

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2021



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 7/31/2021  
(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
<b>Assets</b>									
Cash-Operating Account	176,336	0	0	0	0	0	0	0	176,336
Cash – HOA Improvement	35,863	0	0	0	0	0	0	0	35,863
Investments-Revenue 2018 (5000)	0	0	88,427	0	0	0	0	0	88,427
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	140,647	0	0	0	0	0	140,647
Investments-Prepayment 2018 (5004)	0	0	25	0	0	0	0	0	25
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
Interest Receivable	0	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	0	183,300	0	0	0	0	183,300
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-Prepayment 2017 (8004)	0	0	0	19	0	0	0	0	19
Investments-Construction 2017 (8005)	0	0	0	0	0	0	0	0	0
Investments-Amenity Center 2017 (8007)	0	0	0	0	0	0	0	0	0
Investments-Construction 2015 (8005)	0	0	0	0	0	0	0	0	0
Investments-Revenue 2015 (8004)	0	381,603	0	0	0	0	0	0	381,603
Investments-Reserve 2015 (8003)	0	252,300	0	0	0	0	0	0	252,300
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	906	0	0	0	0	0	0	906
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	7,812	0	0	0	0	0	0	0	7,812
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0
Deposits	(35)	0	0	0	0	0	0	0	(35)
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	13,529,851	13,529,851

Carlton Lakes Community Development District

**Balance Sheet**

As of 7/31/2021  
(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
Other	0	0	0	0	0	0	0	0	0
Total Assets	<u>219,976</u>	<u>634,809</u>	<u>229,099</u>	<u>287,164</u>	<u>0</u>	<u>0</u>	<u>13,788,149</u>	<u>14,715,000</u>	<u>29,874,197</u>
<b>Liabilities</b>									
Accounts Payable	22,621	0	0	0	0	0	0	0	22,621
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	6,855,000	6,855,000
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	4,120,000	4,120,000
Total Liabilities	<u>22,871</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,715,000</u>	<u>14,737,871</u>
<b>Fund Equity &amp; Other Credits</b>									
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	100,546	5,268	(6,804)	3,876	0	(19)	0	0	102,867
Total Fund Equity & Other Credits	<u>197,104</u>	<u>634,809</u>	<u>229,099</u>	<u>287,164</u>	<u>0</u>	<u>0</u>	<u>13,788,149</u>	<u>0</u>	<u>15,136,326</u>
Total Liabilities & Fund Equity	<u>219,976</u>	<u>634,809</u>	<u>229,099</u>	<u>287,164</u>	<u>0</u>	<u>0</u>	<u>13,788,149</u>	<u>14,715,000</u>	<u>29,874,197</u>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	650,867	652,691	1,824	0 %
O&M Assmts - Off Roll	6,650	0	(6,650)	(100)%
Interest Earnings				
Interest Earnings	0	174	174	0 %
Contributions & Donations From Private Sources				
HOA Contributions	0	222,924	222,924	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	325	325	0 %
Clubhouse Rental	500	375	(125)	(25)%
<b>Total Revenues</b>	<b>658,017</b>	<b>876,489</b>	<b>218,472</b>	<b>33 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	9,800	(5,800)	(145)%
Financial & Administrative				
District Manager	44,000	40,417	3,583	8 %
District Engineer	4,750	3,252	1,498	32 %
Disclosure Report	10,900	10,900	0	0 %
Trustees Fees	12,000	9,832	2,168	18 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	7,200	800	10 %
Postage, Phone, Faxes, Copies	750	1,458	(708)	(94)%
Public Officials Insurance	1,800	1,991	(191)	(11)%
Legal Advertising	1,500	4,482	(2,982)	(199)%
Bank Fees	100	10	90	90 %
Dues, Licenses & Fees	250	450	(200)	(80)%
Office Supplies	0	209	(209)	0 %
Website Administration	1,500	1,250	250	17 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	8,000	18,524	(10,524)	(132)%
Electric Utility Services				
Electric Utility Services	150,000	125,901	24,099	16 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	4,346	654	13 %
Water-Sewer Combination Services				
Water Utility Services	11,500	17,102	(5,602)	(49)%
Other Physical Environment				
Staff	59,667	58,535	1,132	2 %
Waterway Management Program	20,000	9,250	10,751	54 %
Property & Casualty Insurance	26,000	18,856	7,144	27 %
Club Facility Maintenance	39,000	67,717	(28,717)	(74)%
Landscape Maintenance - Contract	193,000	157,956	35,044	18 %
Landscape Maintenance - Other	15,000	4,078	10,922	73 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	10,000	1,623	8,377	84 %
Pool Maintenance	18,000	12,244	5,756	32 %
Capital Reserve				
HOA Expenditures	0	187,061	(187,061)	0 %
<b>Total Expenditures</b>	<b>658,017</b>	<b>775,943</b>	<b>(117,926)</b>	<b>(18)%</b>
Excess Of Revenues Over (Under) Expenditures	0	100,546	100,546	0 %

