

Lucaya
Community Development District

Financial Statements
(Unaudited)

October 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet
As of 10/31/2013
(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
Assets							
Cash In Bank	48,765	0	0	0	48,765	0	0
Investments	248,990	0	125,458	18,055	392,504	0	0
Investments Capital Reserve	0	49,593	0	0	49,593	0	0
Investments Water Capital Reserve	0	45,227	0	0	45,227	0	0
Accounts Receivable	244,300	0	157,286	0	401,587	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	282,745
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,702,255
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>575,786</u>	<u>94,821</u>	<u>282,745</u>	<u>18,055</u>	<u>971,407</u>	<u>9,391,937</u>	<u>1,985,000</u>
Liabilities							
Accounts Payable	1,370	0	0	0	1,370	0	0
Accrued Expenses Payable	300	0	0	0	300	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	1,985,000
Total Liabilities	<u>1,670</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,670</u>	<u>0</u>	<u>1,985,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	363,734	94,816	125,404	18,110	602,063	9,391,937	0
Net Change in Fund Balance	210,382	5	157,341	(54)	367,674	0	0
Total Fund Equity & Other Credits	<u>574,116</u>	<u>94,821</u>	<u>282,745</u>	<u>18,055</u>	<u>969,737</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>575,786</u>	<u>94,821</u>	<u>282,745</u>	<u>18,055</u>	<u>971,407</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 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	21	21	0.00%
Special Assessments					
Tax Roll	244,301	244,301	244,466	165	(0.06)%
Total Revenues	244,301	244,301	244,487	186	(0.08)%
Expenditures					
Legislative					
Supervisor Fees	1,200	100	0	100	100.00%
Financial & Administrative					
Administrative Services	6,180	515	515	0	91.66%
District Management	18,540	1,545	1,545	0	91.66%
District Engineer	10,000	833	7,946	(7,112)	20.54%
Disclosure Report	500	42	0	42	100.00%
Trustees Fees	3,775	2,517	2,514	3	33.39%
Financial Consulting Services	8,858	5,322	5,322	0	39.92%
Tax Collector/Property Appraiser Fees	360	0	0	0	100.00%
Accounting Services	14,832	1,236	1,236	0	91.66%
Auditing Services	3,200	267	0	267	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	71	163	(92)	80.88%
Bank Fees	50	4	0	4	100.00%
Dues, Licenses & Fees	700	219	175	44	75.00%
Legal Counsel					
District Counsel	7,500	625	37	588	99.50%
Electric Utility Services					
Utility Services	2,200	183	208	(24)	90.55%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	417	0	417	100.00%
Utility - Bulk Potable Water	98,500	8,208	7,689	520	92.19%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	292	0	292	100.00%
Aquatic Maintenance	5,000	417	423	(6)	91.54%
Mitigation Area Maintenance	12,500	1,042	0	1,042	100.00%
Water Quality Monitoring	3,600	300	300	0	91.66%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	2,500	208	0	208	100.00%
Pond Bank Repair and Maintenance	2,500	208	0	208	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	1,063	750	313	94.12%
Landscape Replacement Plants, Shrubs, Trees	2,500	208	0	208	100.00%
Contingency					
Miscellaneous Contingency	10,000	833	0	833	100.00%
Total Expenditures	<u>244,301</u>	<u>32,816</u>	<u>34,105</u>	<u>(1,289)</u>	<u>86.04%</u>
Excess of Revenues Over (Under) Expenditures	0	211,485	210,382	(1,102)	0.00%
Fund Balance, Beginning of Period	0	0	363,734	363,734	0.00%
Fund Balance, End of Period	<u>0</u>	<u>211,485</u>	<u>574,116</u>	<u>362,632</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	10	(10)	0.00%
Total Revenues	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	5	5	0.00%
Total Expenditures	<u>0</u>	<u>5</u>	<u>(5)</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>5</u>	<u>(5)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>5</u>	<u>(5)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	94,816	94,816	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>94,821</u></u>	<u><u>94,821</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 10/31/2013

(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	0	(107,286)	(100.00)%
Principal	50,000	0	(50,000)	(100.00)%
Total Expenditures	<u>157,286</u>	<u>0</u>	<u>157,286</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>157,286</u>	<u>(157,286)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	54	(54)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>157,341</u>	<u>(157,341)</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>282,745</u></u>	<u><u>282,745</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 10/31/2013

(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	(54)	54	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	(54)	54	0.00%
Fund Balance, Beginning of Period	0	18,110	18,110	0.00%
Fund Balance, End of Period	<u>0</u>	<u>18,055</u>	<u>18,055</u>	<u>0.00%</u>

**Lucaya CDD
Investment Summary
October 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 2,260
State Board of Administration	Local Government Investment Pool B	600
Regions Bank	Money Market	246,130
	Total General Fund Investments	\$ 248,990
SunTrust Water Reserve	Money Market	\$ 49,593
The Bank of Tampa Capital Reserves	Money Market	45,227
	Total Reserve Fund Investments	\$ 94,820
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	57,730
	Total Debt Service Fund Investments	\$ 125,458
US Bank Series 2005 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 18,055
	Total Capital Project Fund Investments	\$ 18,055

Lucaya Community Development District

Summary A/R Ledger

From 10/1/2013 Through 10/31/2013

<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>401,586.87</u>
Report Balance			<u>401,586.87</u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2013 Through 10/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Department of Economic Opportunity	10/1/2013	29827	Special District Fee FY 2013/2014	175.00
FPL	10/30/2013	07629-61480 10/13	10402 Santiva Way #LS-1 10/13	185.41
FPL	10/30/2013	37429-98226 10/13	14500 Abaco Lakes Dr #LS-2 10/13	22.38
Hopping Green & Sams	10/31/2013	73158	General/Monthly Legal Services 09/13	237.00
Nature's Blueprint Inc	10/1/2013	6230	Landscape Maintenance 10/13	750.00
			Total 001 - General Fund	1,369.79
Report Balance				1,369.79

**Lucaya Community Development District
Notes to Unaudited Financial Statements
October 31, 2013**

Balance Sheet

1. Trust statement activity has been recorded through 10/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,820 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget.

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.