

Lucaya
Community Development District

Financial Statements
(Unaudited)

May 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 5/31/2014

(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	150,441	0	0	0	150,441	0	0
Investments	249,148	0	121,668	22,439	393,254	0	0
Investments Capital Reserve	0	49,650	0	0	49,650	0	0
Investments Water Capital Reserve	0	45,243	0	0	45,243	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>433,320</u>	<u>94,893</u>	<u>121,668</u>	<u>22,439</u>	<u>672,320</u>	<u>9,391,937</u>	<u>1,935,000</u>
Liabilities							
Accounts Payable	6,036	0	0	0	6,036	0	0
Accrued Expenses Payable	2,597	0	0	0	2,597	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>8,633</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,633</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	68,935	78	(3,736)	4,329	69,606	0	0
Total Fund Equity & Other Credits	<u>424,687</u>	<u>94,893</u>	<u>121,668</u>	<u>22,439</u>	<u>663,686</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>433,320</u>	<u>94,893</u>	<u>121,668</u>	<u>22,439</u>	<u>672,320</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 5/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	179	179	0.00%
Special Assessments					
Tax Roll	244,301	244,301	245,765	1,464	(0.59)%
Total Revenues	244,301	244,301	245,944	1,643	(0.67)%
Expenditures					
Legislative					
Supervisor Fees	1,200	800	400	400	66.66%
Financial & Administrative					
Administrative Services	6,180	4,120	4,120	0	33.33%
District Management	18,540	12,360	12,360	0	33.33%
District Engineer	10,000	6,667	7,458	(791)	25.42%
Disclosure Report	500	333	500	(167)	0.00%
Trustees Fees	3,775	2,517	2,514	3	33.39%
Financial Consulting Services	8,858	7,572	7,572	0	14.51%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	9,888	9,888	0	33.33%
Auditing Services	3,200	2,133	3,200	(1,067)	0.00%
Arbitrage Rebate Calculation	650	433	0	433	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	567	462	105	45.64%
Bank Fees	50	33	0	33	100.00%
Dues, Licenses & Fees	700	525	700	(175)	0.00%
Legal Counsel					
District Counsel	7,500	5,000	4,906	94	34.58%
Electric Utility Services					
Utility Services	2,200	1,467	1,044	423	52.55%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	3,333	2,450	883	51.00%
Utility - Bulk Potable Water	98,500	65,667	76,823	(11,156)	22.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,333	745	1,589	78.72%
Aquatic Maintenance	5,000	3,333	3,414	(81)	31.72%
Mitigation Area Maintenance	12,500	8,333	20,718	(12,384)	(65.74)%
Water Quality Monitoring	3,600	2,400	2,400	0	33.33%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 5/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	500	333	0	333	100.00%
Stormwater System Maintenance	2,500	1,667	565	1,102	77.40%
Pond Bank Repair and Maintenance	2,500	1,667	99	1,568	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	8,507	9,130	(623)	28.44%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,667	0	1,667	100.00%
Contingency					
Miscellaneous Contingency	10,000	6,667	0	6,667	100.00%
Total Expenditures	<u>244,301</u>	<u>166,728</u>	<u>177,009</u>	<u>(10,281)</u>	<u>27.54%</u>
Excess of Revenues Over (Under) Expenditures	0	77,573	68,935	(8,638)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	77,573	68,935	(8,638)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>77,573</u>	<u>424,687</u>	<u>347,113</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 5/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>78</u>	<u>78</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>78</u>	<u>78</u>	<u>0.00%</u>
Excess Of Revenues Over (Under)	<u>0</u>	<u>78</u>	<u>78</u>	<u>0.00%</u>
Expenditures				
Exc. Of Rev./Other Sources Over	<u>0</u>	<u>78</u>	<u>78</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>94,816</u>	<u>94,816</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,893</u></u>	<u><u>94,893</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 5/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
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	<u>0</u>	<u>593</u>	<u>593</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(4,329)	(4,329)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(3,736)</u>	<u>(3,736)</u>	<u>0.00%</u>
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 5/31/2014

(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
May 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,538
State Board of Administration	Local Government Investment Pool B	360
Regions Bank	Money Market	246,250
	Total General Fund Investments	\$ 249,148
The Bank of Tampa Capital Reserves	Money Market	\$ 49,650
SunTrust Water Reserve	Money Market	45,243
	Total Reserve Fund Investments	\$ 94,893
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 5/1/2014 Through 5/31/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cardno Entrix Inc	6/16/2014	101660	Mitigation Monitoring/Permit Compliance 05/14	300.00
Digital Assurance Certification, LLC	5/1/2014	23418	Annual Dissemination Fee FY 2014-2015	500.00
FPL	5/30/2014	07629-61480 05/14	10402 Santiva Way #LS-1 05/14	73.24
FPL	5/30/2014	37429-98226 05/14	14500 Abaco Lakes Dr #LS-2 05/14	25.47
Graley Mechanical Inc.	5/1/2014	M138-05 05/14	Lift Station Maintenance 05/14	200.00
Graley Mechanical Inc.	5/1/2014	M138-05 St 2 Clubhouse	Lift Station Maintenance 05/14 Extra	850.00
Hopping Green & Sams	5/28/2014	76193	General/Monthly Legal Services 04/14	357.32
McDimit Davis & Company LLC	5/21/2014	27251	Audit Services FY 12/13	3,200.00
Nature's Blueprint Inc	5/20/2014	7236	Drainage Improvement	270.00
Nature's Blueprint Inc	6/13/2014	7384	Weed Control 05/14	260.00
			Total 001 - General Fund	6,036.03
Report Balance				6,036.03

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

Balance Sheet

1. Trust statement activity has been recorded through 5/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,893 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.