

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 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 8/31/2019  
(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	0	0	0	0	0	0	0	0	0	0
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>	<u>35,002</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,675,000</u>	<u>15,710,002</u>
<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	(33,751)	(639,941)	(182,274)	10,873	(19)	(933,828)	0	0	0	(1,778,940)
<b>Total Fund Equity &amp; Other Credits</b>	<u>(14,530)</u>	<u>645,854</u>	<u>257,109</u>	<u>271,991</u>	<u>0</u>	<u>17</u>	<u>19</u>	<u>13,717,796</u>	<u>0</u>	<u>14,878,256</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>20,472</u>	<u>645,854</u>	<u>257,109</u>	<u>271,991</u>	<u>0</u>	<u>17</u>	<u>19</u>	<u>13,717,796</u>	<u>15,675,000</u>	<u>30,588,258</u>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 8/31/2019  
(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	35,390	(5,735)	(14)%
Interest Earnings				
Interest Earnings	0	184	184	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	31,259	31,259	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	25	25	0 %
Clubhouse Rentals	0	618	618	0 %
<b>Total Revenues</b>	<b>393,425</b>	<b>422,556</b>	<b>29,131</b>	<b>7 %</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	44,000	39,351	4,649	11 %
District Engineer	4,750	7,490	(2,740)	(58)%
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	11,575	425	4 %
Accounting Services	1,500	4,500	(3,000)	(200)%
Auditing Services	8,000	8,200	(200)	(3)%
Postage, Phone, Faxes, Copies	750	3,727	(2,977)	(397)%
Public Officials Insurance	2,100	1,737	363	17 %
Legal Advertising	1,000	2,933	(1,933)	(193)%
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	6,176	3,824	38 %
Electric Utility Services				
Electric Utility Services	50,000	126,502	(76,502)	(153)%
Decorative Light Maintenance	5,000	0	5,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	1,483	(983)	(197)%
Water-Sewer Combination Services				
Water Utility Services	2,500	7,110	(4,610)	(184)%
Other Physical Environment				
Waterway Management Program	7,750	7,619	131	2 %
Property & Casualty Insurance	7,000	21,854	(14,854)	(212)%
Club Facility Maintenance	15,000	31,455	(16,455)	(110)%
Landscape Maintenance - Contract	170,000	141,627	28,373	17 %
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	20,888	(5,888)	(39)%
Parks & Recreation				
Park Facility Maintenance	0	390	(390)	0 %
<b>Total Expenditures</b>	<b>393,425</b>	<b>456,307</b>	<b>(62,882)</b>	<b>(16)%</b>
<b>Excess Of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>(33,751)</b>	<b>(33,751)</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>(14,530)</b>	<b>16,698</b>	<b>0 %</b>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2018 Through 8/31/2019  
 (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	10,955	10,955	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,661</u>	<u>2,661</u>	<u>0 %</u>
Total Revenues	<u>549,769</u>	<u>719,867</u>	<u>170,098</u>	<u>31 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	429,769	481,777	(52,008)	(12)%
Principal Payment	<u>120,000</u>	<u>620,000</u>	<u>(500,000)</u>	<u>(417)%</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>(639,941)</u>	<u>(639,941)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,285,795	1,285,795	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>645,854</u></u>	<u><u>645,854</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2018 Through 8/31/2019  
 (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	44,779	44,779	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>852</u>	<u>852</u>	<u>0 %</u>
Total Revenues	<u>215,344</u>	<u>45,631</u>	<u>(169,713)</u>	<u>(79)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	<u>215,344</u>	<u>227,905</u>	<u>(12,561)</u>	<u>(6)%</u>
Total Expenditures	<u>215,344</u>	<u>227,905</u>	<u>(12,561)</u>	<u>(6)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(182,274)</u>	<u>(182,274)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	439,383	439,383	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>257,109</u></u>	<u><u>257,109</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2018 Through 8/31/2019  
 (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>722</u>	<u>722</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>255,113</u>	<u>267,204</u>	<u>12,091</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>10,873</u>	<u>10,873</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>271,991</u>	<u>271,991</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

300 - Capital Projects - Series 2015

From 10/1/2018 Through 8/31/2019

(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	0	258,050	(258,050)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	258,050	258,050	0 %
Interfund Transfer	0	(19)	(19)	0 %
Total Other Financing Sources	0	258,031	258,031	0 %
Excess Of Revenues Over (Under) Expenditures	0	(19)	(19)	0 %
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	0	0	0	0 %



Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects - Series 2018

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
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>
<b>Expenditures</b>				
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 8/31/2019

(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 8/31/2019

(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	13,717,796	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 8/31/2019  
(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: 08/31/19  
Reconciliation Date: 8/31/2019  
Status: Locked

