

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

October 31, 2017

	General	Major Funds Debt Service	Capital Projects	Total Governmental Funds
ASSETS:				
Cash	\$21,227	---	---	\$21,227
Petty Cash	\$654	---	---	\$654
Accounts Receivable	\$2,422	---	---	\$2,422
Due From Other Funds	\$5,587	\$79	---	\$5,666
Investment - SBA - Surplus	\$1,196,072	---	---	\$1,196,072
Investment - SBA - Field Reserves	\$186,885	---	---	\$186,885
Investment - SBA - Clubhouse Reserves	\$155,808	---	---	\$155,808
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Interest	---	\$610,621	---	\$610,621
Revenue A	---	\$9,993	---	\$9,993
Sinking	---	\$425,001	---	\$425,001
Construction	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,106	---	\$150,106
Interest A	---	\$358,796	---	\$358,796
Revenue A	---	\$64,505	---	\$64,505
Sinking A	---	\$29	---	\$29
Construction	---	---	\$383,327	\$383,327
Prepaid Expenses	\$200	---	---	\$200
TOTAL ASSETS	\$1,568,856	\$2,443,702	\$383,329	\$4,395,887
LIABILITIES:				
Accounts Payable	\$23,661	---	---	\$23,661
Due to Other Funds	\$79	---	\$5,587	\$5,666
TOTAL LIABILITIES	\$23,740	\$0	\$5,587	\$29,327
FUND BALANCES:				
Restricted:				
Debt Service	---	\$2,443,702	---	\$2,443,702
Capital Projects	---	---	\$377,743	\$377,743
Assigned	\$201,115	---	---	\$201,115
Unassigned	\$1,343,801	---	---	\$1,343,801
TOTAL FUND BALANCES	\$1,545,116	\$2,443,702	\$377,743	\$4,366,560
TOTAL LIABILITIES & FUND BALANCES	\$1,568,856	\$2,443,702	\$383,329	\$4,395,887

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, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,032,148	\$0	\$0	\$0
Interest Income	\$500	\$42	\$1,871	\$1,829
Rental Income	\$5,000	\$417	\$0	(\$417)
Membership Cards	\$0	\$0	\$2,101	\$2,101
User Fees-Non Resident	\$0	\$0	\$3,011	\$3,011
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,037,648	\$458	\$6,983	\$6,525
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$1,000	\$600	\$400
FICA Taxes	\$918	\$77	\$46	\$31
Engineering	\$15,000	\$1,250	\$0	\$1,250
Arbitrage Calculation	\$2,400	\$200	\$0	\$200
Dissemination	\$5,500	\$458	\$458	\$0
Attorney	\$45,000	\$3,750	\$0	\$3,750
Annual Audit	\$6,600	\$550	\$0	\$550
Trustee Fees	\$12,854	\$1,071	\$0	\$1,071
Management Fees	\$52,658	\$4,388	\$4,388	(\$0)
Telephone	\$200	\$17	\$39	(\$22)
Postage	\$500	\$42	\$14	\$27
Printing & Binding	\$2,250	\$188	\$180	\$8
Insurance	\$12,106	\$12,106	\$11,005	\$1,101
Legal Advertising	\$500	\$42	\$0	\$42
Other Current Charges	\$500	\$42	\$51	(\$10)
Property Taxes	\$100	\$8	\$0	\$8
Office Supplies	\$200	\$17	\$0	\$17
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$169,460	\$25,379	\$16,956	\$8,423
FIELD EXPENDITURES:				
Field Management	\$24,510	\$2,043	\$2,043	\$0
Landscape Maintenance	\$177,144	\$14,762	\$14,762	\$0
Landscape-Extra to Contract	\$50,000	\$4,167	\$0	\$4,167
Irrigation	\$0	\$0	\$5,755	(\$5,755)
Mulch	\$21,500	\$1,792	\$0	\$1,792
Tree Trimming	\$6,480	\$540	\$0	\$540
Lake Maintenance	\$12,000	\$1,000	\$0	\$1,000
Lake Debris Removal	\$1,000	\$83	\$0	\$83
Mitigation Maintenance	\$2,028	\$169	\$0	\$169
Contingency	\$23,944	\$1,995	\$10,935	(\$8,940)
Pet Stations	\$2,726	\$227	\$0	\$227
Pressure Washing	\$15,000	\$13,825	\$13,825	\$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
Holiday Lighting	\$37,527	\$25,051	\$25,051	\$0
Special Projects	\$30,000	\$2,500	\$0	\$2,500
TOTAL FIELD EXPENDITURES	\$469,659	\$73,637	\$72,371	\$1,266

