

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2018



Meritus Districts  
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

Carlton Lakes Community Development District

**Balance Sheet**

As of 6/30/2018  
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2017	Debt Service - Series 2018	Capital Projects - Series 2015	Capital Projects - Series 2017	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>										
Cash-Operating Account	183,323	0	0	0	0	0	0	0	0	183,323
Investments-Revenue 2018 (5000)	0	0	0	156	0	0	0	0	0	156
Investments-Interest 2018 (5001)	0	0	0	227,905	0	0	0	0	0	227,905
Investments-Reserve 2018 (5003)	0	0	0	211,008	0	0	0	0	0	211,008
Investments-Amenity 2018 (5005)	0	0	0	0	0	0	835,722	0	0	835,722
Investments-Carlton Lakes West 2018 (5006)	0	0	0	0	0	0	729,436	0	0	729,436
Investments-Phase 1C, 1E 2018 (5007)	0	0	0	0	0	0	247,677	0	0	247,677
Investments-Cost of Issuance 2018 (5008)	0	0	0	0	0	0	182	0	0	182
Due From Developer	0	0	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	156,142	0	0	0	0	0	0	156,142
Investments-Interest 2017 (8001)	0	0	0	0	0	0	0	0	0	0
Investments-Reserve 2017 (8003)	0	0	103,845	0	0	0	0	0	0	103,845
Investments-Construction 2017 (8005)	0	0	0	0	0	1	0	0	0	1
Investments-Cost of Issuance 2017 (8006)	0	0	0	0	0	0	0	0	0	0
Investments-Amenity Center 2017 (8007)	0	0	0	0	0	18	0	0	0	18
Investments-Construction 2015 (8005)	0	0	0	0	19	0	0	0	0	19
Investments-Revenue 2015 (8004)	0	341,625	0	0	0	0	0	0	0	341,625
Investments-Reserve 2015 (8003)	0	563,731	0	0	0	0	0	0	0	563,731
Investments-Interest 2015 (8000)	0	1	0	0	0	0	0	0	0	1
Investments-Prepayment 2015 (8002)	0	51,723	0	0	0	0	0	0	0	51,723
Prepaid Items	0	0	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,018	0	0	0	0	0	0	0	0	1,018
Deposits	1,530	0	0	0	0	0	0	0	0	1,530
Construction Work In Progress	0	0	0	0	0	0	0	11,902,399	0	11,902,399
Amount Available-Debt Service	0	0	0	0	0	0	0	0	1,568,253	1,568,253
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	0	14,916,747	14,916,747
Other	0	0	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>185,872</b>	<b>957,081</b>	<b>259,987</b>	<b>439,070</b>	<b>19</b>	<b>19</b>	<b>1,813,017</b>	<b>11,902,399</b>	<b>16,485,000</b>	<b>32,042,463</b>
<b>Liabilities</b>										
Accounts Payable	29,028	0	0	0	0	0	0	0	0	29,028
Accounts Payable Other	0	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	0	0	8,290,000	8,290,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	0	0	3,940,000	3,940,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	0	0	4,255,000	4,255,000
<b>Total Liabilities</b>	<b>29,028</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,485,000</b>	<b>16,514,028</b>

