

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



Meritus Districts
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Carlton Lakes Community Development District

Balance Sheet

As of 2/28/2022
(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	Total
Assets								
Cash-Operating Account	492,074	0	0	0	0	0	0	492,074
Cash – HOA Improvement	30,139	0	0	0	0	0	0	30,139
Investments-Revenue 2018 (5000)	0	0	258,210	0	0	0	0	258,210
Investments-Interest 2018 (5001)	0	0	0	0	0	0	0	0
Investments-Sinking 2018 (5002)	0	0	0	0	0	0	0	0
Investments-Reserve 2018 (5003)	0	0	140,647	0	0	0	0	140,647
Investments-Prepayment 2018 (5004)	0	0	25	0	0	0	0	25
Investments-Amenity 2018 (5005)	0	0	0	0	0	0	0	0
Investments-Carlton Lakes West 2018 (5006)	0	0	0	0	0	0	0	0
Investments-Phase 1C, 1E 2018 (5007)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(82)	0	0	0	0	0	0	(82)
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	0	272,195	0	0	0	272,195
Investments-Interest 2017 (8001)	0	0	0	0	0	0	0	0
Investments-Sinking 2017 (8002)	0	0	0	0	0	0	0	0
Investments-Reserve 2017 (8003)	0	0	0	103,845	0	0	0	103,845
Investments-Prepayment 2017 (8004)	0	0	0	0	0	0	0	0
Investments-Construction 2017 (8005)	0	0	0	0	0	0	0	0
Investments-Amenity Center 2017 (8007)	0	0	0	0	0	0	0	0
Investments-Construction 2015 (8005)	0	0	0	0	0	0	0	0
Investments-Revenue 2015 (8004)	0	579,086	0	0	0	0	0	579,086
Investments-Reserve 2015 (8003)	0	251,850	0	0	0	0	0	251,850
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	156	0	0	0	0	0	156
Investments-Sinking 2015 (8001)	0	0	0	0	0	0	0	0
Investments-Deferred Costs 2015 (8007)	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	929	0	0	0	0	0	0	929
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0	0
Construction Work In Progress	0	0	0	0	0	13,788,149	0	13,788,149
Amount Available-Debt Service	0	0	0	0	0	0	1,185,149	1,185,149
Amount To Be Provided-Debt Service	0	0	0	0	0	0	13,324,851	13,324,851

Carlton Lakes Community Development District

Balance Sheet

As of 2/28/2022
(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	Total
Other	0	0	0	0	0	0	0	0
Total Assets	523,060	831,092	398,882	376,040	0	13,788,149	14,510,000	30,427,224
Liabilities								
Accounts Payable	39,034	0	0	0	0	0	0	39,034
Accounts Payable Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	294	0	0	0	0	0	0	294
Unearned Revenues	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	6,725,000	6,725,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	3,665,000	3,665,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	4,120,000	4,120,000
Total Liabilities	39,328	0	0	0	0	0	14,510,000	14,549,328
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	629,751	229,101	282,103	0	0	0	1,140,954
Fund Balance-Unreserved	39,602	0	0	0	0	0	0	39,602
Investment In General Fixed Assets	0	0	0	0	0	13,788,149	0	13,788,149
Petty Cash Expenses	0	0	0	0	0	0	0	0
Other	444,131	201,342	169,781	93,938	0	0	0	909,191
Total Fund Equity & Other Credits	483,733	831,092	398,882	376,040	0	13,788,149	0	15,877,896
Total Liabilities & Fund Equity	523,060	831,092	398,882	376,040	0	13,788,149	14,510,000	30,427,224

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	762,040	751,857	(10,183)	(1)%
O&M Assmts - Off Roll	8,367	0	(8,367)	(100)%
Interest Earnings				
Interest Earnings	0	32	32	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	2,563	2,563	0 %
Total Revenues	788,764	754,526	(34,238)	(4)%
Expenditures				
Legislative				
Supervisor Fees	24,000	4,600	19,400	81 %
Financial & Administrative				
District Manager	44,000	14,367	29,633	67 %
District Engineer	6,000	285	5,715	95 %
Disclosure Report	10,900	3,633	7,267	67 %
Trustees Fees	12,000	4,916	7,084	59 %
Auditing Services	7,400	587	6,813	92 %
Postage, Phone, Faxes, Copies	1,000	583	417	42 %
Public Officials Insurance	2,190	0	2,190	100 %
Legal Advertising	1,500	478	1,022	68 %
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	600	225	375	63 %
Website Administration	1,500	(1,375)	2,875	192 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	10,000	17,072	(7,072)	(71)%
Electric Utility Services				
Electric Utility Services	150,000	72,930	77,070	51 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	1,868	3,132	63 %
Water-Sewer Combination Services				
Water Utility Services	20,800	12,067	8,733	42 %
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	26,650	8,350	24 %
Waterway Management Program	20,000	6,325	13,675	68 %
Property & Casualty Insurance	20,742	0	20,742	100 %
Club Facility Maintenance	50,000	13,191	36,809	74 %
Landscape Maintenance - Contract	200,000	81,110	118,890	59 %
Landscape Maintenance - Other	15,000	4,587	10,413	69 %
Plant Replacement Program	3,000	1,406	1,594	53 %
Irrigation Maintenance	10,000	9,831	169	2 %
Pool Maintenance	18,000	13,933	4,067	23 %
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 2/28/2022
 (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	20,000	18,988	1,012	5 %
Total Expenditures	<u>788,764</u>	<u>310,395</u>	<u>478,369</u>	<u>61 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>444,131</u>	<u>444,131</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	39,602	39,602	0 %
Fund Balance, End of Period	<u>0</u>	<u>483,733</u>	<u>483,733</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2021 Through 2/28/2022
 (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	502,906	518,230	15,324	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>12</u>	<u>12</u>	<u>0 %</u>
Total Revenues	<u>502,906</u>	<u>518,242</u>	<u>15,336</u>	<u>3 %</u>
Expenditures				
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>
Total Expenditures	<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>201,342</u>	<u>201,342</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	<u>0</u>	<u>831,092</u>	<u>831,092</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2021 Through 2/28/2022
 (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	278,544	258,205	(20,339)	(7)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>278,544</u>	<u>274,752</u>	<u>(3,792)</u>	<u>(1)%</u>
Expenditures				
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>169,781</u>	<u>169,781</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	<u>0</u>	<u>398,882</u>	<u>398,882</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2021 Through 2/28/2022
 (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	257,425	256,330	(1,095)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>257,425</u>	<u>256,335</u>	<u>(1,090)</u>	<u>(0)%</u>
Expenditures				
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>93,938</u>	<u>93,939</u>	<u>(9,393,879)%</u>
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>376,040</u></u>	<u><u>376,041</u></u>	<u><u>(37,604,130)%</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018
 From 10/1/2021 Through 2/28/2022
 (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 2/28/2022

