
Investments--Water Reserve	0	45,263	0	0	45,263	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	121,306
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,763,694
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>438,756</u>	<u>95,013</u>	<u>121,306</u>	<u>26,081</u>	<u>681,155</u>	<u>9,391,937</u>	<u>1,885,000</u>
Liabilities							
Accounts Payable	12,256	0	0	0	12,256	0	0
Accrued Expenses Payable	2,360	0	0	0	2,360	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	1,885,000
Total Liabilities	<u>14,616</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,616</u>	<u>0</u>	<u>1,885,000</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	74,724	80	(362)	3,642	78,084	0	0
Total Fund Equity & Other Credits	<u>424,139</u>	<u>95,013</u>	<u>121,306</u>	<u>26,081</u>	<u>666,539</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>438,756</u>	<u>95,013</u>	<u>121,306</u>	<u>26,081</u>	<u>681,155</u>	<u>9,391,937</u>	<u>1,885,000</u>

See Notes to Unaudited Financial Statements

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	94	94	0.00%
Special Assessments					
Tax Roll	262,077	262,077	267,245	5,168	(1.97)%
Total Revenues	<u>262,077</u>	<u>262,077</u>	<u>267,339</u>	<u>5,262</u>	<u>(2.01)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	900	600	300	50.00%
Financial & Administrative					
Administrative Services	6,365	4,774	4,774	0	25.00%
District Management	19,096	14,322	14,322	0	25.00%
District Engineer	10,500	7,875	8,193	(318)	21.97%
Disclosure Report	500	375	1,500	(1,125)	(200.00)%
Trustees Fees	3,775	3,775	2,514	1,261	33.39%
Financial Consulting Services	9,124	8,093	8,093	0	11.30%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	11,458	11,458	0	25.00%
Auditing Services	3,200	3,200	3,000	200	6.25%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	637	313	324	63.14%
Dues, Licenses & Fees	700	569	812	(243)	(16.00)%
Website Development/Maintenance	3,000	2,250	0	2,250	100.00%
Legal Counsel					
District Counsel	5,500	4,125	8,824	(4,699)	(60.43)%
Electric Utility Services					
Utility Services	2,000	1,500	1,121	379	43.92%
Water-Sewer Combination Services					
Repairs & Maintenance	8,000	6,000	6,420	(420)	19.75%
Utility - Bulk Potable Water	110,000	82,500	96,261	(13,761)	12.49%
Lift Station Maintenance	2,400	1,800	1,925	(125)	19.79%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	2,400	817	1,583	74.47%
Lake/Pond Bank Maintenance	2,500	1,875	0	1,875	100.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	4,500	4,014	486	33.10%
Mitigation Area Maintenance	12,500	9,375	0	9,375	100.00%
Water Quality Monitoring	3,600	2,700	2,700	0	25.00%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	1,500	1,125	270	855	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	9,375	9,090	285	27.28%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,875	0	1,875	100.00%
Fire Ant Treatment	540	405	0	405	100.00%
Contingency					
Miscellaneous Contingency	8,500	6,375	332	6,043	96.09%
Total Expenditures	<u>262,077</u>	<u>201,120</u>	<u>192,615</u>	<u>8,506</u>	<u>26.50%</u>
Excess of Revenues Over (Under) Expenditures	0	60,957	74,724	13,768	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	60,957	74,724	13,768	0.00%
Fund Balance, Beginning of Period	0	0	349,415	349,415	0.00%
Fund Balance, End of Period	<u>0</u>	<u>60,957</u>	<u>424,139</u>	<u>363,183</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	80	80	0.00%
Total Revenues	<u>0</u>	<u>80</u>	<u>80</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	0	80	80	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	80	80	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,933	94,933	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95,013</u></u>	<u><u>95,013</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 6/30/2015

(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	104,006	3,280	3.05%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>157,286</u>	<u>154,006</u>	<u>3,280</u>	<u>2.09%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,280</u>	<u>3,280</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>(362)</u>	<u>(362)</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>121,306</u></u>	<u><u>121,306</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 6/30/2015

(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
June 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2015</u>
Regions Bank	Money Market	\$ 246,384
	Total General Fund Investments	\$ 246,384
The Bank of Tampa Capital Reserves	Money Market	\$ 49,750
SunTrust Water Reserve	Money Market	45,263
	Total Reserve Fund Investments	\$ 95,013
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	55,284
	Total Debt Service Fund Investments	\$ 121,306
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/P Ledger

001 - General Fund

From 6/1/2015 Through 6/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
CenturyLink	6/9/2015	444250193 06/15	Telephone Service 06/15	156.61
Hopping Green & Sams	6/19/2015	82483	General/Monthly Legal Services 05/15	1,791.89
Lee County Utilities	6/19/2015	1113763-5 06/15	Water/Sewer 06/15 Billing	10,307.99
			Total 001 - General Fund	12,256.49
Report Balance				12,256.49

Lucaya Community Development District
Notes to Unaudited Financial Statements
June 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 06/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$95,013 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.