

Lucaya  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Lucaya Community Development District**

Balance Sheet

As of 9/30/2014

(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
<b>Assets</b>							
Cash In Bank	77,041	0	0	0	77,041	0	0
Investments	249,083	0	121,668	22,439	393,190	0	0
Investments Capital Reserve	0	49,684	0	0	49,684	0	0
Investments Water Capital Reserve	0	45,249	0	0	45,249	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	7,519	0	0	0	7,519	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
<b>Total Assets</b>	<u>367,375</u>	<u>94,933</u>	<u>121,668</u>	<u>22,439</u>	<u>606,414</u>	<u>9,391,937</u>	<u>1,935,000</u>
<b>Liabilities</b>							
Accounts Payable	13,380	0	0	0	13,380	0	0
Accrued Expenses Payable	3,800	0	0	0	3,800	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
<b>Total Liabilities</b>	<u>17,180</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,180</u>	<u>0</u>	<u>1,935,000</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	(5,556)	117	(3,736)	4,329	(4,846)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>350,195</u>	<u>94,933</u>	<u>121,668</u>	<u>22,439</u>	<u>589,234</u>	<u>9,391,937</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>367,375</u>	<u>94,933</u>	<u>121,668</u>	<u>22,439</u>	<u>606,414</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 9/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	115	115	0.00%
Special Assessments					
Tax Roll	244,301	244,301	249,186	4,885	(1.99)%
<b>Total Revenues</b>	<b>244,301</b>	<b>244,301</b>	<b>249,301</b>	<b>5,000</b>	<b>(2.05)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,200	1,200	800	400	33.33%
Financial & Administrative					
Administrative Services	6,180	6,180	6,180	0	0.00%
District Management	18,540	18,540	18,540	0	0.00%
District Engineer	10,000	10,000	15,593	(5,593)	(55.92)%
Disclosure Report	500	500	500	0	0.00%
Trustees Fees	3,775	3,775	3,771	4	0.09%
Financial Consulting Services	8,858	8,858	8,858	0	0.00%
Tax Collector/Property Appraiser Fees	360	360	258	102	28.33%
Accounting Services	14,832	14,832	14,832	0	0.00%
Auditing Services	3,200	3,200	3,200	0	0.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	3,436	3,436	2,998	438	12.73%
Legal Advertising	850	850	1,626	(776)	(91.33)%
Bank Fees	50	50	0	50	100.00%
Dues, Licenses & Fees	700	700	700	0	0.00%
Legal Counsel					
District Counsel	7,500	7,500	10,270	(2,770)	(36.93)%
Electric Utility Services					
Utility Services	2,200	2,200	1,725	475	21.59%
Water-Sewer Combination Services					
Repairs & Maintenance	5,000	5,000	3,800	1,200	24.00%
Utility - Bulk Potable Water	98,500	98,500	114,438	(15,938)	(16.18)%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	3,500	945	2,556	73.01%
Aquatic Maintenance	5,000	5,000	5,146	(146)	(2.92)%
Mitigation Area Maintenance	12,500	12,500	20,718	(8,218)	(65.74)%
Water Quality Monitoring	3,600	3,600	3,600	0	0.00%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 9/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	500	500	0	500	100.00%
Stormwater System Maintenance	2,500	2,500	835	1,665	66.60%
Pond Bank Repair and Maintenance	2,500	2,500	99	2,401	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	12,760	12,760	12,390	370	2.89%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,500	0	2,500	100.00%
Contingency					
Miscellaneous Contingency	10,000	10,000	750	9,250	92.50%
Total Expenditures	<u>244,301</u>	<u>244,301</u>	<u>254,857</u>	<u>(10,556)</u>	<u>(4.32)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>(5,556)</u>	<u>(5,556)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>(5,556)</u>	<u>(5,556)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	355,751	355,751	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>350,195</u>	<u>350,195</u>	<u>0.00%</u>

**Lucaya Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 9/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	117	117	0.00%
Total Revenues	0	117	117	0.00%
Excess Of Revenues Over (Under)	0	117	117	0.00%
Expenditures				
Excess Of Rev./Other Sources Over (Under)	0	117	117	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	94,816	94,816	0.00%
Fund Balance, End of Period	0	94,933	94,933	0.00%

**Lucaya Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 9/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
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>
<b>Expenditures</b>				
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>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(4,329)	(4,329)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(3,736)</u>	<u>(3,736)</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>				
	0	125,404	125,404	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>121,668</u></u>	<u><u>121,668</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 9/30/2014

(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%
Excess Of Rev./Other Sources Over (Under) 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  
September 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,792
State Board of Administration	Local Government Investment Pool B	(0)
Regions Bank	Money Market	246,291
	<b>Total General Fund Investments</b>	<b>\$ 249,083</b>
The Bank of Tampa Capital Reserves	Money Market	\$ 49,684
SunTrust Water Reserve	Money Market	45,249
	<b>Total Reserve Fund Investments</b>	<b>\$ 94,933</b>
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
	<b>Total Debt Service Fund Investments</b>	<b>\$ 121,668</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/P Ledger

001 - General Fund

From 9/1/2014 Through 9/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	9/1/2014	0000285409	Lake and Wetland Maintenance 09/14	433.00
Breeze Corporation	9/30/2014	99048	Acct # L02399 Legal Advertising 09/14	43.00
FPL	9/30/2014	07629-61480 09/14	10402 Santiva Way #LS-1 09/14	171.21
FPL	9/30/2014	37429-98226 09/14	14500 Abaco Lakes Dr #LS-2 09/14	30.96
Graley Mechanical Inc.	9/1/2014	M138-09 09/14	Lift Station Maintenance 09/14	200.00
Hopping Green & Sams	9/23/2014	78179	General/Monthly Legal Services 08/14	2,113.49
Lee County Utilities	9/22/2014	1113763-5 09/14	Water/Sewer 09/14 Billing	9,368.03
Nature's Blueprint Inc	9/1/2014	7760	Landscape Maintenance 09/14	750.00
Nature's Blueprint Inc	9/11/2014	7813	Drainage Improvement	270.00
			Total 001 - General Fund	13,379.69
Report Balance				13,379.69

**Lucaya Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 9/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$94,933 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.