

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2019



Meritus Districts  
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Carlton Lakes Community Development District

**Balance Sheet**

As of 9/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2015	Capital Projects - Series 2018	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	10,908	0	0	0	0	0	0	0	0	10,908
Deposits	100	0	0	0	0	0	0	0	0	100
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	7,545,000	7,545,000
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
<b>Total Liabilities</b>	<b>69,855</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,675,000</b>	<b>15,744,855</b>
<b>Fund Equity &amp; Other Credits</b>										
Fund Balance-All Other Reserves	0	1,285,795	439,383	261,118	19	933,844	19	0	0	2,920,179
Fund Balance-Unreserved	19,221	0	0	0	0	0	0	0	0	19,221
Investment In General Fixed Assets	0	0	0	0	0	0	0	13,717,796	0	13,717,796
Other	(61,703)	(638,721)	(173,346)	10,919	(19)	(933,828)	0	0	0	(1,796,696)
<b>Total Fund Equity &amp; Other Credits</b>	<b>(42,482)</b>	<b>647,074</b>	<b>266,037</b>	<b>272,037</b>	<b>0</b>	<b>17</b>	<b>19</b>	<b>13,717,796</b>	<b>0</b>	<b>14,860,499</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>27,373</b>	<b>647,074</b>	<b>266,037</b>	<b>272,037</b>	<b>0</b>	<b>17</b>	<b>19</b>	<b>13,717,796</b>	<b>15,675,000</b>	<b>30,605,354</b>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 9/30/2019  
(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	352,300	355,079	2,780	1 %
O&M Assmts - Off Roll	41,125	53,159	12,034	29 %
Interest Earnings				
Interest Earnings	0	184	184	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	40,700	40,700	0 %
Other Miscellaneous Revenues				
Rental Revenue	0	543	543	0 %
<b>Total Revenues</b>	<b>393,425</b>	<b>449,665</b>	<b>56,240</b>	<b>14 %</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	44,000	42,929	1,071	2 %
District Engineer	4,750	7,490	(2,740)	(58)%
Disclosure Report	10,900	10,900	0	0 %
Trustees Fees	12,000	8,205	3,795	32 %
Accounting Services	1,500	4,500	(3,000)	(200)%
Auditing Services	8,000	8,700	(700)	(9)%
Postage, Phone, Faxes, Copies	750	3,750	(3,000)	(400)%
Public Officials Insurance	2,100	1,737	363	17 %
Legal Advertising	1,000	4,033	(3,033)	(303)%
Bank Fees	250	41	209	83 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	250	118	132	53 %
Legal Counsel				
District Counsel	10,000	7,173	2,827	28 %
Electric Utility Services				
Electric Utility Services	50,000	138,514	(88,514)	(177)%
Decorative Light Maintenance	5,000	0	5,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	1,795	(1,295)	(259)%
Water-Sewer Combination Services				
Water Utility Services	2,500	7,639	(5,139)	(206)%
Other Physical Environment				
Waterway Management Program	7,750	9,734	(1,984)	(26)%
Property & Casualty Insurance	7,000	23,542	(16,542)	(236)%
Club Facility Maintenance	15,000	40,180	(25,180)	(168)%
Landscape Maintenance - Contract	170,000	155,789	14,211	8 %
Landscape Maintenance - Other	10,000	3,951	6,049	60 %
Plant Replacement Program	5,000	415	4,585	92 %
Irrigation Maintenance	10,000	6,715	3,285	33 %
Pool Maintenance	15,000	22,677	(7,677)	(51)%
Parks & Recreation				
Park Facility Maintenance	0	390	(390)	0 %
<b>Total Expenditures</b>	<b>393,425</b>	<b>511,368</b>	<b>(117,943)</b>	<b>(30)%</b>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>(61,703)</b>	<b>(61,703)</b>	<b>0 %</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>19,221</b>	<b>19,221</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>(42,482)</b>	<b>(11,254)</b>	<b>0 %</b>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2018 Through 9/30/2019  
 (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	549,769	529,961	(19,808)	(4)%
DS Assmts - Prepayments	0	176,290	176,290	0 %
DS Assmts - Off Roll	0	12,069	12,069	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,768</u>	<u>2,768</u>	<u>0 %</u>
Total Revenues	<u>549,769</u>	<u>721,087</u>	<u>171,318</u>	<u>31 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	429,769	421,777	7,992	2 %
Principal Payment	120,000	115,000	5,000	4 %
Prepayment	<u>0</u>	<u>565,000</u>	<u>(565,000)</u>	<u>0 %</u>
Total Expenditures	<u>549,769</u>	<u>1,101,777</u>	<u>(552,008)</u>	<u>(100)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	19	19	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(258,050)</u>	<u>(258,050)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(258,031)</u>	<u>(258,031)</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(638,721)</u>	<u>(638,721)</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>647,074</u>	<u>647,074</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2018 Through 9/30/2019  
 (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	215,344	0	(215,344)	(100)%
DS Assmts - Off Roll	0	53,667	53,667	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>893</u>	<u>893</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>215,344</u>	<u>54,560</u>	<u>(160,784)</u>	<u>(75)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	<u>215,344</u>	<u>227,905</u>	<u>(12,561)</u>	<u>(6)%</u>
<b>Total Expenditures</b>	<u>215,344</u>	<u>227,905</u>	<u>(12,561)</u>	<u>(6)%</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(173,346)</u>	<u>(173,346)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	439,383	439,383	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>266,037</u>	<u>266,037</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2018 Through 9/30/2019  
 (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	255,113	261,527	6,414	3 %
DS Assmts - Developer	0	4,955	4,955	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>768</u>	<u>768</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>255,113</u>	<u>267,250</u>	<u>12,137</u>	<u>5 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	190,113	191,331	(1,218)	(1)%
Principal Payment	<u>65,000</u>	<u>65,000</u>	<u>0</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>255,113</u>	<u>256,331</u>	<u>(1,218)</u>	<u>(0)%</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>10,919</u>	<u>10,919</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	261,118	261,118	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>272,037</u>	<u>272,037</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

