

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



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 2/28/2019
(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
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0
Deposits	200	0	0	0	0	0	0	0	0	200
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	7,680,000	7,680,000
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	<u>30,776</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>83,116</u>	<u>0</u>	<u>0</u>	<u>15,810,000</u>	<u>15,923,892</u>
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	13,582,882	0	13,582,882
Other	127,443	(179,959)	79,687	(119,772)	(19)	0	(1,379,087)	0	0	(1,471,707)
Total Fund Equity & Other Credits	<u>179,376</u>	<u>1,105,836</u>	<u>340,805</u>	<u>319,611</u>	<u>0</u>	<u>(83,097)</u>	<u>134,883</u>	<u>13,582,882</u>	<u>0</u>	<u>15,580,297</u>
Total Liabilities & Fund Equity	<u>210,152</u>	<u>1,105,836</u>	<u>340,805</u>	<u>319,611</u>	<u>0</u>	<u>19</u>	<u>134,883</u>	<u>13,582,882</u>	<u>15,810,000</u>	<u>31,504,189</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(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	320,047	(32,253)	(9)%
O&M Assmts - Off Roll	41,125	0	(41,125)	(100)%
Interest Earnings				
Interest Earnings	0	19	19	0 %
Other Miscellaneous Revenues				
Clubhouse Rentals	<u>0</u>	<u>200</u>	<u>200</u>	<u>0 %</u>
Total Revenues	<u>393,425</u>	<u>320,266</u>	<u>(73,160)</u>	<u>(19)%</u>
Expenditures				
Financial & Administrative				
District Manager	44,000	17,887	26,113	59 %
District Engineer	4,750	1,653	3,098	65 %
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	1,400	6,600	83 %
Postage, Phone, Faxes, Copies	750	1,864	(1,114)	(149)%
Public Officials Insurance	2,100	1,850	250	12 %
Legal Advertising	1,000	1,241	(241)	(24)%
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	2,840	7,160	72 %
Electric Utility Services				
Electric Utility Services	50,000	51,102	(1,102)	(2)%
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	2,902	(402)	(16)%
Other Physical Environment				
Waterway Management Program	7,750	3,130	4,620	60 %
Property & Casualty Insurance	7,000	15,100	(8,100)	(116)%
Club Facility Maintenance	15,000	9,356	5,644	38 %
Landscape Maintenance - Contract	170,000	70,813	99,187	58 %
Landscape Maintenance - Other	10,000	1,725	8,275	83 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	10,000	50	9,950	100 %
Pool Maintenance	<u>15,000</u>	<u>6,200</u>	<u>8,800</u>	<u>59 %</u>
Total Expenditures	<u>393,425</u>	<u>192,822</u>	<u>200,603</u>	<u>51 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>127,443</u>	<u>127,443</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	51,933	51,933	0 %
Fund Balance, End of Period	<u>0</u>	<u>179,376</u>	<u>179,376</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2018 Through 2/28/2019
 (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	477,674	(72,095)	(13)%
DS Assmts - Prepayments	0	97,577	97,577	0 %
DS Assmts - Off Roll	0	6,680	6,680	0 %
Interest Earnings				
Interest Earnings	0	1,262	1,262	0 %
Total Revenues	<u>549,769</u>	<u>583,193</u>	<u>33,424</u>	<u>6 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	429,769	278,170	151,599	35 %
Principal Payment	120,000	485,000	(365,000)	(304)%
Total Expenditures	<u>549,769</u>	<u>763,170</u>	<u>(213,401)</u>	<u>(39)%</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>(179,959)</u>	<u>(179,959)</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>1,105,836</u>	<u>1,105,836</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2018 Through 2/28/2019
 (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>462</u>	<u>462</u>	<u>0 %</u>
Total Revenues	<u>215,344</u>	<u>462</u>	<u>(214,882)</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>(119,772)</u>	<u>(119,772)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	439,383	439,383	0 %
Fund Balance, End of Period	<u>0</u>	<u>319,611</u>	<u>319,611</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2018 Through 2/28/2019
(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	235,724	(19,389)	(8)%
DS Assmts - Developer	0	4,955	4,955	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>283</u>	<u>283</u>	<u>0 %</u>
Total Revenues	<u>255,113</u>	<u>240,962</u>	<u>(14,151)</u>	<u>(6)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	190,113	96,275	93,838	49 %
Principal Payment	<u>65,000</u>	<u>65,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>255,113</u>	<u>161,275</u>	<u>93,838</u>	<u>37 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>79,687</u>	<u>79,687</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	261,118	261,118	0 %
Fund Balance, End of Period	<u>0</u>	<u>340,805</u>	<u>340,805</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects - Series 2015

From 10/1/2018 Through 2/28/2019

(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 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,086	1,086	0 %
Total Revenues	<u>0</u>	<u>1,086</u>	<u>1,086</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,380,173	(1,380,173)	0 %
Total Expenditures	<u>0</u>	<u>1,380,173</u>	<u>(1,380,173)</u>	<u>0 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,379,087)</u>	<u>(1,379,087)</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>134,883</u></u>	<u><u>134,883</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 2/28/2019
 (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	(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 2/28/2019

