

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2023

Prepared by:



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CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 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
<u>ASSETS</u>							
Cash - Operating Account	\$ 690,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690,483
Cash in Transit	-	475,187	238,234	235,044	-	-	948,465
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	-	29,788	-	14,734	-	-	44,522
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
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	\$ 706,041	\$ 883,048	\$ 391,258	\$ 386,701	\$ 13,793,221	\$ 14,430,000	\$ 30,590,269
<u>LIABILITIES</u>							
Accounts Payable	\$ 66,284	\$ 19,532	\$ 9,792	\$ 9,661	\$ -	\$ -	\$ 105,269
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	40,145	-	4,377	-	-	-	44,522
TOTAL LIABILITIES	121,952	47,167	14,169	9,661	-	14,430,000	14,622,949

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As of January 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
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	835,881	377,089	377,040	-	-	1,590,010
Unassigned:	584,089	-	-	-	13,793,221	-	14,377,310
TOTAL FUND BALANCES	584,089	835,881	377,089	377,040	13,793,221	-	15,967,320
TOTAL LIABILITIES & FUND BALANCES	\$ 706,041	\$ 883,048	\$ 391,258	\$ 386,701	\$ 13,793,221	\$ 14,430,000	\$ 30,590,269

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 22	\$ 22	0.00%
Special Assmnts- Tax Collector	930,464	906,926	(23,538)	97.47%
Special Assmnts- CDD Collected	10,223	-	(10,223)	0.00%
Other Miscellaneous Revenues	-	3,354	3,354	0.00%
TOTAL REVENUES	940,687	910,302	(30,385)	96.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	22,000	5,600	16,400	25.45%
ProfServ-Trustee Fees	12,000	4,041	7,959	33.68%
Management Services	5,000	-	5,000	0.00%
Disclosure Report	10,900	3,633	7,267	33.33%
District Counsel	10,000	6,073	3,927	60.73%
District Engineer	6,000	2,412	3,588	40.20%
District Manager	44,000	14,667	29,333	33.33%
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	766	2,234	25.53%
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	40,270	86,295	31.82%
<u>Electric Utility Services</u>				
Utility - Electric	168,000	66,823	101,177	39.78%
StreetLight - Decorative Light Maint.	2,000	980	1,020	49.00%
Total Electric Utility Services	170,000	67,803	102,197	39.88%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,000	1,812	2,188	45.30%
Total Garbage/Solid Waste Services	4,000	1,812	2,188	45.30%
<u>Water-Sewer Comb Services</u>				
Utility - Water	22,000	14,879	7,121	67.63%
Total Water-Sewer Comb Services	22,000	14,879	7,121	67.63%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	2,660	5,320	33.33%
Contracts-Waterway Maint.	10,000	-	10,000	0.00%
Contracts-Pools	21,900	7,600	14,300	34.70%
Security	60,000	660	59,340	1.10%
Onsite Staff	116,800	42,047	74,753	36.00%
Waterway Fish Stocking	7,000	-	7,000	0.00%
Insurance -Property & Casualty	20,742	-	20,742	0.00%
R&M-Clubhouse	50,000	15,714	34,286	31.43%
R&M-Other Landscape	15,000	250	14,750	1.67%
R&M-Pools	7,000	-	7,000	0.00%
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	66,333	132,667	33.33%
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	2,830	17,170	14.15%
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	192,911	380,211	33.66%
<u>Reserves</u>				
HOA Expenditures	45,000	6,400	38,600	14.22%
Total Reserves	45,000	6,400	38,600	14.22%
TOTAL EXPENDITURES & RESERVES	940,687	324,075	616,612	34.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	586,227	586,227	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,138)		
FUND BALANCE, ENDING		\$ 584,089		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	-	510,125	510,125	0.00%
TOTAL REVENUES	-	510,133	510,133	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	130,000	(130,000)	0.00%
Interest Expense	-	188,397	(188,397)	0.00%
Total Debt Service	-	318,397	(318,397)	0.00%
TOTAL EXPENDITURES	-	318,397	(318,397)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	191,736	191,736	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		644,145		
FUND BALANCE, ENDING		<u>\$ 835,881</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	255,738	(24,906)	91.13%
TOTAL REVENUES	280,644	255,740	(24,904)	91.13%
<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	-	152,296	152,296	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		224,793		
FUND BALANCE, ENDING		<u>\$ 377,089</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	-	252,326	252,326	0.00%
TOTAL REVENUES	-	252,327	252,327	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	-	86,243	86,243	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		290,797		
FUND BALANCE, ENDING		<u>\$ 377,040</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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. 1-23B
 Statement Date 1/31/2023

G/L Balance (LCY)	690,482.62	Statement Balance	691,551.32
G/L Balance	690,482.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	690,482.62	Subtotal	691,551.32
Negative Adjustments	0.00	Outstanding Checks	1,068.70
	<hr/>	Differences	0.00
Ending G/L Balance	690,482.62	Ending Balance	690,482.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
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
1/24/2023	Payment	2796	FREDDY BARTON	200.00	0.00	200.00
1/24/2023	Payment	2797	NICHOLLE D. PALMER	200.00	0.00	200.00
1/24/2023	Payment	2799	RENA DIANE VANCE	200.00	0.00	200.00
1/27/2023	Payment	2800	CHARTER COMMUNICATIONS	257.96	0.00	257.96
Total Outstanding Checks.....				1,068.70		1,068.70