

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



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 3/31/2022
(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	406,607	0	0	0	0	0	0	406,607
Cash – HOA Improvement	30,139	0	0	0	0	0	0	30,139
Investments-Revenue 2018 (5000)	0	0	259,644	0	0	0	0	259,644
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	273,619	0	0	0	273,619
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	581,965	0	0	0	0	0	581,965
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	0	0	0	0	0	0	0	0
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 3/31/2022
(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	436,664	833,971	400,316	377,464	0	13,788,149	14,510,000	30,346,564
Liabilities								
Accounts Payable	3,140	0	0	0	0	0	0	3,140
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	94	0	0	0	0	0	0	94
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	3,234	0	0	0	0	0	14,510,000	14,513,234
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	393,828	204,220	171,215	95,362	0	0	0	864,625
Total Fund Equity & Other Credits	433,430	833,971	400,316	377,464	0	13,788,149	0	15,833,330
Total Liabilities & Fund Equity	436,664	833,971	400,316	377,464	0	13,788,149	14,510,000	30,346,564

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 3/31/2022
(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	756,034	(6,006)	(1)%
O&M Assmts - Off Roll	8,367	0	(8,367)	(100)%
Interest Earnings				
Interest Earnings	0	36	36	0 %
Contributions & Donations From Private Sources				
HOA Carryover	18,357	0	(18,357)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	175	175	0 %
Clubhouse Rental	0	4,488	4,488	0 %
Total Revenues	788,764	760,733	(28,031)	(4)%
Expenditures				
Legislative				
Supervisor Fees	24,000	7,600	16,400	68 %
Financial & Administrative				
District Manager	44,000	14,367	29,633	67 %
District Engineer	6,000	769	5,231	87 %
Disclosure Report	10,900	3,633	7,267	67 %
Trustees Fees	12,000	5,845	6,155	51 %
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	19,916	(9,916)	(99)%
Electric Utility Services				
Electric Utility Services	150,000	88,996	61,004	41 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	2,253	2,747	55 %
Water-Sewer Combination Services				
Water Utility Services	20,800	14,906	5,894	28 %
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	31,571	3,429	10 %
Waterway Management Program	20,000	6,990	13,010	65 %
Property & Casualty Insurance	20,742	0	20,742	100 %
Club Facility Maintenance	50,000	13,626	36,374	73 %
Landscape Maintenance - Contract	200,000	97,332	102,668	51 %
Landscape Maintenance - Other	15,000	7,126	7,874	52 %
Plant Replacement Program	3,000	1,406	1,594	53 %
Irrigation Maintenance	10,000	9,831	169	2 %
Pool Maintenance	18,000	15,258	2,742	15 %
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 3/31/2022
 (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	18,988	1,012	5 %
Total Expenditures	<u>788,764</u>	<u>366,904</u>	<u>421,860</u>	<u>53 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>393,828</u>	<u>393,828</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	39,602	39,602	0 %
Fund Balance, End of Period	<u>0</u>	<u>433,430</u>	<u>433,430</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2021 Through 3/31/2022
 (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	521,106	18,200	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
Total Revenues	<u>502,906</u>	<u>521,120</u>	<u>18,214</u>	<u>4 %</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>204,220</u>	<u>204,220</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	<u>0</u>	<u>833,971</u>	<u>833,971</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2021 Through 3/31/2022
 (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	259,638	(18,906)	(7)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>278,544</u>	<u>276,187</u>	<u>(2,357)</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>171,215</u>	<u>171,215</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>400,316</u></u>	<u><u>400,316</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2021 Through 3/31/2022
 (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	257,752	327	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>257,425</u>	<u>257,758</u>	<u>333</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>95,362</u>	<u>95,363</u>	<u>(9,536,256)%</u>
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>377,464</u></u>	<u><u>377,465</u></u>	<u><u>(37,746,507)%</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018
From 10/1/2021 Through 3/31/2022
(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 3/31/2022

