

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Carlton Lakes Community Development District

Balance Sheet

As of 10/31/2021
(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	Total
Assets								
Cash-Operating Account	18,201	0	0	0	0	0	0	18,201
Cash – HOA Improvement	30,139	0	0	0	0	0	0	30,139
Investments-Revenue 2018 (5000)	0	0	2,183	0	0	0	0	2,183
Investments-Interest 2018 (5001)	0	0	104,972	0	0	0	0	104,972
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	(8)	0	0	0	0	0	0	(8)
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	18,028	0	0	0	18,028
Investments-Interest 2017 (8001)	0	0	0	92,397	0	0	0	92,397
Investments-Sinking 2017 (8002)	0	0	0	70,000	0	0	0	70,000
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	69,944	0	0	0	0	0	69,944
Investments-Reserve 2015 (8003)	0	252,006	0	0	0	0	0	252,006
Investments-Interest 2015 (8000)	0	191,900	0	0	0	0	0	191,900
Investments-Prepayment 2015 (8002)	0	294	0	0	0	0	0	294
Investments-Sinking 2015 (8001)	0	120,000	0	0	0	0	0	120,000
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	4,862	0	0	0	0	0	0	4,862
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Deposits	(35)	0	0	0	0	0	0	(35)
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	13,519,851	13,519,851

Carlton Lakes Community Development District

Balance Sheet

As of 10/31/2021
(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	Total
Other	0	0	0	0	0	0	0	0
Total Assets	<u>53,159</u>	<u>634,144</u>	<u>247,827</u>	<u>284,270</u>	<u>0</u>	<u>13,788,149</u>	<u>14,705,000</u>	<u>29,712,549</u>
Liabilities								
Accounts Payable	22,356	0	0	0	0	0	0	22,356
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	8,740	0	0	0	0	0	0	8,740
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	418	0	0	0	0	0	0	418
Unearned Revenues	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	6,850,000	6,850,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	3,735,000	3,735,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	4,120,000	4,120,000
Total Liabilities	<u>31,514</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,705,000</u>	<u>14,736,514</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	61,175	0	0	0	0	0	0	61,175
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	(39,530)	4,393	18,726	2,168	0	0	0	(14,243)
Total Fund Equity & Other Credits	<u>21,645</u>	<u>634,144</u>	<u>247,827</u>	<u>284,270</u>	<u>0</u>	<u>13,788,149</u>	<u>0</u>	<u>14,976,035</u>
Total Liabilities & Fund Equity	<u>53,159</u>	<u>634,144</u>	<u>247,827</u>	<u>284,270</u>	<u>0</u>	<u>13,788,149</u>	<u>14,705,000</u>	<u>29,712,549</u>

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

001 - General Fund
From 10/1/2021 Through 10/31/2021
(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	5,435	(756,605)	(99)%
O&M Assmts - Off Roll	8,367	0	(8,367)	(100)%
Interest Earnings				
Interest Earnings	0	1	1	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	775	775	0 %
Total Revenues	788,764	6,285	(782,479)	(99)%
Expenditures				
Legislative				
Supervisor Fees	24,000	1,000	23,000	96 %
Financial & Administrative				
District Manager	44,000	3,667	40,333	92 %
District Engineer	6,000	285	5,715	95 %
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	983	11,017	92 %
Auditing Services	7,400	0	7,400	100 %
Postage, Phone, Faxes, Copies	1,000	516	484	48 %
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	0	600	100 %
Website Administration	1,500	125	1,375	92 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	10,000	6,656	3,344	33 %
Electric Utility Services				
Electric Utility Services	150,000	13,374	136,626	91 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	536	4,464	89 %
Water-Sewer Combination Services				
Water Utility Services	20,800	1,606	19,194	92 %
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	7,863	27,137	78 %
Waterway Management Program	20,000	665	19,335	97 %
Property & Casualty Insurance	20,742	0	20,742	100 %
Club Facility Maintenance	50,000	2,101	47,899	96 %
Landscape Maintenance - Contract	200,000	0	200,000	100 %
Landscape Maintenance - Other	15,000	2,200	12,800	85 %
Plant Replacement Program	3,000	0	3,000	100 %
Irrigation Maintenance	10,000	8,188	1,812	18 %
Pool Maintenance	18,000	6,397	11,603	64 %
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 - Unposted Transactions Included In Report

