

Lucaya
Community Development District

Financial Statements
(Unaudited)

May 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 5/31/2015

(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	164,216	0	0	0	164,216	0	0
Investments	246,373	0	121,306	26,081	393,759	0	0
Investments--Reserve	0	49,744	0	0	49,744	0	0
Investments--Water Reserve	0	45,261	0	0	45,261	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>444,320</u>	<u>95,005</u>	<u>121,306</u>	<u>26,081</u>	<u>686,711</u>	<u>9,391,937</u>	<u>1,885,000</u>
Liabilities							
Accounts Payable	2,284	0	0	0	2,284	0	0
Accrued Expenses Payable	2,500	0	0	0	2,500	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>4,784</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,784</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	90,120	72	(362)	3,642	93,473	0	0
Total Fund Equity & Other Credits	<u>439,536</u>	<u>95,005</u>	<u>121,306</u>	<u>26,081</u>	<u>681,927</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>444,320</u>	<u>95,005</u>	<u>121,306</u>	<u>26,081</u>	<u>686,711</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 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	83	83	0.00%
Special Assessments					
Tax Roll	262,077	262,077	263,438	1,361	(0.51)%
Total Revenues	262,077	262,077	263,521	1,444	(0.55)%
Expenditures					
Legislative					
Supervisor Fees	1,200	800	600	200	50.00%
Financial & Administrative					
Administrative Services	6,365	4,243	4,243	0	33.33%
District Management	19,096	12,731	12,731	0	33.33%
District Engineer	10,500	7,000	8,693	(1,693)	17.21%
Disclosure Report	500	333	1,500	(1,167)	(200.00)%
Trustees Fees	3,775	2,500	2,514	(14)	33.39%
Financial Consulting Services	9,124	7,749	7,749	0	15.06%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	15,277	10,185	10,185	0	33.33%
Auditing Services	3,200	0	2,000	(2,000)	37.50%
Arbitrage Rebate Calculation	650	433	0	433	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	567	313	253	63.14%
Dues, Licenses & Fees	700	525	812	(287)	(16.00)%
Website Development/Maintenance	3,000	2,000	0	2,000	100.00%
Legal Counsel					
District Counsel	5,500	3,667	6,932	(3,266)	(26.04)%
Electric Utility Services					
Utility Services	2,000	1,333	1,121	212	43.92%
Water-Sewer Combination Services					
Repairs & Maintenance	8,000	5,333	6,420	(1,087)	19.75%
Utility - Bulk Potable Water	110,000	73,333	85,953	(12,619)	21.86%
Lift Station Maintenance	2,400	1,600	1,725	(125)	28.12%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	2,133	674	1,459	78.93%
Lake/Pond Bank Maintenance	2,500	1,667	0	1,667	100.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	4,000	3,568	432	40.53%
Mitigation Area Maintenance	12,500	8,333	0	8,333	100.00%
Water Quality Monitoring	3,600	2,400	2,400	0	33.33%
Aquatic Plant Replacement	500	333	0	333	100.00%
Stormwater System Maintenance	1,500	1,000	270	730	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	8,333	7,560	773	39.52%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,667	0	1,667	100.00%
Fire Ant Treatment	540	360	0	360	100.00%
Contingency					
Miscellaneous Contingency	8,500	5,667	175	5,492	97.94%
Total Expenditures	<u>262,077</u>	<u>176,326</u>	<u>173,401</u>	<u>2,926</u>	<u>33.84%</u>
Excess of Revenues Over (Under) Expenditures	0	85,751	90,120	4,370	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	85,751	90,120	4,370	0.00%
Fund Balance, Beginning of Period	0	0	349,415	349,415	0.00%
Fund Balance, End of Period	<u>0</u>	<u>85,751</u>	<u>439,536</u>	<u>353,785</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	72	72	0.00%
Total Revenues	0	72	72	0.00%
Excess Of Revenues Over (Under)	0	72	72	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	72	72	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,933	94,933	0.00%
Fund Balance, End of Period	0	95,005	95,005	0.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 5/31/2015

(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	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	0	3,280	3,280	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	(362)	(362)	0.00%
Fund Balance, Beginning of Period				
	0	121,668	121,668	0.00%
Fund Balance, End of Period				
	<u>0</u>	<u>121,306</u>	<u>121,306</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 5/31/2015

(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
May 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2015</u>
Regions Bank	Money Market	\$ 246,373
	Total General Fund Investments	\$ 246,373
The Bank of Tampa Capital Reserves	Money Market	\$ 49,744
SunTrust Water Reserve	Money Market	45,261
	Total Reserve Fund Investments	\$ 95,005
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 5/1/2015 Through 5/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	5/15/2015	15538	Engineering Services 04/15	1,400.00
Breeze Corporation	5/30/2015	059048	Acct # L02399 Legal Advertising 05/15	37.50
FPL	5/30/2015	07629-61480 05/15	10402 Santiva Way #LS-1 05/15	83.58
FPL	5/30/2015	37429-98226 05/15	14500 Abaco Lakes Dr #LS-2 05/15	23.63
Hopping Green & Sams	5/26/2015	82053	General/Monthly Legal Services 04/15	739.46
			Total 001 - General Fund	2,284.17
Report Balance				2,284.17

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$95,005 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.