

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

October 31, 2016

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$54,709	---	---	\$54,709
Petty Cash	\$654	---	---	\$654
Due From Other Funds	\$30,799	\$79	---	\$30,878
Investment - SBA - Surplus	\$1,129,824	---	---	\$1,129,824
Investment - SBA - Field Reserves	\$184,799	---	---	\$184,799
Investment - SBA - Clubhouse Reserves	\$154,069	---	---	\$154,069
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Interest	---	\$620,694	---	\$620,694
Revenue A	---	\$1,689	---	\$1,689
Sinking	---	\$405,001	---	\$405,001
Construction	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,033	---	\$150,033
Interest A	---	\$370,434	---	\$370,434
Revenue A	---	\$27,089	---	\$27,089
Sinking A	---	\$6	---	\$6
Construction	---	---	\$446,342	\$446,342
Prepaid Expenses	\$200	---	---	\$200
TOTAL ASSETS	\$1,555,054	\$2,399,596	\$446,344	\$4,400,994
LIABILITIES:				
Accounts Payable	\$73,890	---	---	\$73,890
Due to Other Funds	\$279	---	\$30,599	\$30,878
TOTAL LIABILITIES	\$74,169	\$0	\$30,599	\$104,768
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$200	---	---	\$200
Restricted:				
Debt Service	---	\$2,399,596	---	\$2,399,596
Capital Projects	---	---	\$415,745	\$415,745
Assigned	\$173,348	---	---	\$173,348
Unassigned	\$1,307,336	---	---	\$1,307,336
TOTAL FUND BALANCES	\$1,480,884	\$2,399,596	\$415,745	\$4,296,226
TOTAL LIABILITIES & FUND BALANCES	\$1,555,054	\$2,399,596	\$446,344	\$4,400,994

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,045,399	\$0	\$0	\$0
Interest Income	\$500	\$42	\$1,070	\$1,028
Rental Income	\$5,000	\$417	\$800	\$383
Membership Cards	\$0	\$0	\$530	\$530
Miscellaneous Income	\$0	\$0	\$10	\$10
TOTAL REVENUES	\$1,050,899	\$458	\$2,410	\$1,951
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$1,000	\$0	\$1,000
FICA Taxes	\$918	\$77	\$0	\$77
Engineering	\$10,000	\$833	\$0	\$833
Arbitrage Calculation	\$2,500	\$208	\$0	\$208
Dissemination	\$5,500	\$458	\$458	\$0
Attorney	\$40,000	\$3,333	\$0	\$3,333
Annual Audit	\$6,400	\$533	\$0	\$533
Trustee Fees	\$13,145	\$1,095	\$0	\$1,095
Management Fees	\$52,658	\$4,388	\$4,388	(\$0)
Telephone	\$200	\$17	\$0	\$17
Postage	\$300	\$25	\$16	\$9
Printing & Binding	\$1,500	\$125	\$247	(\$122)
Insurance	\$11,877	\$11,877	\$11,005	\$872
Legal Advertising	\$750	\$63	\$75	(\$12)
Other Current Charges	\$500	\$42	\$60	(\$19)
Property Taxes	\$100	\$8	\$0	\$8
Office Supplies	\$250	\$21	\$18	\$3
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$158,773	\$24,279	\$16,443	\$7,836
FIELD EXPENDITURES:				
Field Management	\$24,510	\$2,043	\$2,043	\$0
Landscape Maintenance	\$163,040	\$13,587	\$12,228	\$1,359
Landscape-Extra to Contract	\$50,000	\$4,167	\$0	\$4,167
Mulch	\$21,500	\$1,792	\$0	\$1,792
Tree Trimming	\$6,480	\$540	\$0	\$540
Lake Maintenance	\$14,400	\$1,200	\$0	\$1,200
Lake Debris Removal	\$1,000	\$83	\$0	\$83
Mitigation Maintenance	\$2,028	\$169	\$0	\$169
Contingency	\$20,000	\$1,667	\$0	\$1,667
Pet Stations	\$2,726	\$227	\$0	\$227
Pressure Washing	\$15,000	\$13,525	\$13,525	\$0
Website Maintenance	\$3,000	\$250	\$0	\$250
Culvert Inspection	\$12,800	\$1,067	\$0	\$1,067
Reserves	\$50,000	\$4,167	\$0	\$4,167
Landscape Maintenance-Sidewalk	\$13,995	\$1,166	\$709	\$457
Holiday Lighting	\$35,352	\$2,946	\$1,206	\$1,740
Special Projects	\$30,000	\$2,500	\$0	\$2,500
TOTAL FIELD EXPENDITURES	\$465,831	\$51,094	\$29,710	\$21,384