001 - General Fund
 From 10/1/2021 Through 10/31/2021
 (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	20,000	0	20,000	100 %
Total Expenditures	<u>788,764</u>	<u>56,803</u>	<u>731,961</u>	<u>93 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(50,518)</u>	<u>(50,518)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	61,175	61,175	0 %
Fund Balance, End of Period	<u>0</u>	<u>10,657</u>	<u>10,657</u>	<u>0 %</u>

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

200 - Debt Service - Series 2015
 From 10/1/2021 Through 10/31/2021
 (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	4,391	(498,516)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>502,906</u>	<u>4,393</u>	<u>(498,513)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	377,906	0	377,906	100 %
Principal Payment	<u>125,000</u>	<u>0</u>	<u>125,000</u>	<u>100 %</u>
Total Expenditures	<u>502,906</u>	<u>0</u>	<u>502,906</u>	<u>100 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>4,393</u>	<u>4,393</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	<u>0</u>	<u>634,144</u>	<u>634,144</u>	<u>0 %</u>

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

201 - Debt Service - Series 2018
 From 10/1/2021 Through 10/31/2021
 (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	2,182	(276,362)	(99)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>278,544</u>	<u>18,726</u>	<u>(259,818)</u>	<u>(93)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	208,544	0	208,544	100 %
Principal Payment	<u>70,000</u>	<u>0</u>	<u>70,000</u>	<u>100 %</u>
Total Expenditures	<u>278,544</u>	<u>0</u>	<u>278,544</u>	<u>100 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>18,726</u>	<u>18,726</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	<u>0</u>	<u>247,827</u>	<u>247,827</u>	<u>0 %</u>

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

203 - Debt Service - Series 2017
 From 10/1/2021 Through 10/31/2021
 (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	2,167	(255,258)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>257,425</u>	<u>2,168</u>	<u>(255,257)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	182,426	0	182,426	100 %
Principal Payment	<u>75,000</u>	<u>0</u>	<u>75,000</u>	<u>100 %</u>
Total Expenditures	<u>257,426</u>	<u>0</u>	<u>257,426</u>	<u>100 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>2,168</u>	<u>2,169</u>	<u>(216,880)%</u>
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>284,270</u>	<u>284,271</u>	<u>(28,427,131)%</u>

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

301 - Capital Projects - Series 2018
 From 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	0	0	0	0 %

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,788,149	13,788,149	0 %
Fund Balance, End of Period	0	13,788,149	13,788,149	0 %

Carlton Lakes Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report

950 - General Long-Term Debt
 From 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

