

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2021



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 1/31/2021
(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
Assets									
Cash-Operating Account	515,646	0	0	0	0	0	0	0	515,646
Cash – HOA Improvement	175,295	0	0	0	0	0	0	0	175,295
Investments-Revenue 2018 (5000)	0	0	254,291	0	0	0	0	0	254,291
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	265,393	0	0	0	0	265,393
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	561,664	0	0	0	0	0	0	561,664
Investments-Reserve 2015 (8003)	0	253,219	0	0	0	0	0	0	253,219
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	425	0	0	0	0	0	0	425
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	5,953	0	0	0	0	0	0	0	5,953
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
Total Assets	697,018	815,308	394,963	369,238	0	19	13,788,149	14,810,000	30,874,696

Liabilities

Carlton Lakes Community Development District

Balance Sheet

As of 1/31/2021
(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	42,154	0	0	0	0	0	0	0	42,154
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
Total Liabilities	<u>42,404</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,810,000</u>	<u>14,852,404</u>
Fund Equity & Other Credits									
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	558,055	185,767	159,060	85,950	0	0	0	0	988,833
Total Fund Equity & Other Credits	<u>654,614</u>	<u>815,308</u>	<u>394,963</u>	<u>369,238</u>	<u>0</u>	<u>19</u>	<u>13,788,149</u>	<u>0</u>	<u>16,022,291</u>
Total Liabilities & Fund Equity	<u>697,018</u>	<u>815,308</u>	<u>394,963</u>	<u>369,238</u>	<u>0</u>	<u>19</u>	<u>13,788,149</u>	<u>14,810,000</u>	<u>30,874,696</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(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	650,867	626,546	(24,321)	(4)%
O&M Assmts - Off Roll	6,650	0	(6,650)	(100)%
Interest Earnings				
Interest Earnings	0	96	96	0 %
Contributions & Donations From Private Sources				
HOA Contributions	0	222,924	222,924	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	75	75	0 %
Rental Revenue	500	50	(450)	(90)%
Total Revenues	658,017	849,691	191,674	29 %
Expenditures				
Legislative				
Supervisor Fees	4,000	600	3,400	85 %
Financial & Administrative				
District Manager	44,000	16,617	27,383	62 %
District Engineer	4,750	1,257	3,493	74 %
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	3,933	8,067	67 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	1,500	6,500	81 %
Postage, Phone, Faxes, Copies	750	522	228	30 %
Public Officials Insurance	1,800	1,991	(191)	(11)%
Legal Advertising	1,500	1,432	68	5 %
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	250	175	75	30 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	500	1,000	67 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	8,000	2,602	5,398	67 %
Electric Utility Services				
Electric Utility Services	150,000	46,253	103,747	69 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	1,667	3,333	67 %
Water-Sewer Combination Services				
Water Utility Services	11,500	5,890	5,610	49 %
Other Physical Environment				
Staff	59,667	19,651	40,016	67 %
Waterway Management Program	20,000	4,805	15,195	76 %
Property & Casualty Insurance	26,000	18,856	7,144	27 %
Club Facility Maintenance	39,000	44,056	(5,056)	(13)%
Landscape Maintenance - Contract	193,000	63,273	129,727	67 %
Landscape Maintenance - Other	15,000	2,808	12,192	81 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Pool Maintenance	18,000	4,014	13,986	78 %
Capital Reserve				
HOA Expenditures	0	47,630	(47,630)	0 %
Total Expenditures	658,017	291,635	366,382	56 %
Excess Of Revenues Over (Under) Expenditures	0	558,055	558,055	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(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>654,614</u>	<u>654,614</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2020 Through 1/31/2021
 (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	505,713	506,164	451	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>9</u>	<u>9</u>	<u>0 %</u>
Total Revenues	<u>505,713</u>	<u>506,173</u>	<u>460</u>	<u>0 %</u>
Expenditures				
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>185,767</u>	<u>185,767</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,541	629,541	0 %
Fund Balance, End of Period	<u>0</u>	<u>815,308</u>	<u>815,308</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2020 Through 1/31/2021
 (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	281,344	251,611	(29,733)	(11)%
DS Assmts - Off Roll	0	13,817	13,817	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Total Revenues	<u>281,344</u>	<u>265,432</u>	<u>(15,912)</u>	<u>(6)%</u>
Expenditures				
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>
Total Expenditures	<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>159,060</u>	<u>159,060</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	235,903	235,903	0 %
Fund Balance, End of Period	<u>0</u>	<u>394,963</u>	<u>394,963</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2020 Through 1/31/2021
 (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	255,050	249,783	(5,267)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Total Revenues	<u>255,050</u>	<u>249,788</u>	<u>(5,263)</u>	<u>(2)%</u>
Expenditures				
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>85,950</u>	<u>85,950</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	283,288	283,288	0 %
Fund Balance, End of Period	<u>0</u>	<u>369,238</u>	<u>369,238</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018
From 10/1/2020 Through 1/31/2021
(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 1/31/2021

