

# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 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 12/31/2021  
(In Whole Numbers)

Total

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569,527  
30,139  
253,413  
0  
0  
140,647  
25  
0  
0  
0  
(8)  
0  
0  
0  
0  
267,433  
0  
0  
103,845  
0  
0  
0  
0  
569,458  
251,850  
0  
156  
0  
0  
0  
0  
0  
2,896  
0  
(35)  
13,788,149  
1,185,149  
13,324,851

# Carlton Lakes Community Development District

## Balance Sheet

As of 12/31/2021  
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt
Other	0	0	0	0	0	0	0
Total Assets	<u>602,518</u>	<u>821,464</u>	<u>394,085</u>	<u>371,278</u>	<u>0</u>	<u>13,788,149</u>	<u>14,510,000</u>
<b>Liabilities</b>							
20200 Accounts Payable	9,637	0	0	0	0	0	0
20201 Accounts Payable Other	0	0	0	0	0	0	0
20250 Retainage Payable	0	0	0	0	0	0	0
20702 Due To Debt Service Fund	(10)	0	0	0	0	0	0
20900 Deferred Revenue	0	0	0	0	0	0	0
21800 Accrued Expenses Payable	0	0	0	0	0	0	0
22000 Deposits	293	0	0	0	0	0	0
22300 Unearned Revenues	0	0	0	0	0	0	0
23290 Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	6,725,000
23291 Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	3,665,000
23292 Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	4,120,000
Total Liabilities	<u>9,919</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,510,000</u>
<b>Fund Equity &amp; Other Credits</b>							
24700 Fund Balance-All Other Reserves	0	629,751	229,101	282,103	0	0	0
27100 Fund Balance-Unreserved	39,602	0	0	0	0	0	0
28000 Investment In General Fixed Assets	0	0	0	0	0	13,788,149	0
57920 Petty Cash Expenses	0	0	0	0	0	0	0
Other	552,997	191,714	164,983	89,176	0	0	0
Total Fund Equity & Other Credits	<u>592,599</u>	<u>821,464</u>	<u>394,085</u>	<u>371,278</u>	<u>0</u>	<u>13,788,149</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>602,518</u>	<u>821,464</u>	<u>394,085</u>	<u>371,278</u>	<u>0</u>	<u>13,788,149</u>	<u>14,510,000</u>

Carlton Lakes Community Development District

Balance Sheet

As of 12/31/2021  
(In Whole Numbers)

Total
<hr/>
0
<hr/>
30,487,494
<hr/> <hr/>

9,637
0
0
(10)
0
0
293
0
6,725,000
3,665,000
<hr/> 4,120,000
<hr/> 14,519,919
<hr/> <hr/>

1,140,954
39,602
13,788,149
0
<hr/> 998,870
<hr/> 15,967,575
<hr/> <hr/>
30,487,494
<hr/> <hr/>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2021 Through 12/31/2021  
(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	762,040	737,882	(24,158)	(3)%
O&M Assmts - Off Roll	8,367	0	(8,367)	(100)%
Interest Earnings				
Interest Earnings	0	14	14	0 %
Contributions & Donations From Private Sources				
HOA Carryover	18,357	0	(18,357)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	75	75	0 %
Clubhouse Rental	0	1,400	1,400	0 %
<b>Total Revenues</b>	<b>788,764</b>	<b>739,372</b>	<b>(49,393)</b>	<b>(6)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	24,000	2,800	21,200	88 %
Financial & Administrative				
District Manager	44,000	10,700	33,300	76 %
District Engineer	6,000	285	5,715	95 %
Disclosure Report	10,900	2,725	8,175	75 %
Trustees Fees	12,000	2,950	9,050	75 %
Auditing Services	7,400	87	7,313	99 %
Postage, Phone, Faxes, Copies	1,000	583	417	42 %
Public Officials Insurance	2,190	0	2,190	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	600	118	482	80 %
Website Administration	1,500	(1,375)	2,875	192 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	10,000	10,693	(693)	(7)%
Electric Utility Services				
Electric Utility Services	150,000	40,193	109,807	73 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	1,307	3,693	74 %
Water-Sewer Combination Services				
Water Utility Services	20,800	5,834	14,966	72 %
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	19,194	15,806	45 %
Waterway Management Program	20,000	4,995	15,005	75 %
Property & Casualty Insurance	20,742	0	20,742	100 %
Club Facility Maintenance	50,000	12,342	37,658	75 %
Landscape Maintenance - Contract	200,000	48,666	151,334	76 %
Landscape Maintenance - Other	15,000	3,036	11,964	80 %
Plant Replacement Program	3,000	0	3,000	100 %
Irrigation Maintenance	10,000	9,831	169	2 %
Pool Maintenance	18,000	9,270	8,730	48 %
Fintess Center Maintenance	10,000	0	10,000	100 %
Fish Stocking	10,000	0	10,000	100 %
Special Events	10,000	0	10,000	100 %
Capital Reserve				