Carlton Lakes Community Development District

**Balance Sheet**

As of 6/30/2018  
(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service - Series 2015</u>	<u>Debt Service - Series 2017</u>	<u>Debt Service - Series 2018</u>	<u>Capital Projects - Series 2015</u>	<u>Capital Projects - Series 2017</u>	<u>Capital Projects - Series 2018</u>	<u>General Fixed Assets Account Group</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Fund Equity & Other Credits										
Fund Balance-All Other Reserves	0	1,043,523	187,385	0	19	1,616,345	0	0	0	2,847,272
Fund Balance-Unreserved	53,660	0	0	0	0	0	0	0	0	53,660
Investment In General Fixed Assets	0	0	0	0	0	0	0	11,902,399	0	11,902,399
Other	103,185	(86,443)	72,602	439,070	0	(1,616,326)	1,813,017	0	0	725,105
Total Fund Equity & Other Credits	<u>156,844</u>	<u>957,081</u>	<u>259,987</u>	<u>439,070</u>	<u>19</u>	<u>19</u>	<u>1,813,017</u>	<u>11,902,399</u>	<u>0</u>	<u>15,528,436</u>
Total Liabilities & Fund Equity	<u>185,872</u>	<u>957,081</u>	<u>259,987</u>	<u>439,070</u>	<u>19</u>	<u>19</u>	<u>1,813,017</u>	<u>11,902,399</u>	<u>16,485,000</u>	<u>32,042,463</u>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2017 Through 6/30/2018  
(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	171,495	305,112	133,617	78 %
O&M Assmts - Off Roll	0	50,752	50,752	0 %
Interest Earnings				
Interest Earnings	0	217	217	0 %
Contributions & Donations From Private Sources				
Developer Contributions	53,105	0	(53,105)	(100)%
<b>Total Revenues</b>	<b>224,600</b>	<b>356,081</b>	<b>131,481</b>	<b>59 %</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	33,750	25,313	8,438	25 %
District Engineer	7,500	1,168	6,332	84 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,500	4,265	1,235	22 %
Accounting Services	0	3,750	(3,750)	0 %
Auditing Services	5,000	3,523	1,477	30 %
Postage, Phone, Faxes, Copies	1,000	75	925	93 %
Public Officials Insurance	1,900	1,794	106	6 %
Legal Advertising	1,000	7,184	(6,184)	(618)%
Bank Fees	250	387	(137)	(55)%
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	10,000	5,080	4,920	49 %
Electric Utility Services				
Electric Utility Services	30,000	58,757	(28,757)	(96)%
Decorative Light Maintenance	5,000	0	5,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,500	355	2,145	86 %
Other Physical Environment				
Waterway Management Program	7,750	5,019	2,731	35 %
Property & Casualty Insurance	7,000	2,535	4,465	64 %
Club Facility Maintenance	7,500	0	7,500	100 %
Landscape Maintenance - Contract	53,025	130,493	(77,468)	(146)%
Landscape Maintenance - Other	10,000	125	9,875	99 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	10,000	325	9,675	97 %
Pool Maintenance	15,000	0	15,000	100 %
<b>Total Expenditures</b>	<b>224,600</b>	<b>250,422</b>	<b>(25,822)</b>	<b>(11)%</b>
Excess Of Revenues Over (Under) Expenditures	0	105,659	105,659	0 %
Fund Balance, Beginning of Period	0	53,660	53,660	0 %
Fund Balance, End of Period	0	159,319	159,319	0 %

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2017 Through 6/30/2018  
 (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				
Capitalized Interest	581,369	0	(581,369)	(100)%
DS Assmts - Tax Roll	0	544,790	544,790	0 %
DS Assmts - Prepayments	0	220,545	220,545	0 %
DS Assmts - Off Roll	0	16,299	16,299	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,399</u>	<u>1,399</u>	<u>0 %</u>
Total Revenues	<u>581,369</u>	<u>783,034</u>	<u>201,665</u>	<u>35 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	461,368	454,477	6,891	1 %
Principal Payment	<u>120,000</u>	<u>415,000</u>	<u>(295,000)</u>	<u>(246)%</u>
Total Expenditures	<u>581,368</u>	<u>869,477</u>	<u>(288,109)</u>	<u>(50)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>1</u>	<u>(86,443)</u>	<u>(86,444)</u>	<u>(8,644,369)%</u>
Fund Balance, Beginning of Period	0	1,043,523	1,043,523	0 %
Fund Balance, End of Period	<u>1</u>	<u>957,081</u>	<u>957,080</u>	<u>95,707,965 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2017 Through 6/30/2018  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	156	156	0 %
Total Revenues	<u>0</u>	<u>156</u>	<u>156</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	438,913	438,913	0 %
Total Other Financing Sources	<u>0</u>	<u>438,913</u>	<u>438,913</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>439,070</u>	<u>439,070</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>439,070</u></u>	<u><u>439,070</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2017 Through 6/30/2018  
 (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				
Capitalized Interest	257,550	0	(257,550)	(100)%
DS Assmts - Tax Roll	0	143,153	143,153	0 %
DS Assmts - Off Roll	0	108,854	108,854	0 %
Interest Earnings				
Interest Earnings	0	308	308	0 %
<b>Total Revenues</b>	<u>257,550</u>	<u>252,316</u>	<u>(5,234)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	192,550	179,713	12,837	7 %
Principal Payment	65,000	0	65,000	100 %
<b>Total Expenditures</b>	<u>257,550</u>	<u>179,713</u>	<u>77,837</u>	<u>30 %</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>72,602</u>	<u>72,602</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	187,385	187,385	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>259,987</u>	<u>259,987</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

300 - Capital Projects - Series 2015

From 10/1/2017 Through 6/30/2018

(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

301 - Capital Projects - Series 2018

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	766	766	0 %
Total Revenues	<u>0</u>	<u>766</u>	<u>766</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustees Fees	0	10,825	(10,825)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Underwriter	0	40,000	(40,000)	0 %
Bond Counsel	0	41,500	(41,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,749,660	(1,749,660)	0 %
Total Expenditures	<u>0</u>	<u>1,918,735</u>	<u>(1,918,735)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	3,730,987	3,730,987	0 %
Total Other Financing Sources	<u>0</u>	<u>3,730,987</u>	<u>3,730,987</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,813,017</u>	<u>1,813,017</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>1,813,017</u>	<u>1,813,017</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

303 - Capital Projects - Series 2017

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	802	802	0 %
Total Revenues	<u>0</u>	<u>802</u>	<u>802</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	1,617,128	(1,617,128)	0 %
Total Expenditures	<u>0</u>	<u>1,617,128</u>	<u>(1,617,128)</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,616,326)</u>	<u>(1,616,326)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,616,345	1,616,345	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  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/18  
Reconciliation Date: 6/30/2018  
Status: Locked