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

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Bank Balance	25,710.80
Less Outstanding Checks/Vouchers	7,650.54
Plus Deposits in Transit	141.03
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	18,201.29
Balance Per Books	<u>18,201.29</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2325	9/2/2021	System Generated Check/Voucher	8,806.29	Meritus Districts
2325	9/2/2021	System Generated Check/Voucher	(8,806.29)	Meritus Districts
2339	9/16/2021	System Generated Check/Voucher	10.74	Freddy Barton
2339	9/16/2021	System Generated Check/Voucher	(10.74)	Freddy Barton
2342	9/16/2021	System Generated Check/Voucher	(187.46)	Rena Diane Vance
2342	9/16/2021	System Generated Check/Voucher	187.46	Rena Diane Vance
2346	9/16/2021	System Generated Check/Voucher	10.74	Freddy Barton
2369	10/19/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2376	10/19/2021	System Generated Check/Voucher	588.50	Times Publishing Company
2378	10/19/2021	System Generated Check/Voucher	6,111.62	Zebra Cleaning Team, Inc.
2381	10/21/2021	System Generated Check/Voucher	438.89	Meritus Districts
2383	10/21/2021	System Generated Check/Voucher	147.83	Skyline Printing
2384	10/21/2021	System Generated Check/Voucher	152.96	Bright House Networks
Outstanding Checks/Vouchers			7,650.54	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
911031909	10/1/2021	HOA 2022 Dues - #911031909 - 10.01.2021	66.03	
#252	10/21/2021	Club House Rentals - Khalil Elaboudi	75.00	
			<hr/>	
Outstanding Deposits			141.03	
			<hr/> <hr/>	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2274	7/15/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2331	9/9/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2349	9/23/2021	System Generated Check/Voucher	1,160.00	Times Publishing Company
2350	9/23/2021	System Generated Check/Voucher	650.00	The Perfect Klean
2352	10/1/2021	System Generated Check/Voucher	200.00	Crystal Retamozo
2353	10/1/2021	System Generated Check/Voucher	31.96	Joey Conde
2354	10/1/2021	System Generated Check/Voucher	7,035.06	Meritus Districts
2355	10/1/2021	System Generated Check/Voucher	300.00	ProScreen Plus, LLC
2356	10/1/2021	System Generated Check/Voucher	4,128.91	Securiteam Inc.
2357	10/1/2021	System Generated Check/Voucher	5,785.50	Straley Robin Vericker
2358	10/1/2021	System Generated Check/Voucher	13,794.86	Tampa Electric Company
2359	10/8/2021	System Generated Check/Voucher	115.00	Best termite & Pest Conrol, Inc.
2360	10/8/2021	System Generated Check/Voucher	175.00	Department of Economic Opportunity
2361	10/8/2021	System Generated Check/Voucher	286.89	Elizabeth Diaz
2362	10/8/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2363	10/8/2021	System Generated Check/Voucher	761.53	Joey Conde
2364	10/8/2021	System Generated Check/Voucher	119.31	LogMein Communications, Inc.
2365	10/8/2021	System Generated Check/Voucher	270.00	MHD Communications
2366	10/8/2021	System Generated Check/Voucher	52.00	Rena Diane Vance
2367	10/8/2021	System Generated Check/Voucher	181.23	Rick Reidt
2368	10/8/2021	System Generated Check/Voucher	535.68	Waste Management Inc. of Florida
CD094	10/8/2021	CL PR PE09.19.21_CD10.02.21	2,336.17	Decision HR
2370	10/19/2021	System Generated Check/Voucher	200.00	Freddy Barton
2371	10/19/2021	System Generated Check/Voucher	200.00	Fredrick Levatte
2372	10/19/2021	System Generated Check/Voucher	9,106.29	Meritus Districts
2373	10/19/2021	System Generated Check/Voucher	200.00	Nicholle D. Palmer

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2374	10/19/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2375	10/19/2021	System Generated Check/Voucher	285.00	Stantec Consulting Services Inc
2377	10/19/2021	System Generated Check/Voucher	73.77	Verizon
2379	10/21/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2380	10/21/2021	System Generated Check/Voucher	424.95	Freedman's Office Furniture
2382	10/21/2021	System Generated Check/Voucher	285.00	Sharper Image Pools LLC
CD095	10/22/2021	CL PR PE10.03.21_CD10.16.21	2,609.75	Decision HR
Cleared Checks/Vouchers			53,233.86	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
302	10/6/2021	Club House Rental	300.00	
1053	10/7/2021	Rental Fee	100.00	
1094	10/8/2021	Club House Rental	75.00	
180	10/8/2021	Club House Rental	125.00	
19-000986678	10/8/2021	Community Key card Replacement	25.00	
1411	10/11/2021	Keycard	50.00	
CR13	10/27/2021	Tax Distribution - 10/27/2021	14,174.33	
CR15	10/29/2021	Interest Paid	0.51	
Cleared Deposits			14,849.84	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
JV166	10/30/2021	Reclass HOA Expenditures	<u>466.87</u>
Cleared Other Cash Items			<u>466.87</u>