

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(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
ASSETS							
Cash - Operating Account	\$ 235,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,837
Cash In Bank	233,593	-	-	-	-	-	233,593
Cash in Transit	-	3,394	1,689	1,672	-	-	6,755
Accounts Receivable	9,250	-	-	-	-	-	9,250
Assessments Receivable	11,761	-	-	-	-	-	11,761
Due From Other Funds	17,590	1,134	-	428	-	-	19,152
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	486,354	96,496	211,173	-	-	794,023
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
TOTAL ASSETS	\$ 514,097	\$ 742,445	\$ 238,832	\$ 317,118	\$ 13,793,221	\$ 14,430,000	\$ 30,035,713

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>SERIES 2018 DEBT SERVICE FUND</u>	<u>SERIES 2017 DEBT SERVICE FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM ASSETS FUND</u>	<u>TOTAL</u>
<u>LIABILITIES</u>							
Accounts Payable	\$ 36,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,180
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	-	-	19,152	-	-	-	19,152
TOTAL LIABILITIES	248,942	-	19,152	-	-	14,430,000	14,698,094
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	200	-	-	-	-	-	200
Prepaid Trustee Fees	5,845	-	-	-	-	-	5,845
Restricted for:							
Debt Service	-	742,445	219,680	317,118	-	-	1,279,243
Unassigned:	259,110	-	-	-	13,793,221	-	14,052,331
TOTAL FUND BALANCES	265,155	742,445	219,680	317,118	13,793,221	-	15,337,619
TOTAL LIABILITIES & FUND BALANCES	\$ 514,097	\$ 742,445	\$ 238,832	\$ 317,118	\$ 13,793,221	\$ 14,430,000	\$ 30,035,713

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,385	\$ 9,385	0.00%
Rental Income	7,500	7,951	451	106.01%
Special Assmnts- Tax Collector	928,589	940,477	11,888	101.28%
Other Miscellaneous Revenues	-	325	325	0.00%
TOTAL REVENUES	936,089	958,138	22,049	102.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	18,000	10,800	7,200	60.00%
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	14,618	(2,618)	121.82%
District Engineer	6,000	-	6,000	0.00%
District Manager	49,000	29,333	19,667	59.86%
Auditing Services	7,600	6,500	1,100	85.53%
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%
Equipment Rental	-	5,500	(5,500)	0.00%
Public Officials Insurance	2,548	2,294	254	90.03%
Clubhouse Facility - Other	-	113	(113)	0.00%
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	480	(305)	274.29%
Loan Expense	-	6,263	(6,263)	0.00%
Total Administration	126,789	91,428	35,361	72.11%
<u>Electric Utility Services</u>				
Utility - Electric	195,000	162,817	32,183	83.50%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	196,000	162,817	33,183	83.07%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	3,403	2,897	54.02%
Total Garbage/Solid Waste Services	6,300	3,403	2,897	54.02%
<u>Water-Sewer Comb Services</u>				
Utility - Water	30,000	7,549	22,451	25.16%
Total Water-Sewer Comb Services	30,000	7,549	22,451	25.16%
<u>Other Physical Environment</u>				
Waterway Management	7,980	10,643	(2,663)	133.37%
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	98,849	32,533	75.24%
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	3,314	3,686	47.34%
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	162,282	36,718	81.55%
Clubhouse Facility - Other	30,000	10,347	19,653	34.49%
Recreation / Park Facility Maintenance	-	265	(265)	0.00%
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%
Total Other Physical Environment	520,301	364,811	155,490	70.12%
<u>Debt Service</u>				
Principal Line of Credit/Note	-	71,055	(71,055)	0.00%
Interest Payments-Misc	-	1,656	(1,656)	0.00%
Total Debt Service	-	72,711	(72,711)	0.00%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>Reserves</u>				
Capital Improvements	10,000	-	10,000	0.00%
Reserve	46,699	-	46,699	0.00%
Total Reserves	56,699	-	56,699	0.00%
TOTAL EXPENDITURES & RESERVES	936,089	702,719	233,370	75.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	255,419	255,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,736		
FUND BALANCE, ENDING		\$ 265,155		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 28,866	\$ 28,866	0.00%
Special Assmnts- Tax Collector	498,444	524,048	25,604	105.14%
TOTAL REVENUES	498,444	552,914	54,470	110.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	130,000	5,000	96.30%
Interest Expense	363,444	366,775	(3,331)	100.92%
Total Debt Service	498,444	496,775	1,669	99.67%
TOTAL EXPENDITURES	498,444	496,775	1,669	99.67%
Excess (deficiency) of revenues Over (under) expenditures	-	56,139	56,139	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		686,306		
FUND BALANCE, ENDING		\$ 742,445		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,732	\$ 11,732	0.00%
Special Assmnts- Tax Collector	277,388	260,322	(17,066)	93.85%
Special Assmnts- CDD Collected	-	11,761	11,761	0.00%
TOTAL REVENUES	277,388	283,815	6,427	102.32%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	202,388	203,888	(1,500)	100.74%
Total Debt Service	277,388	278,888	(1,500)	100.54%
TOTAL EXPENDITURES	277,388	278,888	(1,500)	100.54%
Excess (deficiency) of revenues Over (under) expenditures	-	4,927	4,927	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		214,753		
FUND BALANCE, ENDING		\$ 219,680		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,413	\$ 12,413	0.00%
Special Assmnts- Tax Collector	255,756	257,978	2,222	100.87%
TOTAL REVENUES	255,756	270,391	14,635	105.72%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	175,756	177,556	(1,800)	101.02%
Total Debt Service	255,756	257,556	(1,800)	100.70%
TOTAL EXPENDITURES	255,756	257,556	(1,800)	100.70%
Excess (deficiency) of revenues Over (under) expenditures	-	12,835	12,835	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,283		
FUND BALANCE, ENDING		\$ 317,118		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<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, 2023)		13,793,221		
FUND BALANCE, ENDING		<u>\$ 13,793,221</u>		