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
HOA Expenditures	0	467	(467)	0 %
Capital Reserves donated by HOA	18,357	0	18,357	100 %
Reserve	<u>20,000</u>	<u>0</u>	<u>20,000</u>	<u>100 %</u>
Total Expenditures	<u>788,764</u>	<u>186,375</u>	<u>602,389</u>	<u>76 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>552,997</u>	<u>552,997</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	39,602	39,602	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>592,599</u></u>	<u><u>592,599</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2015  
 From 10/1/2021 Through 12/31/2021  
 (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	502,906	508,607	5,701	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>502,906</u>	<u>508,614</u>	<u>5,708</u>	<u>1 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	377,906	191,900	186,006	49 %
Principal Payment	125,000	120,000	5,000	4 %
Prepayment	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>502,906</u>	<u>316,900</u>	<u>186,006</u>	<u>37 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>191,714</u>	<u>191,714</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	<u>0</u>	<u>821,464</u>	<u>821,464</u>	<u>0 %</u>



Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2018  
 From 10/1/2021 Through 12/31/2021  
 (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	278,544	253,410	(25,134)	(9)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>278,544</u>	<u>269,955</u>	<u>(8,589)</u>	<u>(3)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	208,544	104,972	103,572	50 %
Principal Payment	<u>70,000</u>	<u>0</u>	<u>70,000</u>	<u>100 %</u>
Total Expenditures	<u>278,544</u>	<u>104,972</u>	<u>173,572</u>	<u>62 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>164,983</u>	<u>164,983</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	<u>0</u>	<u>394,085</u>	<u>394,085</u>	<u>0 %</u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2017  
 From 10/1/2021 Through 12/31/2021  
 (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	257,425	251,570	(5,855)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>257,425</u>	<u>251,573</u>	<u>(5,852)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	182,426	92,397	90,029	49 %
Principal Payment	<u>75,000</u>	<u>70,000</u>	<u>5,000</u>	<u>7 %</u>
Total Expenditures	<u>257,426</u>	<u>162,397</u>	<u>95,029</u>	<u>37 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>89,176</u>	<u>89,177</u>	<u>(8,917,666)%</u>
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>371,278</u></u>	<u><u>371,279</u></u>	<u><u>(37,127,917)%</u></u>

Carlton Lakes Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects - Series 2018

From 10/1/2021 Through 12/31/2021

(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**

900 - General Fixed Assets Account Group

From 10/1/2021 Through 12/31/2021

(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 10/1/2021 Through 12/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,510,000	14,510,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,510,000</u>	<u>14,705,000</u>	<u>0 %</u>

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 12.31.2021  
Reconciliation Date: 12/31/2021  
Status: Locked

Bank Balance	616,296.44
Less Outstanding Checks/Vouchers	46,769.15
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	569,527.29
Balance Per Books	<u>569,527.29</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: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2346	9/16/2021	System Generated Check/Voucher	10.74	Freddy Barton
2455	11/17/2021	Series 2015 FY22 Tax Dist ID 550	15,146.03	Carlton Lakes CDD
2456	11/17/2021	Series 2018 FY22 Tax Dist ID 550	7,546.57	Carlton Lakes CDD
2457	11/17/2021	Series 2017 FY22 Tax Dist ID 550	7,491.76	Carlton Lakes CDD
2454	12/22/2021	System Generated Check/Voucher	2,668.95	Straley Robin Vericker
2459	12/29/2021	System Generated Check/Voucher	13,519.42	Tampa Electric Company
2460	12/29/2021	System Generated Check/Voucher	385.68	Waste Management Inc. of Florida
Outstanding Checks/Vouchers			<u>46,769.15</u>	

