

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

April 30, 2018

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS:</b>				
Cash	\$42,185	---	---	\$42,185
Petty Cash	\$654	---	---	\$654
Assessments Receivable	\$14,761	\$40,626	---	\$55,387
Due From Other Funds	\$5,587	\$254	---	\$5,840
Investment - SBA - Surplus	\$1,657,256	---	---	\$1,657,256
Investment - SBA - Field Reserves	\$188,425	---	---	\$188,425
Investment - SBA - Clubhouse Reserves	\$157,091	---	---	\$157,091
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Interest	---	\$600,011	---	\$600,011
Revenue A	---	\$978,730	---	\$978,730
Sinking	---	\$10	---	\$10
Construction	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,173	---	\$150,173
Interest A	---	\$358,805	---	\$358,805
Revenue A	---	\$383,930	---	\$383,930
Sinking A	---	\$480,030	---	\$480,030
Construction	---	---	\$377,896	\$377,896
<b>TOTAL ASSETS</b>	<b>\$2,065,959</b>	<b>\$3,817,140</b>	<b>\$377,898</b>	<b>\$6,260,997</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$20,409	---	---	\$20,409
Due to Other Funds	\$254	---	\$5,587	\$5,840
<b>TOTAL LIABILITIES</b>	<b>\$20,663</b>	<b>\$0</b>	<b>\$5,587</b>	<b>\$26,250</b>
<b>FUND BALANCES:</b>				
Restricted:				
Debt Service	---	\$3,817,141	---	\$3,817,141
Capital Projects	---	---	\$372,311	\$372,311
Assigned	\$201,115	---	---	\$201,115
Unassigned	\$1,844,181	---	---	\$1,844,181
<b>TOTAL FUND BALANCES</b>	<b>\$2,045,296</b>	<b>\$3,817,141</b>	<b>\$372,311</b>	<b>\$6,234,748</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$2,065,959</b>	<b>\$3,817,141</b>	<b>\$377,898</b>	<b>\$6,260,998</b>

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,032,148	\$1,032,148	\$1,000,829	(\$31,320)
Interest Income	\$500	\$292	\$15,877	\$15,585
Rental Income	\$5,000	\$2,917	\$7,540	\$4,623
Membership Cards	\$0	\$0	\$2,560	\$2,560
User Fees-Non Resident	\$0	\$0	\$7,026	\$7,026
Miscellaneous Income	\$0	\$0	\$126	\$126
<b>TOTAL REVENUES</b>	<b>\$1,037,648</b>	<b>\$1,035,357</b>	<b>\$1,033,958</b>	<b>(\$1,399)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$7,000	\$4,600	\$2,400
FICA Taxes	\$918	\$536	\$352	\$184
Engineering	\$15,000	\$8,750	\$13,643	(\$4,893)
Arbitrage Calculation	\$2,400	\$1,400	\$1,200	\$200
Dissemination	\$5,500	\$3,208	\$3,208	\$0
Attorney	\$45,000	\$26,250	\$16,800	\$9,450
Annual Audit	\$6,600	\$6,600	\$6,600	\$0
Trustee Fees	\$12,854	\$12,854	\$12,695	\$159
Management Fees	\$52,658	\$30,717	\$30,717	(\$0)
Telephone	\$200	\$117	\$43	\$74
Postage	\$500	\$292	\$231	\$61
Printing & Binding	\$2,250	\$1,313	\$1,028	\$284
Insurance	\$12,106	\$12,106	\$11,005	\$1,101
Legal Advertising	\$500	\$292	\$70	\$222
Other Current Charges	\$500	\$292	\$312	(\$20)
Property Taxes	\$100	\$58	\$3	\$55
Office Supplies	\$200	\$117	\$53	\$64
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$169,460</b>	<b>\$112,075</b>	<b>\$102,735</b>	<b>\$9,340</b>
<b>FIELD EXPENDITURES:</b>				
Field Management	\$24,510	\$14,298	\$14,298	\$0
Landscape Maintenance	\$177,144	\$103,334	\$103,334	\$0
Landscape-Extra to Contract	\$50,000	\$29,167	\$4,396	\$24,771
Irrigation	\$0	\$0	\$0	\$0
Mulch	\$21,500	\$15,400	\$15,400	\$0
Tree Trimming	\$6,480	\$3,780	\$0	\$3,780
Lake Maintenance	\$12,000	\$7,000	\$5,600	\$1,400
Lake Debris Removal	\$1,000	\$583	\$0	\$583
Mitigation Maintenance	\$2,028	\$1,183	\$0	\$1,183
Contingency	\$23,944	\$23,944	\$39,964	(\$16,020)
Pet Stations	\$2,726	\$1,590	\$1,314	\$276
Pressure Washing	\$15,000	\$13,825	\$13,825	\$0
Website Maintenance	\$3,000	\$1,750	\$0	\$1,750
Culvert Inspection	\$12,800	\$7,467	\$0	\$7,467
Reserves	\$50,000	\$29,167	\$0	\$29,167
Holiday Lighting	\$37,527	\$37,527	\$27,292	\$10,235
Special Projects	\$30,000	\$17,500	\$3,500	\$14,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$469,659</b>	<b>\$307,513</b>	<b>\$228,922</b>	<b>\$78,591</b>