(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 10/1/2021 Through 2/28/2022
(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: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	497,946.82
Less Outstanding Checks/Vouchers	6,222.76
Plus Deposits in Transit	350.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	492,074.06
Balance Per Books	<u>492,074.06</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: 2.28.2022

Reconciliation Date: 2/28/2022

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
2501	2/24/2022	System Generated Check/Voucher	3,178.23	BOCC
2502	2/24/2022	System Generated Check/Voucher	1,550.83	Pine Lake Services
2503	2/24/2022	System Generated Check/Voucher	157.96	Charter Communications
2504	2/24/2022	System Generated Check/Voucher	1,325.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>6,222.76</u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR387	12/18/2021	Clubhouse Rental 12.18.2021	100.00	
CHK#7558	2/1/2022	Clubhouse Rentals 2.1.2022	100.00	
CHK#69600	2/5/2022	Clubhouse Rentals 2.5.2022	<u>150.00</u>	
Outstanding Deposits			350.00	
			<u><u>350.00</u></u>	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2484	1/4/2022	Series 2015 FY22 Tax Dist ID 558	8,458.64	Carlton Lakes CDD
2485	1/4/2022	Series 2017 FY22 Tax Dist ID 558	4,183.94	Carlton Lakes CDD
2486	1/4/2022	Series 2018 FY22 Tax Dist ID 558	4,214.55	Carlton Lakes CDD
2472	1/20/2022	System Generated Check/Voucher	3,055.17	BOCC
2473	1/20/2022	System Generated Check/Voucher	152.96	Bright House Networks
2474	1/20/2022	System Generated Check/Voucher	73.71	Verizon
2475	2/3/2022	System Generated Check/Voucher	115.00	Best termite & Pest Conrol, Inc.
2476	2/3/2022	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2477	2/3/2022	System Generated Check/Voucher	500.00	Grau and Associates
2478	2/3/2022	System Generated Check/Voucher	4,575.00	Meritus Districts
2479	2/3/2022	System Generated Check/Voucher	1,405.78	Pine Lake Services
2480	2/3/2022	System Generated Check/Voucher	3,895.50	Straley Robin Vericker
2481	2/3/2022	System Generated Check/Voucher	452.62	Tampa Electric Company
2482	2/3/2022	System Generated Check/Voucher	385.68	Waste Management Inc. of Florida
2483	2/3/2022	System Generated Check/Voucher	1,400.00	Zebra Cleaning Team, Inc.
2487	2/4/2022	Series 2018 FY22 Tax Dist ID 563	577.60	Carlton Lakes CDD
2488	2/4/2022	Series 2015 FY22 Tax Dist ID 563	1,159.25	Carlton Lakes CDD
2489	2/4/2022	Series 2017 FY22 Tax Dist ID 563	573.41	Carlton Lakes CDD

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
CHK#1529	2/4/2022	Deposited Item Return & Return Fee 12.08.2021	162.50	
2490	2/10/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2491	2/10/2022	System Generated Check/Voucher	200.00	Freddy Barton
2492	2/10/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2493	2/10/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2494	2/10/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2495	2/10/2022	System Generated Check/Voucher	15,991.72	Tampa Electric Company
PR PE1.23.22_02.05.2	2/11/2022	PR PE1.23.22_02.05.22	1,872.36	Decision HR
2496	2/17/2022	System Generated Check/Voucher	50.00	Affordable Backflow Testing
2497	2/17/2022	System Generated Check/Voucher	1,937.50	FLA Pools Inc
2498	2/17/2022	System Generated Check/Voucher	112.83	LogMein Communications, Inc.
2499	2/17/2022	System Generated Check/Voucher	16,222.08	Pine Lake Services
2500	2/17/2022	System Generated Check/Voucher	73.71	Verizon
CD105	2/25/2022	PR PE02.06.22_02.19.22	<u>1,708.42</u>	Decision HR
Cleared Checks/Vouchers			<u><u>74,974.93</u></u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR374	1/15/2022	Club house Rental	975.00	
CR377	2/4/2022	Tax Distribution 2.4.2022	3,994.25	
CR386	2/15/2022	Off Roll Assessment 2.15.2022	0.00	
CR393	2/18/2022	INTEREST PAID THIS STATEMENT THRU 02/28	4.37	
			<hr/>	
Cleared Deposits			4,973.62	
			<hr/> <hr/>	