

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 11/30/2021
(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	100,870	0	0	0	0	0	0	100,870
Cash – HOA Improvement	30,139	0	0	0	0	0	0	30,139
Investments-Revenue 2018 (5000)	0	0	40,732	0	0	0	0	40,732
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	(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	56,298	0	0	0	56,298
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	142,606	0	0	0	0	0	142,606
Investments-Reserve 2015 (8003)	0	252,006	0	0	0	0	0	252,006
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	3,879	0	0	0	0	0	0	3,879
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	13,324,851	13,324,851

Carlton Lakes Community Development District

Balance Sheet

As of 11/30/2021
(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	134,844	394,612	181,404	160,143	0	13,788,149	14,510,000	29,169,153
Liabilities								
Accounts Payable	69,665	0	0	0	0	0	0	69,665
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	30,174	0	0	0	0	0	0	30,174
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	293	0	0	0	0	0	0	293
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	100,132	0	0	0	0	0	14,510,000	14,610,132
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	(4,889)	(235,138)	(47,697)	(121,960)	0	0	0	(409,684)
Total Fund Equity & Other Credits	34,713	394,612	181,404	160,143	0	13,788,149	0	14,559,021
Total Liabilities & Fund Equity	134,844	394,612	181,404	160,143	0	13,788,149	14,510,000	29,169,153

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(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	117,820	(644,220)	(85)%
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	1,400	1,400	0 %
Total Revenues	788,764	119,297	(669,467)	(85)%
Expenditures				
Legislative				
Supervisor Fees	24,000	2,000	22,000	92 %
Financial & Administrative				
District Manager	44,000	7,033	36,967	84 %
District Engineer	6,000	285	5,715	95 %
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	1,966	10,034	84 %
Auditing Services	7,400	87	7,313	99 %
Postage, Phone, Faxes, Copies	1,000	554	446	45 %
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	(1,375)	2,875	192 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	10,000	6,656	3,344	33 %
Electric Utility Services				
Electric Utility Services	150,000	26,673	123,327	82 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	921	4,079	82 %
Water-Sewer Combination Services				
Water Utility Services	20,800	3,357	17,443	84 %
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	15,803	19,197	55 %
Waterway Management Program	20,000	1,330	18,670	93 %
Property & Casualty Insurance	20,742	0	20,742	100 %
Club Facility Maintenance	50,000	5,476	44,524	89 %
Landscape Maintenance - Contract	200,000	32,444	167,556	84 %
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	8,445	9,555	53 %
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 11/30/2021

(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>124,186</u>	<u>664,578</u>	<u>84 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,889)</u>	<u>(4,889)</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>34,713</u></u>	<u><u>34,713</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 11/30/2021
 (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	81,757	(421,149)	(84)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>502,906</u>	<u>81,762</u>	<u>(421,144)</u>	<u>(84)%</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>(235,138)</u>	<u>(235,138)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	<u>0</u>	<u>394,612</u>	<u>394,612</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2021 Through 11/30/2021
 (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	40,731	(237,814)	(85)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>278,544</u>	<u>57,275</u>	<u>(221,269)</u>	<u>(79)%</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>(47,697)</u>	<u>(47,697)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	<u>0</u>	<u>181,404</u>	<u>181,404</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2021 Through 11/30/2021
 (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	40,435	(216,990)	(84)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>257,425</u>	<u>40,437</u>	<u>(216,988)</u>	<u>(84)%</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>(121,960)</u>	<u>(121,959)</u>	<u>12,195,886 %</u>
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>160,143</u>	<u>160,144</u>	<u>(16,014,365)%</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018
 From 10/1/2021 Through 11/30/2021
 (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 11/30/2021

(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	<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 11/30/2021
(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: 11.30.2021
Reconciliation Date: 11/30/2021
Status: Locked

Bank Balance	240,580.23
Less Outstanding Checks/Vouchers	139,710.20
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	100,870.03
Balance Per Books	<u>100,870.03</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: 11.30.2021

Reconciliation Date: 11/30/2021

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
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
Outstanding Checks/Vouchers			139,710.20	
			139,710.20	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
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
2385	11/2/2021	System Generated Check/Voucher	1,606.49	BOCC
2386	11/2/2021	System Generated Check/Voucher	17.61	Joey Conde
2387	11/2/2021	System Generated Check/Voucher	100.00	Maribel Rosario Del Valle
2388	11/2/2021	System Generated Check/Voucher	4,820.83	Meritus Districts
2389	11/2/2021	System Generated Check/Voucher	66.03	South Fork East CDD
2389	11/2/2021	System Generated Check/Voucher	(66.03)	South Fork East CDD
2390	11/2/2021	System Generated Check/Voucher	6,656.05	Straley Robin Vericker
2391	11/2/2021	System Generated Check/Voucher	13,374.30	Tampa Electric Company
CD096	11/5/2021	PR PE10.17.21_CD10.30.21	2,332.48	Decision HR
2393	11/15/2021	System Generated Check/Voucher	200.00	Freddy Barton
2394	11/15/2021	System Generated Check/Voucher	200.00	Fredrick Levatte
2395	11/15/2021	System Generated Check/Voucher	87.00	Grau and Associates
2397	11/15/2021	System Generated Check/Voucher	113.87	LogMein Communications, Inc.
2398	11/15/2021	System Generated Check/Voucher	376.43	MHD Communications
2399	11/15/2021	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: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2400	11/15/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2401	11/15/2021	System Generated Check/Voucher	66.03	South Fork Lakes HOA
2402	11/15/2021	System Generated Check/Voucher	535.68	Waste Management Inc. of Florida
CD097	11/19/2021	PR PE 10.31.21_11.13.21	2,691.30	Decision HR
2411	11/22/2021	System Generated Check/Voucher	484.79	Cintas Fire 636525
2412	11/22/2021	System Generated Check/Voucher	125.00	Gilberto Reyes
2413	11/22/2021	System Generated Check/Voucher	449.95	Glass Doctor
2416	11/22/2021	System Generated Check/Voucher	10,387.74	Pine Lake Services
Cleared Checks/Vouchers			52,465.35	
			52,465.35	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
911031909	10/1/2021	HOA 2022 Dues - #911031909 - 10.01.2021	66.03	
#252	10/21/2021	Club House Rentals - Khalil Elaboudi	75.00	
CR13	10/27/2021	Tax Distribution - 10/27/2021	0.00	
610	11/1/2021	Club House Rentals - Natalie Odom	150.00	
611	11/1/2021	Club House Rental - Natalie Odom	100.00	
1023	11/2/2021	Club House Rentals - Janee Jackson	100.00	
19-179237817	11/4/2021	Club House Rentals - Publix #1711	125.00	
CR12	11/4/2021	Tax Distribution - 11.04.2021	13,057.88	
1027	11/5/2021	Club house Rental Mariel and Jose	150.00	
CR21	11/17/2021	Tax Distribution - 11.17.2021	0.00	
CR21-1	11/17/2021	Tax Distribution - 11.17.2021	52,168.16	
CR21-1	11/24/2021	Tax Distribution - 11.24.2021	201,341.81	
CR22	11/30/2021	Interest	0.90	
Cleared Deposits			267,334.78	