

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

June 30, 2017

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS:</b>				
Cash	\$71,845	---	---	\$71,845
Petty Cash	\$654	---	---	\$654
Assessments Receivable	\$947	\$2,581	---	\$3,528
Due From Other Funds	\$3,437	\$79	---	\$3,516
Investment - SBA - Surplus	\$1,539,791	---	---	\$1,539,791
Investment - SBA - Field Reserves	\$186,050	---	---	\$186,050
Investment - SBA - Clubhouse Reserves	\$155,112	---	---	\$155,112
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Interest	---	\$52	---	\$52
Revenue A	---	\$1,039,026	---	\$1,039,026
Sinking	---	\$1	---	\$1
Construction	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,218	---	\$150,218
Interest A	---	\$30	---	\$30
Revenue A	---	\$420,532	---	\$420,532
Sinking A	---	\$29	---	\$29
Construction	---	---	\$382,282	\$382,282
<b>TOTAL ASSETS</b>	<b>\$1,957,836</b>	<b>\$2,437,121</b>	<b>\$382,284</b>	<b>\$4,777,240</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$7,079	---	---	\$7,079
Due to Other Funds	\$79	---	\$3,437	\$3,516
<b>TOTAL LIABILITIES</b>	<b>\$7,158</b>	<b>\$0</b>	<b>\$3,437</b>	<b>\$10,595</b>
<b>FUND BALANCES:</b>				
Restricted:				
Debt Service	---	\$2,437,121	---	\$2,437,121
Capital Projects	---	---	\$378,847	\$378,847
Assigned	\$173,348	---	---	\$173,348
Unassigned	\$1,777,329	---	---	\$1,777,329
<b>TOTAL FUND BALANCES</b>	<b>\$1,950,678</b>	<b>\$2,437,121</b>	<b>\$378,847</b>	<b>\$4,766,645</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,957,836</b>	<b>\$2,437,121</b>	<b>\$382,284</b>	<b>\$4,777,240</b>

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,045,399	\$1,045,399	\$1,049,404	\$4,005
Interest Income	\$500	\$375	\$13,331	\$12,956
Rental Income	\$5,000	\$3,750	\$11,088	\$7,338
Membership Cards	\$0	\$0	\$3,480	\$3,480
User Fees-Non Resident	\$0	\$0	\$17,063	\$17,063
Miscellaneous Income	\$0	\$0	\$339	\$339
<b>TOTAL REVENUES</b>	<b>\$1,050,899</b>	<b>\$1,049,524</b>	<b>\$1,094,705</b>	<b>\$45,181</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$9,000	\$6,800	\$2,200
FICA Taxes	\$918	\$689	\$520	\$168
Engineering	\$10,000	\$7,500	\$8,244	(\$744)
Arbitrage Calculation	\$2,500	\$2,500	\$2,400	\$100
Dissemination	\$5,500	\$4,125	\$4,125	\$0
Attorney	\$40,000	\$30,000	\$28,410	\$1,590
Annual Audit	\$6,400	\$6,400	\$6,400	\$0
Trustee Fees	\$13,145	\$13,145	\$12,854	\$291
Management Fees	\$52,658	\$39,493	\$39,494	(\$0)
Telephone	\$200	\$150	\$85	\$65
Postage	\$300	\$225	\$293	(\$68)
Printing & Binding	\$1,500	\$1,125	\$1,575	(\$450)
Insurance	\$11,877	\$11,877	\$11,005	\$872
Legal Advertising	\$750	\$563	\$75	\$488
Other Current Charges	\$500	\$375	\$456	(\$81)
Property Taxes	\$100	\$100	\$3	\$97
Office Supplies	\$250	\$188	\$146	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$158,773</b>	<b>\$127,629</b>	<b>\$123,060</b>	<b>\$4,569</b>
<b>FIELD EXPENDITURES:</b>				
Field Management	\$24,510	\$18,383	\$18,383	\$0
Landscape Maintenance	\$163,040	\$122,280	\$128,961	(\$6,681)
Landscape-Extra to Contract	\$50,000	\$37,500	\$5,439	\$32,061
Mulch	\$21,500	\$8,750	\$8,750	\$0
Tree Trimming	\$6,480	\$6,480	\$6,480	\$0
Lake Maintenance	\$14,400	\$10,800	\$9,000	\$1,800
Lake Debris Removal	\$1,000	\$750	\$0	\$750
Mitigation Maintenance	\$2,028	\$1,521	\$1,521	\$0
Contingency	\$20,000	\$15,000	\$7,836	\$7,164
Pet Stations	\$2,726	\$2,045	\$3,630	(\$1,585)
Pressure Washing	\$15,000	\$13,525	\$13,525	\$0
Website Maintenance	\$3,000	\$2,250	\$2,250	\$0
Culvert Inspection	\$12,800	\$12,800	\$22,695	(\$9,895)
Reserves	\$50,000	\$37,500	\$0	\$37,500
Landscape Maintenance-Sidewalk	\$13,995	\$10,496	\$3,939	\$6,557
Holiday Lighting	\$35,352	\$35,352	\$37,527	(\$2,175)
Special Projects	\$30,000	\$22,500	\$6,775	\$15,725
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$465,831</b>	<b>\$357,931</b>	<b>\$276,710</b>	<b>\$81,221</b>

