

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 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 12/31/2018
(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
Unearned Revenues	0	0	0	0	0	0	0	0	0	0
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	27,454	0	0	0	0	83,116	0	0	15,870,000	15,980,570
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	13,537,795	0	13,537,795
Other	173,176	(219,209)	50,637	(119,935)	(19)	0	(1,334,136)	0	0	(1,449,486)
Total Fund Equity & Other Credits	225,109	1,066,586	311,755	319,449	0	(83,097)	179,834	13,537,795	0	15,557,430
Total Liabilities & Fund Equity	252,563	1,066,586	311,755	319,449	0	19	179,834	13,537,795	15,870,000	31,538,000

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 12/31/2018

(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	280,775	(71,524)	(20)%
O&M Assmts - Off Roll	41,125	0	(41,125)	(100)%
Interest Earnings				
Interest Earnings	0	9	9	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>280,834</u>	<u>(112,591)</u>	<u>(29)%</u>
Expenditures				
Financial & Administrative				
District Manager	44,000	10,732	33,268	76 %
District Engineer	4,750	220	4,530	95 %
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	0	8,000	100 %
Postage, Phone, Faxes, Copies	750	1,770	(1,020)	(136)%
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	737	9,263	93 %
Electric Utility Services				
Electric Utility Services	50,000	26,719	23,281	47 %
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	1,478	1,022	41 %
Other Physical Environment				
Waterway Management Program	7,750	1,878	5,872	76 %
Property & Casualty Insurance	7,000	2,660	4,340	62 %
Club Facility Maintenance	15,000	6,943	8,057	54 %
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>3,800</u>	<u>11,200</u>	<u>75 %</u>
Total Expenditures	<u>393,425</u>	<u>107,658</u>	<u>285,767</u>	<u>73 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>173,176</u>	<u>173,176</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	51,933	51,933	0 %
Fund Balance, End of Period	<u>0</u>	<u>225,109</u>	<u>225,109</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2018 Through 12/31/2018
 (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	419,061	(130,708)	(24)%
DS Assmts - Prepayments	0	59,197	59,197	0 %
DS Assmts - Off Roll	0	4,053	4,053	0 %
Interest Earnings				
Interest Earnings	0	790	790	0 %
Total Revenues	549,769	483,100	(66,669)	(12)%
Expenditures				
Debt Service Payments				
Interest Payment	429,769	217,328	212,441	49 %
Principal Payment	120,000	485,000	(365,000)	(304)%
Total Expenditures	549,769	702,328	(152,559)	(28)%
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	(219,209)	(219,209)	0 %
Fund Balance, Beginning of Period	0	1,285,795	1,285,795	0 %
Fund Balance, End of Period	0	1,066,586	1,066,586	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2018 Through 12/31/2018
 (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>299</u>	<u>299</u>	<u>0 %</u>
Total Revenues	<u>215,344</u>	<u>299</u>	<u>(215,045)</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>(119,935)</u>	<u>(119,935)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	439,383	439,383	0 %
Fund Balance, End of Period	<u>0</u>	<u>319,449</u>	<u>319,449</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2018 Through 12/31/2018
(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	206,800	(48,313)	(19)%
DS Assmts - Developer	0	4,955	4,955	0 %
Interest Earnings				
Interest Earnings	0	157	157	0 %
Total Revenues	255,113	211,912	(43,201)	(17)%
Expenditures				
Debt Service Payments				
Interest Payment	190,113	96,275	93,838	49 %
Principal Payment	65,000	65,000	0	0 %
Total Expenditures	255,113	161,275	93,838	37 %
Excess Of Revenues Over (Under) Expenditures	0	50,637	50,637	0 %
Fund Balance, Beginning of Period	0	261,118	261,118	0 %
Fund Balance, End of Period	0	311,755	311,755	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects - Series 2015

From 10/1/2018 Through 12/31/2018

(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 12/31/2018

(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>
Revenues				
Interest Earnings				
Interest Earnings	0	949	949	0 %
Total Revenues	<u>0</u>	<u>949</u>	<u>949</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,335,085	(1,335,085)	0 %
Total Expenditures	<u>0</u>	<u>1,335,085</u>	<u>(1,335,085)</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,334,136)</u>	<u>(1,334,136)</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>179,834</u></u>	<u><u>179,834</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 12/31/2018

(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	(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 12/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,537,795	13,537,795	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,537,795</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 12/31/2018
(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: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Bank Balance	260,101.65
Less Outstanding Checks/Vouchers	10,349.04
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>50.00</u>
Reconciled Bank Balance	249,802.61
Balance Per Books	<u>249,802.61</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: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Outstanding 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
Outstanding Checks/Vouchers			<u>10,349.04</u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1031	12/31/2018	Clubhouse Rental - Massie Not Cleared Yet	50.00
Outstanding Suspense Items			50.00

