

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

January 31, 2017

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS:</b>				
Cash	\$91,041	---	---	\$91,041
Petty Cash	\$654	---	---	\$654
Assessments Receivable	\$27,068	\$73,816	---	\$100,884
Due From Other Funds	\$60,899	\$281	---	\$61,180
Investment - SBA - Surplus	\$1,632,801	---	---	\$1,632,801
Investment - SBA - Field Reserves	\$185,226	---	---	\$185,226
Investment - SBA - Clubhouse Reserves	\$154,425	---	---	\$154,425
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Revenue A	---	\$1,405,889	---	\$1,405,889
Sinking Construction	---	\$1	---	\$1
	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,139	---	\$150,139
Interest A	---	\$11	---	\$11
Revenue A	---	\$1,066,640	---	\$1,066,640
Sinking A	---	\$6	---	\$6
Construction	---	---	\$442,331	\$442,331
<b>TOTAL ASSETS</b>	<b>\$2,152,115</b>	<b>\$3,521,353</b>	<b>\$442,333</b>	<b>\$6,115,801</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$11,113	---	---	\$11,113
Due to Other Funds	\$281	---	\$60,899	\$61,180
<b>TOTAL LIABILITIES</b>	<b>\$11,394</b>	<b>\$0</b>	<b>\$60,899</b>	<b>\$72,293</b>
<b>FUND BALANCES:</b>				
Restricted:				
Debt Service	---	\$3,521,353	---	\$3,521,353
Capital Projects	---	---	\$381,434	\$381,434
Assigned	\$173,348	---	---	\$173,348
Unassigned	\$1,967,372	---	---	\$1,967,372
<b>TOTAL FUND BALANCES</b>	<b>\$2,140,720</b>	<b>\$3,521,353</b>	<b>\$381,434</b>	<b>\$6,043,508</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$2,152,115</b>	<b>\$3,521,353</b>	<b>\$442,333</b>	<b>\$6,115,801</b>

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,045,399	\$922,868	\$922,868	\$0
Interest Income	\$500	\$167	\$4,830	\$4,664
Rental Income	\$5,000	\$1,667	\$5,160	\$3,493
Membership Cards	\$0	\$0	\$1,580	\$1,580
User Fees-Non Resident	\$0	\$0	\$7,026	\$7,026
Miscellaneous Income	\$0	\$0	\$148	\$148
<b>TOTAL REVENUES</b>	<b>\$1,050,899</b>	<b>\$924,702</b>	<b>\$941,612</b>	<b>\$16,911</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$4,000	\$3,400	\$600
FICA Taxes	\$918	\$306	\$260	\$46
Engineering	\$10,000	\$3,333	\$4,117	(\$784)
Arbitrage Calculation	\$2,500	\$833	\$0	\$833
Dissemination	\$5,500	\$1,833	\$1,833	\$0
Attorney	\$40,000	\$13,333	\$6,776	\$6,558
Annual Audit	\$6,400	\$2,500	\$2,500	\$0
Trustee Fees	\$13,145	\$4,382	\$0	\$4,382
Management Fees	\$52,658	\$17,553	\$17,553	(\$0)
Telephone	\$200	\$67	\$15	\$52
Postage	\$300	\$100	\$143	(\$43)
Printing & Binding	\$1,500	\$500	\$681	(\$181)
Insurance	\$11,877	\$11,877	\$11,005	\$872
Legal Advertising	\$750	\$250	\$75	\$175
Other Current Charges	\$500	\$167	\$161	\$6
Property Taxes	\$100	\$100	\$3	\$97
Office Supplies	\$250	\$83	\$70	\$13
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$158,773</b>	<b>\$61,392</b>	<b>\$48,767</b>	<b>\$12,625</b>
<b>FIELD EXPENDITURES:</b>				
Field Management	\$24,510	\$8,170	\$8,170	\$0
Landscape Maintenance	\$163,040	\$54,347	\$52,988	\$1,359
Landscape-Extra to Contract	\$50,000	\$16,667	\$5,439	\$11,228
Mulch	\$21,500	\$8,750	\$8,750	\$0
Tree Trimming	\$6,480	\$6,480	\$6,480	\$0
Lake Maintenance	\$14,400	\$4,800	\$4,000	\$800
Lake Debris Removal	\$1,000	\$333	\$0	\$333
Mitigation Maintenance	\$2,028	\$676	\$676	\$0
Contingency	\$20,000	\$6,667	\$1,910	\$4,757
Pet Stations	\$2,726	\$909	\$1,275	(\$366)
Pressure Washing	\$15,000	\$13,525	\$13,525	\$0
Website Maintenance	\$3,000	\$1,000	\$1,000	\$0
Culvert Inspection	\$12,800	\$12,800	\$18,435	(\$5,635)
Reserves	\$50,000	\$16,667	\$0	\$16,667
Landscape Maintenance-Sidewalk	\$13,995	\$4,665	\$3,072	\$1,593
Holiday Lighting	\$35,352	\$35,352	\$32,676	\$2,676
Special Projects	\$30,000	\$10,000	\$0	\$10,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$465,831</b>	<b>\$201,807</b>	<b>\$158,396</b>	<b>\$43,410</b>

