

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 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 3/31/2021  
(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
<b>Assets</b>									
Cash-Operating Account	488,919	0	0	0	0	0	0	0	488,919
Cash – HOA Improvement	18,357	0	0	0	0	0	0	0	18,357
Investments-Revenue 2018 (5000)	0	0	257,158	0	0	0	0	0	257,158
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	268,238	0	0	0	0	268,238
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	562,784	0	0	0	0	0	0	562,784
Investments-Reserve 2015 (8003)	0	253,206	0	0	0	0	0	0	253,206
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	16,029	0	0	0	0	0	0	16,029
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	3,987	0	0	0	0	0	0	0	3,987
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0
Deposits	85	0	0	0	0	0	0	0	85
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	13,619,851	13,619,851
Other	0	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>511,347</b>	<b>832,019</b>	<b>397,830</b>	<b>372,083</b>	<b>0</b>	<b>19</b>	<b>13,788,149</b>	<b>14,805,000</b>	<b>30,706,447</b>

Liabilities

Carlton Lakes Community Development District

**Balance Sheet**

As of 3/31/2021  
(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	121,572	0	0	0	0	0	0	0	121,572
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	6,875,000	6,875,000
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>121,822</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,805,000</b>	<b>14,926,822</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	292,967	202,478	161,927	88,795	0	0	0	0	746,167
<b>Total Fund Equity &amp; Other Credits</b>	<b>389,525</b>	<b>832,019</b>	<b>397,830</b>	<b>372,083</b>	<b>0</b>	<b>19</b>	<b>13,788,149</b>	<b>0</b>	<b>15,779,626</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>511,347</b>	<b>832,019</b>	<b>397,830</b>	<b>372,083</b>	<b>0</b>	<b>19</b>	<b>13,788,149</b>	<b>14,805,000</b>	<b>30,706,447</b>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 3/31/2021  
(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	633,675	(17,191)	(3)%
O&M Assmts - Off Roll	6,650	0	(6,650)	(100)%
Interest Earnings				
Interest Earnings	0	162	162	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)%
<b>Total Revenues</b>	<b>658,017</b>	<b>856,887</b>	<b>198,870</b>	<b>30 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	2,400	1,600	40 %
Financial & Administrative				
District Manager	44,000	24,550	19,450	44 %
District Engineer	4,750	1,447	3,303	70 %
Disclosure Report	10,900	10,900	0	0 %
Trustees Fees	12,000	5,899	6,101	51 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	7,200	800	10 %
Postage, Phone, Faxes, Copies	750	583	167	22 %
Public Officials Insurance	1,800	1,991	(191)	(11)%
Legal Advertising	1,500	1,800	(300)	(20)%
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	250	175	75	30 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	750	750	50 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	8,000	6,488	1,512	19 %
Electric Utility Services				
Electric Utility Services	150,000	72,648	77,352	52 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	2,413	2,587	52 %
Water-Sewer Combination Services				
Water Utility Services	11,500	10,055	1,445	13 %
Other Physical Environment				
Staff	59,667	29,596	30,071	50 %
Waterway Management Program	20,000	6,135	13,865	69 %
Property & Casualty Insurance	26,000	18,856	7,144	27 %
Club Facility Maintenance	39,000	49,956	(10,956)	(28)%
Landscape Maintenance - Contract	193,000	94,684	98,316	51 %
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	6,414	11,586	64 %
Capital Reserve				
HOA Expenditures	0	204,567	(204,567)	0 %
<b>Total Expenditures</b>	<b>658,017</b>	<b>563,920</b>	<b>94,097</b>	<b>14 %</b>
Excess Of Revenues Over (Under) Expenditures	0	292,967	292,967	0 %

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2020 Through 3/31/2021  
(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	96,558	96,558	0 %
Fund Balance, End of Period	<u>0</u>	<u>389,525</u>	<u>389,525</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2020 Through 3/31/2021  
 (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	511,924	6,211	1 %
DS Assmts - Prepayments	0	16,017	16,017	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>16</u>	<u>16</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>505,713</u>	<u>527,956</u>	<u>22,243</u>	<u>4 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	385,713	195,478	190,235	49 %
Principal Payment	120,000	120,000	0	0 %
Prepayment	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>505,713</u>	<u>325,478</u>	<u>180,235</u>	<u>36 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>202,478</u>	<u>202,478</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,541	629,541	0 %
Fund Balance, End of Period	<u>0</u>	<u>832,019</u>	<u>832,019</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2020 Through 3/31/2021  
 (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	254,474	(26,870)	(10)%
DS Assmts - Off Roll	0	13,817	13,817	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
Total Revenues	<u>281,344</u>	<u>268,299</u>	<u>(13,045)</u>	<u>(5)%</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>
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>161,927</u>	<u>161,927</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	235,903	235,903	0 %
Fund Balance, End of Period	<u>0</u>	<u>397,830</u>	<u>397,830</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2020 Through 3/31/2021  
 (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	252,626	(2,424)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
Total Revenues	<u>255,050</u>	<u>252,633</u>	<u>(2,417)</u>	<u>(1)%</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>88,795</u>	<u>88,795</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	283,288	283,288	0 %
Fund Balance, End of Period	<u>0</u>	<u>372,083</u>	<u>372,083</u>	<u>0 %</u>



Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018  
From 10/1/2020 Through 3/31/2021  
(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 3/31/2021

(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 3/31/2021

(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	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 3/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,805,000	14,805,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,805,000</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: 03/31/21  
Reconciliation Date: 3/31/2021  
Status: Locked

Bank Balance	490,218.67
Less Outstanding Checks/Vouchers	1,300.00
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	488,918.67
Balance Per Books	<u>488,918.67</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: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2146	3/18/2021	System Generated Check/Voucher	200.00	Freddy Barton
2161	3/25/2021	System Generated Check/Voucher	1,100.00	The Perfect Klean
Outstanding Checks/Vouchers			1,300.00	

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

**Detail**

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

**Reconciliation ID: 03/31/21**

**Reconciliation Date: 3/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2122	2/11/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2131	2/18/2021	System Generated Check/Voucher	48.93	Verizon
2133	3/1/2021	System Generated Check/Voucher	2,247.15	BOCC
2134	3/1/2021	System Generated Check/Voucher	9,076.43	Meritus Districts
2135	3/1/2021	System Generated Check/Voucher	5,495.00	Spearem Enterprises, LLC
2136	3/1/2021	System Generated Check/Voucher	1,100.00	The Perfect Klean
2137	3/4/2021	System Generated Check/Voucher	3,700.00	Grau and Associates
2138	3/4/2021	System Generated Check/Voucher	13,155.97	Tampa Electric Company
2139	3/4/2021	System Generated Check/Voucher	333.32	Waste Management Inc. of Florida
2140	3/4/2021	Series 2018 FY21 Tax Dist ID 519	611.60	Carlton Lakes CDD
2141	3/4/2021	Series 2015 FY21 Tax Dist ID 519	1,230.36	Carlton Lakes CDD
2142	3/4/2021	Series 2017 FY21 Tax Dist ID 519	607.16	Carlton Lakes CDD
2143	3/18/2021	System Generated Check/Voucher	4,206.51	Admiral Outdoor Furniture
2144	3/18/2021	System Generated Check/Voucher	350.00	Don Harrison Enterprises
2145	3/18/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2147	3/18/2021	System Generated Check/Voucher	31.83	LogMein Communications, Inc.
2148	3/18/2021	System Generated Check/Voucher	131.96	Meritus Districts
2148	3/18/2021	System Generated Check/Voucher	(131.96)	Meritus Districts
2149	3/18/2021	System Generated Check/Voucher	171.25	MHD Communications
2150	3/18/2021	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2151	3/18/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2152	3/18/2021	System Generated Check/Voucher	190.00	Stantec Consulting Services Inc
2153	3/18/2021	System Generated Check/Voucher	1,396.00	Straley Robin Vericker
2154	3/18/2021	System Generated Check/Voucher	367.50	Times Publishing Company
2155	3/18/2021	System Generated Check/Voucher	53,443.70	Cornerstone Solutions Group
2156	3/18/2021	System Generated Check/Voucher	963.91	ULINE

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2156	3/18/2021	System Generated Check/Voucher	(963.91)	ULINE
2157	3/18/2021	System Generated Check/Voucher	48.93	Verizon
2158	3/18/2021	System Generated Check/Voucher	131.96	Bright House Networks
2159	3/25/2021	System Generated Check/Voucher	1,917.94	BOCC
2160	3/25/2021	System Generated Check/Voucher	2,490.45	Straley Robin Vericker
Cleared Checks/Vouchers			<u>103,151.99</u>	



Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR325	3/3/2021	Tax Distribution - 03.03.21	3,972.09	
CR329	3/31/2021	Bank Interest	<u>4.78</u>	
Cleared Deposits			<u>3,976.87</u>	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
10 116334	12/31/2020	Maintenance, Labor, Installs	106,737.50
130270485	2/16/2021	Folding table	<u>(963.91)</u>
Cleared Other Cash Items			<u>105,773.59</u>