(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	13,582,882	13,582,882	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,582,882</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 2/28/2019
(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	15,810,000	15,810,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,810,000</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: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	207,671.92
Less Outstanding Checks/Vouchers	150.00
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	207,521.92
Balance Per Books	<u>207,521.92</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1574	2/21/2019	System Generated Check/Voucher	50.00	Affordable Backflow Testing
1575	2/21/2019	System Generated Check/Voucher	100.00	Crystal Retamozo
Outstanding Checks/Vouchers			150.00	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1561	2/1/2019	System Generated Check/Voucher	678.16	BOCC
1562	2/1/2019	System Generated Check/Voucher	3,619.58	Meritus Districts
1563	2/1/2019	System Generated Check/Voucher	927.50	Stantec Consulting Services Inc
1564	2/1/2019	System Generated Check/Voucher	511.50	Straley Robin Vericker
1565	2/1/2019	System Generated Check/Voucher	12,783.07	Tampa Electric Company
1570	2/6/2019	Series 2015 FY19 Tax Dist ID 406	22,561.11	Carlton Lakes CDD
1571	2/6/2019	Series 2017 FY19 Tax Dist ID 406	11,133.53	Carlton Lakes CDD
1566	2/7/2019	System Generated Check/Voucher	11,371.02	Egis Insurance Advisors LLC
1566	2/7/2019	System Generated Check/Voucher	(11,371.02)	Egis Insurance Advisors LLC
1567	2/7/2019	System Generated Check/Voucher	626.00	First Choice Aquatic Weed Management, LLC
1568	2/7/2019	System Generated Check/Voucher	20.00	Meritus Districts
1569	2/7/2019	System Generated Check/Voucher	7,374.02	Egis Insurance Advisors LLC
1572	2/14/2019	System Generated Check/Voucher	64.98	Bright House Networks
1573	2/14/2019	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
1576	2/21/2019	System Generated Check/Voucher	41.99	Meritus Districts
1577	2/21/2019	System Generated Check/Voucher	517.50	Nicholas Ryder
1578	2/21/2019	System Generated Check/Voucher	505.00	Stantec Consulting Services Inc
1579	2/21/2019	System Generated Check/Voucher	480.00	The Perfect Klean
1580	2/21/2019	System Generated Check/Voucher	14,162.67	Cornerstone Solutions Group
1581	2/21/2019	System Generated Check/Voucher	3,377.02	IPFS Corporation
Cleared Checks/Vouchers			80,583.63	
			80,583.63	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	4327557	1/30/2019	Clubhouse Rental - Retamozo	50.00
	4327558	1/30/2019	Clubhouse Rental - Retamozo	100.00
	509	2/2/2019	Clubhouse Rental - Lamantia	150.00
	53	2/3/2019	Clubhouse Rental - Santos Martinez	150.00
	CR168	2/5/2019	Tax Distribution - 02.05.19	48,810.83
	CR171	2/28/2019	Bank Interest	<u>3.90</u>
Cleared Deposits				<u><u>49,264.73</u></u>

02/28/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$238,990.82	Average Balance	\$254,051.44
Deposits/Credits	\$49,264.73	Average Collected Balance	\$254,003.22
Checks	\$80,583.63	Number of Days in Statement Period	28
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$207,671.92	Interest Paid Year to Date	\$8.85

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

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	02/01	150.00		DEPOSIT	02/08	300.00		DEPOSIT
	02/06	48,810.83		ELECTRONIC/ACH CREDIT				
	02/28	3.90		HLLS TAX LICENS DIST ID406 DN022135				
				INTEREST PAID THIS STATEMENT THRU 02/28				
Deposits/Credits:	4			Total Items Deposited:	4			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1561	678.16	02/07	1568	20.00	02/08	*1576	41.99	02/25
	1562	3,619.58	02/04	1569	7,374.02	02/13	1577	517.50	02/28
	1563	927.50	02/06	1570	22,561.11	02/26	1578	505.00	02/28
	1564	511.50	02/05	1571	11,133.53	02/26	1579	480.00	02/26
	1565	12,783.07	02/07	1572	64.98	02/20	1580	14,162.67	02/26
	*1567	626.00	02/12	1573	1,200.00	02/19	1581	3,377.02	02/28

Checks: 18
 * 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
	02/01	239,140.82	238,990.82	02/12	269,085.84	269,085.84
	02/04	235,521.24	235,521.24	02/13	261,711.82	261,711.82
	02/05	235,009.74	235,009.74	02/19	260,511.82	260,511.82
	02/06	282,893.07	282,893.07	02/20	260,446.84	260,446.84
	02/07	269,431.84	269,431.84	02/25	260,404.85	260,404.85
	02/08	269,711.84	269,411.84	02/26	212,067.54	212,067.54
	02/11	269,711.84	269,711.84	02/28	207,671.92	207,671.92

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.