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1518	11/15/2018	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
1519	11/15/2018	Series 2015 FY19 Tax Dist ID 392	5,975.48	Carlton Lakes CDD
1520	11/15/2018	Series 2017 FY19 Tax Dist ID 392	2,948.80	Carlton Lakes CDD
1521	11/26/2018	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1523	11/26/2018	Series 2015 FY19 Tax Dist ID 393	6,654.85	Carlton Lakes CDD
1524	11/26/2018	Series 2017 FY19 Tax Dist ID 393	3,284.06	Carlton Lakes CDD
1525	12/1/2018	System Generated Check/Voucher	587.72	BOCC
1526	12/1/2018	System Generated Check/Voucher	4,485.43	Meritus Districts
1527	12/1/2018	System Generated Check/Voucher	10,844.33	Tampa Electric Company
1528	12/1/2018	System Generated Check/Voucher	125.00	The Perfect Klean
1529	12/6/2018	System Generated Check/Voucher	626.00	First Choice Aquatic Weed Management, LLC
1530	12/6/2018	System Generated Check/Voucher	31.72	Meritus Districts
1531	12/6/2018	System Generated Check/Voucher	1,270.00	Securiteam Inc.
1532	12/6/2018	System Generated Check/Voucher	453.00	Straley Robin Vericker
1533	12/6/2018	System Generated Check/Voucher	150.00	The Perfect Klean
1534	12/7/2018	Series 2015 FY19 Tax Dist ID 395	277,184.58	Carlton Lakes CDD
1535	12/7/2018	Series 2017 FY19 Tax Dist ID 395	136,786.00	Carlton Lakes CDD
1537	12/12/2018	System Generated Check/Voucher	288.39	Bright House Networks
1538	12/12/2018	System Generated Check/Voucher	14,162.67	Cornerstone Solutions Group
1539	12/17/2018	Series 2017 FY19 Tax Distribution	63,451.45	Carlton Lakes CDD
1540	12/17/2018	Series 2015 FY19 Tax Distribution	128,578.68	Carlton Lakes CDD
1541	12/19/2018	System Generated Check/Voucher	600.00	The Perfect Klean
1542	12/19/2018	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			662,338.16	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR152	12/5/2018	Tax Distribution - 12.05.18	599,687.26
	CR153	12/11/2018	Tax Distribution - 12.11.18	278,179.24
	1031	12/31/2018	Clubhouse Rental - Massie	50.00
	CR156	12/31/2018	Bank Interest	<u>7.07</u>
Cleared Deposits				<u><u>877,923.57</u></u>

12/31/2018



Account Statement

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

Questions? Please call
 1-800-786-8787

Important: Fee Changes. Each year SunTrust Bank completes a review of treasury and payment services pricing. As of January 1, 2019, fees will change for some treasury and payment services, including fees for certain ACH, wire transfer, branch cash deposit, check deposit, image delivery, lockbox, business sweep services and online services.
 Please visit www.suntrust.com/2019pricingchanges for additional detail.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		12/01/2018 - 12/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$44,566.24	Average Balance	\$416,072.09
Deposits/Credits	\$877,873.57	Average Collected Balance	\$416,072.09
Checks	\$662,338.16	Number of Days in Statement Period	31
Withdrawals/Debits	\$.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$260,101.65	Interest Paid Year to Date	\$9.33

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

Deposits/Credits	Date	Amount	Serial #	Description
	12/07	599,687.26		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID395 DN022135
	12/14	278,179.24		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST 397 DN022135
	12/31	7.07		INTEREST PAID THIS STATEMENT THRU 12/31
Deposits/Credits: 3		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1518	1,200.00	12/03	1527	10,844.33	12/06	1535	136,786.00	12/20
	1519	5,975.48	12/06	1528	125.00	12/07	*1537	288.39	12/24
	1520	2,948.80	12/06	1529	626.00	12/11	1538	14,162.67	12/21
	1521	1,450.00	12/03	1530	31.72	12/10	1539	63,451.45	12/20
	*1523	6,654.85	12/06	1531	1,270.00	12/11	1540	128,578.68	12/20
	1524	3,284.06	12/06	1532	453.00	12/12	1541	600.00	12/26
	1525	587.72	12/11	1533	150.00	12/11	1542	1,200.00	12/27
	1526	4,485.43	12/04	1534	277,184.58	12/20			

Checks: 23
 * 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
	12/01	44,566.24	44,566.24	12/12	604,167.11	604,167.11
	12/03	41,916.24	41,916.24	12/14	882,346.35	882,346.35
	12/04	37,430.81	37,430.81	12/20	276,345.64	276,345.64
	12/06	7,723.29	7,723.29	12/21	262,182.97	262,182.97
	12/07	607,285.55	607,285.55	12/24	261,894.58	261,894.58
	12/10	607,253.83	607,253.83	12/26	261,294.58	261,294.58
	12/11	604,620.11	604,620.11	12/27	260,094.58	260,094.58

12/31/2018



Account
Statement

Balance Activity History	Date	Balance	Collected Balance
	12/31	260,101.65	260,101.65

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.

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