

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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	\$ 387,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 387,543
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	10,881	4,224	-	2,089	-	-	17,194
Investments:							
Interest Account	-	185,053	103,444	89,678	-	-	378,175
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	407,549	81,454	187,600	-	-	676,603
Sinking fund	-	-	75,000	-	-	-	75,000
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	\$ 413,947	\$ 876,024	\$ 400,545	\$ 383,212	\$ 13,793,221	\$ 14,430,000	\$ 30,296,949
<u>LIABILITIES</u>							
Accounts Payable	\$ 45,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,795
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	17,194	-	-	-	17,194
TOTAL LIABILITIES	61,318	27,635	17,194	-	-	14,430,000	14,536,147

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As of April 30, 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	-	848,389	383,351	383,212	-	-	1,614,952
Unassigned:	352,629	-	-	-	13,793,221	-	14,145,850
TOTAL FUND BALANCES	352,629	848,389	383,351	383,212	13,793,221	-	15,760,802
TOTAL LIABILITIES & FUND BALANCES	\$ 413,947	\$ 876,024	\$ 400,545	\$ 383,212	\$ 13,793,221	\$ 14,430,000	\$ 30,296,949

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 34	\$ 34	0.00%
Special Assmnts- Tax Collector	930,464	928,589	(1,875)	99.80%
Special Assmnts- CDD Collected	10,223	-	(10,223)	0.00%
Other Miscellaneous Revenues	-	4,929	4,929	0.00%
TOTAL REVENUES	940,687	933,552	(7,135)	99.24%

EXPENDITURES

Administration

Supervisor Fees	22,000	9,400	12,600	42.73%
ProfServ-Trustee Fees	12,000	4,041	7,959	33.68%
Management Services	5,000	-	5,000	0.00%
Disclosure Report	10,900	7,267	3,633	66.67%
District Counsel	10,000	9,129	871	91.29%
District Engineer	6,000	2,412	3,588	40.20%
District Manager	44,000	29,333	14,667	66.67%
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	1,251	1,749	41.70%
Public Officials Insurance	2,190	2,216	(26)	101.19%
Legal Advertising	1,500	1,925	(425)	128.33%
Bank Fees	100	22	78	22.00%
Office Supplies	600	-	600	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	126,565	69,718	56,847	55.08%

Electric Utility Services

Utility - Electric	168,000	102,093	65,907	60.77%
StreetLight - Decorative Light Maint.	2,000	980	1,020	49.00%
Total Electric Utility Services	170,000	103,073	66,927	60.63%

Garbage/Solid Waste Services

Garbage Collection	4,000	3,356	644	83.90%
Total Garbage/Solid Waste Services	4,000	3,356	644	83.90%

Water-Sewer Comb Services

Utility - Water	22,000	29,011	(7,011)	131.87%
Total Water-Sewer Comb Services	22,000	29,011	(7,011)	131.87%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	4,655	3,325	58.33%
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	90,157	26,643	77.19%
Waterway Fish Stocking	7,000	-	7,000	0.00%
Insurance -Property & Casualty	20,742	25,164	(4,422)	121.32%
R&M-Clubhouse	50,000	28,498	21,502	57.00%
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	135,817	63,183	68.25%
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	26,017	(6,017)	130.09%
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	385,188	187,934	67.21%
<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	606,165	334,522	64.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	327,387	327,387	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		25,242		
FUND BALANCE, ENDING		\$ 352,629		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 350	\$ 350	0.00%
Special Assmnts- Tax Collector	-	522,291	522,291	0.00%
TOTAL REVENUES	-	522,641	522,641	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	125,000	(125,000)	0.00%
Interest Expense	-	193,397	(193,397)	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	-	204,244	204,244	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		644,145		
FUND BALANCE, ENDING		\$ 848,389		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 165	\$ 165	0.00%
Special Assmnts- Tax Collector	280,644	261,837	(18,807)	93.30%
TOTAL REVENUES	280,644	262,002	(18,642)	93.36%
<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	-	158,558	158,558	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		224,793		
FUND BALANCE, ENDING		\$ 383,351		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 156	\$ 156	0.00%
Special Assmnts- Tax Collector	-	258,343	258,343	0.00%
TOTAL REVENUES	-	258,499	258,499	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	-	92,415	92,415	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		290,797		
FUND BALANCE, ENDING		\$ 383,212		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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. 4-23
 Statement Date 4/30/2023