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

**Detail**

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

**Reconciliation ID: 12.31.2021**

**Reconciliation Date: 12/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2369	10/19/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2403	10/27/2021	Series 2018 FY21 Tax Dist ID Excess Fees	2,182.49	Carlton Lakes CDD
2405	10/27/2021	Series 2015 FY21 Tax Dist ID Excess Fees	4,390.50	Carlton Lakes CDD
2406	10/27/2021	Series 2017 FY21 Tax Dist ID Excess Fees	2,166.64	Carlton Lakes CDD
2404	11/4/2021	Series 2018 FY22 Tax Dist ID 548	1,888.28	Carlton Lakes CDD
2407	11/4/2021	Series 2015 FY21 Tax Dist ID 548	3,789.80	Carlton Lakes CDD
2408	11/4/2021	Series 2017 FY21 Tax Dist ID 548	1,874.57	Carlton Lakes CDD
2392	11/15/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2396	11/15/2021	System Generated Check/Voucher	231.40	Joey Conde
2409	11/22/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
2410	11/22/2021	System Generated Check/Voucher	1,750.29	BOCC
2414	11/22/2021	System Generated Check/Voucher	769.50	Meritus Districts
2415	11/22/2021	System Generated Check/Voucher	600.00	MHD Communications
2417	11/22/2021	System Generated Check/Voucher	152.96	Bright House Networks
2418	11/22/2021	System Generated Check/Voucher	73.77	Verizon
2419	11/22/2021	System Generated Check/Voucher	1,473.62	Zebra Cleaning Team, Inc.
2435	11/24/2021	Series 2018 FY22 Tax Dist ID 551	29,115.76	Carlton Lakes CDD
2436	11/24/2021	Series 2015 FY22 Tax Dist ID 551	58,435.60	Carlton Lakes CDD
2437	11/24/2021	Series 2017 FY22 Tax Dist ID 551	28,904.28	Carlton Lakes CDD
2441	12/1/2021	Series 2015 FY22 Tax Dist ID 553	387,402.15	Carlton Lakes CDD
2442	12/1/2021	Series 2018 FY22 Tax Dist ID 553	193,024.59	Carlton Lakes CDD
2443	12/1/2021	Series 2017 FY22 Tax Dist ID 553	191,622.59	Carlton Lakes CDD
2420	12/2/2021	System Generated Check/Voucher	21,573.00	Egis Insurance Advisors LLC
2421	12/2/2021	System Generated Check/Voucher	607.50	MHD Communications
2422	12/2/2021	System Generated Check/Voucher	32,444.16	Pine Lake Services
2423	12/2/2021	System Generated Check/Voucher	13,299.18	Tampa Electric Company



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

**Detail**

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

**Reconciliation ID: 12.31.2021**

**Reconciliation Date: 12/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2424	12/2/2021	System Generated Check/Voucher	385.68	Waste Management Inc. of Florida
CD098	12/3/2021	PE 11.14.21_11.27.21	1,673.86	Decision HR
2438	12/7/2021	Series 2018 FY22 Tax Dist ID 555	15,047.98	Carlton Lakes CDD
2439	12/7/2021	Series 2017 FY22 Tax Dist ID 555	14,938.68	Carlton Lakes CDD
2440	12/7/2021	Series 2015 FY22 Tax Dist ID 555	30,201.44	Carlton Lakes CDD
2425	12/9/2021	System Generated Check/Voucher	115.00	Best termite & Pest Conrol, Inc.
2426	12/9/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2427	12/9/2021	System Generated Check/Voucher	200.00	Freddy Barton
2428	12/9/2021	System Generated Check/Voucher	200.00	Fredrick Levatte
2429	12/9/2021	System Generated Check/Voucher	113.87	LogMein Communications, Inc.
2430	12/9/2021	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2431	12/9/2021	System Generated Check/Voucher	16,222.08	Pine Lake Services
2432	12/9/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2433	12/9/2021	System Generated Check/Voucher	2,593.50	Straley Robin Vericker
2433	12/9/2021	System Generated Check/Voucher	(2,593.50)	Straley Robin Vericker
2434	12/9/2021	System Generated Check/Voucher	575.00	The Pool Works of Florida, Inc.
2448	12/13/2021	Series 2015 FY22 Tax Dist ID 557	9,246.71	Carlton Lakes CDD
2449	12/13/2021	Series 2017 FY22 Tax Dist ID 557	4,573.75	Carlton Lakes CDD
2450	12/13/2021	Series 2018 FY22 Tax Dist ID 557	4,607.21	Carlton Lakes CDD
2444	12/16/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2445	12/16/2021	System Generated Check/Voucher	853.42	Pine Lake Services
2446	12/16/2021	System Generated Check/Voucher	73.77	Verizon
2447	12/16/2021	System Generated Check/Voucher	825.00	Zebra Cleaning Team, Inc.
CD099	12/17/2021	CL PR PE 11.28.21_12.11.21	1,959.74	Decision HR
2451	12/22/2021	System Generated Check/Voucher	3,000.00	AllJax, Inc.
2452	12/22/2021	System Generated Check/Voucher	2,477.04	BOCC
2453	12/22/2021	System Generated Check/Voucher	152.96	Bright House Networks

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2458	12/29/2021	System Generated Check/Voucher	4,365.19	Meritus Districts
CD100	12/31/2021	CL PR PE12.12.21_12.25.21	<u>1,812.66</u>	Decision HR
Cleared Checks/Vouchers			1,095,023.67	

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR20	12/1/2021	Tax Distribution - 12.01.2021	1,334,806.96	
CR20-1	12/7/2021	Tax Distribution - 12.7.2021	104,060.06	
CR24	12/13/2021	Tax Distribution 12.13.2021	31,859.86	
CR26	12/31/2021	INTEREST PAID THRU 12/31	<u>13.00</u>	
Cleared Deposits			<u>1,470,739.88</u>	