(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 3/31/2022
(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	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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Bank Balance	422,634.42
Less Outstanding Checks/Vouchers	16,977.00
Plus Deposits in Transit	950.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	406,607.42
Balance Per Books	<u>406,607.42</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: 3.31.2022

Reconciliation Date: 3/31/2022

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
2521	3/17/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2523	3/17/2022	System Generated Check/Voucher	200.00	Freddy Barton
2531	3/24/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2532	3/24/2022	System Generated Check/Voucher	200.00	Freddy Barton
2534	3/24/2022	System Generated Check/Voucher	100.00	Joyce Berry Cornelious
2542	3/31/2022	System Generated Check/Voucher	15,670.04	Tampa Electric Company
2543	3/31/2022	System Generated Check/Voucher	396.22	Tampa Electric Company
Outstanding Checks/Vouchers			<u>16,977.00</u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR399	3/16/2022	Clubhouse Income	<u>950.00</u>	
Outstanding Deposits			<u>950.00</u>	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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.
2505	3/3/2022	System Generated Check/Voucher	16,222.08	Pine Lake Services
2506	3/3/2022	System Generated Check/Voucher	2,483.00	Straley Robin Vericker
2507	3/3/2022	System Generated Check/Voucher	478.00	Times Publishing Company
2508	3/3/2022	System Generated Check/Voucher	16,244.96	Tampa Electric Company
2518	3/4/2022	Series 2018 FY22 Tax Dist ID 566	1,432.75	Carlton Lakes CDD
2519	3/4/2022	Series 2017 FY22 Tax Dist ID 566	1,422.34	Carlton Lakes CDD
2520	3/4/2022	Series 2015 FY22 Tax Dist ID 566	2,875.54	Carlton Lakes CDD
2509	3/10/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2510	3/10/2022	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2511	3/10/2022	System Generated Check/Voucher	200.00	Freddy Barton
2512	3/10/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2513	3/10/2022	System Generated Check/Voucher	112.83	LogMein Communications, Inc.
2514	3/10/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2515	3/10/2022	System Generated Check/Voucher	200.00	Rena Diane Vance

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2516	3/10/2022	System Generated Check/Voucher	175.00	Waste Management Inc. of Florida
CD106	3/11/2022	CL PR PE2.20.22_3.5.22	2,829.61	Decision HR
2517	3/14/2022	System Generated Check/Voucher	18,987.60	Ansbro Contracting
2522	3/17/2022	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2524	3/17/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2525	3/17/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2526	3/17/2022	System Generated Check/Voucher	46.96	Rena Vance
2527	3/17/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2528	3/17/2022	System Generated Check/Voucher	484.00	Stantec Consulting Services Inc
2529	3/17/2022	System Generated Check/Voucher	1,325.00	Zebra Cleaning Team, Inc.
2530	3/24/2022	System Generated Check/Voucher	2,839.08	BOCC
2533	3/24/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2535	3/24/2022	System Generated Check/Voucher	2.58	Mike Brill
2536	3/24/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2537	3/24/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2538	3/24/2022	System Generated Check/Voucher	157.96	Charter Communications
2539	3/24/2022	System Generated Check/Voucher	2,844.50	Straley Robin Vericker
2540	3/24/2022	System Generated Check/Voucher	3,851.75	ULINE
CCD108	3/25/2022	CL PR PE3.6.22_3.19.22	2,091.73	Decision HR

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2541	3/31/2022	System Generated Check/Voucher	396.22	Times Publishing Company
2541	3/31/2022	System Generated Check/Voucher	(396.22)	Times Publishing Company
Cleared Checks/Vouchers			86,649.29	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
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	150.00	
CR397	3/4/2022	Tax Distribution 3.04.2022	9,907.76	
CR398	3/15/2022	Clubhouse Income March 1st - 31st	1,075.00	
CR402	3/31/2022	INTEREST PAYMENT - MARCH	<u>4.13</u>	
Cleared Deposits			<u>11,336.89</u>	