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600
Statement No. 06_24
Statement Date 06/30/2024

GL Balance (LCY)	233,592.84	Statement Balance	226,625.98
GL Balance	233,592.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
<hr/>		Subtotal	226,625.98
Subtotal	233,592.84	Outstanding Checks	-16,710.28
Negative Adjustments	0.00		
<hr/>		Ending Balance	209,915.70
Ending G/L Balance	233,592.84		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/07/2024	Payment	BD00001	Deposit No. BD00001	50.00	50.00	0.00
06/20/2024		JE000881	clubhouse deposit	3,000.99	3,000.99	0.00
06/30/2024		JE000882	Interest Earned	1,051.95	1,051.95	0.00
06/06/2024		JE000883	DS pymt Tax collected	2,128.29	2,128.29	0.00
06/14/2024		JE000884	DS pymt Tax collected	12,767.00	12,767.00	0.00
06/26/2024		JE000812	Valley CC-Club House Maint	-1,094.56	-1,094.56	0.00
Total Deposits				17,903.67	17,903.67	0.00
Checks						
05/30/2024	Payment	1085	Check for Vendor V000132	-4,039.00	-4,039.00	0.00
05/30/2024	Payment	1086	Check for Vendor V00040	-549.50	-549.50	0.00
06/06/2024	Payment	1087	Check for Vendor V00003	-275.00	-275.00	0.00
06/06/2024	Payment	1088	Check for Vendor V00011	-145.00	-145.00	0.00
06/06/2024	Payment	1089	Check for Vendor V00034	-395.00	-395.00	0.00
06/06/2024	Payment	1090	Check for Vendor V00054	-16,583.00	-16,583.00	0.00
06/06/2024	Payment	1091	Check for Vendor V00056	-1,126.06	-1,126.06	0.00
06/06/2024	Payment	1092	Check for Vendor V00073	-2,162.00	-2,162.00	0.00
06/17/2024	Payment	DD518	Payment of Invoice 001450	-403.98	-403.98	0.00
06/17/2024	Payment	DD519	Payment of Invoice 001503	-264.97	-264.97	0.00
06/17/2024	Payment	DD520	Payment of Invoice 001495	-17,868.61	-17,868.61	0.00
06/17/2024	Payment	DD521	Payment of Invoice 001505	-1,463.50	-1,463.50	0.00
Total Checks				-45,275.62	-45,275.62	0.00
Outstanding Checks						
06/27/2024	Payment	1093	Check for Vendor V000127			-200.00
06/27/2024	Payment	1094	Check for Vendor V00032			-113.30
06/27/2024	Payment	1095	Check for Vendor V00040			-1,525.50
06/27/2024	Payment	1096	Check for Vendor V00045			-2,000.00
06/27/2024	Payment	1097	Check for Vendor V00053			-200.00

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600

Statement No. 06_24

Statement Date 06/30/2024

06/27/2024	Payment	1098	Check for Vendor V00056	-6,754.96
06/27/2024	Payment	1099	Check for Vendor V00072	-200.00
06/27/2024	Payment	1100	Check for Vendor V00073	-777.00
06/27/2024	Payment	1101	Check for Vendor V00074	-200.00
06/27/2024	Payment	1102	Check for Vendor V00075	-4,739.52
Total Outstanding Checks				-16,710.28

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3638
Statement No. 06_24
Statement Date 06/30/2024

GL Balance (LCY)	233,592.84
GL Balance	233,592.84
Positive Adjustments	0.00
<hr/>	
Subtotal	233,592.84
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	233,592.84

Statement Balance	276,011.48
Outstanding Deposits	25.00
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Subtotal	276,036.48
Outstanding Checks	-16,521.99
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Ending Balance	259,514.49

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
06/28/2024	Payment	DD167	Payment of Invoice 001494	-4,535.89	-4,535.89	0.00
06/28/2024	Payment	DD168	Payment of Invoice 001500	-4,102.28	-4,102.28	0.00
Total Checks				-8,638.17	-8,638.17	0.00
Outstanding Checks						
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
Total Outstanding Checks						-16,521.99
Outstanding Deposits						
04/28/2023		JE000230	CK#1484### - Clubhouse Rental			25.00
Total Outstanding Deposits						25.00