

# **Carlton Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2023

Prepared by:



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**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FIXED ASSETS FUND	LONG-TERM ASSETS FUND	
<b>ASSETS</b>							
Cash - Operating Account	\$ 542,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,466
Cash in Transit	-	486,231	243,771	240,507	-	-	970,509
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	10,459	4,435	-	2,194	-	-	17,088
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
<b>TOTAL ASSETS</b>	<b>\$ 568,483</b>	<b>\$ 863,739</b>	<b>\$ 396,795</b>	<b>\$ 379,624</b>	<b>\$ 13,793,221</b>	<b>\$ 14,430,000</b>	<b>\$ 30,431,862</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 28,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,585
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	17,088	-	-	-	17,088
<b>TOTAL LIABILITIES</b>	<b>44,108</b>	<b>27,635</b>	<b>17,088</b>	<b>-</b>	<b>-</b>	<b>14,430,000</b>	<b>14,518,831</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	836,104	379,707	379,624	-	-	1,595,435
Unassigned:	524,375	-	-	-	13,793,221	-	14,317,596
<b>TOTAL FUND BALANCES</b>	<b>524,375</b>	<b>836,104</b>	<b>379,707</b>	<b>379,624</b>	<b>13,793,221</b>	<b>-</b>	<b>15,913,031</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 568,483</b>	<b>\$ 863,739</b>	<b>\$ 396,795</b>	<b>\$ 379,624</b>	<b>\$ 13,793,221</b>	<b>\$ 14,430,000</b>	<b>\$ 30,431,862</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
Special Assmnts- Tax Collector	930,464	916,225	(14,239)	98.47%
Special Assmnts- CDD Collected	10,223	-	(10,223)	0.00%
Other Miscellaneous Revenues	-	3,754	3,754	0.00%
<b>TOTAL REVENUES</b>	<b>940,687</b>	<b>920,005</b>	<b>(20,682)</b>	<b>97.80%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	22,000	7,200	14,800	32.73%
ProfServ-Trustee Fees	12,000	4,041	7,959	33.68%
Management Services	5,000	-	5,000	0.00%
Disclosure Report	10,900	4,542	6,358	41.67%
District Counsel	10,000	6,748	3,252	67.48%
District Engineer	6,000	2,412	3,588	40.20%
District Manager	44,000	18,333	25,667	41.67%
Auditing Services	7,600	-	7,600	0.00%
Website Compliance	1,500	-	1,500	0.00%
Annual Mailing	-	978	(978)	0.00%
Postage, Phone, Faxes, Copies	3,000	779	2,221	25.97%
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%
<b>Total Administration</b>	<b>126,565</b>	<b>47,133</b>	<b>79,432</b>	<b>37.24%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	168,000	84,522	83,478	50.31%
StreetLight - Decorative Light Maint.	2,000	980	1,020	49.00%
<b>Total Electric Utility Services</b>	<b>170,000</b>	<b>85,502</b>	<b>84,498</b>	<b>50.30%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	4,000	2,500	1,500	62.50%
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>2,500</b>	<b>1,500</b>	<b>62.50%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	22,000	18,993	3,007	86.33%
<b>Total Water-Sewer Comb Services</b>	<b>22,000</b>	<b>18,993</b>	<b>3,007</b>	<b>86.33%</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	7,980	3,325	4,655	41.67%
Contracts-Waterway Maint.	10,000	-	10,000	0.00%
Contracts-Pools	21,900	7,600	14,300	34.70%
