

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2023

Prepared by:



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 March 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	ASSETS FUND	
ASSETS							
Cash - Operating Account	\$ 449,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 449,609
Cash in Transit	-	489,743	245,532	242,244	-	-	977,519
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	10,920	4,204	-	2,080	-	-	17,204
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	246,444	140,500	103,845	-	-	490,789
Revenue Fund	-	98,875	12,377	33,078	-	-	144,330
Deposits	35	-	-	-	-	-	35
Fixed Assets							
Construction Work In Process	-	-	-	-	13,793,221	-	13,793,221
Amount Avail In Debt Services	-	-	-	-	-	1,185,149	1,185,149
Amount To Be Provided	-	-	-	-	-	13,244,851	13,244,851
TOTAL ASSETS	\$ 476,087	\$ 867,020	\$ 398,556	\$ 381,247	\$ 13,793,221	\$ 14,430,000	\$ 30,346,131
LIABILITIES							
Accounts Payable	\$ 46,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,534
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	17,204	-	-	-	17,204
TOTAL LIABILITIES	62,057	27,635	17,204	-	-	14,430,000	14,536,896

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
FUND BALANCES							
Restricted for:							
Debt Service	-	839,385	381,352	381,247	-	-	1,601,984
Unassigned:	414,030	-	-	-	13,793,221	-	14,207,251
TOTAL FUND BALANCES	414,030	839,385	381,352	381,247	13,793,221	-	15,809,235
TOTAL LIABILITIES & FUND BALANCES	\$ 476,087	\$ 867,020	\$ 398,556	\$ 381,247	\$ 13,793,221	\$ 14,430,000	\$ 30,346,131

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30	\$ 30	0.00%
Special Assmnts- Tax Collector	930,464	922,069	(8,395)	99.10%
Special Assmnts- CDD Collected	10,223	-	(10,223)	0.00%
Other Miscellaneous Revenues	-	4,604	4,604	0.00%
TOTAL REVENUES	940,687	926,703	(13,984)	98.51%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	22,000	7,800	14,200	35.45%
ProfServ-Trustee Fees	12,000	4,041	7,959	33.68%
Management Services	5,000	-	5,000	0.00%
Disclosure Report	10,900	5,450	5,450	50.00%
District Counsel	10,000	9,129	871	91.29%
District Engineer	6,000	2,412	3,588	40.20%
District Manager	44,000	22,000	22,000	50.00%
Auditing Services	7,600	-	7,600	0.00%
Website Compliance	1,500	1,569	(69)	104.60%
Annual Mailing	-	978	(978)	0.00%
Postage, Phone, Faxes, Copies	3,000	1,036	1,964	34.53%
Public Officials Insurance	2,190	-	2,190	0.00%
Legal Advertising	1,500	1,925	(425)	128.33%
Bank Fees	100	-	100	0.00%
Office Supplies	600	-	600	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	126,565	56,515	70,050	44.65%
<u>Electric Utility Services</u>				
Utility - Electric	168,000	102,260	65,740	60.87%
StreetLight - Decorative Light Maint.	2,000	980	1,020	49.00%
Total Electric Utility Services	170,000	103,240	66,760	60.73%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,000	2,928	1,072	73.20%
Total Garbage/Solid Waste Services	4,000	2,928	1,072	73.20%
<u>Water-Sewer Comb Services</u>				
Utility - Water	22,000	22,721	(721)	103.28%
