

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



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 1/31/2019
(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
Deposits	100	0	0	0	0	0	0	0	0	100
Unearned Revenues	50	0	0	0	0	0	0	0	0	50
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	0	0	7,740,000	7,740,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	0	0	3,875,000	3,875,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	0	0	4,255,000	4,255,000
Total Liabilities	<u>23,106</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>83,116</u>	<u>0</u>	<u>0</u>	<u>15,870,000</u>	<u>15,976,222</u>
Fund Equity & Other Credits										
Fund Balance-All Other Reserves	0	1,285,795	261,118	439,383	19	(83,097)	1,513,970	0	0	3,417,189
Fund Balance-Unreserved	51,933	0	0	0	0	0	0	0	0	51,933
Investment In General Fixed Assets	0	0	0	0	0	0	0	13,582,882	0	13,582,882
Other	166,862	(173,227)	68,473	(119,853)	(19)	0	(1,379,127)	0	0	(1,436,891)
Total Fund Equity & Other Credits	<u>218,795</u>	<u>1,112,568</u>	<u>329,592</u>	<u>319,530</u>	<u>0</u>	<u>(83,097)</u>	<u>134,843</u>	<u>13,582,882</u>	<u>0</u>	<u>15,615,112</u>
Total Liabilities & Fund Equity	<u>241,901</u>	<u>1,112,568</u>	<u>329,592</u>	<u>319,530</u>	<u>0</u>	<u>19</u>	<u>134,843</u>	<u>13,582,882</u>	<u>15,870,000</u>	<u>31,591,334</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 1/31/2019
(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	352,300	304,930	(47,369)	(13)%
O&M Assmts - Off Roll	41,125	0	(41,125)	(100)%
Interest Earnings				
Interest Earnings	0	14	14	0 %
Other Miscellaneous Revenues				
Clubhouse Rentals	<u>0</u>	<u>50</u>	<u>50</u>	<u>0 %</u>
Total Revenues	<u>393,425</u>	<u>304,994</u>	<u>(88,431)</u>	<u>(22)%</u>
Expenditures				
Financial & Administrative				
District Manager	44,000	14,310	29,690	67 %
District Engineer	4,750	1,148	3,603	76 %
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	3,493	8,507	71 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	1,400	6,600	83 %
Postage, Phone, Faxes, Copies	750	1,836	(1,086)	(145)%
Public Officials Insurance	2,100	1,850	250	12 %
Legal Advertising	1,000	948	53	5 %
Bank Fees	250	41	209	83 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	0	250	100 %
Legal Counsel				
District Counsel	10,000	1,249	8,751	88 %
Electric Utility Services				
Electric Utility Services	50,000	39,502	10,498	22 %
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	2,156	344	14 %
Other Physical Environment				
Waterway Management Program	7,750	2,504	5,246	68 %
Property & Casualty Insurance	7,000	10,034	(3,034)	(43)%
Club Facility Maintenance	15,000	8,274	6,726	45 %
Landscape Maintenance - Contract	170,000	42,488	127,512	75 %
Landscape Maintenance - Other	10,000	1,725	8,275	83 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Pool Maintenance	<u>15,000</u>	<u>5,000</u>	<u>10,000</u>	<u>67 %</u>
Total Expenditures	<u>393,425</u>	<u>138,133</u>	<u>255,292</u>	<u>65 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>166,862</u>	<u>166,862</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	51,933	51,933	0 %
Clubhouse Rentals	<u>0</u>	<u>50</u>	<u>50</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>51,983</u>	<u>51,983</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>218,845</u>	<u>218,795</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2018 Through 1/31/2019
 (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	549,769	455,113	(94,656)	(17)%
DS Assmts - Prepayments	0	68,304	68,304	0 %
DS Assmts - Off Roll	0	4,676	4,676	0 %
Interest Earnings				
Interest Earnings	0	989	989	0 %
Total Revenues	<u>549,769</u>	<u>529,082</u>	<u>(20,687)</u>	<u>(4)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	429,769	217,328	212,441	49 %
Principal Payment	120,000	485,000	(365,000)	(304)%
Total Expenditures	<u>549,769</u>	<u>702,328</u>	<u>(152,559)</u>	<u>(28)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	19	19	0 %
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>(173,227)</u>	<u>(173,227)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,285,795	1,285,795	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,112,568</u>	<u>1,112,568</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2018 Through 1/31/2019
 (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	215,344	0	(215,344)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>380</u>	<u>380</u>	<u>0 %</u>
Total Revenues	<u>215,344</u>	<u>380</u>	<u>(214,964)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	<u>215,344</u>	<u>120,234</u>	<u>95,110</u>	<u>44 %</u>
Total Expenditures	<u>215,344</u>	<u>120,234</u>	<u>95,110</u>	<u>44 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(119,853)</u>	<u>(119,853)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	439,383	439,383	0 %
Fund Balance, End of Period	<u>0</u>	<u>319,530</u>	<u>319,530</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2018 Through 1/31/2019
 (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	255,113	224,590	(30,523)	(12)%
DS Assmts - Developer	0	4,955	4,955	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>203</u>	<u>203</u>	<u>0 %</u>
Total Revenues	<u>255,113</u>	<u>229,748</u>	<u>(25,365)</u>	<u>(10)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	190,113	96,275	93,838	49 %
Principal Payment	<u>65,000</u>	<u>65,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>255,113</u>	<u>161,275</u>	<u>93,838</u>	<u>37 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>68,473</u>	<u>68,473</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	261,118	261,118	0 %
Fund Balance, End of Period	<u>0</u>	<u>329,592</u>	<u>329,592</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects - Series 2015

