

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Carlton Lakes Community Development District

Balance Sheet

As of 12/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets									
Cash-Operating Account	524,553	0	0	0	0	0	0	0	524,553
Cash – HOA Improvement	192,006	0	0	0	0	0	0	0	192,006
Investments-Revenue 2018 (5000)	0	0	246,828	0	0	0	0	0	246,828
Investments-Interest 2018 (5001)	0	0	0	0	0	0	0	0	0
Investments-Sinking 2018 (5002)	0	0	0	0	0	0	0	0	0
Investments-Reserve 2018 (5003)	0	0	140,672	0	0	0	0	0	140,672
Investments-Amenity 2018 (5005)	0	0	0	0	0	0	0	0	0
Investments-Carlton Lakes West 2018 (5006)	0	0	0	0	0	0	0	0	0
Investments-Phase 1C, 1E 2018 (5007)	0	0	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	0	257,984	0	0	0	0	257,984
Investments-Interest 2017 (8001)	0	0	0	0	0	0	0	0	0
Investments-Sinking 2017 (8002)	0	0	0	0	0	0	0	0	0
Investments-Reserve 2017 (8003)	0	0	0	103,845	0	0	0	0	103,845
Investments-Construction 2017 (8005)	0	0	0	0	0	1	0	0	1
Investments-Amenity Center 2017 (8007)	0	0	0	0	0	18	0	0	18
Investments-Construction 2015 (8005)	0	0	0	0	0	0	0	0	0
Investments-Revenue 2015 (8004)	0	546,650	0	0	0	0	0	0	546,650
Investments-Reserve 2015 (8003)	0	253,219	0	0	0	0	0	0	253,219
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	425	0	0	0	0	0	0	425
Investments-Sinking 2015 (8001)	0	0	0	0	0	0	0	0	0
Investments-Deferred Costs 2015 (8007)	0	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	2,896	0	0	0	0	0	0	0	2,896
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0
Deposits	125	0	0	0	0	0	0	0	125
Construction Work In Progress	0	0	0	0	0	0	13,788,149	0	13,788,149
Amount Available-Debt Service	0	0	0	0	0	0	0	1,185,149	1,185,149
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	13,624,851	13,624,851
Other	0	0	0	0	0	0	0	0	0
Total Assets	719,579	800,293	387,499	361,829	0	19	13,788,149	14,810,000	30,867,369