Total Water-Sewer Comb Services	22,000	22,721	(721)	103.28%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	7,980	3,990	3,990	50.00%
Contracts-Waterway Maint.	10,000	-	10,000	0.00%
Contracts-Pools	21,900	10,450	11,450	47.72%
Security	60,000	848	59,152	1.41%
Onsite Staff	116,800	61,153	55,647	52.36%
Waterway Fish Stocking	7,000	-	7,000	0.00%
Insurance -Property & Casualty	20,742	-	20,742	0.00%
R&M-Clubhouse	50,000	26,492	23,508	52.98%
R&M-Other Landscape	15,000	1,325	13,675	8.83%
R&M-Pools	7,000	7,170	(170)	102.43%
R&M-Fitness Center	10,000	270	9,730	2.70%
Waterway Improvements & Repairs	5,000	3,400	1,600	68.00%
Landscape Maintenance	199,000	119,233	79,767	59.92%
Plant Replacement Program	4,200	3,743	457	89.12%
Landscape- Storm Clean Up & Tree Removal	-	28,974	(28,974)	0.00%
Irrigation Maintenance	20,000	23,564	(3,564)	117.82%
Misc-Holiday Lighting	13,500	18,700	(5,200)	138.52%
Special Events	5,000	-	5,000	0.00%
Total Other Physical Environment	573,122	309,312	263,810	53.97%
<u>Reserves</u>				
HOA Expenditures	45,000	15,819	29,181	35.15%
Total Reserves	45,000	15,819	29,181	35.15%
TOTAL EXPENDITURES & RESERVES	940,687	510,535	430,152	54.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	416,168	416,168	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,138)		
FUND BALANCE, ENDING		\$ 414,030		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
Special Assmnts- Tax Collector	-	518,630	518,630	0.00%
TOTAL REVENUES	-	518,637	518,637	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	130,000	(130,000)	0.00%
Interest Expense	-	193,397	(193,397)	0.00%
Total Debt Service	-	323,397	(323,397)	0.00%
TOTAL EXPENDITURES	-	323,397	(323,397)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	195,240	195,240	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		644,145		
FUND BALANCE, ENDING		\$ 839,385		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	280,644	260,001	(20,643)	92.64%
TOTAL REVENUES	280,644	260,003	(20,641)	92.65%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	205,644	103,444	102,200	50.30%
Total Debt Service	280,644	103,444	177,200	36.86%
TOTAL EXPENDITURES	280,644	103,444	177,200	36.86%
Excess (deficiency) of revenues Over (under) expenditures	-	156,559	156,559	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		224,793		
FUND BALANCE, ENDING		\$ 381,352		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2017 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	-	256,532	256,532	0.00%
TOTAL REVENUES	-	256,534	256,534	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	75,000	(75,000)	0.00%
Interest Expense	-	91,084	(91,084)	0.00%
Total Debt Service	-	166,084	(166,084)	0.00%
TOTAL EXPENDITURES	-	166,084	(166,084)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	90,450	90,450	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		290,797		
FUND BALANCE, ENDING		\$ 381,247		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		13,793,221		
FUND BALANCE, ENDING		<u>\$ 13,793,221</u>		

