

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2020



Meritus Districts  
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Carlton Lakes Community Development District

**Balance Sheet**

As of 11/30/2020  
(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
<b>Assets</b>									
Cash-Operating Account	33,897	0	0	0	0	0	0	0	33,897
Cash – HOA Improvement	200,281	0	0	0	0	0	0	0	200,281
Investments-Revenue 2018 (5000)	0	0	15,099	0	0	0	0	0	15,099
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	27,938	0	0	0	0	27,938
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	80,483	0	0	0	0	0	0	80,483
Investments-Reserve 2015 (8003)	0	253,644	0	0	0	0	0	0	253,644
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	0	0	0	0	0	0	0	0
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	3,879	0	0	0	0	0	0	0	3,879
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
<b>Total Assets</b>	<b>238,181</b>	<b>334,126</b>	<b>155,771</b>	<b>131,783</b>	<b>0</b>	<b>19</b>	<b>13,788,149</b>	<b>14,810,000</b>	<b>29,458,030</b>

Liabilities

Carlton Lakes Community Development District

**Balance Sheet**

As of 11/30/2020  
(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	42,309	0	0	0	0	0	0	0	42,309
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
<b>Total Liabilities</b>	<b>42,559</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,810,000</b>	<b>14,852,559</b>
<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	99,064	(295,415)	(80,132)	(151,505)	0	0	0	0	(427,988)
<b>Total Fund Equity &amp; Other Credits</b>	<b>195,622</b>	<b>334,126</b>	<b>155,771</b>	<b>131,783</b>	<b>0</b>	<b>19</b>	<b>13,788,149</b>	<b>0</b>	<b>14,605,471</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>238,181</b>	<b>334,126</b>	<b>155,771</b>	<b>131,783</b>	<b>0</b>	<b>19</b>	<b>13,788,149</b>	<b>14,810,000</b>	<b>29,458,030</b>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 11/30/2020  
(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	30,929	(619,938)	(95)%
O&M Assmts - Off Roll	6,650	0	(6,650)	(100)%
Interest Earnings				
Interest Earnings	0	3	3	0 %
Contributions & Donations From Private Sources				
HOA Contributions	0	222,924	222,924	0 %
Other Miscellaneous Revenues				
Rental Revenue	500	0	(500)	(100)%
<b>Total Revenues</b>	<b>658,017</b>	<b>253,856</b>	<b>(404,161)</b>	<b>(61)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	44,000	8,383	35,617	81 %
District Engineer	4,750	159	4,591	97 %
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	1,966	10,034	84 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	0	8,000	100 %
Postage, Phone, Faxes, Copies	750	497	253	34 %
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	550	950	63 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	8,000	1,354	6,646	83 %
Electric Utility Services				
Electric Utility Services	150,000	19,686	130,314	87 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	1,000	4,000	80 %
Water-Sewer Combination Services				
Water Utility Services	11,500	2,043	9,457	82 %
Other Physical Environment				
Staff	59,667	9,707	49,960	84 %
Waterway Management Program	20,000	2,110	17,890	89 %
Property & Casualty Insurance	26,000	18,856	7,144	27 %
Club Facility Maintenance	39,000	24,662	14,338	37 %
Landscape Maintenance - Contract	193,000	32,249	160,751	83 %
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	1,542	16,458	91 %
Capital Reserve				
HOA Expenditures	0	22,644	(22,644)	0 %
<b>Total Expenditures</b>	<b>658,017</b>	<b>154,791</b>	<b>503,226</b>	<b>76 %</b>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>99,064</b>	<b>99,064</b>	<b>0 %</b>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 11/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	96,558	96,558	0 %
Fund Balance, End of Period	<u>0</u>	<u>195,622</u>	<u>195,622</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2020 Through 11/30/2020  
 (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	24,986	(480,727)	(95)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>505,713</u>	<u>24,991</u>	<u>(480,722)</u>	<u>(95)%</u>
<b>Expenditures</b>				
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>(295,415)</u>	<u>(295,415)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,541	629,541	0 %
Fund Balance, End of Period	<u>0</u>	<u>334,126</u>	<u>334,126</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2020 Through 11/30/2020  
 (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	12,420	(268,924)	(96)%
DS Assmts - Off Roll	0	13,817	13,817	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>281,344</u>	<u>26,240</u>	<u>(255,104)</u>	<u>(91)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<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>(80,132)</u>	<u>(80,132)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	235,903	235,903	0 %
Fund Balance, End of Period	<u>0</u>	<u>155,771</u>	<u>155,771</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2020 Through 11/30/2020  
 (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	12,330	(242,720)	(95)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>255,050</u>	<u>12,333</u>	<u>(242,717)</u>	<u>(95)%</u>
<b>Expenditures</b>				
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>(151,505)</u>	<u>(151,505)</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>131,783</u></u>	<u><u>131,783</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 11/30/2020  
 (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 11/30/2020  
 (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 11/30/2020