Liabilities

Carlton Lakes Community Development District

Balance Sheet

As of 12/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Accounts Payable	14,747	0	0	0	0	0	0	0	14,747
Accounts Payable Other	0	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0
Deposits	250	0	0	0	0	0	0	0	250
Unearned Revenues	0	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	0	6,880,000	6,880,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	0	3,740,000	3,740,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	0	4,190,000	4,190,000
Total Liabilities	<u>14,997</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,810,000</u>	<u>14,824,997</u>
Fund Equity & Other Credits									
Fund Balance-All Other Reserves	0	629,541	235,903	283,288	0	19	0	0	1,148,752
Fund Balance-Unreserved	96,558	0	0	0	0	0	0	0	96,558
Investment In General Fixed Assets	0	0	0	0	0	0	13,788,149	0	13,788,149
Other	608,024	170,752	151,597	78,541	0	0	0	0	1,008,913
Total Fund Equity & Other Credits	<u>704,582</u>	<u>800,293</u>	<u>387,499</u>	<u>361,829</u>	<u>0</u>	<u>19</u>	<u>13,788,149</u>	<u>0</u>	<u>16,042,372</u>
Total Liabilities & Fund Equity	<u>719,579</u>	<u>800,293</u>	<u>387,499</u>	<u>361,829</u>	<u>0</u>	<u>19</u>	<u>13,788,149</u>	<u>14,810,000</u>	<u>30,867,369</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	650,867	607,963	(42,904)	(7)%
O&M Assmts - Off Roll	6,650	0	(6,650)	(100)%
Interest Earnings				
Interest Earnings	0	10	10	0 %
Contributions & Donations From Private Sources				
HOA Contributions	0	222,924	222,924	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	50	50	0 %
Rental Revenue	500	50	(450)	(90)%
Total Revenues	658,017	830,997	172,980	26 %
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	44,000	12,350	31,650	72 %
District Engineer	4,750	799	3,951	83 %
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	2,950	9,050	75 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	1,500	6,500	81 %
Postage, Phone, Faxes, Copies	750	513	237	32 %
Public Officials Insurance	1,800	1,991	(191)	(11)%
Legal Advertising	1,500	1,056	444	30 %
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	250	175	75	30 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	675	825	55 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	8,000	1,445	6,555	82 %
Electric Utility Services				
Electric Utility Services	150,000	32,927	117,073	78 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	1,333	3,667	73 %
Water-Sewer Combination Services				
Water Utility Services	11,500	3,762	7,738	67 %
Other Physical Environment				
Staff	59,667	14,679	44,988	75 %
Waterway Management Program	20,000	4,140	15,860	79 %
Property & Casualty Insurance	26,000	18,856	7,144	27 %
Club Facility Maintenance	39,000	38,067	933	2 %
Landscape Maintenance - Contract	193,000	47,932	145,068	75 %
Landscape Maintenance - Other	15,000	2,558	12,442	83 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Pool Maintenance	18,000	2,742	15,258	85 %
Capital Reserve				
HOA Expenditures	0	30,919	(30,919)	0 %
Total Expenditures	658,017	222,973	435,044	66 %
Excess Of Revenues Over (Under) Expenditures	0	608,024	608,024	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	96,558	96,558	0 %
Fund Balance, End of Period	<u>0</u>	<u>704,582</u>	<u>704,582</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	505,713	491,152	(14,561)	(3)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
Total Revenues	<u>505,713</u>	<u>491,158</u>	<u>(14,555)</u>	<u>(3)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	385,713	195,406	190,307	49 %
Principal Payment	120,000	120,000	0	0 %
Prepayment	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	<u>0 %</u>
Total Expenditures	<u>505,713</u>	<u>320,406</u>	<u>185,307</u>	<u>37 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>170,752</u>	<u>170,752</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,541	629,541	0 %
Fund Balance, End of Period	<u>0</u>	<u>800,293</u>	<u>800,293</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	281,344	244,149	(37,195)	(13)%
DS Assmts - Off Roll	0	13,817	13,817	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>281,344</u>	<u>257,969</u>	<u>(23,375)</u>	<u>(8)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	211,344	106,372	104,972	50 %
Principal Payment	<u>70,000</u>	<u>0</u>	<u>70,000</u>	<u>100 %</u>
Total Expenditures	<u>281,344</u>	<u>106,372</u>	<u>174,972</u>	<u>62 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>151,597</u>	<u>151,597</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	235,903	235,903	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>387,499</u></u>	<u><u>387,499</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	255,050	242,375	(12,675)	(5)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>255,050</u>	<u>242,378</u>	<u>(12,672)</u>	<u>(5)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	185,050	93,838	91,213	49 %
Principal Payment	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>255,050</u>	<u>163,838</u>	<u>91,213</u>	<u>36 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>78,541</u>	<u>78,541</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	283,288	283,288	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>361,829</u></u>	<u><u>361,829</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects - Series 2017

From 10/1/2020 Through 12/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>19</u></u>	<u><u>19</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2020 Through 12/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,788,149	13,788,149	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,788,149</u>	<u>13,788,149</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

950 - General Long-Term Debt
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	14,810,000	14,810,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,810,000</u>	<u>15,005,000</u>	<u>0 %</u>

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	571,681.48
Less Outstanding Checks/Vouchers	47,128.34
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	524,553.14
Balance Per Books	<u>524,553.14</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2057	12/9/2020	Series 2018 FY21 Tax Dist ID 509	9,941.08	Carlton Lakes CDD
2058	12/9/2020	Series 2017 FY21 Tax Dist ID 509	9,868.87	Carlton Lakes CDD
2059	12/9/2020	Series 2015 FY21 Tax Dist ID 509	19,998.39	Carlton Lakes CDD
2061	12/17/2020	System Generated Check/Voucher	7,125.00	Illuminations Holiday Lighting
2073	12/23/2020	System Generated Check/Voucher	195.00	Neptune Multi Services, LLC
Outstanding Checks/Vouchers			<u>47,128.34</u>	