300 - Capital Projects - Series 2015

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Financial & Administrative				
Miscellaneous Fees	0	258,050	(258,050)	0 %
Total Expenditures	<u>0</u>	<u>258,050</u>	<u>(258,050)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	258,050	258,050	0 %
Interfund Transfer	0	(19)	(19)	0 %
Total Other Financing Sources	<u>0</u>	<u>258,031</u>	<u>258,031</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><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**

301 - Capital Projects - Series 2018

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,133	1,133	0 %
Total Revenues	<u>0</u>	<u>1,133</u>	<u>1,133</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	934,961	(934,961)	0 %
Total Expenditures	<u>0</u>	<u>934,961</u>	<u>(934,961)</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(933,828)</u>	<u>(933,828)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	933,844	933,844	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>17</u></u>	<u><u>17</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 9/30/2019

(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	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 10/1/2018 Through 9/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,717,796	13,717,796	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,717,796</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 9/30/2019  
(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	15,675,000	15,675,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,675,000</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: 09/30/19  
Reconciliation Date: 9/30/2019  
Status: Locked

Bank Balance	13,834.08
Less Outstanding Checks/Vouchers	7,200.64
Plus Deposits in Transit	16,381.94
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	23,015.38
Balance Per Books	<u>23,015.38</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: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1709	9/18/2019	Series 2018 FY19 Off Roll Collections	4,500.40	Carlton Lakes CDD
1715	9/27/2019	Series 2018 FY18 Off Role Collections	2,700.24	Carlton Lakes CDD
Outstanding Checks/Vouchers			7,200.64	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581009000	9/20/2019	Off Roll - Back Dated Proration	9,726.18
	581009065	9/27/2019	Off Roll - Lot 15/24/34	1,613.04
	581009066	9/27/2019	Off Roll - Lot 2/9/11/25	<u>5,042.72</u>
Outstanding Deposits				<u><u>16,381.94</u></u>

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1697	8/27/2019	System Generated Check/Voucher	529.14	BOCC
1698	8/27/2019	System Generated Check/Voucher	1,797.50	Ryder Residential and Commercial, LLC
1699	8/27/2019	System Generated Check/Voucher	1,102.06	SAYF
1701	8/27/2019	System Generated Check/Voucher	64.98	Bright House Networks
1702	8/27/2019	System Generated Check/Voucher	503.50	Times Publishing Company
1703	9/1/2019	System Generated Check/Voucher	12,454.30	Tampa Electric Company
1704	9/5/2019	System Generated Check/Voucher	103.82	Kaeser & Blair Inc.
1705	9/5/2019	System Generated Check/Voucher	311.82	Waste Management Inc. of Florida
1706	9/12/2019	System Generated Check/Voucher	983.70	SAYF
1707	9/12/2019	System Generated Check/Voucher	3,018.00	Cornerstone Solutions Group
1708	9/12/2019	System Generated Check/Voucher	1,231.17	Zebra Cleaning Team, Inc.
1710	9/19/2019	System Generated Check/Voucher	1,616.85	Ryder Residential and Commercial, LLC
1711	9/19/2019	System Generated Check/Voucher	1,128.17	SAYF
1712	9/19/2019	System Generated Check/Voucher	724.00	Times Publishing Company
1713	9/19/2019	System Generated Check/Voucher	275.00	The Perfect Klean
1714	9/23/2019	System Generated Check/Voucher	100.00	Julio Tejera
Cleared Checks/Vouchers			25,944.01	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	2103	9/9/2019	Developer Funding - 09.09.19	9,440.74
	73551	9/18/2019	Off Roll - Blk 12/13 Lot 12 13 14 15 16/1 3 16 17 18	9,700.40
	CR217	9/30/2019	Bank Interest	<u>0.21</u>
Cleared Deposits				<u><u>19,141.35</u></u>