

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2022



Inframark LLC
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 5/31/2022
(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	289,254	0	0	0	0	0	0	289,254
Cash – HOA Improvement	30,139	0	0	0	0	0	0	30,139
Investments-Revenue 2018 (5000)	0	0	82,228	0	0	0	0	82,228
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	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0
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	185,046	0	0	0	185,046
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	393,515	0	0	0	0	0	393,515
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	0	0	0	0	0	0	0
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	2,182	0	0	0	0	0	0	2,182
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	13,244,851	13,244,851

Carlton Lakes Community Development District

Balance Sheet

As of 5/31/2022
(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	<u>321,574</u>	<u>645,365</u>	<u>222,875</u>	<u>288,891</u>	<u>0</u>	<u>13,788,149</u>	<u>14,430,000</u>	<u>29,696,855</u>
Liabilities								
Accounts Payable	18,905	0	0	0	0	0	0	18,905
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	44	0	0	0	0	0	0	44
Unearned Revenues	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	6,645,000	6,645,000
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	<u>18,949</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,430,000</u>	<u>14,448,949</u>
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	<u>263,023</u>	<u>15,615</u>	<u>(6,227)</u>	<u>6,789</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>279,200</u>
Total Fund Equity & Other Credits	<u>302,625</u>	<u>645,365</u>	<u>222,875</u>	<u>288,891</u>	<u>0</u>	<u>13,788,149</u>	<u>0</u>	<u>15,247,905</u>
Total Liabilities & Fund Equity	<u>321,574</u>	<u>645,365</u>	<u>222,875</u>	<u>288,891</u>	<u>0</u>	<u>13,788,149</u>	<u>14,430,000</u>	<u>29,696,855</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 5/31/2022
(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	763,401	1,361	0 %
O&M Assmts - Off Roll	8,367	0	(8,367)	(100)%
Interest Earnings				
Interest Earnings	0	43	43	0 %
Contributions & Donations From Private Sources				
HOA Carryover	18,357	0	(18,357)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	275	275	0 %
Clubhouse Rental	0	5,738	5,738	0 %
Total Revenues	788,764	769,456	(19,308)	(2)%
Expenditures				
Legislative				
Supervisor Fees	24,000	11,200	12,800	53 %
Financial & Administrative				
District Manager	44,000	18,033	25,967	59 %
District Engineer	6,000	769	5,231	87 %
Disclosure Report	10,900	4,542	6,358	58 %
Trustees Fees	12,000	7,704	4,296	36 %
Auditing Services	7,400	1,087	6,313	85 %
Postage, Phone, Faxes, Copies	1,000	884	116	12 %
Public Officials Insurance	2,190	0	2,190	100 %
Legal Advertising	1,500	478	1,022	68 %
Bank Fees	100	37	63	63 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	600	225	375	63 %
Website Administration	1,500	(1,250)	2,750	183 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	10,000	24,743	(14,743)	(147)%
Electric Utility Services				
Electric Utility Services	150,000	121,587	28,413	19 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	3,200	1,800	36 %
Water-Sewer Combination Services				
Water Utility Services	20,800	21,446	(646)	(3)%
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	38,817	(3,817)	(11)%
Waterway Management Program	20,000	30,680	(10,680)	(53)%
Property & Casualty Insurance	20,742	0	20,742	100 %
Club Facility Maintenance	50,000	18,415	31,585	63 %
Landscape Maintenance - Contract	200,000	129,777	70,223	35 %
Landscape Maintenance - Other	15,000	9,636	5,364	36 %
Plant Replacement Program	3,000	1,406	1,594	53 %
Irrigation Maintenance	10,000	10,806	(806)	(8)%
Pool Maintenance	18,000	19,845	(1,845)	(10)%
Fintess Center Maintenance	10,000	0	10,000	100 %
Fish Stocking	10,000	0	10,000	100 %
Special Events	10,000	1,125	8,875	89 %
Capital Reserve				

