

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

November 30, 2013

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 11/30/2013

(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
<b>Assets</b>							
Cash In Bank	109,109	0	0	0	109,109	0	0
Investments	249,017	0	67,728	22,439	339,183	0	0
Investments Capital Reserve	0	49,601	0	0	49,601	0	0
Investments Water Capital Reserve	0	45,224	0	0	45,224	0	0
Accounts Receivable	203,539	0	131,043	0	334,583	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	26,243	0	26,243	0	0
Amount Available in Debt Service	0	0	0	0	0	0	225,015
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,759,985
Fixed Assets	0	0	0	0	0	9,391,937	0
<b>Total Assets</b>	<u>595,396</u>	<u>94,825</u>	<u>225,015</u>	<u>22,439</u>	<u>937,674</u>	<u>9,391,937</u>	<u>1,985,000</u>
<b>Liabilities</b>							
Accounts Payable	31,601	0	0	0	31,601	0	0
Accrued Expenses Payable	600	0	0	0	600	0	0
Due To Other Funds	26,243	0	0	0	26,243	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,985,000
<b>Total Liabilities</b>	<u>58,445</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>58,445</u>	<u>0</u>	<u>1,985,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	355,751	94,816	125,404	18,110	594,081	9,391,937	0
Net Change in Fund Balance	181,200	9	99,610	4,329	285,149	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>536,951</u>	<u>94,825</u>	<u>225,015</u>	<u>22,439</u>	<u>879,229</u>	<u>9,391,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>595,396</u>	<u>94,825</u>	<u>225,015</u>	<u>22,439</u>	<u>937,674</u>	<u>9,391,937</u>	<u>1,985,000</u>

See Notes to Unaudited Financial Statements

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	48	48	0.00%
Special Assessments					
Tax Roll	244,301	244,301	244,466	165	(0.06)%
<b>Total Revenues</b>	<b>244,301</b>	<b>244,301</b>	<b>244,514</b>	<b>213</b>	<b>(0.09)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,200	200	0	200	100.00%
Financial & Administrative					
Administrative Services	6,180	1,030	1,030	0	83.33%
District Management	18,540	3,090	3,090	0	83.33%
District Engineer	10,000	1,667	300	1,367	97.00%
Disclosure Report	500	83	0	83	100.00%
Trustees Fees	3,775	2,517	2,514	3	33.39%
Financial Consulting Services	8,858	5,643	5,643	0	36.29%
Tax Collector/Property Appraiser Fees	360	0	258	(258)	28.33%
Accounting Services	14,832	2,472	2,472	0	83.33%
Auditing Services	3,200	533	0	533	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	142	163	(21)	80.88%
Bank Fees	50	8	0	8	100.00%
Dues, Licenses & Fees	700	263	175	88	75.00%
Legal Counsel					
District Counsel	7,500	1,250	735	515	90.19%
Electric Utility Services					
Utility Services	2,200	367	308	58	85.98%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	833	400	433	92.00%
Utility - Bulk Potable Water	98,500	16,417	16,559	(142)	83.18%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	583	200	383	94.28%
Lake/Pond Bank Maintenance	0	0	520	(520)	0.00%
Aquatic Maintenance	5,000	833	846	(13)	83.08%
Mitigation Area Maintenance	12,500	2,083	20,718	(18,634)	(65.74)%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water Quality Monitoring	3,600	600	600	0	83.33%
Aquatic Plant Replacement	500	83	0	83	100.00%
Stormwater System Maintenance	2,500	417	0	417	100.00%
Pond Bank Repair and Maintenance	2,500	417	0	417	100.00%
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	2,127	1,500	627	88.24%
Landscape Replacement Plants, Shrubs, Trees	2,500	417	0	417	100.00%
Contingency					
Miscellaneous Contingency	10,000	1,667	0	1,667	100.00%
Total Expenditures	<u>244,301</u>	<u>51,895</u>	<u>63,314</u>	<u>(11,419)</u>	<u>74.08%</u>
Excess of Revenues Over (Under) Expenditures	0	192,406	181,200	(11,206)	0.00%
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>192,406</u>	<u>536,951</u>	<u>344,545</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 11/30/2013

(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>19</u>	<u>(19)</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Bank Fees	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>10</u>	<u>(10)</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>9</u>	<u>(9)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>9</u>	<u>(9)</u>	<u>0.00%</u>
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>0</u>	<u>94,825</u>	<u>94,825</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 11/30/2013

(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	53,347	(53,940)	(50.27)%
Principal	50,000	0	(50,000)	(100.00)%
Total Expenditures	<u>157,286</u>	<u>53,347</u>	<u>103,940</u>	<u>66.08%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>103,940</u>	<u>(103,940)</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>99,610</u>	<u>(99,610)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	125,404	125,404	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>225,015</u></u>	<u><u>225,015</u></u>	<u><u>0.00%</u></u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 11/30/2013

(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  
November 30, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 2,338
State Board of Administration	Local Government Investment Pool B	529
Regions Bank	Money Market	246,150
	<b>Total General Fund Investments</b>	<b>\$ 249,017</b>
The Bank of Tampa Capital Reserves	Money Market	\$ 49,601
SunTrust Water Reserve	Money Market	45,224
	<b>Total Reserve Fund Investments</b>	<b>\$ 94,825</b>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 67,728
	<b>Total Debt Service Fund Investments</b>	<b>\$ 67,728</b>
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 22,439
	<b>Total Capital Project Fund Investments</b>	<b>\$ 22,439</b>



**Lucaya Community Development District**

Summary A/R Ledger

From 11/1/2013 Through 11/30/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Lee County Tax Collector	FY13-14	<u>334,582.50</u>
Report Balance			<u><u>334,582.50</u></u>

**Lucaya Community Development District**

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Barraco & Associates, Inc.	11/30/2013	14331	Engineering Services 10/13	300.00
FPL	11/27/2013	07629-61480 11/13	10402 Santiva Way #LS-1 11/13	78.26
FPL	11/27/2013	37429-98226 11/13	14500 Abaco Lakes Dr #LS-2 11/13	22.38
Graley Mechanical Inc.	10/1/2013	M138-09 10/13	Lift Station Maintenance 10/13	200.00
Graley Mechanical Inc.	11/1/2013	M138-09 11/13	Lift Station Maintenance 11/13	200.00
Hopping Green & Sams	11/26/2013	73537	General/Monthly Legal Services 10/13	435.03
Lee County Property Appraiser	11/15/2013	005217	2013 Non Ad Valorem Assessment Roll	258.00
Lee County Utilities	11/21/2013	1113763-5 11/13	14485 McGregor Blvd-Bulk Water Fund 11/13	8,870.12
Nature's Blueprint Inc	11/21/2013	6404	Weed Control 10/13	260.00
Nature's Blueprint Inc	11/26/2013	6419	Weed Control 11/13	260.00
Passarella & Associates Inc.	12/9/2013	03TWC974 (Inv 41E)	Mitigation Monitoring/Permit Compliance 11/13	2,517.65
Walker Exotic Tree Eradication & Mitigation LLC	11/14/2013	260	Vegetation Trimming & Removal	18,200.00
			Total 001 - General Fund	31,601.44
Report Balance				31,601.44

**Lucaya Community Development District**  
**Notes to Unaudited Financial Statements**  
**November 30, 2013**

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,825 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. Current YTD funding is \$0.

**Summary A/R Ledger**

4. Payment terms for landowner assessments are (a) defined in the FY13-14 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 #FY13-14 totaling \$205,014.25 were received in December 2013.