

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

January 31, 2018

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$804,359	---	---	\$804,359
Petty Cash	\$654	---	---	\$654
Assessments Receivable	\$23,308	\$64,149	---	\$87,457
Due From Other Funds	\$5,587	\$45,437	---	\$51,024
Investment - SBA - Surplus	\$1,075,120	---	---	\$1,075,120
Investment - SBA - Field Reserves	\$187,578	---	---	\$187,578
Investment - SBA - Clubhouse Reserves	\$156,385	---	---	\$156,385
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Interest	---	\$67	---	\$67
Revenue A	---	\$1,411,156	---	\$1,411,156
Sinking	---	\$1	---	\$1
Construction	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,467	---	\$150,467
Interest A	---	\$39	---	\$39
Revenue A	---	\$1,099,684	---	\$1,099,684
Sinking A	---	\$30	---	\$30
Construction	---	---	\$376,743	\$376,743
Prepaid Expenses	\$22,492	---	---	\$22,492
TOTAL ASSETS	\$2,275,483	\$3,595,601	\$376,745	\$6,247,829
LIABILITIES:				
Accounts Payable	\$22,654	---	---	\$22,654
Due to Other Funds	\$45,437	---	\$5,587	\$51,024
TOTAL LIABILITIES	\$68,092	\$0	\$5,587	\$73,678
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$22,492	---	---	\$22,492
Restricted:				
Debt Service	---	\$3,595,601	---	\$3,595,601
Capital Projects	---	---	\$371,158	\$371,158
Assigned	\$201,115	---	---	\$201,115
Unassigned	\$1,983,784	---	---	\$1,983,784
TOTAL FUND BALANCES	\$2,207,391	\$3,595,601	\$371,158	\$6,174,151
TOTAL LIABILITIES & FUND BALANCES	\$2,275,483	\$3,595,601	\$376,745	\$6,247,829

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, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,032,148	\$923,859	\$923,859	\$0
Interest Income	\$500	\$167	\$7,188	\$7,021
Rental Income	\$5,000	\$1,667	\$3,620	\$1,953
Membership Cards	\$0	\$0	\$1,120	\$1,120
User Fees-Non Resident	\$0	\$0	\$5,019	\$5,019
Miscellaneous Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$1,037,648	\$925,692	\$940,807	\$15,114
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$4,000	\$2,200	\$1,800
FICA Taxes	\$918	\$306	\$168	\$138
Engineering	\$15,000	\$5,000	\$3,173	\$1,827
Arbitrage Calculation	\$2,400	\$800	\$0	\$800
Dissemination	\$5,500	\$1,833	\$1,833	\$0
Attorney	\$45,000	\$15,000	\$7,075	\$7,925
Annual Audit	\$6,600	\$2,200	\$0	\$2,200
Trustee Fees	\$12,854	\$4,285	\$0	\$4,285
Management Fees	\$52,658	\$17,553	\$17,553	(\$0)
Telephone	\$200	\$67	\$43	\$24
Postage	\$500	\$167	\$93	\$73
Printing & Binding	\$2,250	\$750	\$586	\$164
Insurance	\$12,106	\$12,106	\$11,005	\$1,101
Legal Advertising	\$500	\$167	\$0	\$167
Other Current Charges	\$500	\$167	\$253	(\$86)
Property Taxes	\$100	\$33	\$3	\$30
Office Supplies	\$200	\$67	\$36	\$31
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$169,460	\$64,674	\$44,196	\$20,478
FIELD EXPENDITURES:				
Field Management	\$24,510	\$8,170	\$8,170	\$0
Landscape Maintenance	\$177,144	\$59,048	\$59,048	\$0
Landscape-Extra to Contract	\$50,000	\$16,667	\$4,396	\$12,271
Irrigation	\$0	\$0	\$5,755	(\$5,755)
Mulch	\$21,500	\$15,400	\$15,400	\$0
Tree Trimming	\$6,480	\$2,160	\$0	\$2,160
Lake Maintenance	\$12,000	\$4,000	\$2,400	\$1,600
Lake Debris Removal	\$1,000	\$333	\$0	\$333
Mitigation Maintenance	\$2,028	\$676	\$0	\$676
Contingency	\$23,944	\$7,981	\$36,210	(\$28,229)
Pet Stations	\$2,726	\$909	\$0	\$909
Pressure Washing	\$15,000	\$13,825	\$13,825	\$0
Website Maintenance	\$3,000	\$1,000	\$0	\$1,000
Culvert Inspection	\$12,800	\$4,267	\$0	\$4,267
Reserves	\$50,000	\$16,667	\$0	\$16,667
Holiday Lighting	\$37,527	\$37,527	\$34,294	\$3,233
Special Projects	\$30,000	\$10,000	\$0	\$10,000
TOTAL FIELD EXPENDITURES	\$469,659	\$198,629	\$179,498	\$19,131