**Carlton Lakes Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2033	11/24/2020	Series 2015 FY21 Tax Dist ID 503	10,280.92	Carlton Lakes CDD
2034	11/24/2020	Series 2017 FY21 Tax Dist ID 503	5,073.47	Carlton Lakes CDD
2035	11/24/2020	Series 2018 FY21 Tax Dist ID 503	5,110.59	Carlton Lakes CDD
2036	12/1/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
2037	12/1/2020	System Generated Check/Voucher	1,689.82	BOCC
2038	12/1/2020	System Generated Check/Voucher	13,304.59	Tampa Electric Company
2039	12/5/2020	Series 2018 FY21 Tax Dist ID 507	221,787.11	Carlton Lakes CDD
2040	12/5/2020	Series 2017 FY21 Tax Dist ID 507	220,176.20	Carlton Lakes CDD
2041	12/5/2020	Series 2015 FY21 Tax Dist ID 507	446,167.35	Carlton Lakes CDD
2042	12/10/2020	System Generated Check/Voucher	132.00	Charles I. Williams, III
2043	12/10/2020	System Generated Check/Voucher	2,910.00	Don Harrison Enterprises
2044	12/10/2020	System Generated Check/Voucher	125.00	Fields Consulting Group, LLC
2044	12/10/2020	System Generated Check/Voucher	(125.00)	Fields Consulting Group, LLC
2045	12/10/2020	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2046	12/10/2020	System Generated Check/Voucher	1,500.00	Grau and Associates
2047	12/10/2020	System Generated Check/Voucher	9,829.99	Meritus Districts
2048	12/10/2020	System Generated Check/Voucher	1,741.91	MHD Communications
2049	12/10/2020	System Generated Check/Voucher	1,185.00	Spearem Enterprises, LLC
2050	12/10/2020	System Generated Check/Voucher	640.50	Stantec Consulting Services Inc
2051	12/10/2020	System Generated Check/Voucher	1,232.15	Straley Robin Vericker
2052	12/10/2020	System Generated Check/Voucher	655.05	Liberty Associates Group Ltd.
2053	12/10/2020	System Generated Check/Voucher	962.00	The Perfect Klean
2054	12/10/2020	System Generated Check/Voucher	31,999.40	Cornerstone Solutions Group
2055	12/10/2020	System Generated Check/Voucher	333.32	Waste Management Inc. of Florida
2056	12/10/2020	System Generated Check/Voucher	1,417.00	Zebra Cleaning Team, Inc.
2060	12/17/2020	System Generated Check/Voucher	16.00	Hillsborough County Sheriffs Office

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2062	12/17/2020	System Generated Check/Voucher	1,150.00	Meritus Districts
2063	12/17/2020	System Generated Check/Voucher	526.25	MHD Communications
2064	12/17/2020	System Generated Check/Voucher	1,170.00	Neptune Multi Services, LLC
2065	12/17/2020	System Generated Check/Voucher	400.00	Santa Joe Estes
2066	12/17/2020	System Generated Check/Voucher	116.97	Bright House Networks
2067	12/17/2020	System Generated Check/Voucher	48.86	Verizon
2068	12/23/2020	System Generated Check/Voucher	1,718.50	BOCC
2069	12/23/2020	System Generated Check/Voucher	500.00	D & W Wholesale, Inc DBA Kona Ice
2070	12/23/2020	System Generated Check/Voucher	6,547.48	Don Harrison Enterprises
2071	12/23/2020	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2072	12/23/2020	System Generated Check/Voucher	33.75	MHD Communications
2074	12/23/2020	System Generated Check/Voucher	1,650.00	Rib Bone BBQ
2075	12/23/2020	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			996,036.18	
			996,036.18	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR309	12/4/2020	Tax Distribution - 12.04.20	1,440,410.75	
CR310	12/9/2020	Tax Distribution - 12.09.20	64,562.98	
3002	12/10/2020	Pool Card - Vazquez	25.00	
565	12/10/2020	Pool Card - Mccarthy	25.00	
2325	12/23/2020	Clubhouse Rental - Mirabella	50.00	
CR316	12/31/2020	Bank Interest	<u>6.52</u>	
Cleared Deposits			<u>1,505,080.25</u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
JV145	12/31/2020	HOA Expenditures	<u>8,275.00</u>
Cleared Other Cash Items			<u>8,275.00</u>