(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 1/31/2021
 (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 1/31/2021
(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	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: 01/31/21
Reconciliation Date: 1/31/2021
Status: Locked

Bank Balance	517,245.80
Less Outstanding Checks/Vouchers	1,600.00
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	515,645.80
Balance Per Books	<u>515,645.80</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: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2087	1/14/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2088	1/14/2021	System Generated Check/Voucher	200.00	Freddy Barton
2096	1/21/2021	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			1,600.00	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2057	12/9/2020	Series 2018 FY21 Tax Dist ID 509	9,941.08	Carlton Lakes CDD
2058	12/9/2020	Series 2017 FY21 Tax Dist ID 509	9,868.87	Carlton Lakes CDD
2059	12/9/2020	Series 2015 FY21 Tax Dist ID 509	19,998.39	Carlton Lakes CDD
2061	12/17/2020	System Generated Check/Voucher	7,125.00	Illuminations Holiday Lighting
2073	12/23/2020	System Generated Check/Voucher	195.00	Neptune Multi Services, LLC
2076	1/4/2021	System Generated Check/Voucher	9,072.85	Meritus Districts
2077	1/4/2021	System Generated Check/Voucher	13,241.55	Tampa Electric Company
2078	1/4/2021	System Generated Check/Voucher	333.32	Waste Management Inc. of Florida
2079	1/7/2021	System Generated Check/Voucher	115.00	Best termite & Pest Conrol, Inc.
2080	1/7/2021	System Generated Check/Voucher	590.75	Cintas Fire 636525
2081	1/7/2021	System Generated Check/Voucher	91.50	Straley Robin Vericker
2082	1/7/2021	System Generated Check/Voucher	15,683.20	Cornerstone Solutions Group
2083	1/8/2021	Series 2018 FY21 Tax Dist ID 512	7,462.35	Carlton Lakes CDD
2084	1/8/2021	Series 2017 FY21 Tax Dist ID 512	7,408.15	Carlton Lakes CDD
2085	1/8/2021	Series 2015 FY21 Tax Dist ID 512	15,011.95	Carlton Lakes CDD
2086	1/14/2021	System Generated Check/Voucher	385.25	Don Harrison Enterprises
2089	1/14/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2090	1/14/2021	System Generated Check/Voucher	375.00	Securiteam Inc.
2091	1/14/2021	System Generated Check/Voucher	457.50	Stantec Consulting Services Inc
2092	1/14/2021	System Generated Check/Voucher	1,375.00	The Perfect Klean
2093	1/14/2021	System Generated Check/Voucher	48.93	Verizon
2094	1/21/2021	System Generated Check/Voucher	530.00	Spearem Enterprises, LLC
2095	1/21/2021	System Generated Check/Voucher	131.96	Bright House Networks
Cleared Checks/Vouchers			119,642.60	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR318	1/8/2021	Tax Distribution - 01.08.21	48,464.72	
19-167261723	1/13/2021	Pool Card - Lee	25.00	
CR320	1/29/2021	Bank Interest	<u>6.20</u>	
Cleared Deposits			<u>48,495.92</u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
JV147	1/31/2021	HOA Expenditures	4,927.50
JV148	1/31/2021	HOA Expenditures	<u>11,783.50</u>
Cleared Other Cash Items			<u><u>16,711.00</u></u>