G/L Balance (LCY)	387,542.68	Statement Balance	392,039.74
G/L Balance	387,542.68	Outstanding Deposits	25.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	392,064.74
Subtotal	387,542.68	Outstanding Checks	4,522.06
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	387,542.68	Ending Balance	387,542.68
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
3/23/2023	Payment	2849	ADA SITE COMPLIANCE	1,568.52	1,568.52	0.00	
3/30/2023	Payment	2861	CHARLES PARENTEAU	1,000.00	1,000.00	0.00	
3/30/2023	Payment	2862	FITREV, INC.	270.00	270.00	0.00	
3/30/2023	Payment	2866	TECO	17,737.67	17,737.67	0.00	
4/6/2023	Payment	2870	BEST TERMITE & PEST CONROL, INC.	145.00	145.00	0.00	
4/6/2023	Payment	2871	PINE LAKE SERVICES	36,541.90	36,541.90	0.00	
4/6/2023	Payment	2872	WASTE MANAGEMENT	428.04	428.04	0.00	
4/7/2023		JE000246	Payroll Decision HR	4,749.30	4,749.30	0.00	
4/13/2023	Payment	2873	CARLTON LAKES CDD	7,269.01	7,269.01	0.00	
4/13/2023	Payment	2874	GOTO COMMUNICATIONS INC.	112.81	112.81	0.00	
4/13/2023	Payment	2875	INFRAMARK LLC	4,653.71	4,653.71	0.00	
4/14/2023		JE000248	Waste Management	428.04	428.04	0.00	
4/20/2023	Payment	2877	FREDDY BARTON	200.00	200.00	0.00	
4/21/2023		JE000247	Payroll Decision HR	4,688.37	4,688.37	0.00	
4/21/2023		JE000249	Service Charge - Prior Period	12.00	12.00	0.00	
4/25/2023		JE000250	Utility - Water	3,145.12	3,145.12	0.00	
4/5/2023		JE000256	Golf Cart Money Order	9,429.06	9,429.06	0.00	
4/30/2023		JE000257	Online Credit Card Pymt	9,931.40	9,931.40	0.00	
Total Checks				102,309.95	102,309.95	0.00	
Deposits							
4/6/2023		JE000251	Debt Service/Tax Revenue	G/L	13,753.47	13,753.47	0.00
4/11/2023		JE000252	Debt Service/ Tax Revenue	G/L	75.05	75.05	0.00
4/19/2023		JE000221	CK##### - TECO Deposit Refund	G/L	202.50	202.50	0.00
4/20/2023		JE000222	CK#1004### - Key Card	G/L	25.00	25.00	0.00
4/20/2023		JE000223	CK#154## - Clubhouse Rental	G/L	100.00	100.00	0.00
4/20/2023		JE000224	CK#463## - Key Card	G/L	25.00	25.00	0.00
4/20/2023		JE000225	MO##### - Clubhouse	G/L	100.00	100.00	0.00
4/20/2023		JE000226	MO##### - Key Card	G/L	25.00	25.00	0.00
4/20/2023		JE000227	MO#982670074##### - Key Card	G/L	25.00	25.00	0.00
4/30/2023		JE000259	Cash - Credit Card Account	G/L	9,419.06	9,419.06	0.00
4/30/2023		JE000258	Bank Interest	G/L	3.49	3.49	0.00

CARLTON LAKES CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Deposits				23,753.57	23,753.57	0.00	
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	
3/9/2023	Payment	2841	ELIZABETH DIAZ	200.00	0.00	200.00	
4/20/2023	Payment	2876	ELIZABETH DIAZ	200.00	0.00	200.00	
4/20/2023	Payment	2878	NICHOLLE D. PALMER	200.00	0.00	200.00	
4/20/2023	Payment	2879	RENA DIANE VANCE	200.00	0.00	200.00	
4/27/2023	Payment	2880	CHARTER COMMUNICATIONS	257.96	0.00	257.96	
4/27/2023	Payment	2881	ELIZABETH DIAZ	200.00	0.00	200.00	
4/27/2023	Payment	2882	FREDDY BARTON	200.00	0.00	200.00	
4/27/2023	Payment	2883	NICHOLLE D. PALMER	200.00	0.00	200.00	
4/27/2023	Payment	2884	PINE LAKE SERVICES	2,453.36	0.00	2,453.36	
4/27/2023	Payment	2885	RENA DIANE VANCE	200.00	0.00	200.00	
Total Outstanding Checks.....				4,522.06		4,522.06	
Outstanding Deposits							
4/28/2023		JE000230	CK#1484### - Clubhouse Rental	G/L	25.00	0.00	25.00
Total Outstanding Deposits.....				25.00		25.00	