

Lucaya
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Lucaya Community Development District

Balance Sheet

As of 10/31/2014

(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	41,234	0	0	0	41,234	0	0
Investments	249,094	0	121,668	22,439	393,201	0	0
Investments Capital Reserve	0	49,692	0	0	49,692	0	0
Investments Water Capital Reserve	0	45,251	0	0	45,251	0	0
Accounts Receivable	262,077	0	157,286	0	419,364	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	278,954
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,656,046
Fixed Assets	0	0	0	0	0	9,391,937	0
Total Assets	<u>586,136</u>	<u>94,943</u>	<u>278,954</u>	<u>22,439</u>	<u>982,472</u>	<u>9,391,937</u>	<u>1,935,000</u>
Liabilities							
Accounts Payable	2,551	0	0	0	2,551	0	0
Accrued Expenses Payable	2,550	0	0	0	2,550	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>5,101</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,101</u>	<u>0</u>	<u>1,935,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	350,195	94,933	121,668	22,439	589,234	9,391,937	0
Net Change in Fund Balance	230,840	10	157,286	0	388,137	0	0
Total Fund Equity & Other Credits	<u>581,035</u>	<u>94,943</u>	<u>278,954</u>	<u>22,439</u>	<u>977,371</u>	<u>9,391,937</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>586,136</u>	<u>94,943</u>	<u>278,954</u>	<u>22,439</u>	<u>982,472</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 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	11	11	0.00%
Special Assessments					
Tax Roll	262,077	262,077	262,224	147	(0.05)%
Total Revenues	<u>262,077</u>	<u>262,077</u>	<u>262,235</u>	<u>158</u>	<u>(0.06)%</u>
Expenditures					
Legislative					
Supervisor Fees	1,200	100	0	100	100.00%
Financial & Administrative					
Administrative Services	6,365	530	530	0	91.66%
District Management	19,096	1,591	1,591	0	91.66%
District Engineer	10,500	875	1,408	(533)	86.59%
Disclosure Report	500	42	0	42	100.00%
Trustees Fees	3,775	2,500	2,514	(14)	33.39%
Financial Consulting Services	9,124	5,344	5,344	0	41.43%
Tax Collector/Property Appraiser Fees	360	0	0	0	100.00%
Accounting Services	15,277	1,273	1,273	0	91.66%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Public Officials Liability Insurance	2,960	2,960	2,998	(38)	(1.30)%
Legal Advertising	850	71	178	(107)	79.02%
Dues, Licenses & Fees	700	219	175	44	75.00%
Website Development/Maintenance	3,000	250	0	250	100.00%
Legal Counsel					
District Counsel	5,500	458	1,741	(1,282)	68.35%
Electric Utility Services					
Utility Services	2,000	167	174	(7)	91.29%
Water-Sewer Combination Services					
Repairs & Maintenance	8,000	667	0	667	100.00%
Utility - Bulk Potable Water	110,000	9,167	9,766	(599)	91.12%
Lift Station Maintenance	2,400	200	200	0	91.66%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,200	267	0	267	100.00%
Lake/Pond Bank Maintenance	2,500	208	0	208	100.00%

Lucaya Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	6,000	500	446	54	92.56%
Mitigation Area Maintenance	12,500	1,042	0	1,042	100.00%
Water Quality Monitoring	3,600	300	300	0	91.66%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	1,500	125	0	125	100.00%
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	1,042	750	292	94.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	208	0	208	100.00%
Fire Ant Treatment	540	45	0	45	100.00%
Contingency					
Miscellaneous Contingency	8,500	708	0	708	100.00%
Total Expenditures	<u>262,077</u>	<u>33,734</u>	<u>31,395</u>	<u>2,339</u>	<u>88.02%</u>
Excess of Revenues Over (Under) Expenditures	0	228,343	230,840	2,497	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	228,343	230,840	2,497	0.00%
Fund Balance, Beginning of Period	0	0	350,195	350,195	0.00%
Fund Balance, End of Period	<u>0</u>	<u>228,343</u>	<u>581,035</u>	<u>352,692</u>	<u>0.00%</u>

Lucaya Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 10/31/2014

(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>
Excess Of Revenues Over (Under)	0	10	10	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	10	10	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>94,943</u></u>	<u><u>94,943</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 10/31/2014

(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>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>157,286</u>	<u>157,286</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>278,954</u></u>	<u><u>278,954</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 10/31/2014

(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%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	22,439	22,439	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
October 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,793
Regions Bank	Money Market	246,301
	Total General Fund Investments	\$ 249,094
The Bank of Tampa Capital Reserves	Money Market	\$ 49,692
SunTrust Water Reserve	Money Market	45,251
	Total Reserve Fund Investments	\$ 94,943
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/R Ledger

From 10/1/2014 Through 10/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Lee County Tax Collector	FY 14-15	<u>419,363.51</u>
Report Balance			<u><u>419,363.51</u></u>

Lucaya Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco & Associates, Inc.	10/31/2014	15084	Engineering Services 09/14	1,907.50
Breeze Corporation	10/31/2014	109057	Acct # L02399 Legal Advertising 10/14	178.25
Department of Economic Opportunity	10/1/2014	31747	Special District Fee FY 2014/2015	175.00
FPL	10/30/2014	07629-61480 10/14	10402 Santiva Way #LS-1 10/14	149.08
FPL	10/30/2014	37429-98226 10/14	14500 Abaco Lakes Dr #LS-2 10/14	24.93
Hopping Green & Sams	11/21/2014	79066	General/Monthly Legal Services 10/14	116.00
			Total 001 - General Fund	2,550.76
Report Balance				2,550.76

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,943 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.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.