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
CLUBHOUSE EXPENDITURES:				
Access Control	\$3,500	\$2,310	\$2,310	\$0
Alarm Monitoring	\$5,000	\$417	\$0	\$417
Pool Monitoring	\$14,971	\$1,248	\$1,248	\$0
Air Conditioning Maint Contract	\$2,100	\$175	\$0	\$175
Fitness Equipment Maintenance	\$5,000	\$417	\$75	\$342
Electric	\$37,000	\$3,083	\$2,462	\$621
Cable/Internet Services	\$3,775	\$315	\$256	\$59
Insurance	\$24,519	\$24,519	\$21,795	\$2,724
Janitorial Maintenance	\$34,464	\$2,872	\$2,805	\$67
Janitorial Supplies	\$5,000	\$417	\$0	\$417
Landscape Maintenance	\$31,750	\$2,646	\$2,363	\$283
Landscape Replacement	\$5,000	\$417	\$1,804	(\$1,387)
Porter - Handyman	\$5,400	\$450	\$0	\$450
Office Equipment Maintenance	\$4,560	\$380	\$220	\$160
Management Fees	\$26,383	\$2,199	\$2,287	(\$88)
Office Supplies/Clubhouse Supplies	\$2,000	\$167	\$174	(\$8)
Onsite Club Management Fees	\$61,875	\$5,156	\$5,364	(\$207)
Onsite Club Facilitator	\$139,742	\$11,645	\$7,288	\$4,357
Seasonal Staff	\$2,835	\$236	\$0	\$236
Pest Control	\$1,000	\$83	\$110	(\$27)
Pool & Spa Maintenance	\$45,000	\$3,750	\$4,475	(\$725)
Repairs and Maintenance	\$30,000	\$2,500	\$0	\$2,500
Special Events	\$3,600	\$300	\$1,150	(\$850)
Telephone	\$3,500	\$292	\$179	\$112
Trash Collection	\$1,000	\$83	\$0	\$83
Water & Sewer	\$11,000	\$917	\$0	\$917
Window Cleaning/Pressure Cleaning	\$5,400	\$450	\$0	\$450
Holiday Lighting	\$16,000	\$1,333	\$684	\$649
Contingency	\$15,000	\$1,250	\$0	\$1,250
Capital Reserve	\$53,271	\$4,439	\$0	\$4,439
TOTAL CLUBHOUSE EXPENDITURES	\$599,644	\$74,464	\$57,047	\$17,417
TOTAL EXPENDITURES	\$1,224,248	\$149,837	\$103,200	\$46,637
EXCESS REVENUES (EXPENDITURES)	(\$173,348)		(\$100,790)	
FUND BALANCE - Beginning	\$173,348		\$1,581,675	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,480,884</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 October 31, 2016

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
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REVENUES:

Assessments - On Roll	\$1,631,961	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0

TOTAL REVENUES	\$1,631,961	\$0	\$0	\$0
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EXPENDITURES:

Series 2012A

Interest - 11/1	\$620,694	\$0	\$0	\$0
Principal - 11/1	\$405,000	\$0	\$0	\$0
Interest - 5/1	\$610,569	\$0	\$0	\$0

TOTAL EXPENDITURES	\$1,636,263	\$0	\$0	\$0
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OTHER SOURCES/USES