CARLTON LAKES CDD

Bank Reconciliation

Bank Account No. 3638 TRUIST - GF Operating
 Statement No. 03-23
 Statement Date 3/31/2023

G/L Balance (LCY)	449,609.19	Statement Balance	470,596.12
G/L Balance	449,609.19	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	449,609.19	Subtotal	470,596.12
Negative Adjustments	0.00	Outstanding Checks	20,986.93
	<hr/>	Differences	0.00
Ending G/L Balance	449,609.19	Ending Balance	449,609.19
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	2813	AFFORDABLE BACKFLOW	50.00	50.00	0.00
2/23/2023	Payment	2830	CHARTER COMMUNICATIONS	257.96	257.96	0.00
2/23/2023	Payment	2833	FREDDY BARTON	400.00	400.00	0.00
2/23/2023	Payment	2834	NICHOLLE D. PALMER	600.00	600.00	0.00
3/2/2023	Payment	2836	SITE MASTERS OF FLORIDA LLC	4,200.00	4,200.00	0.00
3/2/2023	Payment	2838	TECO	17,698.98	17,698.98	0.00
3/2/2023	Payment	2839	VERIZON	78.62	78.62	0.00
3/9/2023	Payment	2840	CARLTON LAKES CDD	7,011.48	7,011.48	0.00
3/9/2023	Payment	2842	GOTO COMMUNICATIONS INC.	113.28	113.28	0.00
3/9/2023	Payment	2843	INFRAMARK LLC	4,587.99	4,587.99	0.00
3/9/2023	Payment	2844	MHD COMMUNICATIONS	187.50	187.50	0.00
3/9/2023	Payment	2845	NICHOLLE D. PALMER	200.00	200.00	0.00
3/9/2023	Payment	2846	PINE LAKE SERVICES	17,727.33	17,727.33	0.00
3/9/2023	Payment	2847	RENA DIANE VANCE	200.00	200.00	0.00
3/9/2023	Payment	2848	WASTE MANAGEMENT	688.04	688.04	0.00
3/23/2023	Payment	2850	ALLTECH SERVICES LLC	1,170.00	1,170.00	0.00
3/23/2023	Payment	2851	AQUAPRO POOL SOLUTIONS LLC.	1,900.00	1,900.00	0.00
3/23/2023	Payment	2852	BOCC	3,727.29	3,727.29	0.00
3/23/2023	Payment	2853	CHARTER COMMUNICATIONS	257.96	257.96	0.00
3/23/2023	Payment	2854	FIRST CHOICE AQUATIC WEED	665.00	665.00	0.00
3/23/2023	Payment	2855	MHD COMMUNICATIONS	788.75	788.75	0.00
3/23/2023	Payment	2856	PINE LAKE SERVICES	1,281.25	1,281.25	0.00
3/23/2023	Payment	2857	STRALEY ROBIN VERICKER	582.00	582.00	0.00
3/23/2023	Payment	2858	VERIZON	78.62	78.62	0.00
3/23/2023	Payment	2859	ZEBRA CLEANING TEAM	3,920.00	3,920.00	0.00
3/30/2023	Payment	2863	INFRAMARK LLC	6,335.15	6,335.15	0.00
3/30/2023	Payment	2864	STRALEY ROBIN VERICKER	1,799.50	1,799.50	0.00
3/15/2023		JE000231	Rtn Deposit	100.00	100.00	0.00
3/15/2023		JE000232	DecisonHR Payroll	4,798.94	4,798.94	0.00
3/15/2023		JE000233	DecisonHR Payroll	5,330.52	5,330.52	0.00

CARLTON LAKES CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Checks				86,736.16	86,736.16	0.00	
Deposits							
3/9/2023		JE000209	CK#1099### - Clubhouse	G/L	150.00	150.00	0.00
3/9/2023		JE000210	CK#3181### - Clubhouse	G/L	100.00	100.00	0.00
3/9/2023		JE000211	MO##### - Clubhouse	G/L	175.00	175.00	0.00
3/9/2023		JE000212	MO##### - Clubhouse	G/L	50.00	50.00	0.00
3/9/2023		JE000213	MO##### - Clubhouse	G/L	100.00	100.00	0.00
3/9/2023		JE000214	MO#2144474376##### - Key Card	G/L	25.00	25.00	0.00
3/9/2023		JE000215	MO#547208068##### - Key Card	G/L	25.00	25.00	0.00
3/9/2023		JE000216	MO##### - Key Card	G/L	25.00	25.00	0.00
3/21/2023		JE000218	CK#7562### - Clubhouse	G/L	125.00	125.00	0.00
3/21/2023		JE000219	CK#1486### - Clubhouse	G/L	150.00	150.00	0.00
3/21/2023		JE000220	MO##### - Key Card	G/L	25.00	25.00	0.00
3/3/2023		JE000229	Tax Revenue/ Debt Service	G/L	12,393.72	12,393.72	0.00
3/31/2023		JE000228	Interest Rev	G/L	4.35	4.35	0.00
Total Deposits				13,348.07	13,348.07	0.00	
Outstanding Checks							
9/30/2022		JE000030	Outstanding Check# 2346; Freddy Barton		10.74	0.00	10.74
1/24/2023	Payment	2795	ELIZABETH DIAZ		200.00	0.00	200.00
3/9/2023	Payment	2841	ELIZABETH DIAZ		200.00	0.00	200.00
3/23/2023	Payment	2849	ADA SITE COMPLIANCE		1,568.52	0.00	1,568.52
3/30/2023	Payment	2861	CHARLES PARENTEAU		1,000.00	0.00	1,000.00
3/30/2023	Payment	2862	FITREV, INC.		270.00	0.00	270.00
3/30/2023	Payment	2866	TECO		17,737.67	0.00	17,737.67
Total Outstanding Checks.....				20,986.93		20,986.93	