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>CLUBHOUSE EXPENDITURES:</b>				
Access Control	\$3,500	\$2,310	\$2,310	\$0
Alarm Monitoring	\$5,000	\$1,667	\$94	\$1,573
Pool Monitoring	\$14,971	\$4,990	\$5,048	(\$58)
Air Conditioning Maint Contract	\$2,100	\$700	\$770	(\$70)
Fitness Equipment Maintenance	\$5,000	\$1,667	\$1,453	\$213
Electric	\$37,000	\$12,333	\$9,957	\$2,377
Cable/Internet Services	\$3,775	\$1,258	\$1,027	\$232
Insurance	\$24,519	\$24,519	\$21,795	\$2,724
Janitorial Maintenance	\$34,464	\$11,488	\$11,275	\$213
Janitorial Supplies	\$5,000	\$1,667	\$687	\$979
Landscape Maintenance	\$31,750	\$10,583	\$10,238	\$346
Landscape Replacement	\$5,000	\$1,667	\$4,304	(\$2,637)
Porter - Handyman	\$5,400	\$1,800	\$0	\$1,800
Office Equipment Maintenance	\$4,560	\$1,520	\$871	\$649
Management Fees	\$26,383	\$8,794	\$9,146	(\$352)
Office Supplies/Clubhouse Supplies	\$2,000	\$667	\$203	\$464
Onsite Club Management Fees	\$61,875	\$20,625	\$21,454	(\$829)
Onsite Club Facilitator	\$139,742	\$46,581	\$29,152	\$17,428
Seasonal Staff	\$2,835	\$945	\$0	\$945
Pest Control	\$1,000	\$333	\$220	\$113
Pool & Spa Maintenance	\$45,000	\$15,000	\$14,075	\$925
Repairs and Maintenance	\$30,000	\$10,000	\$4,092	\$5,908
Special Events	\$3,600	\$3,101	\$3,101	\$0
Telephone	\$3,500	\$1,167	\$721	\$446
Trash Collection	\$1,000	\$1,000	\$900	\$100
Water & Sewer	\$11,000	\$3,667	\$15,501	(\$11,834)
Window Cleaning/Pressure Cleaning	\$5,400	\$5,400	\$6,495	(\$1,095)
Holiday Lighting	\$16,000	\$16,000	\$17,426	(\$1,426)
Contingency	\$15,000	\$5,000	\$5,250	(\$250)
Capital Reserve	\$53,271	\$17,757	\$0	\$17,757
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$599,644</b>	<b>\$234,205</b>	<b>\$197,563</b>	<b>\$36,641</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,224,248</b>	<b>\$497,404</b>	<b>\$404,727</b>	<b>\$92,677</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$173,348)</b>		<b>\$536,885</b>	
FUND BALANCE - Beginning	\$173,348		\$1,603,835	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,140,720</u>	

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012

### DEBT SERVICE FUND

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Assessments - On Roll	\$1,631,961	\$1,445,804	\$1,445,804	\$0
Interest Income	\$0	\$0	\$918	\$918
<b>TOTAL REVENUES</b>	<b>\$1,631,961</b>	<b>\$1,445,804</b>	<b>\$1,446,722</b>	<b>\$918</b>
<b>EXPENDITURES:</b>				
<i>Series 2012A</i>				
Interest - 11/1	\$620,694	\$620,694	\$620,694	\$0
Principal - 11/1	\$405,000	\$405,000	\$405,000	\$0
Interest - 5/1	\$610,569	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,636,263</b>	<b>\$1,025,694</b>	<b>\$1,025,694</b>	<b>\$0</b>
<b>OTHER SOURCES/USES</b>				
Interfund Transfer	\$14,318	\$4,773	\$0	(\$4,773)
<b>TOTAL OTHER</b>	<b>\$14,318</b>	<b>\$4,773</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$10,016</b>		<b>\$421,028</b>	
FUND BALANCE - Beginning	\$1,026,320		\$1,852,000	
FUND BALANCE - Ending	<u>\$1,036,336</u>		<u>\$2,273,029</u>	