Interfund Transfer	\$14,318	\$1,193	\$0	\$1,193
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TOTAL OTHER	\$14,318	\$1,193	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)	\$10,016		\$0	
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FUND BALANCE - Beginning	\$1,026,320		\$1,852,000	
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FUND BALANCE - Ending	\$1,036,336		\$1,852,000	
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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 October 31, 2016

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
<u>REVENUES:</u>				
Assessments - On Roll	\$1,208,092	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,208,092	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
<u>Series 2014A</u>				
Interest - 11/1	\$370,425	\$0	\$0	\$0
Interest - 5/1	\$370,425	\$0	\$0	\$0
Principal - 5/1	\$455,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,195,850	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES AND USES</u>				
Interfund Transfer	(\$14,318)	(\$1,193)	\$0	(\$1,193)
TOTAL OTHER FINANCING SOURCES AND USES	(\$14,318)	(\$1,193)	\$0	(\$1,193)
EXCESS REVENUES (EXPENDITURES)	(\$2,076)		\$0	
FUND BALANCE - Beginning	\$397,266		\$547,596	
FUND BALANCE - Ending	<u>\$395,190</u>		<u>\$547,596</u>	

**LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2016**

<i>Series 2012, Special Assessment Bonds</i>		
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)	\$0.00
Current Bonds Outstanding		\$22,780,000.00

<i>Series 2014, Special Assessment Bonds</i>		
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
Current Bonds Outstanding		\$13,560,000.00

Total Current Bonds Outstanding	\$36,340,000.00
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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 October 31, 2016*

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER SOURCES/USES

Interfund Transfer	\$0	\$0	\$13,752	\$13,752
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$13,752	\$13,752

EXCESS REVENUES (EXPENDITURES)			\$13,752	
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FUND BALANCE - Beginning			(\$13,752)	
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FUND BALANCE - Ending			\$0	
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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 October 31, 2016

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$22,174	(\$22,174)
TOTAL EXPENDITURES	\$0	\$0	\$22,174	(\$22,174)
OTHER FINANCING SOURCES AND USES				
Interfund Transfer	\$0	\$0	(\$13,752)	(\$13,752)
TOTAL OTHER FINANCING SOURCES AND USES	\$0	\$0	(\$13,752)	(\$13,752)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$35,926)	
FUND BALANCE - Beginning			\$451,671	
FUND BALANCE - Ending			<u>\$415,745</u>	

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

1. Recap of Capital Project Fund Activity Through October 31, 2016

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$62.94
Interfund Transfers	(\$427,760.97)
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	(\$109,583.13)
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 October 31, 2016	<u><u>\$1.90</u></u>

2. Funds Available For Construction at October 31, 2016

Book Balance of Construction Fund at October 31, 2016	\$1.90
Construction Funds available at October 31, 2016	<u><u>\$1.90</u></u>

3. Investments - Wells Fargo

October 31, 2016	<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 10/31/16					<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 October 31, 2016

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$897.74
Interfund Transfers	(\$15,517.32)
Bond Proceeds	\$1,353,952.90
Use of Funds:	
Disbursements:	
Clubhouse Project	(\$180,284.59)
Atrium Project	\$0.00
Lobby Project	\$0.00
Gym Equipment	(\$30,843.31)
Parking Lot Project	\$0.00
Splash-Kids Pool	(\$5,573.85)
Engineering Fees and Others	(\$4,699.18)
Permits and Contingencies	\$0.00
Cost of Issuance	(\$702,189.40)
Adjusted Balance in Construction Account at October 31, 2016	<u><u>\$415,742.99</u></u>

2. Funds Available For Construction at October 31, 2016

Book Balance of Construction Fund at October 31, 2016	\$415,742.99
Construction Funds available at October 31, 2016	<u><u>\$415,742.99</u></u>

3. Investments - Wells Fargo

October 31, 2016	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$446,341.84	\$446,341.84
Outstanding Transfer					\$0.00
Contracts Payable					(\$30,598.85)
Balance at 10/31/16					<u><u>\$415,742.99</u></u>