

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 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	
ASSETS							
Cash - Operating Account	\$ 49,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,649
Assessments Receivable	11,761	-	-	-	-	-	11,761
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	2,413	8,466	-	4,188	-	-	15,067
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	429,256	101,944	197,569	-	-	728,769
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	\$ 79,346	\$ 716,920	\$ 242,591	\$ 305,602	\$ 13,793,221	\$ 14,430,000	\$ 29,567,680
LIABILITIES							
Accounts Payable	\$ 147,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,456
Accrued Expenses	7,600	-	-	-	-	-	7,600
Accounts Payable - Other	4,575	-	-	-	-	-	4,575
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	15,067	-	-	-	15,067
TOTAL LIABILITIES	175,154	27,635	15,067	-	-	14,430,000	14,647,856

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	-	689,285	227,524	305,602	-	-	1,222,411
Unassigned:	(95,808)	-	-	-	13,793,221	-	13,697,413
TOTAL FUND BALANCES	(95,808)	689,285	227,524	305,602	13,793,221	-	14,919,824
TOTAL LIABILITIES & FUND BALANCES	\$ 79,346	\$ 716,920	\$ 242,591	\$ 305,602	\$ 13,793,221	\$ 14,430,000	\$ 29,567,680

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Rental Income	\$ 7,500	\$ 650	\$ (6,850)	8.67%
Special Assmnts- Tax Collector	928,589	-	(928,589)	0.00%
TOTAL REVENUES	936,089	650	(935,439)	0.07%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	18,000	1,800	16,200	10.00%
ProfServ-Trustee Fees	12,000	-	12,000	0.00%
Disclosure Report	10,900	908	9,992	8.33%
District Counsel	12,000	1,957	10,043	16.31%
District Engineer	6,000	-	6,000	0.00%
District Manager	49,000	3,667	45,333	7.48%
Auditing Services	7,600	-	7,600	0.00%
Website Compliance	1,000	-	1,000	0.00%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,466	1	2,465	0.04%
Public Officials Insurance	2,548	2,294	254	90.03%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	100	-	100	0.00%
Office Supplies	1,000	-	1,000	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	126,789	10,802	115,987	8.52%
<u>Electric Utility Services</u>				
Utility - Electric	195,000	18,185	176,815	9.33%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	196,000	18,185	177,815	9.28%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	365	5,935	5.79%
Total Garbage/Solid Waste Services	6,300	365	5,935	5.79%
<u>Water-Sewer Comb Services</u>				
Utility - Water	30,000	-	30,000	0.00%
Total Water-Sewer Comb Services	30,000	-	30,000	0.00%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	665	7,315	8.33%
Pest Control	900	-	900	0.00%
Contracts-Waterway Maint.	5,000	-	5,000	0.00%
Contracts-Pools	22,000	1,900	20,100	8.64%
Security	13,750	-	13,750	0.00%
Onsite Staff	131,382	9,653	121,729	7.35%
Waterway Fish Stocking	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	3,600	114	3,486	3.17%
Insurance -Property & Casualty	28,939	34,853	(5,914)	120.44%
R&M-Other Landscape	15,000	480	14,520	3.20%
R&M-Pools	7,000	-	7,000	0.00%
R&M-Fitness Center	5,000	270	4,730	5.40%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	199,000	16,583	182,417	8.33%
Clubhouse Facility - Other	30,000	1,817	28,183	6.06%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape- Storm Clean Up & Tree Removal	15,000	-	15,000	0.00%
Irrigation Maintenance	15,000	-	15,000	0.00%
Misc-Holiday Lighting	2,000	-	2,000	0.00%
Special Events	6,250	-	6,250	0.00%
Total Other Physical Environment	520,301	66,335	453,966	12.75%
<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	95,687	840,402	10.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(95,037)	(95,037)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(771)		
FUND BALANCE, ENDING		\$ (95,808)		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 2,979	\$ 2,979	0.00%
Special Assmnts- Tax Collector	498,444	-	(498,444)	0.00%
TOTAL REVENUES	498,444	2,979	(495,465)	0.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	363,444	-	363,444	0.00%
Total Debt Service	498,444	-	498,444	0.00%
TOTAL EXPENDITURES	498,444	-	498,444	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,979	2,979	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		686,306		
FUND BALANCE, ENDING		\$ 689,285		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,010	\$ 1,010	0.00%
Special Assmnts- Tax Collector	277,388	-	(277,388)	0.00%