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2021 Through 5/31/2022
 (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	3,852	14,505	79 %
Reserve	20,000	25,249	(5,249)	(26)%
Total Expenditures	<u>788,764</u>	<u>506,433</u>	<u>282,331</u>	<u>36 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>263,023</u>	<u>263,023</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	39,602	39,602	0 %
Fund Balance, End of Period	<u>0</u>	<u>302,625</u>	<u>302,625</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2021 Through 5/31/2022
 (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	526,177	23,271	5 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>22</u>	<u>22</u>	<u>0 %</u>
Total Revenues	<u>502,906</u>	<u>526,199</u>	<u>23,293</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	377,906	380,584	(2,678)	(1)%
Principal Payment	125,000	120,000	5,000	4 %
Prepayment	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</u>
Total Expenditures	<u>502,906</u>	<u>510,584</u>	<u>(7,678)</u>	<u>(2)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>15,615</u>	<u>15,615</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	<u>0</u>	<u>645,365</u>	<u>645,365</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2021 Through 5/31/2022
(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	262,165	(16,379)	(6)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10</u>	<u>10</u>	<u>0 %</u>
Total Revenues	<u>278,544</u>	<u>278,717</u>	<u>173</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	208,544	209,944	(1,400)	(1)%
Principal Payment	70,000	70,000	0	0 %
Prepayment	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	<u>0 %</u>
Total Expenditures	<u>278,544</u>	<u>284,944</u>	<u>(6,400)</u>	<u>(2)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(6,227)</u>	<u>(6,227)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	<u>0</u>	<u>222,875</u>	<u>222,875</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2021 Through 5/31/2022
 (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	260,261	2,836	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10</u>	<u>10</u>	<u>0 %</u>
Total Revenues	<u>257,425</u>	<u>260,270</u>	<u>2,845</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	182,426	183,481	(1,055)	(1)%
Principal Payment	<u>75,000</u>	<u>70,000</u>	<u>5,000</u>	<u>7 %</u>
Total Expenditures	<u>257,426</u>	<u>253,481</u>	<u>3,945</u>	<u>2 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>6,789</u>	<u>6,790</u>	<u>(678,996)%</u>
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>288,891</u>	<u>288,892</u>	<u>(28,889,247)%</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2021 Through 5/31/2022

(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 5/31/2022

(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 5/31/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,430,000	14,430,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,430,000</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: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Bank Balance	295,759.18
Less Outstanding Checks/Vouchers	6,505.58
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	289,253.60
Balance Per Books	<u>289,253.60</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: 5.31.2022

Reconciliation Date: 5/31/2022

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
2559	4/14/2022	System Generated Check/Voucher	50.00	Joseph Franco
2595	5/26/2022	System Generated Check/Voucher	4,119.84	BOCC
2596	5/26/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2598	5/26/2022	System Generated Check/Voucher	200.00	Freddy Barton
2599	5/26/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2600	5/26/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2601	5/26/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2602	5/26/2022	System Generated Check/Voucher	1,325.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>6,505.58</u>	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2553	4/14/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2556	4/14/2022	System Generated Check/Voucher	200.00	Freddy Barton
2572	4/28/2022	System Generated Check/Voucher	3,800.00	Charles Parenteau
2573	4/28/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2574	4/28/2022	System Generated Check/Voucher	200.00	Freddy Barton
2575	4/28/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2576	4/28/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2577	4/28/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2578	4/28/2022	System Generated Check/Voucher	4,040.63	US Bank
2579	5/4/2022	System Generated Check/Voucher	5,899.93	Inframark LLC
2580	5/4/2022	System Generated Check/Voucher	16,225.51	Tampa Electric Company
2581	5/4/2022	System Generated Check/Voucher	560.68	Waste Management Inc. of Florida
2582	5/5/2022	Series 2015 FY22 Tax Dist ID 572	1,332.02	Carlton Lakes CDD
2583	5/5/2022	Series 2017 FY22 Tax Dist ID 572	658.86	Carlton Lakes CDD
2584	5/5/2022	Series 2018 FY22 Tax Dist ID 572	663.68	Carlton Lakes CDD
CD112	5/6/2022	CL PR PE4.17.22-4.30.22	2,046.64	Decision HR
2585	5/16/2022	System Generated Check/Voucher	1,560.00	First Choice Aquatic Weed Management, LLC
2586	5/16/2022	System Generated Check/Voucher	200.00	Freddy Barton

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2587	5/16/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2588	5/16/2022	System Generated Check/Voucher	112.98	LogMein Communications, Inc.
2589	5/16/2022	System Generated Check/Voucher	18,667.81	Pine Lake Services
2590	5/16/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2591	5/16/2022	System Generated Check/Voucher	2,755.00	Straley Robin Vericker
2592	5/19/2022	System Generated Check/Voucher	157.96	Charter Communications
2593	5/19/2022	System Generated Check/Voucher	73.68	Verizon
CD114	5/20/2022	CL PR PE5.1.2022-5.14.2022	2,181.40	Decision HR
CD116	5/23/2022	Service Charge - 5.23.2022	12.00	
2594	5/26/2022	System Generated Check/Voucher	2,861.10	Admiral Outdoor Furniture
2597	5/26/2022	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
Cleared Checks/Vouchers			66,274.88	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR404	4/27/2022	Clubhouse Income - 4.14.22 - 4.27.2022	725.00	
CR405	5/5/2022	Tax Distribution 5.05.2022	4,589.52	
CR408	5/7/2022	Clubhouse Income Thru 05.07.2022	325.00	
CR413	5/31/2022	Interest Payment 5.31.2022	<u>3.00</u>	
Cleared Deposits			5,642.52	
			<u><u>5,642.52</u></u>	