# LAKES BY THE BAY SOUTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>SECURITY GATE SERVICE</b>				
Security	\$0	\$0	\$7,000	(\$7,000)
<b>TOTAL SECURITY GATE SERVICE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,000</b>	<b>(\$7,000)</b>
<b>CLUBHOUSE EXPENDITURES:</b>				
Access Control	\$3,500	\$2,042	\$2,430	(\$388)
Alarm Monitoring	\$2,000	\$1,167	\$741	\$426
Pool Monitoring	\$15,667	\$9,139	\$9,139	\$0
Air Conditioning Maint Contract	\$2,310	\$1,348	\$1,155	\$193
Fitness Equipment Maintenance	\$10,000	\$5,833	\$2,645	\$3,188
Electric	\$31,000	\$18,083	\$17,799	\$285
Cable/Internet Services	\$3,500	\$2,042	\$1,953	\$88
Insurance	\$23,975	\$23,975	\$21,795	\$2,180
Janitorial Maintenance	\$34,326	\$20,024	\$20,255	(\$231)
Janitorial Supplies	\$2,500	\$1,458	\$1,494	(\$36)
Landscape Maintenance	\$31,750	\$18,521	\$18,896	(\$375)
Landscape Replacement	\$5,000	\$2,917	\$10,815	(\$7,898)
Porter - Handyman	\$5,400	\$3,150	\$0	\$3,150
Office Equipment Maintenance	\$3,000	\$1,750	\$1,585	\$165
Management Fees	\$26,383	\$15,390	\$14,234	\$1,155
Office Supplies/Clubhouse Supplies	\$2,000	\$1,167	\$208	\$959
Onsite Club Management Fees	\$61,875	\$36,094	\$33,384	\$2,710
Onsite Club Facilitator	\$139,742	\$81,516	\$75,396	\$6,120
Seasonal Staff	\$2,835	\$1,654	\$0	\$1,654
Pest Control	\$1,000	\$583	\$220	\$363
Pool & Spa Maintenance	\$40,000	\$23,333	\$25,685	(\$2,352)
Repairs and Maintenance	\$20,000	\$11,667	\$16,442	(\$4,775)
Special Events	\$4,000	\$3,509	\$3,509	\$0
Telephone	\$3,453	\$2,014	\$2,291	(\$277)
Trash Collection	\$1,000	\$1,000	\$952	\$48
Water & Sewer	\$23,000	\$10,323	\$10,323	\$0
Window Cleaning/Pressure Cleaning	\$6,500	\$3,792	\$0	\$3,792
Holiday Lighting	\$17,426	\$17,426	\$24,428	(\$7,002)
Contingency	\$15,000	\$8,750	\$12,285	(\$3,535)
Capital Reserve	\$61,503	\$35,877	\$0	\$35,877
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$599,644</b>	<b>\$365,542</b>	<b>\$330,058</b>	<b>\$35,484</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,238,763</b>	<b>\$785,130</b>	<b>\$668,715</b>	<b>\$116,415</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$201,115)</b>		<b>\$365,243</b>	
FUND BALANCE - Beginning	\$201,115		\$1,680,053	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,045,296</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 April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
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**REVENUES:**

Assessments - On Roll	\$1,631,961	\$1,631,961	\$1,583,094	(\$48,867)
Interest Income	\$0	\$0	\$9,061	\$9,061

<b>TOTAL REVENUES</b>	<b>\$1,631,961</b>	<b>\$1,631,961</b>	<b>\$1,592,155</b>	<b>(\$39,806)</b>
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**EXPENDITURES:**