(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 11/30/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	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: 11/30/20  
Reconciliation Date: 11/30/2020  
Status: Locked

Bank Balance	54,362.41
Less Outstanding Checks/Vouchers	20,464.98
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	33,897.43
Balance Per Books	<u>33,897.43</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: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
Outstanding Checks/Vouchers			20,464.98	

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

**Detail**

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

**Reconciliation ID: 11/30/20**

**Reconciliation Date: 11/30/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1988	10/19/2020	System Generated Check/Voucher	7,125.00	Illuminations Holiday Lighting
2005	10/27/2020	Series 2015 FY20 Tax Dist ID Excess Fees	4,274.42	Carlton Lakes CDD
2006	10/27/2020	Series 2017 FY20 Tax Dist ID Excess Fees	2,109.36	Carlton Lakes CDD
2007	10/27/2020	Series 2018 FY20 Tax Dist ID Excess Fees	1,661.46	Carlton Lakes CDD
2000	11/1/2020	System Generated Check/Voucher	1,280.75	BOCC
2001	11/1/2020	System Generated Check/Voucher	2,875.00	Meritus Districts
2002	11/1/2020	System Generated Check/Voucher	1,056.00	Times Publishing Company
2003	11/1/2020	System Generated Check/Voucher	13,232.81	Tampa Electric Company
2004	11/1/2020	System Generated Check/Voucher	3,002.32	Liberty Associates Group Ltd.
2008	11/5/2020	System Generated Check/Voucher	11,783.50	MHD Communications
2009	11/12/2020	System Generated Check/Voucher	300.00	Abyss Logic Production, LLC
2010	11/12/2020	System Generated Check/Voucher	292.00	Chris's Plumbing Service, Inc.
2011	11/12/2020	System Generated Check/Voucher	66.19	Amerigas propane
2012	11/12/2020	System Generated Check/Voucher	78.00	Grau and Associates
2013	11/12/2020	System Generated Check/Voucher	12,070.34	Meritus Districts
2014	11/12/2020	System Generated Check/Voucher	975.00	Neptune Multi Services, LLC
2015	11/12/2020	System Generated Check/Voucher	3,400.00	Spearem Enterprises, LLC
2016	11/12/2020	System Generated Check/Voucher	158.75	Stantec Consulting Services Inc
2017	11/12/2020	System Generated Check/Voucher	379.50	Straley Robin Vericker
2018	11/12/2020	System Generated Check/Voucher	317.60	Liberty Associates Group Ltd.
2019	11/12/2020	System Generated Check/Voucher	333.32	Waste Management Inc. of Florida
2020	11/12/2020	Series 2015 FY21 Tax Dist ID 499	2,560.36	Carlton Lakes CDD
2021	11/12/2020	Series 2017 FY21 Tax Dist ID 499	1,263.50	Carlton Lakes CDD
2022	11/12/2020	Series 2018 FY21 Tax Dist ID 499	1,272.74	Carlton Lakes CDD
2023	11/16/2020	Series 2015 FY21 Tax Dist ID 502	12,144.80	Carlton Lakes CDD
2024	11/16/2020	Series 2017 FY21 Tax Dist ID 502	5,993.26	Carlton Lakes CDD

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2025	11/16/2020	Series 2018 FY21 Tax Dist ID 502	6,037.10	Carlton Lakes CDD
2026	11/19/2020	System Generated Check/Voucher	882.54	Admiral Outdoor Furniture
2027	11/19/2020	System Generated Check/Voucher	8,455.00	Spearem Enterprises, LLC
2028	11/19/2020	System Generated Check/Voucher	116.97	Bright House Networks
2029	11/19/2020	System Generated Check/Voucher	317.60	Liberty Associates Group Ltd.
2030	11/19/2020	System Generated Check/Voucher	1,885.00	The Perfect Klean
2031	11/19/2020	System Generated Check/Voucher	1,925.00	Cornerstone Solutions Group
2032	11/19/2020	System Generated Check/Voucher	48.86	Verizon
Cleared Checks/Vouchers			109,674.05	
			109,674.05	



Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR305	11/12/2020	Tax Distribution - 11.12.20	8,265.89	
CR306	11/16/2020	Tax Distribution - 11.16.20	39,208.37	
CR307	11/24/2020	Tax Distribution - 11.24.20	33,191.03	
CR308	11/30/2020	Bank Interest	<u>2.12</u>	
Cleared Deposits			<u>80,667.41</u>	