

# **Carlton Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2024

Prepared by:



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**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 2024

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2017 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM ASSETS FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>							
Cash - Operating Account	\$ 235,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,837
Cash In Bank	281,725	-	-	-	-	-	281,725
Accounts Receivable	9,250	-	-	-	-	-	9,250
Assessments Receivable	11,761	-	-	-	-	-	11,761
Due From Other Funds	10,835	4,247	-	2,100	-	-	17,182
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	482,534	95,171	209,506	-	-	787,211
Prepaid Items	200	-	-	-	-	-	200
Prepaid Trustee Fees	5,845	-	-	-	-	-	5,845
Deposits	21	-	-	-	-	-	21
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>\$ 555,474</b>	<b>\$ 738,344</b>	<b>\$ 235,818</b>	<b>\$ 315,451</b>	<b>\$ 13,793,221</b>	<b>\$ 14,430,000</b>	<b>\$ 30,068,308</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 2024

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2017 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM ASSETS FUND</b>	<b>TOTAL</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 30,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,047
Accrued Expenses	12,762	-	-	-	-	-	12,762
Notes/Loans Payable - Current	200,000	-	-	-	-	-	200,000
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	17,182	-	-	-	17,182
<b>TOTAL LIABILITIES</b>	<b>242,809</b>	<b>-</b>	<b>17,182</b>	<b>-</b>	<b>-</b>	<b>14,430,000</b>	<b>14,689,991</b>
<b><u>FUND BALANCES</u></b>							
Nonspendable:							
Prepaid Items	200	-	-	-	-	-	200
Prepaid Trustee Fees	5,845	-	-	-	-	-	5,845
Restricted for:							
Debt Service	-	738,344	218,636	315,451	-	-	1,272,431
Unassigned:	306,620	-	-	-	13,793,221	-	14,099,841
<b>TOTAL FUND BALANCES</b>	<b>312,665</b>	<b>738,344</b>	<b>218,636</b>	<b>315,451</b>	<b>13,793,221</b>	<b>-</b>	<b>15,378,317</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 555,474</b>	<b>\$ 738,344</b>	<b>\$ 235,818</b>	<b>\$ 315,451</b>	<b>\$ 13,793,221</b>	<b>\$ 14,430,000</b>	<b>\$ 30,068,308</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	\$ -	\$ 8,332	\$ 8,332	0.00%
Rental Income	7,500	4,900	(2,600)	65.33%
Special Assmnts- Tax Collector	928,589	926,708	(1,881)	99.80%
Other Miscellaneous Revenues	-	325	325	0.00%
<b>TOTAL REVENUES</b>	<b>936,089</b>	<b>940,265</b>	<b>4,176</b>	<b>100.45%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	18,000	9,800	8,200	54.44%
ProfServ-Trustee Fees	12,000	4,256	7,744	35.47%
Disclosure Report	10,900	8,317	2,583	76.30%
District Counsel	12,000	13,092	(1,092)	109.10%
District Engineer	6,000	-	6,000	0.00%
District Manager	49,000	29,333	19,667	59.86%
Auditing Services	7,600	4,500	3,100	59.21%
Website Compliance	1,000	1,542	(542)	154.20%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,466	104	2,362	4.22%
Public Officials Insurance	2,548	2,294	254	90.03%
Legal Advertising	3,000	1,113	1,887	37.10%
Bank Fees	100	35	65	35.00%
Miscellaneous Expenses	-	160	(160)	0.00%
Office Supplies	1,000	-	1,000	0.00%
Dues, Licenses, Subscriptions	175	5,705	(5,530)	3260.00%
Loan Expense	-	6,263	(6,263)	0.00%
<b>Total Administration</b>	<b>126,789</b>	<b>86,514</b>	<b>40,275</b>	<b>68.23%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	195,000	143,485	51,515	73.58%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>196,000</b>	<b>143,485</b>	<b>52,515</b>	<b>73.21%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	6,300	2,999	3,301	47.60%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>2,999</b>	<b>3,301</b>	<b>47.60%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	30,000	7,549	22,451	25.16%
<b>Total Water-Sewer Comb Services</b>	<b>30,000</b>	<b>7,549</b>	<b>22,451</b>	<b>25.16%</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	10,053	(2,073)	125.98%
Pest Control	900	290	610	32.22%
Contracts-Waterway Maint.	5,000	-	5,000	0.00%
Contracts-Pools	22,000	13,300	8,700	60.45%
Security	13,750	-	13,750	0.00%
Onsite Staff	131,382	90,211	41,171	68.66%
Waterway Fish Stocking	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	3,600	814	2,786	22.61%
Insurance -Property & Casualty	28,939	34,853	(5,914)	120.44%
R&M-Other Landscape	15,000	18,593	(3,593)	123.95%
R&M-Pools	7,000	2,537	4,463	36.24%
R&M-Fitness Center	5,000	540	4,460	10.80%
Waterway Improvements & Repairs	5,000	4,039	961	80.78%
Landscape Maintenance	199,000	132,914	66,086	66.79%
Clubhouse Facility - Other	30,000	9,252	20,748	30.84%
Plant Replacement Program	5,000	145	4,855	2.90%
Landscape- Storm Clean Up & Tree Removal	15,000	-	15,000	0.00%
Irrigation Maintenance	15,000	6,537	8,463	43.58%
Misc-Holiday Lighting	2,000	-	2,000	0.00%
Special Events	6,250	-	6,250	0.00%
<b>Total Other Physical Environment</b>	<b>520,301</b>	<b>324,078</b>	<b>196,223</b>	<b>62.29%</b>
<b><u>Debt Service</u></b>				
Principal Line of Credit/Note	-	71,055	(71,055)	0.00%
Interest Payments-Misc	-	1,656	(1,656)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>72,711</b>	<b>(72,711)</b>	<b>0.00%</b>
<b><u>Reserves</u></b>				
Capital Improvements	10,000	-	10,000	0.00%
Reserve	46,699	-	46,699	0.00%
<b>Total Reserves</b>	<b>56,699</b>	<b>-</b>	<b>56,699</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>936,089</b>	<b>637,336</b>	<b>298,753</b>	<b>68.08%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	302,929	302,929	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>9,736</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 312,665</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	\$ -	\$ 25,613	\$ 25,613	0.00%
Special Assmnts- Tax Collector	498,444	523,200	24,756	104.97%
<b>TOTAL REVENUES</b>	<b>498,444</b>	<b>548,813</b>	<b>50,369</b>	<b>110.11%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	130,000	5,000	96.30%
Interest Expense	363,444	366,775	(3,331)	100.92%
<b>Total Debt Service</b>	<b>498,444</b>	<b>496,775</b>	<b>1,669</b>	<b>99.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>498,444</b>	<b>496,775</b>	<b>1,669</b>	<b>99.67%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	52,038	52,038	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>686,306</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 738,344</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	\$ -	\$ 10,688	\$ 10,688	0.00%
Special Assmnts- Tax Collector	277,388	260,322	(17,066)	93.85%
Special Assmnts- CDD Collected	-	11,761	11,761	0.00%
<b>TOTAL REVENUES</b>	<b>277,388</b>	<b>282,771</b>	<b>5,383</b>	<b>101.94%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	202,388	203,888	(1,500)	100.74%
<b>Total Debt Service</b>	<b>277,388</b>	<b>278,888</b>	<b>(1,500)</b>	<b>100.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>277,388</b>	<b>278,888</b>	<b>(1,500)</b>	<b>100.54%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,883	3,883	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>214,753</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 218,636</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	\$ -	\$ 11,025	\$ 11,025	0.00%
Special Assmnts- Tax Collector	255,756	257,699	1,943	100.76%
<b>TOTAL REVENUES</b>	<b>255,756</b>	<b>268,724</b>	<b>12,968</b>	<b>105.07%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	175,756	177,556	(1,800)	101.02%
<b>Total Debt Service</b>	<b>255,756</b>	<b>257,556</b>	<b>(1,800)</b>	<b>100.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>255,756</b>	<b>257,556</b>	<b>(1,800)</b>	<b>100.70%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	11,168	11,168	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>304,283</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 315,451</b>		