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b>CLUBHOUSE EXPENDITURES:</b>				
Access Control	\$3,500	\$2,310	\$2,310	\$0
Alarm Monitoring	\$5,000	\$3,750	\$904	\$2,846
Pool Monitoring	\$14,971	\$11,228	\$13,886	(\$2,658)
Air Conditioning Maint Contract	\$2,100	\$1,575	\$1,540	\$35
Fitness Equipment Maintenance	\$5,000	\$3,750	\$8,483	(\$4,733)
Electric	\$37,000	\$27,750	\$22,634	\$5,116
Cable/Internet Services	\$3,775	\$2,831	\$2,356	\$476
Insurance	\$24,519	\$24,519	\$21,795	\$2,724
Janitorial Maintenance	\$34,464	\$25,848	\$22,718	\$3,130
Janitorial Supplies	\$5,000	\$3,750	\$4,730	(\$980)
Landscape Maintenance	\$31,750	\$23,813	\$22,838	\$975
Landscape Replacement	\$5,000	\$3,750	\$7,140	(\$3,390)
Porter - Handyman	\$5,400	\$4,050	\$0	\$4,050
Office Equipment Maintenance	\$4,560	\$3,420	\$2,217	\$1,203
Management Fees	\$26,383	\$19,787	\$16,006	\$3,782
Office Supplies/Clubhouse Supplies	\$2,000	\$1,500	\$1,070	\$430
Onsite Club Management Fees	\$61,875	\$46,406	\$37,545	\$8,862
Onsite Club Facilitator	\$139,742	\$104,807	\$51,599	\$53,207
Seasonal Staff	\$2,835	\$2,126	\$0	\$2,126
Pest Control	\$1,000	\$750	\$570	\$180
Pool & Spa Maintenance	\$45,000	\$33,750	\$33,542	\$208
Repairs and Maintenance	\$30,000	\$22,500	\$9,737	\$12,763
Special Events	\$3,600	\$3,600	\$3,906	(\$306)
Telephone	\$3,500	\$2,625	\$2,279	\$346
Trash Collection	\$1,000	\$1,000	\$900	\$100
Water & Sewer	\$11,000	\$8,250	\$15,501	(\$7,251)
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	\$11,250	\$8,338	\$2,912
Capital Reserve	\$53,271	\$39,953	\$9,632	\$30,321
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$599,644</b>	<b>\$462,048</b>	<b>\$348,093</b>	<b>\$113,954</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,224,248</b>	<b>\$947,608</b>	<b>\$747,863</b>	<b>\$199,745</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$173,348)</b>		<b>\$346,842</b>	
FUND BALANCE - Beginning	\$173,348		\$1,603,835	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,950,678</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 June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b><u>REVENUES:</u></b>				
Assessments - On Roll	\$1,631,961	\$1,631,961	\$1,644,040	\$12,080
Interest Income	\$0	\$0	\$5,400	\$5,400
<b>TOTAL REVENUES</b>	<b>\$1,631,961</b>	<b>\$1,631,961</b>	<b>\$1,649,440</b>	<b>\$17,480</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2012A</u></b>				
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	\$610,569	\$610,569	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,636,263</b>	<b>\$1,636,263</b>	<b>\$1,636,263</b>	<b>\$0</b>
<b><u>OTHER SOURCES/USES</u></b>				
Interfund Transfer	\$14,318	\$10,738	\$0	(\$10,738)
<b>TOTAL OTHER</b>	<b>\$14,318</b>	<b>\$10,738</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$10,016</b>		<b>\$13,178</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,026,320</b>		<b>\$1,852,000</b>	
<b>FUND BALANCE - Ending</b>	<b>\$1,036,336</b>		<b>\$1,865,178</b>	