Bank Balance	183,323.19
Less Outstanding Checks/Vouchers	0.00
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	183,323.19
Balance Per Books	<u>183,323.19</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: 06/30/18**

**Reconciliation Date: 6/30/2018**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1383	5/17/2018	System Generated Check/Voucher	49.21	Tampa Electric Company
1384	5/17/2018	System Generated Check/Voucher	148.40	Tampa Electric Company
1385	5/17/2018	System Generated Check/Voucher	205.61	Tampa Electric Company
1386	5/17/2018	System Generated Check/Voucher	166.33	Tampa Electric Company
1387	5/17/2018	System Generated Check/Voucher	644.55	Tampa Electric Company
1388	5/17/2018	System Generated Check/Voucher	31.29	Tampa Electric Company
1389	5/17/2018	System Generated Check/Voucher	21.79	Tampa Electric Company
1390	5/17/2018	System Generated Check/Voucher	25.28	Tampa Electric Company
1391	5/17/2018	System Generated Check/Voucher	47.78	Tampa Electric Company
1392	6/1/2018	System Generated Check/Voucher	626.00	First Choice Aquatic Weed Management, LLC
1393	6/1/2018	System Generated Check/Voucher	2,838.57	Meritus Districts
1394	6/1/2018	System Generated Check/Voucher	566.90	Straley & Robin
1395	6/1/2018	System Generated Check/Voucher	113.84	Tampa Electric Company
1400	6/7/2018	Series 2015 FY18 Tax Dist ID 372	864.79	Carlton Lakes CDD
1401	6/7/2018	Series 2017 FY18 Tax Dist ID 372	227.24	Carlton Lakes CDD
1396	6/8/2018	System Generated Check/Voucher	458.15	Stantec Consulting Services Inc
1397	6/8/2018	System Generated Check/Voucher	14,162.37	Cornerstone Solutions Group
1398	6/13/2018	Series 2015 FY18 Tax Dist ID 373	168,444.66	Carlton Lakes CDD
1399	6/13/2018	Series 2017 FY18 Tax Dist ID 373	44,261.82	Carlton Lakes CDD
CD044	6/25/2018	Bank Fee	34.21	
Cleared Checks/Vouchers			233,938.79	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/18

Reconciliation Date: 6/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR122	6/7/2018	Tax Distribution - 06.07.18	1,576.35
	CR123	6/13/2018	Tax Distribution - 06.13.18	<u>307,044.59</u>
Cleared Deposits				<u><u>308,620.94</u></u>

06/30/2018



# Account Statement

CARLTON LAKES CDD  
 2005 PAN AM CIR STE 120  
 TAMPA FL 33607-2380

Questions? Please call  
 1-800-786-8787

As of June 1, 2018 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability. The changes will be reflected in the June 1, 2018 versions and can be viewed or obtained online at [www.suntrust.com/disclosures](http://www.suntrust.com/disclosures), by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		06/01/2018 - 06/30/2018

Description	Amount	Description	Amount
Beginning Balance	\$108,641.04	Average Balance	\$225,615.12
Deposits/Credits	\$308,620.94	Average Collected Balance	\$225,615.12
Checks	\$233,904.58	Number of Days in Statement Period	30
Withdrawals/Debits	\$34.21		
Ending Balance	\$183,323.19		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Deposits/Credits	Date	Amount	Serial #	Description
	06/08	1,576.35		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID372 DN022135
	06/15	307,044.59		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST 373 DN022135
Deposits/Credits: 2		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	134	566.90	06/11	1389	21.79	06/04	1396	458.15	06/18
	*1383	49.21	06/04	1390	25.28	06/04	1397	14,162.37	06/15
	1384	148.40	06/04	1391	47.78	06/04	1398	168,444.66	06/26
	1385	205.61	06/04	1392	626.00	06/12	1399	44,261.82	06/26
	1386	166.33	06/04	1393	2,838.57	06/04	1400	864.79	06/26
	1387	644.55	06/04	*1395	113.84	06/14	1401	227.24	06/26
	1388	31.29	06/04						

Checks: 19  
 \* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/25	34.21		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	108,641.04	108,641.04	06/12	104,845.68	104,845.68
	06/04	104,462.23	104,462.23	06/14	104,731.84	104,731.84
	06/08	106,038.58	106,038.58	06/15	397,614.06	397,614.06
	06/11	105,471.68	105,471.68	06/18	397,155.91	397,155.91

06/30/2018



Account  
Statement

<b>Balance Activity History</b>	<b>Date</b>	<b>Balance</b>	<b>Collected Balance</b>	<b>Date</b>	<b>Balance</b>	<b>Collected Balance</b>
	06/25	397,121.70	397,121.70	06/26	183,323.19	183,323.19

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.