**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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, 2023)</b>		<b>13,793,221</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 13,793,221</u></b>		

# Bank Account Statement

Carlton Lakes CDD

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**Bank Account No.** 3638  
**Statement No.** 05\_24  
**Statement Date** 05/31/2024

<b>GL Balance (LCY)</b>	281,724.74
<b>GL Balance</b>	281,724.74
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	281,724.74
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	281,724.74

<b>Statement Balance</b>	284,649.65
<b>Outstanding Deposits</b>	25.00
<hr/>	
<b>Subtotal</b>	284,674.65
<b>Outstanding Checks</b>	-16,521.99
<hr/>	
<b>Ending Balance</b>	268,152.66

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
05/03/2024		JE000859	DS pymnt Tax collected	10,185.06	10,185.06	0.00
05/03/2024		JE000860	Supervisor Fees chq 2876	-200.00	-200.00	0.00
<b>Total Deposits</b>				9,985.06	9,985.06	0.00
<b>Checks</b>						
05/17/2024	Payment	DD164	Payment of Invoice 001414	-4,671.67	-4,671.67	0.00
05/17/2024	Payment	DD165	Payment of Invoice 001431	-4,508.87	-4,508.87	0.00
05/17/2024	Payment	DD166	Payment of Invoice 001453	-4,416.74	-4,416.74	0.00
<b>Total Checks</b>				-13,597.28	-13,597.28	0.00
<b>Outstanding Checks</b>						
08/11/2023	Payment	DD133	Payment of Invoice 000876			-2,229.11
02/01/2024	Payment	3054	Check for Vendor V000128			-5,500.00
03/22/2024	Payment	DD160	Payment of Invoice 001322			-4,532.61
03/22/2024	Payment	DD161	Payment of Invoice 001336			-4,260.27
<b>Total Outstanding Checks</b>						-16,521.99
<b>Outstanding Deposits</b>						
04/28/2023		JE000230	CK#1484### - Clubhouse Rental			25.00
<b>Total Outstanding Deposits</b>						25.00