**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 June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b>REVENUES:</b>				
Assessments - On Roll	\$1,208,092	\$1,208,092	\$1,217,690	\$9,598
Interest Income	\$0	\$0	\$2,506	\$2,506
<b>TOTAL REVENUES</b>	<b>\$1,208,092</b>	<b>\$1,208,092</b>	<b>\$1,220,196</b>	<b>\$12,104</b>
<b>EXPENDITURES:</b>				
<i>Series 2014A</i>				
Interest - 11/1	\$370,425	\$370,425	\$370,425	\$0
Interest - 5/1	\$370,425	\$370,425	\$370,425	\$0
Principal - 5/1	\$455,000	\$455,000	\$455,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,195,850</b>	<b>\$1,195,850</b>	<b>\$1,195,850</b>	<b>\$0</b>
<b>OTHER FINANCING SOURCES AND USES</b>				
Interfund Transfer	(\$14,318)	(\$10,738)	\$0	\$10,738
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>(\$14,318)</b>	<b>(\$10,738)</b>	<b>\$0</b>	<b>\$10,738</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,076)</b>		<b>\$24,346</b>	
FUND BALANCE - Beginning	\$397,266		\$547,596	
FUND BALANCE - Ending	<u>\$395,190</u>		<u>\$571,942</u>	

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

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

<i>Series 2014, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	<i>5.125%</i>	
<i>Maturity Date:</i>	<i>5/1/2024</i>	<i>\$5,210,000.00</i>
<i>Interest Rate:</i>	<i>5.625%</i>	
<i>Maturity Date:</i>	<i>5/1/2034</i>	<i>\$9,180,000.00</i>
<i>Bonds outstanding - 9/30/2016</i>		<i>\$13,560,000.00</i>
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	<i>(\$455,000.00)</i>
<b><i>Current Bonds Outstanding</i></b>		<b><i>\$13,105,000.00</i></b>

<b><i>Total Current Bonds Outstanding</i></b>	<b><i>\$35,480,000.00</i></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 June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/USES</u></b>				
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>	
<b>FUND BALANCE - Beginning</b>			<b>\$2</b>	
<b>FUND BALANCE - Ending</b>			<b>\$2</b>	

**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 June 30, 2017*

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b>REVENUES:</b>				
<i>Interest Income</i>	\$0	\$0	\$1,162	\$1,162
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,162</b>	<b>\$1,162</b>
<b>EXPENDITURES:</b>				
<i>Capital Outlay</i>	\$0	\$0	\$55,711	(\$55,711)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,711</b>	<b>(\$55,711)</b>
<b>OTHER FINANCING SOURCES AND USES</b>				
<i>Interfund Transfer</i>	\$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>(\$54,549)</b>	
<i>FUND BALANCE - Beginning</i>			\$433,394	
<i>FUND BALANCE - Ending</i>			<u>\$378,845</u>	



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

**1. Recap of Capital Project Fund Activity Through June 30, 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)
Adjusted Balance in Construction Account at June 30, 2017	<u><u>\$1.90</u></u>

**2. Funds Available For Construction at June 30, 2017**

Book Balance of Construction Fund at June 30, 2017	\$1.90
Construction Funds available at June 30, 2017	<u><u>\$1.90</u></u>

**3. Investments - Wells Fargo**

June 30, 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 6/30/17					<u><u>\$1.90</u></u>

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

**1. Recap of Capital Project Fund Activity Through June 30, 2017**

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$2,059.71
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)
Adjusted Balance in Construction Account at June 30, 2017	<u><u>\$382,281.74</u></u>

**2. Funds Available For Construction at June 30, 2017**

Book Balance of Construction Fund at June 30, 2017	\$382,281.74
Construction Funds available at June 30, 2017	<u><u>\$382,281.74</u></u>

**3. Investments - Wells Fargo**

June 30, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$382,281.74	\$382,281.74
					Outstanding Transfer
					\$0.00
					Contracts Payable
					\$0.00
					<u>Balance at 6/30/17</u>
					<u><u>\$382,281.74</u></u>