Special Assmnts- CDD Collected	-	11,761	11,761	0.00%
TOTAL REVENUES	277,388	12,771	(264,617)	4.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	202,388	-	202,388	0.00%
Total Debt Service	277,388	-	277,388	0.00%
TOTAL EXPENDITURES	277,388	-	277,388	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,771	12,771	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		214,753		
FUND BALANCE, ENDING		\$ 227,524		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,319	\$ 1,319	0.00%
Special Assmnts- Tax Collector	255,756	-	(255,756)	0.00%
TOTAL REVENUES	255,756	1,319	(254,437)	0.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	175,756	-	175,756	0.00%
Total Debt Service	255,756	-	255,756	0.00%
TOTAL EXPENDITURES	255,756	-	255,756	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,319	1,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,283		
FUND BALANCE, ENDING		\$ 305,602		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2023)		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. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	49,648.68	Statement Balance	51,852.79
G/L Balance	49,648.68	Outstanding Deposits	25.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	49,648.68	Subtotal	51,877.79
Negative Adjustments	0.00	Outstanding Checks	2,229.11
	<hr/>	Differences	0.00
Ending G/L Balance	49,648.68	Ending Balance	49,648.68
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	3017	T & S LATH AND STUCCO, INC.	1,800.00	1,800.00	0.00
10/5/2023	Payment	3018	TIMES PUBLISHING COMPANY	539.50	539.50	0.00
10/11/2023		JE000555	Credit Card payment	638.47	638.47	0.00
10/19/2023	Payment	DD137	Payment of Invoice 000964	365.14	365.14	0.00
10/23/2023	Payment	DD131	Payment of Invoice 000986	18,206.95	18,206.95	0.00
10/24/2023	Payment	DD136	Payment of Invoice 000984	2,063.67	2,063.67	0.00
10/24/2023		JE000554	Wire Transfer to cover DS shortfall	11,760.84	11,760.84	0.00
10/26/2023	Payment	DD135	Payment of Invoice 001004	257.96	257.96	0.00
10/20/2023	Payment	DD142	Payment of Invoice 001011	4,715.42	4,715.42	0.00
10/20/2023	Payment	DD143	Payment of Invoice 001078	4,937.98	4,937.98	0.00
Total Checks				45,285.93	45,285.93	0.00
Deposits						
9/27/2023		JE000507	CK#1323### - Clubhouse	G/L Ac 175.00	175.00	0.00
9/27/2023		JE000508	CK#165## - Clubhouse	G/L Ac 150.00	150.00	0.00
9/27/2023		JE000509	CK#118## - Clubhouse	G/L Ac 50.00	50.00	0.00
9/27/2023		JE000510	CK#120## - Key	G/L Ac 25.00	25.00	0.00
9/27/2023		JE000511	MO##### - Clubhouse	G/L Ac 50.00	50.00	0.00
9/27/2023		JE000512	MO##### - Key	G/L Ac 25.00	25.00	0.00
9/27/2023		JE000513	MO##### - Key	G/L Ac 25.00	25.00	0.00
9/27/2023		JE000514	MO##### - Key	G/L Ac 25.00	25.00	0.00
9/27/2023		JE000515	MO##### - Clubhouse	G/L Ac 125.00	125.00	0.00
9/27/2023		JE000516	MO##### - Clubhouse	G/L Ac 100.00	100.00	0.00
9/27/2023		JE000517	MO##### - Key	G/L Ac 25.00	25.00	0.00
9/27/2023		JE000518	MO##### - Clubhouse	G/L Ac 50.00	50.00	0.00
9/27/2023		JE000519	MO##### - Key	G/L Ac 25.00	25.00	0.00
9/27/2023		JE000520	MO##### - Clubhouse	G/L Ac 150.00	150.00	0.00
9/27/2023		JE000521	MO##### - Clubhouse	G/L Ac 200.00	200.00	0.00
9/27/2023		JE000522	MO##### - Clubhouse	G/L Ac 250.00	250.00	0.00
9/27/2023		JE000523	MO#2109919335##### - Clubhouse	G/L Ac 200.00	200.00	0.00
9/29/2023		JE000527	CK#2193### - Clubhouse	G/L Ac 100.00	100.00	0.00
10/11/2023		JE000528	CK#2062### - Reimb Water Fine	G/L Ac 100.00	100.00	0.00
10/27/2023		JE000529	CK#152## - Clubhouse	G/L Ac 25.00	25.00	0.00

CARLTON LAKES CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
10/27/2023		JE000530	CK#1115### - Clubhouse	G/L Ac	175.00	175.00	0.00
10/27/2023		JE000531	CK#1439### - Clubhouse	G/L Ac	125.00	125.00	0.00
10/27/2023		JE000532	MO##### - Clubhouse	G/L Ac	25.00	25.00	0.00
10/27/2023		JE000533	MO#568760655##### - Clubhouse	G/L Ac	200.00	200.00	0.00
10/27/2023		JE000534	MO##### - Clubhouse	G/L Ac	100.00	100.00	0.00
10/31/2023		JE000564	FY23 Excess Fees	G/L Ac	16,020.90	16,020.90	0.00
Total Deposits					18,520.90	18,520.90	0.00
Outstanding Checks							
8/11/2023	Payment	DD133	Payment of Invoice 000876		2,229.11	0.00	2,229.11
Total Outstanding Checks.....					2,229.11		2,229.11
Outstanding Deposits							
4/28/2023		JE000230	CK#1484### - Clubhouse Rental	G/L Ac	25.00	0.00	25.00
Total Outstanding Deposits.....					25.00		25.00