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	96,558	96,558	0 %
Fund Balance, End of Period	<u>0</u>	<u>197,104</u>	<u>197,104</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2020 Through 7/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	505,713	527,286	21,573	4 %
DS Assmts - Prepayments	0	16,017	16,017	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>28</u>	<u>28</u>	<u>0 %</u>
Total Revenues	<u>505,713</u>	<u>543,330</u>	<u>37,617</u>	<u>7 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	385,713	388,063	(2,350)	(1)%
Principal Payment	120,000	120,000	0	0 %
Prepayment	<u>0</u>	<u>30,000</u>	<u>(30,000)</u>	<u>0 %</u>
Total Expenditures	<u>505,713</u>	<u>538,063</u>	<u>(32,350)</u>	<u>(6)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,268</u>	<u>5,268</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,541	629,541	0 %
Fund Balance, End of Period	<u>0</u>	<u>634,809</u>	<u>634,809</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2020 Through 7/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	281,344	262,111	(19,233)	(7)%
DS Assmts - Off Roll	0	13,817	13,817	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>12</u>	<u>12</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>281,344</u>	<u>275,940</u>	<u>(5,404)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	211,344	212,744	(1,400)	(1)%
Principal Payment	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>281,344</u>	<u>282,744</u>	<u>(1,400)</u>	<u>(0)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(6,804)</u>	<u>(6,804)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	235,903	235,903	0 %
Fund Balance, End of Period	<u>0</u>	<u>229,099</u>	<u>229,099</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2020 Through 7/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	255,050	260,207	5,157	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>255,050</u>	<u>260,219</u>	<u>5,169</u>	<u>2 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	185,050	186,363	(1,313)	(1)%
Principal Payment	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>255,050</u>	<u>256,363</u>	<u>(1,313)</u>	<u>(1)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>19</u>	<u>19</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>19</u>	<u>19</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,876</u>	<u>3,876</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>287,164</u></u>	<u><u>287,164</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 7/31/2021  
 (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 7/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(19)	(19)	0 %
Total Other Financing Sources	0	(19)	(19)	0 %
Excess Of Revenues Over (Under) Expenditures	0	(19)	(19)	0 %
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	0	0	0	0 %

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

900 - General Fixed Assets Account Group  
From 10/1/2020 Through 7/31/2021  
(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 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,715,000	14,715,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,715,000</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: 07/31/21  
Reconciliation Date: 7/31/2021  
Status: Locked

Bank Balance	179,244.36
Less Outstanding Checks/Vouchers	2,907.96
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	176,336.40
Balance Per Books	<u>176,336.40</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: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2232	6/10/2021	System Generated Check/Voucher	200.00	Freddy Barton
2248	6/24/2021	System Generated Check/Voucher	400.00	Freddy Barton
2274	7/15/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2275	7/15/2021	System Generated Check/Voucher	200.00	Freddy Barton
2286	7/22/2021	System Generated Check/Voucher	142.96	Bright House Networks
2287	7/22/2021	System Generated Check/Voucher	1,675.00	Times Publishing Company
2288	7/22/2021	System Generated Check/Voucher	90.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			2,907.96	