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, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
<u>CLUBHOUSE EXPENDITURES:</u>				
Access Control	\$3,500	\$292	\$0	\$292
Alarm Monitoring	\$2,000	\$167	\$0	\$167
Pool Monitoring	\$15,667	\$1,306	\$1,306	\$0
Security-Roving	\$0	\$0	\$1,000	(\$1,000)
Air Conditioning Maint Contract	\$2,310	\$193	\$0	\$193
Fitness Equipment Maintenance	\$10,000	\$833	\$253	\$580
Electric	\$31,000	\$2,583	\$2,490	\$93
Cable/Internet Services	\$3,500	\$292	\$532	(\$240)
Insurance	\$23,975	\$23,975	\$21,795	\$2,180
Janitorial Maintenance	\$34,326	\$2,861	\$0	\$2,861
Janitorial Supplies	\$2,500	\$208	\$0	\$208
Landscape Maintenance	\$31,750	\$2,646	\$2,363	\$283
Landscape Replacement	\$5,000	\$417	\$0	\$417
Porter - Handyman	\$5,400	\$450	\$0	\$450
Office Equipment Maintenance	\$3,000	\$250	\$241	\$9
Management Fees	\$26,383	\$2,199	\$0	\$2,199
Office Supplies/Clubhouse Supplies	\$2,000	\$167	\$2,861	(\$2,694)
Onsite Club Management Fees	\$61,875	\$5,156	\$0	\$5,156
Onsite Club Facilitator	\$139,742	\$11,645	\$17,130	(\$5,485)
Seasonal Staff	\$2,835	\$236	\$0	\$236
Pest Control	\$1,000	\$83	\$55	\$28
Pool & Spa Maintenance	\$40,000	\$3,333	\$3,200	\$133
Repairs and Maintenance	\$20,000	\$1,667	\$500	\$1,167
Special Events	\$4,000	\$333	\$0	\$333
Telephone	\$3,453	\$288	\$380	(\$92)
Trash Collection	\$1,000	\$1,000	\$952	\$48
Water & Sewer	\$23,000	\$4,726	\$4,726	\$0
Window Cleaning/Pressure Cleaning	\$6,500	\$542	\$0	\$542
Holiday Lighting	\$17,426	\$1,452	\$0	\$1,452
Contingency	\$15,000	\$1,250	\$0	\$1,250
Capital Reserve	\$61,503	\$5,125	\$0	\$5,125
TOTAL CLUBHOUSE EXPENDITURES	\$599,644	\$75,673	\$59,783	\$15,890
TOTAL EXPENDITURES	\$1,238,763	\$174,689	\$149,110	\$25,580
EXCESS REVENUES (EXPENDITURES)	(\$201,115)		(\$142,126)	
FUND BALANCE - Beginning	\$201,115		\$1,687,242	
FUND BALANCE - Ending	\$0		\$1,545,116	

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, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
<u>REVENUES:</u>				
Assessments - On Roll	\$1,631,961	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,631,961	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
<u>Series 2012A</u>				
Interest - 11/1	\$610,569	\$0	\$0	\$0
Principal - 11/1	\$425,000	\$0	\$0	\$0
Interest - 5/1	\$599,944	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,635,513	\$0	\$0	\$0
<u>OTHER SOURCES/USES</u>				
Interfund Transfer	\$10,252	\$854	\$0	(\$854)
TOTAL OTHER	\$10,252	\$854	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,701		\$0	
FUND BALANCE - Beginning	\$1,042,109		\$1,870,231	
FUND BALANCE - Ending	\$1,048,810		\$1,870,231	

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, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Assessments - On Roll	\$1,208,092	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,208,092	\$0	\$0	\$0
EXPENDITURES:				
Series 2014A				
Interest - 11/1	\$358,766	\$0	\$0	\$0
Interest - 5/1	\$358,766	\$0	\$0	\$0
Principal - 5/1	\$480,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,197,531	\$0	\$0	\$0
OTHER FINANCING SOURCES AND USES				
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)	(\$3,757)		\$0	
FUND BALANCE - Beginning	\$422,242		\$573,471	
FUND BALANCE - Ending	<u>\$418,486</u>		<u>\$573,471</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>	\$0.00
<i>Current Bonds Outstanding</i>		<u>\$22,375,000.00</u>

<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
<i>Current Bonds Outstanding</i>		<u>\$13,105,000.00</u>

<i>Total Current Bonds Outstanding</i>	<u>\$35,480,000.00</u>
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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, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	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	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
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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 October 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	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
OTHER FINANCING SOURCES AND USES				
Interfund Transfer	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning			\$377,741	
FUND BALANCE - Ending			<u>\$377,741</u>	

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

1. Recap of Capital Project Fund Activity Through October 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)
Adjusted Balance in Construction Account at October 31, 2017		<u><u>\$1.90</u></u>

2. Funds Available For Construction at October 31, 2017

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

3. Investments - Wells Fargo

October 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
					<u>Balance at 10/31/17</u>	<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, 2017

Opening Balance in Construction Account		\$0.00
Source of Funds:	Interest Earned	\$3,105.40
	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 October 31, 2017		<u><u>\$383,327.43</u></u>

2. Funds Available For Construction at October 31, 2017

Book Balance of Construction Fund at October 31, 2017	\$383,327.43
Construction Funds available at October 31, 2017	<u><u>\$383,327.43</u></u>

3. Investments - Wells Fargo

October 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>	
Construction Fund:	Overnight	0.01%		\$383,327.43	\$383,327.43	
					Outstanding Transfer	\$0.00
					Contracts Payable	\$0.00
					Balance at 10/31/17	<u><u>\$383,327.43</u></u>