Bank Balance	20,636.74
Less Outstanding Checks/Vouchers	3,997.18
Plus Deposits in Transit	1,113.35
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	17,752.91
Balance Per Books	<u>17,752.91</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
Outstanding Checks/Vouchers			<u>3,997.18</u>	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 08/31/19  
Reconciliation Date: 8/31/2019  
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	139767	8/16/2019	Off Roll - Lot 16 77 79 80 81	<u>1,113.35</u>
Outstanding Deposits				<u>1,113.35</u>

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

**Detail**

**Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 08/31/19  
Reconciliation Date: 8/31/2019  
Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1680	7/25/2019	System Generated Check/Voucher	367.75	Owens Electric Inc.
1682	7/25/2019	System Generated Check/Voucher	2,092.41	SAYF
1685	8/1/2019	System Generated Check/Voucher	809.63	BOCC
1686	8/1/2019	System Generated Check/Voucher	3,920.73	Meritus Districts
1687	8/1/2019	System Generated Check/Voucher	11,698.34	Tampa Electric Company
1688	8/1/2019	System Generated Check/Voucher	311.82	Waste Management Inc. of Florida
1689	8/8/2019	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
1690	8/8/2019	System Generated Check/Voucher	1,688.51	IPFS Corporation
1691	8/8/2019	System Generated Check/Voucher	1,025.25	Straley Robin Vericker
1692	8/8/2019	System Generated Check/Voucher	904.00	Times Publishing Company
1693	8/8/2019	System Generated Check/Voucher	2,200.00	The Perfect Klean
1694	8/12/2019	Series 2018 FY19 Off Roll Collections	3,600.32	Carlton Lakes CDD
1695	8/14/2019	System Generated Check/Voucher	2,933.50	Securiteam Inc.
1695	8/14/2019	System Generated Check/Voucher	(2,933.50)	Securiteam Inc.
1696	8/19/2019	System Generated Check/Voucher	2,933.50	Securiteam Inc.
1700	8/27/2019	System Generated Check/Voucher	125.00	Securiteam Inc.
Cleared Checks/Vouchers			32,342.26	
			32,342.26	



Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 08/31/19  
Reconciliation Date: 8/31/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581008001	7/23/2019	Off Roll - Lot 12 14 29 30 32 40 42 43 46 61	5,376.80
	581008014	7/23/2019	Off Roll - Lot 1 2 3 4 5 6 7 8 9	5,270.58
	581008446	8/12/2019	Off Roll - Lot 4 13 27 28 29 32 33 35 36	5,270.58
	581008447	8/12/2019	Off Roll - Lot 13 22 25 27 31 41 57 59 66	4,839.12
	72118	8/12/2019	Off Roll - Blk 12 13 Lot 7-11 19-21	7,760.32
	3192	8/14/2019	Insurance Overpayment Refund - 08.14.19	112.67
	CR206	8/28/2019	Interest Distribution - 08.28.19	42.59
	1579309421	8/29/2019	Clubhouse Rental - Casiano	100.00
	CR208	8/30/2019	Bank Interest	<u>0.37</u>
Cleared Deposits				<u><u>28,773.03</u></u>

08/31/2019



# Account Statement

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

Questions? Please call  
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		08/01/2019 - 08/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$24,205.97	Average Balance	\$23,342.71
Deposits/Credits	\$28,773.03	Average Collected Balance	\$21,729.07
Checks	\$32,342.26	Number of Days in Statement Period	31
Withdrawals/Debits	\$.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$20,636.74	Interest Paid Year to Date	\$19.25

**Overdraft Protection**  
 Account Number: \_\_\_\_\_ Protected By: Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	08/02	10,647.38		DEPOSIT	08/29	100.00		DEPOSIT
	08/15	17,870.02		DEPOSIT	08/29	112.67		DEPOSIT
	08/28	42.59		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST 19063 DN022135				
	08/30	.37		INTEREST PAID THIS STATEMENT THRU 08/31				
Deposits/Credits: 6				Total Items Deposited: 7				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1680	367.75	08/02	1688	311.82	08/07	1693	2,200.00	08/12
	*1682	2,092.41	08/09	1689	665.00	08/13	1694	3,600.32	08/30
	*1685	809.63	08/08	1690	1,688.51	08/16	*1696	2,933.50	08/22
	1686	3,920.73	08/05	1691	1,025.25	08/13	*1700	125.00	08/30
	1687	11,698.34	08/06	1692	904.00	08/16			

Checks: 14  
 \* 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
	08/01	24,205.97	24,205.97	08/13	11,762.42	11,762.42
	08/02	34,485.60	23,838.60	08/15	29,632.44	11,762.44
	08/05	30,564.87	30,564.87	08/16	27,039.93	27,039.93
	08/06	18,866.53	18,866.53	08/22	24,106.43	24,106.43
	08/07	18,554.71	18,554.71	08/28	24,149.02	24,149.02
	08/08	17,745.08	17,745.08	08/29	24,361.69	24,149.69
	08/09	15,652.67	15,652.67	08/30	20,636.74	20,636.74
	08/12	13,452.67	13,452.67			

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.