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

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 07/31/21**

**Reconciliation Date: 7/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2236	6/10/2021	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2242	6/15/2021	Series 2018 FY21 Tax Dist ID 531	4,339.51	Carlton Lakes CDD
2243	6/15/2021	Series 2015 FY21 Tax Dist ID 531	8,729.76	Carlton Lakes CDD
2244	6/15/2021	Series 2017 FY21 Tax Dist ID 531	4,307.99	Carlton Lakes CDD
2249	6/24/2021	System Generated Check/Voucher	400.00	Fredrick Levatte
2251	6/24/2021	System Generated Check/Voucher	400.00	Nicholle D. Palmer
2252	6/24/2021	System Generated Check/Voucher	400.00	Rena Diane Vance
2253	6/24/2021	System Generated Check/Voucher	588.85	Rick Reidt
2255	6/24/2021	System Generated Check/Voucher	285.00	Stantec Consulting Services Inc
2257	6/24/2021	System Generated Check/Voucher	74.03	Wayne Justice
2258	7/1/2021	System Generated Check/Voucher	2,150.16	BOCC
2259	7/1/2021	System Generated Check/Voucher	9,150.71	Meritus Districts
2260	7/1/2021	System Generated Check/Voucher	405.00	MHD Communications
2261	7/1/2021	System Generated Check/Voucher	5,905.33	Ramps Plus
2262	7/1/2021	System Generated Check/Voucher	13,410.24	Tampa Electric Company
2263	7/1/2021	System Generated Check/Voucher	22.02	Verizon
2264	7/1/2021	System Generated Check/Voucher	370.69	Waste Management Inc. of Florida
2265	7/1/2021	System Generated Check/Voucher	1,340.00	Zebra Cleaning Team, Inc.
2266	7/1/2021	office furniture	3,610.50	Freedman's Office Furniture
210085120005	7/2/2021	P/R PE062621_CD070221	1,679.73	Decision HR
2267	7/8/2021	System Generated Check/Voucher	500.00	Don Harrison Enterprises
2268	7/8/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2269	7/8/2021	System Generated Check/Voucher	31.72	LogMein Communications, Inc.
2270	7/8/2021	System Generated Check/Voucher	235.00	Meritus Districts
2271	7/8/2021	System Generated Check/Voucher	307.05	Optimal Outsource
2272	7/8/2021	System Generated Check/Voucher	1,295.00	Securiteam Inc.
2273	7/8/2021	System Generated Check/Voucher	1,995.00	Straley Robin Vericker

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2276	7/15/2021	System Generated Check/Voucher	200.00	Fredrick Levatte
2277	7/15/2021	System Generated Check/Voucher	467.77	Optimal Outsource
2278	7/15/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2279	7/15/2021	System Generated Check/Voucher	285.00	Stantec Consulting Services Inc
2280	7/15/2021	System Generated Check/Voucher	3,717.38	US Bank
2281	7/15/2021	System Generated Check/Voucher	104.71	Verizon
2282	7/15/2021	System Generated Check/Voucher	1,515.00	Zebra Cleaning Team, Inc.
210085120006	7/16/2021	P/R PE071021_CD071621	1,555.15	Decision HR
2283	7/22/2021	System Generated Check/Voucher	1,229.07	BOCC
2284	7/22/2021	System Generated Check/Voucher	16,222.08	Pine Lake Services
2285	7/22/2021	System Generated Check/Voucher	1,400.00	Ramps Plus
210085120007	7/30/2021	P/R PE072421_CD073021	<u>2,267.15</u>	Decision HR
Cleared Checks/Vouchers			<u>91,961.60</u>	



Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
452104101	6/23/2021	Clubhouse Rental - Artmeier - 06.10.21	100.00	
565875	7/13/2021	Rooms to Go Sales Tax Refund - 07.13.21	0.00	
CR351	7/31/2021	Bank Interest	<u>2.11</u>	
Cleared Deposits			102.11	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/21  
Reconciliation Date: 7/31/2021  
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
10843	7/31/2021	Reimbursement	<u>975.67</u>
Cleared Other Cash Items			<u>975.67</u>