Security	60,000	848	59,152	1.41%
Onsite Staff	116,800	51,023	65,777	43.68%
Waterway Fish Stocking	7,000	-	7,000	0.00%
Postage, Phone, Faxes, Copies	-	113	(113)	0.00%
Insurance -Property & Casualty	20,742	-	20,742	0.00%
R&M-Clubhouse	50,000	21,322	28,678	42.64%
R&M-Other Landscape	15,000	1,325	13,675	8.83%
R&M-Pools	7,000	4,200	2,800	60.00%
R&M-Fitness Center	10,000	-	10,000	0.00%
Waterway Improvements & Repairs	5,000	3,400	1,600	68.00%
Landscape Maintenance	199,000	82,917	116,083	41.67%
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	5,474	14,526	27.37%
Misc-Holiday Lighting	13,500	18,700	(5,200)	138.52%
Special Events	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>573,122</b>	<b>232,964</b>	<b>340,158</b>	<b>40.65%</b>
<b><u>Reserves</u></b>				
HOA Expenditures	45,000	6,400	38,600	14.22%
<b>Total Reserves</b>	<b>45,000</b>	<b>6,400</b>	<b>38,600</b>	<b>14.22%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>940,687</b>	<b>393,492</b>	<b>547,195</b>	<b>41.83%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	526,513	526,513	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(2,138)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 524,375</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	-	515,348	515,348	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>515,356</b>	<b>515,356</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	130,000	(130,000)	0.00%
Interest Expense	-	193,397	(193,397)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>323,397</b>	<b>(323,397)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>323,397</b>	<b>(323,397)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	191,959	191,959	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>644,145</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 836,104</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	280,644	258,356	(22,288)	92.06%
<b>TOTAL REVENUES</b>	<b>280,644</b>	<b>258,358</b>	<b>(22,286)</b>	<b>92.06%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	205,644	103,444	102,200	50.30%
<b>Total Debt Service</b>	<b>280,644</b>	<b>103,444</b>	<b>177,200</b>	<b>36.86%</b>
<b>TOTAL EXPENDITURES</b>	<b>280,644</b>	<b>103,444</b>	<b>177,200</b>	<b>36.86%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	154,914	154,914	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>224,793</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 379,707</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	-	254,909	254,909	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>254,911</b>	<b>254,911</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	75,000	(75,000)	0.00%
Interest Expense	-	91,084	(91,084)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>166,084</b>	<b>(166,084)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>166,084</b>	<b>(166,084)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	88,827	88,827	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>290,797</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 379,624</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>13,793,221</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 13,793,221</u></b>		