**Series 2012A**

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

<b>TOTAL EXPENDITURES</b>	<b>\$1,635,513</b>	<b>\$1,035,569</b>	<b>\$1,035,569</b>	<b>\$0</b>
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**OTHER SOURCES/USES**

Interfund Transfer	\$10,252	\$5,981	\$0	(\$5,981)
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<b>TOTAL OTHER</b>	<b>\$10,252</b>	<b>\$5,981</b>	<b>\$0</b>	<b>\$0</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,701</b>				<b>\$556,586</b>
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FUND BALANCE - Beginning	\$1,042,109				\$1,870,231
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FUND BALANCE - Ending	\$1,048,810				\$2,426,818
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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 April 30, 2018*

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>REVENUES:</b>				
Assessments - On Roll	\$1,208,092	\$1,208,092	\$1,171,423	(\$36,669)
Interest Income	\$0	\$0	\$4,195	\$4,195
<b>TOTAL REVENUES</b>	<b>\$1,208,092</b>	<b>\$1,208,092</b>	<b>\$1,175,618</b>	<b>(\$32,474)</b>
<b>EXPENDITURES:</b>				
<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
<b>TOTAL EXPENDITURES</b>	<b>\$1,197,531</b>	<b>\$358,766</b>	<b>\$358,766</b>	<b>(\$0)</b>
<b>OTHER FINANCING SOURCES AND USES</b>				
Interfund Transfer	(\$14,318)	(\$8,352)	\$0	\$8,352
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>(\$14,318)</b>	<b>(\$8,352)</b>	<b>\$0</b>	<b>\$8,352</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,757)</b>		<b>\$816,853</b>	
FUND BALANCE - Beginning	\$422,242		\$573,471	
FUND BALANCE - Ending	<u>\$418,486</u>		<u>\$1,390,323</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>	5.00%	
<i>Maturity Date:</i>	11/1/2024	
<i>Interest Rate;</i>	5.25%	
<i>Maturity Date:</i>	11/1/2033	
<i>Interest Rate;</i>	5.75%	
<i>Maturity Date:</i>	5/1/2042	
<i>Bonds outstanding - 9/30/2017</i>		\$22,375,000.00
<i>Less:</i>	<i>November 01, 2017 (Mandatory)</i>	(\$425,000.00)
<b><i>Current Bonds Outstanding</i></b>		<b><u>\$21,950,000.00</u></b>

<i>Series 2014, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	5.125%	
<i>Maturity Date:</i>	5/1/2024	\$5,210,000.00
<i>Interest Rate:</i>	5.625%	
<i>Maturity Date:</i>	5/1/2034	<u>\$9,180,000.00</u>
<i>Bonds outstanding - 9/30/2017</i>		\$13,105,000.00
<i>Less:</i>	<i>May 1, 2018 (Mandatory)</i>	\$0.00
<b><i>Current Bonds Outstanding</i></b>		<b><u>\$13,105,000.00</u></b>

<b><i>Total Current Bonds Outstanding</i></b>	<b><u>\$35,055,000.00</u></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 April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
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 April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$2,068	\$2,068
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,068</b>	<b>\$2,068</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$7,500	(\$7,500)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,500</b>	<b>(\$7,500)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$5,432)</b>	
FUND BALANCE - Beginning			\$377,741	
FUND BALANCE - Ending			<u>\$372,309</u>	



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

**1. Recap of Capital Project Fund Activity Through April 30, 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)
<b>Adjusted Balance in Construction Account at April 30, 2018</b>		<b><u><u>\$1.90</u></u></b>

**2. Funds Available For Construction at April 30, 2018**

Book Balance of Construction Fund at April 30, 2018	\$1.90
Construction Funds available at April 30, 2018	<b><u><u>\$1.90</u></u></b>

**3. Investments - Wells Fargo**

April 30, 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 4/30/18					<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 April 30, 2018**

Opening Balance in Construction Account		\$0.00
Source of Funds:	Interest Earned	\$5,173.85
	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 April 30, 2018		<b>\$377,895.88</b>

**2. Funds Available For Construction at April 30, 2018**

Book Balance of Construction Fund at April 30, 2018	\$377,895.88
Construction Funds available at April 30, 2018	<b>\$377,895.88</b>

**3. Investments - Wells Fargo**

April 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$377,895.88	\$377,895.88
Outstanding Transfer					\$0.00
Contracts Payable					\$0.00
Balance at 4/30/18					<b>\$377,895.88</b>