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, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
CLUBHOUSE EXPENDITURES:				
Access Control	\$3,500	\$1,167	\$0	\$1,167
Alarm Monitoring	\$2,000	\$667	\$141	\$526
Pool Monitoring	\$15,667	\$5,222	\$5,222	\$0
Security-Roving	\$0	\$0	\$4,000	(\$4,000)
Air Conditioning Maint Contract	\$2,310	\$770	\$385	\$385
Fitness Equipment Maintenance	\$10,000	\$3,333	\$1,946	\$1,387
Electric	\$31,000	\$10,333	\$10,432	(\$98)
Cable/Internet Services	\$3,500	\$1,167	\$1,376	(\$209)
Insurance	\$23,975	\$23,975	\$21,795	\$2,180
Janitorial Maintenance	\$34,326	\$11,442	\$11,500	(\$58)
Janitorial Supplies	\$2,500	\$833	\$654	\$180
Landscape Maintenance	\$31,750	\$10,583	\$10,708	(\$125)
Landscape Replacement	\$5,000	\$1,667	\$0	\$1,667
Porter - Handyman	\$5,400	\$1,800	\$0	\$1,800
Office Equipment Maintenance	\$3,000	\$1,000	\$939	\$61
Management Fees	\$26,383	\$8,794	\$8,108	\$686
Office Supplies/Clubhouse Supplies	\$2,000	\$667	\$135	\$532
Onsite Club Management Fees	\$61,875	\$20,625	\$19,016	\$1,609
Onsite Club Facilitator	\$139,742	\$46,581	\$42,948	\$3,633
Seasonal Staff	\$2,835	\$945	\$0	\$945
Pest Control	\$1,000	\$333	\$165	\$168
Pool & Spa Maintenance	\$40,000	\$13,333	\$13,525	(\$192)
Repairs and Maintenance	\$20,000	\$6,667	\$1,780	\$4,887
Special Events	\$4,000	\$2,050	\$2,050	\$0
Telephone	\$3,453	\$1,151	\$1,299	(\$148)
Trash Collection	\$1,000	\$1,000	\$952	\$48
Water & Sewer	\$23,000	\$10,323	\$10,323	\$0
Window Cleaning/Pressure Cleaning	\$6,500	\$2,167	\$0	\$2,167
Holiday Lighting	\$17,426	\$17,426	\$17,426	\$0
Contingency	\$15,000	\$5,000	\$8,704	(\$3,704)
Capital Reserve	\$61,503	\$20,501	\$0	\$20,501
TOTAL CLUBHOUSE EXPENDITURES	\$599,644	\$231,521	\$195,529	\$35,992
TOTAL EXPENDITURES	\$1,238,763	\$494,825	\$419,223	\$75,601
EXCESS REVENUES (EXPENDITURES)	(\$201,115)		\$521,583	
FUND BALANCE - Beginning	\$201,115		\$1,685,808	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,207,391</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, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Assessments - On Roll	\$1,631,961	\$1,461,345	\$1,461,345	\$0
Interest Income	\$0	\$0	\$2,770	\$2,770
TOTAL REVENUES	\$1,631,961	\$1,461,345	\$1,464,115	\$2,770
EXPENDITURES:				
<i>Series 2012A</i>				
Interest - 11/1	\$610,569	\$610,569	\$610,569	\$0
Principal - 11/1	\$425,000	\$425,000	\$425,000	\$0
Interest - 5/1	\$599,944	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,635,513	\$1,035,569	\$1,035,569	\$0
OTHER SOURCES/USES				
Interfund Transfer	\$10,252	\$3,417	\$0	(\$3,417)
TOTAL OTHER	\$10,252	\$3,417	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,701		\$428,546	
FUND BALANCE - Beginning	\$1,042,109		\$1,870,231	
FUND BALANCE - Ending	<u>\$1,048,810</u>		<u>\$2,298,778</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, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Assessments - On Roll	\$1,208,092	\$1,081,334	\$1,081,334	\$0
Interest Income	\$0	\$0	\$785	\$785
TOTAL REVENUES	\$1,208,092	\$1,081,334	\$1,082,118	\$785
EXPENDITURES:				
<i>Series 2014A</i>				
Interest - 11/1	\$358,766	\$358,766	\$358,766	(\$0)
Interest - 5/1	\$358,766	\$0	\$0	\$0
Principal - 5/1	\$480,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,197,531	\$358,766	\$358,766	(\$0)
OTHER FINANCING SOURCES AND USES				
Interfund Transfer	(\$14,318)	(\$4,773)	\$0	\$4,773
TOTAL OTHER FINANCING SOURCES AND USES	(\$14,318)	(\$4,773)	\$0	\$4,773
EXCESS REVENUES (EXPENDITURES)	(\$3,757)		\$723,353	
FUND BALANCE - Beginning	\$422,242		\$573,471	
FUND BALANCE - Ending	<u>\$418,486</u>		<u>\$1,296,823</u>	

**LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

<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 - 9/30/2017</i>		<i>\$22,375,000.00</i>
<i>Less:</i>	<i>November 01, 2017 (Mandatory)</i>	<i>(\$425,000.00)</i>
<i>Current Bonds Outstanding</i>		<i>\$21,950,000.00</i>

<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 - 9/30/2017</i>		<i>\$13,105,000.00</i>
<i>Less:</i>	<i>May 1, 2018 (Mandatory)</i>	<i>\$0.00</i>
<i>Current Bonds Outstanding</i>		<i>\$13,105,000.00</i>

<i>Total Current Bonds Outstanding</i>	<i>\$35,055,000.00</i>
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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, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
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
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning			\$2	
FUND BALANCE - Ending			<u>\$2</u>	

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, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$916	\$916
TOTAL REVENUES	\$0	\$0	\$916	\$916
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$7,500	(\$7,500)
TOTAL EXPENDITURES	\$0	\$0	\$7,500	(\$7,500)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,584)	
FUND BALANCE - Beginning			\$377,741	
FUND BALANCE - Ending			<u>\$371,156</u>	

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

1. Recap of Capital Project Fund Activity Through January 31, 2018

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 January 31, 2018		<u><u>\$1.90</u></u>

2. Funds Available For Construction at January 31, 2018

Book Balance of Construction Fund at January 31, 2018	\$1.90
Construction Funds available at January 31, 2018	<u><u>\$1.90</u></u>

3. Investments - Wells Fargo

January 31, 2018	<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 1/31/18					<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 January 31, 2018

Opening Balance in Construction Account		\$0.00
Source of Funds:	Interest Earned	\$4,021.15
	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	(\$7,500.00)
	Cost of Issuance	(\$702,189.40)
Adjusted Balance in Construction Account at January 31, 2018		<u><u>\$376,743.18</u></u>

2. Funds Available For Construction at January 31, 2018

Book Balance of Construction Fund at January 31, 2018	\$376,743.18
Construction Funds available at January 31, 2018	<u><u>\$376,743.18</u></u>

3. Investments - Wells Fargo

January 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>	
Construction Fund:	Overnight	0.01%		\$376,743.18	\$376,743.18	
					Outstanding Transfer	\$0.00
					Contracts Payable	\$0.00
					Balance at 1/31/18	<u><u>\$376,743.18</u></u>