# CARLTON LAKES CDD

## Bank Reconciliation

Bank Account No. 3638 TRUIST - GF Operating  
 Statement No. 02-23  
 Statement Date 2/28/2023

<b>G/L Balance (LCY)</b>	542,465.51	<b>Statement Balance</b>	543,984.21
<b>G/L Balance</b>	542,465.51	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	543,984.21
<b>Subtotal</b>	542,465.51	<b>Outstanding Checks</b>	1,518.70
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	542,465.51	<b>Ending Balance</b>	542,465.51
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
1/24/2023	Payment	2796	FREDDY BARTON	200.00	200.00	0.00
1/24/2023	Payment	2797	NICHOLLE D. PALMER	200.00	200.00	0.00
1/24/2023	Payment	2799	RENA DIANE VANCE	200.00	200.00	0.00
1/27/2023	Payment	2800	CHARTER COMMUNICATIONS	257.96	257.96	0.00
2/2/2023	Payment	2801	BOCC	4,382.34	4,382.34	0.00
2/2/2023	Payment	2802	CENTRAL FLORIDA TRIMLIGHT	9,350.00	9,350.00	0.00
2/2/2023	Payment	2803	CINTAS FIRE 636525	670.42	670.42	0.00
2/2/2023	Payment	2804	GOTO COMMUNICATIONS INC.	113.28	113.28	0.00
2/2/2023	Payment	2805	PINE LAKE SERVICES	811.26	811.26	0.00
2/2/2023	Payment	2806	VERIZON	73.62	73.62	0.00
2/3/2023	Payment	2807	CARLTON LAKES CDD	50,604.59	50,604.59	0.00
2/3/2023	Payment	2808	FREDDY BARTON	200.00	200.00	0.00
2/3/2023	Payment	2809	PINE LAKE SERVICES	873.41	873.41	0.00
2/10/2023	Payment	2810	CARLTON LAKES CDD	10,424.16	10,424.16	0.00
2/10/2023	Payment	2812	TECO	17,090.47	17,090.47	0.00
2/16/2023	Payment	2814	ALLTECH SERVICES LLC	1,362.40	1,362.40	0.00
2/16/2023	Payment	2815	AQUAPRO POOL SOLUTIONS LLC.	1,900.00	1,900.00	0.00
2/16/2023	Payment	2816	BEST TERMITE & PEST CONROL, INC.	145.00	145.00	0.00
2/16/2023	Payment	2817	CENTRAL FLORIDA TRIMLIGHT	9,350.00	9,350.00	0.00
2/16/2023	Payment	2818	DIORAN SARDINA	75.00	75.00	0.00
2/16/2023	Payment	2819	FIRST CHOICE AQUATIC WEED	665.00	665.00	0.00
2/16/2023	Payment	2820	FLORIDA PATIO FURNITURE INC	3,195.00	3,195.00	0.00
2/16/2023	Payment	2821	GOTO COMMUNICATIONS INC.	113.28	113.28	0.00
2/16/2023	Payment	2822	ID WORKPLACE LLC	5,221.75	5,221.75	0.00
2/16/2023	Payment	2823	INFRAMARK LLC	10,119.30	10,119.30	0.00
2/16/2023	Payment	2824	PINE LAKE SERVICES	19,159.16	19,159.16	0.00
2/16/2023	Payment	2825	STRALEY ROBIN VERICKER	674.50	674.50	0.00
2/16/2023	Payment	2826	TECO	838.95	838.95	0.00
2/16/2023	Payment	2827	US BANK	4,040.63	4,040.63	0.00
2/16/2023	Payment	2828	WASTE MANAGEMENT	428.04	428.04	0.00
2/23/2023	Payment	2829	BOCC	4,114.36	4,114.36	0.00
2/23/2023	Payment	2831	ELIZABETH DIAZ	600.00	600.00	0.00
2/23/2023	Payment	2832	FIRST CHOICE AQUATIC WEED	665.00	665.00	0.00
2/23/2023	Payment	2835	RENA DIANE VANCE	600.00	600.00	0.00
2/28/2023		JE000208	DecisonHR Payroll	8,976.27	8,976.27	0.00

# CARLTON LAKES CDD

## Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Checks				167,695.15	167,695.15	0.00	
<b>Deposits</b>							
2/8/2023		JE000193	CK#1093### Clubhouse	G/L	50.00	50.00	0.00
2/8/2023		JE000194	CK#1476### Clubhouse	G/L	125.00	125.00	0.00
2/8/2023		JE000195	MO#19#-457693867 Clubhouse	G/L	225.00	225.00	0.00
2/28/2023		JE000206	Debt Service/ Tax Revenue	G/L	19,723.22	19,723.22	0.00
2/28/2023		JE000207	Interest - Investments	G/L	4.82	4.82	0.00
Total Deposits				20,128.04	20,128.04	0.00	
<b>Outstanding Checks</b>							
9/30/2022		JE000030	Otstanding Check# 2346; Freddy Barton	10.74	0.00	10.74	
1/24/2023	Payment	2795	ELIZABETH DIAZ	200.00	0.00	200.00	
2/16/2023	Payment	2813	AFFORDABLE BACKFLOW	50.00	0.00	50.00	
2/23/2023	Payment	2830	CHARTER COMMUNICATIONS	257.96	0.00	257.96	
2/23/2023	Payment	2833	FREDDY BARTON	400.00	0.00	400.00	
2/23/2023	Payment	2834	NICHOLLE D. PALMER	600.00	0.00	600.00	
<b>Total Outstanding Checks.....</b>				<b>1,518.70</b>		<b>1,518.70</b>	