**LAKES BY THE BAY SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**SERIES 2014**  
**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Assessments - On Roll	\$1,208,092	\$1,070,862	\$1,070,862	\$0
Interest Income	\$0	\$0	\$291	\$291
<b>TOTAL REVENUES</b>	<b>\$1,208,092</b>	<b>\$1,070,862</b>	<b>\$1,071,153</b>	<b>\$291</b>
<b>EXPENDITURES:</b>				
<i>Series 2014A</i>				
Interest - 11/1	\$370,425	\$370,425	\$370,425	\$0
Interest - 5/1	\$370,425	\$0	\$0	\$0
Principal - 5/1	\$455,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,195,850</b>	<b>\$370,425</b>	<b>\$370,425</b>	<b>\$0</b>
<b>OTHER FINANCING SOURCES AND USES</b>				
Interfund Transfer	(\$14,318)	(\$4,773)	\$0	\$4,773
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>(\$14,318)</b>	<b>(\$4,773)</b>	<b>\$0</b>	<b>\$4,773</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,076)</b>		<b>\$700,728</b>	
FUND BALANCE - Beginning	\$397,266		\$547,596	
FUND BALANCE - Ending	<u>\$395,190</u>		<u>\$1,248,325</u>	

**LAKES BY THE BAY SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2017**

<b>Series 2012, Special Assessment Bonds</b>		
Interest Rate;	5.00%	
Maturity Date:	11/1/2024	
Interest Rate;	5.25%	
Maturity Date:	11/1/2033	
Interest Rate;	5.75%	
Maturity Date:	5/1/2042	
Bonds outstanding - 9/30/2016		\$22,780,000.00
Less:	November 01, 2016 (Mandatory)	(\$405,000.00)
<b>Current Bonds Outstanding</b>		<b>\$22,375,000.00</b>

<b>Series 2014, Special Assessment Bonds</b>		
Interest Rate:	5.125%	
Maturity Date:	5/1/2024	\$5,210,000.00
Interest Rate:	5.625%	
Maturity Date:	5/1/2034	\$9,180,000.00
Bonds outstanding - 9/30/2016		\$13,560,000.00
Less:	May 1, 2017 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$13,560,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$35,935,000.00</b>
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# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012

### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**EXPENDITURES:**

Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**OTHER SOURCES/USES**

Interfund Transfer	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
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FUND BALANCE - Beginning \$2

FUND BALANCE - Ending \$2

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$312	\$312
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$312</b>	<b>\$312</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$56,597	(\$56,597)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$56,597</b>	<b>(\$56,597)</b>
<b>OTHER FINANCING SOURCES AND USES</b>				
Interfund Transfer	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$56,285)</b>	
FUND BALANCE - Beginning			\$437,717	
FUND BALANCE - Ending			<u>\$381,432</u>	



**Lakes by the Bay South**  
**Community Development District**  
**Series 2012 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Through January 31, 2017**

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$62.94
Interfund Transfers	(\$441,714.71)
Bond Proceeds	\$22,303,799.17
Use of Funds:	
Disbursements:	
Clubhouse	(\$19,982,039.81)
Cameras & Security Equipment	(\$36,790.00)
SW 223rd Road Closure	(\$95,629.39)
Buffer Replanting	(\$38,593.00)
Engineering Fees	(\$3,344.78)
Contingency	(\$6,064.00)
COI	(\$1,699,684.52)
<b>Adjusted Balance in Construction Account at January 31, 2017</b>	<b><u><u>\$1.90</u></u></b>

**2. Funds Available For Construction at January 31, 2017**

Book Balance of Construction Fund at January 31, 2017	\$1.90
Construction Funds available at January 31, 2017	<b><u><u>\$1.90</u></u></b>

**3. Investments - Wells Fargo**

January 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$1.90	\$1.90
				Outstanding Transfer	\$0.00
				Contracts Payable	\$0.00
				Balance at 1/31/17	<b><u><u>\$1.90</u></u></b>

**Lakes by the Bay South**  
**Community Development District**  
**Series 2014 Special Assessment Refunding Bonds**

**1. Recap of Capital Project Fund Activity Through January 31, 2017**

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$1,210.21
Interfund Transfers	(\$1,763.58)
Bond Proceeds	\$1,353,952.90
Use of Funds:	
Disbursements:	
Clubhouse Project	(\$115,996.25)
Atrium Project	(\$1,069.99)
Lobby Project	\$0.00
Gym Equipment	(\$30,843.31)
Parking Lot Project	\$0.00
Splash-Kids Pool	(\$12,338.00)
Linear Park	(\$19,399.09)
Clubhouse Repairs & Replacements	(\$81,108.85)
Engineering Fees and Others	(\$9,022.40)
Permits and Contingencies	\$0.00
Cost of Issuance	(\$702,189.40)
<b>Adjusted Balance in Construction Account at January 31, 2017</b>	<b><u><u>\$381,432.24</u></u></b>

**2. Funds Available For Construction at January 31, 2017**

Book Balance of Construction Fund at January 31, 2017	\$381,432.24
Construction Funds available at January 31, 2017	<b><u><u>\$381,432.24</u></u></b>

**3. Investments - Wells Fargo**

January 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$442,331.09	\$442,331.09
					Outstanding Transfer
					(\$60,898.85)
					Contracts Payable
					\$0.00
					<b><u><u>Balance at 1/31/17</u></u></b>
					<b><u><u>\$381,432.24</u></u></b>