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(19)	(19)	0 %
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>(19)</u>	<u>(19)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,045	1,045	0 %
Total Revenues	<u>0</u>	<u>1,045</u>	<u>1,045</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,380,173	(1,380,173)	0 %
Total Expenditures	<u>0</u>	<u>1,380,173</u>	<u>(1,380,173)</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,379,127)</u>	<u>(1,379,127)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,513,970	1,513,970	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>134,843</u></u>	<u><u>134,843</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects - Series 2017

From 10/1/2018 Through 1/31/2019

(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	(83,097)	(83,097)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(83,097)</u></u>	<u><u>(83,097)</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,582,882	13,582,882	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,582,882</u>	<u>12,202,709</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

950 - General Long-Term Debt
From 10/1/2018 Through 1/31/2019
(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	15,870,000	15,870,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,870,000</u>	<u>16,420,000</u>	<u>0 %</u>

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	238,990.82
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	150.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	239,140.82
Balance Per Books	<u>239,140.82</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: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	4327557	1/30/2019	Clubhouse Rental - Retamozo	50.00
	4327558	1/30/2019	Clubhouse Rental - Retamozo	<u>100.00</u>
Outstanding Deposits				<u>150.00</u>

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1536	12/12/2018	System Generated Check/Voucher	69.00	Grau and Associates
1543	12/26/2018	System Generated Check/Voucher	772.97	BOCC
1544	12/26/2018	System Generated Check/Voucher	9,507.07	Tampa Electric Company
1545	1/1/2019	System Generated Check/Voucher	3,587.36	Meritus Districts
1546	1/3/2019	System Generated Check/Voucher	10.00	Meritus Districts
1547	1/3/2019	System Generated Check/Voucher	11,144.67	Cornerstone Solutions Group
1548	1/4/2019	Series 2015 FY19 Tax Dist ID 400	35,952.79	Carlton Lakes CDD
1549	1/4/2019	Series 2017 FY19 Tax Dist ID 400	17,742.11	Carlton Lakes CDD
1550	1/10/2019	System Generated Check/Voucher	626.00	First Choice Aquatic Weed Management, LLC
1551	1/10/2019	System Generated Check/Voucher	1,400.00	Grau and Associates
1552	1/10/2019	System Generated Check/Voucher	70.53	Bright House Networks
1552	1/10/2019	System Generated Check/Voucher	(70.53)	Bright House Networks
1553	1/10/2019	System Generated Check/Voucher	880.45	Tampa Electric Company
1554	1/16/2019	System Generated Check/Voucher	75.52	Bright House Networks
1555	1/16/2019	System Generated Check/Voucher	14,162.67	Cornerstone Solutions Group
1556	1/16/2019	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
1557	1/24/2019	System Generated Check/Voucher	1,255.00	Securiteam Inc.
1558	1/24/2019	System Generated Check/Voucher	630.00	The Perfect Klean
1559	1/24/2019	Series 2015 FY19 Tax Dist ID Dec Int	98.76	Carlton Lakes CDD
1560	1/24/2019	Series 2017 FY19 Tax Dist ID Dec Int	48.73	Carlton Lakes CDD
Cleared Checks/Vouchers			99,163.10	
			99,163.10	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR157	1/3/2019	Tax Distribution - 01.03.19	77,783.66
	CR163	1/17/2019	Interest Distribution - 01.17.19	213.66
	CR165	1/31/2019	Bank Interest	<u>4.95</u>
Cleared Deposits				<u><u>78,002.27</u></u>

01/31/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at 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
	PUBLIC FUNDS ADVANTAGE PLUS		01/01/2019 - 01/31/2019
	Description	Amount	Description
	Beginning Balance	\$260,101.65	Average Balance
	Deposits/Credits	\$78,052.27	Average Collected Balance
	Checks	\$99,163.10	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	Annual Percentage Yield Earned
	Ending Balance	\$238,990.82	Interest Paid Year to Date
			31
			.02%
			\$4.95

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	01/17	50.00		DEPOSIT				
	01/07	77,783.66		ELECTRONIC/ACH CREDIT				
	01/17	213.66		HLLS TAX LICENS DIST ID400 DN022135				
	01/31	4.95		ELECTRONIC/ACH CREDIT				
				HLLS TAX LICENS DIST181230 DN022135				
				INTEREST PAID THIS STATEMENT THRU 01/31				
	Deposits/Credits:	4		Total Items Deposited:	1			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1536	69.00	01/08	1548	35,952.79	01/30	1555	14,162.67	01/22
	*1543	772.97	01/04	1549	17,742.11	01/30	1556	1,200.00	01/22
	1544	9,507.07	01/02	1550	626.00	01/15	1557	1,255.00	01/29
	1545	3,587.36	01/03	1551	1,400.00	01/16	1558	630.00	01/29
	1546	10.00	01/07	*1553	880.45	01/15	1559	98.76	01/30
	1547	11,144.67	01/09	1554	75.52	01/22	1560	48.73	01/30

Checks: 18
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	260,101.65	260,101.65	01/15	311,287.79	311,287.79
	01/02	250,594.58	250,594.58	01/16	309,887.79	309,887.79
	01/03	247,007.22	247,007.22	01/17	310,151.45	310,101.45
	01/04	246,234.25	246,234.25	01/18	310,151.45	310,151.45
	01/07	324,007.91	324,007.91	01/22	294,713.26	294,713.26
	01/08	323,938.91	323,938.91	01/29	292,828.26	292,828.26
	01/09	312,794.24	312,794.24	01/30	238,985.87	238,985.87

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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01/31/2019



Account
Statement

Balance Activity History	Date	Balance	Collected Balance
	01/31	238,990.82	238,990.82

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.