

**CARLTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 14, 2025

AGENDA PACKAGE



313 CAMPUS ST
CELEBRATION, FL 34747

Carlton Lakes Community Development District

Board of Supervisors

Freddy Barton, Chairman

Rena Vance, Vice Chairman

Nicholle Palmer, Assistant Secretary

Elizabeth Morales Diaz, Assistant Secretary

District Staff

Kristee Cole District Manager

Kathryn ("KC") Hopkinson, District Counsel

David Hamstra, District Engineer

Fredrick Levatte, Onsite Manager

Gabe Montagna, District Inspections

Matt Jones, Crosscreek Environmental

Epifanio Carvajal, Pine Lake Landscape

Meeting Agenda

Wednesday, May 14, 2025 – 6:00 p.m.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you plan to call into the meeting.

- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Adoption of the Agenda**
- 4. Audience Comments on Agenda – Three - (3) Minute Time Limit**
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report
(Under Separate Cover)
 - D. Field Inspection Report..... Tab 3
 - E. Landscape Inspection Report
 1. Ratification of Clock #2 Replacement Proposal..... Tab 11
 - F. District Manager
 1. Presentation of Registered Voter Count Tab 16
 - G. Onsite Manager
 1. Onsite Manager Report..... Tab 17
- 6. Business Items**
 - A. Consideration of Resolution 2025-02, Approving the Proposed Budget
and Setting a Public Hearing on the Final Budget..... Tab 19
 - B. Discussion Regarding Graffiti Incident
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from April 9, 2025..... Tab 21
 - B. Consideration of March and April 2025 Financials and Check Register..... Tab 24
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, June 11, 2025, at 6:00 p.m.

District Office

Inframark

313 Campus St.

Celebration, Florida 34747

Meeting Location:

Carlton Lakes Clubhouse

11404 Carlton Fields Drive

Riverview, FL 33579

Gabe Montagna
Inframark

CARLTON LAKES CDD INSPECTION

Tuesday, April 29, 2025

Prepared For Board Of Supervisors

14 Items Identified



ITEM 1- POOL

Assigned To District Manager
Vendor will be scheduling a leak detection test on the pool.



ITEM 2- POOL DECK

Assigned To District Manager
Fixing the pool deck has been approved and Fredrick has started reaching out to vendors.



ITEM 3- STRUCTURE

Assigned To District Manager
Structure is starting to chip and break apart, kids climb the structure and it's a safety concern. Recommend replacing or removing.



ITEM 4- POOL DECK

Assigned To Onsite Manager
Once the pool deck project is complete, I recommend getting proposals to have the entire area pressure washed.



ITEM 5- PLAYGROUND

Assigned To Pine Lake
Nursery

Please have the crew treat
the weeds in the playground
area.



ITEM 6- GYM

Assigned To District Manager
Currently waiting on the
vendor to get back to
Fredrick about having the
treadmill repaired.



ITEM 7- GRILLS

Assigned To District Manager Fredrick is in the process of having the grills replaced.



ITEM 8- IRRIGATION

Assigned To Pine Lake Nursery

Please have the crew check irrigation around the clubhouse and throughout the property. More dry spots are showing up.



ITEM 9- CLUBHOUSE

Assigned To Pine Lake
Nursery

Please have the crew treat
ants around the clubhouse.



ITEM 10- CLEMENT PRIDE BLVD

Assigned To Pine Lake
Nursery

Please provide a proposal to
have the palms pruned
throughout the main blvd
only.



ITEM 11- 11138 LELAND GROVES

Assigned To District Manager/ Pine Lake Nursery
The depression between the two houses has been resolved. Pine lake nursery can you please add in dirt.



ITEM 12- IRRIGATION CLOCK

Assigned To District Manager
Pine lake nursery has replaced the clock.



ITEM 13- STORAGE UNIT

Assigned To Onsite Manager
Please remove tarp from the storage unit.



ITEM 14- FENCE PROJECT

Assigned To District Manager
Fredrick is currently waiting for the fence vendor to get back to him.



Proposal #5788

Carlton Lakes Clock #2 Replacement

Date 4/17/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Replace Clock B on Arbor Pines.

Clock replacement

Irrigation Repair

Items	Quantity	Unit
Hunter ACC2 Controller with Expansion Modules	1.00	EA
Irrigation Repair :		\$4,288.35
PROJECT TOTAL:		\$4,288.35

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

E X C L U S I O N S

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location

marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost


- and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
 - **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
 - **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
 - **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
 - **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor


Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the

one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 
Epifanio Carvajal Ulloa
Date 4/17/2025
Pine Lake Services, LLC

By 
Kristee Cole
Date 4.17.25
Inframark



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Carlton Lakes CDD	1730

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



Monthly Managers Report

- ☐ Maintain security of property and enforce community rules while performing duties of facility manager.
- ☐ Posted No Parking signs in community (on going) Target towing working on placing orders for this community
- ☐ Resident cards issued weekly
- ☐ CDD rules changes submitted to district manager (on going)
- ☐ INFRAMARK Annual Training courses. (on going)
- ☐ Spectrum / go to connect – phone line issue resolved
- ☐ Check and change furnace /AC filters, and clean air vents as required. Scheduled appointment 5/8/2025
- ☐ Amazon - orders supplies and tool needed for preventive maintenance, repairs and cleaning in a timely fashion to prevent outages
- ☐ Submitted credit card purchase report. (monthly)
- ☐ Submitted weekly managers report.
- ☐ Emailed vendors - Followed up on pool repairs (FLA pools) Pool Lights
- ☐ Totally Blue - Pool service provided weekly (Leak detection service required)
- ☐ Pest Cemetery Services (service 2/25/2025) next service schedule for May
- ☐ Playground fence – Gate repair completed Apr
- ☐ Pine Lakes monthly inspection/ report

- ☐ Set up and take down furnishings for CDD events and meetings.
- ☐ Replace lights and clean and sanitize restroom facilities and fixtures including sinks, urinals and toilets, wash windows, mirrors and walls, maintaining supplies.
- ☐ Room rental - recorded all documents and collected all monies related to rentals. Submitted all payment for rentals to district manager.
- ☐ Submitted light outages and needed repairs to TECO. Monthly
- ☐ Inspect all gym equipment weekly for needed repairs or defective equipment. One treadmill not operable FITREV – equipment repair complete
- ☐ Toured the community for trash pick-up weekly
- ☐ Maintain the pool by making sure it is clean and safe for residents to use at the start of shift. Daily opening and closing procedures performed.
- ☐ Maintain all amenities making sure they are clean and safe and sanitized for resident use. Including Offices, Restrooms, Event Rooms, Pool Deck and other areas of the Amenity Center as assigned.
- ☐ Reported the need of major repairs to district manager, fence columns lake 2. (on going)
- ☐ Performed related duties and responsibilities as directed by district management.
- ☐ Conducted preventive maintenance on pool furniture and equipment
- ☐ Record maintenance and repair work performed and the costs of the work as required weekly.
- ☐ Conducted minor repairs to doors, floors, plaster, drywall and other parts of the building and amenity structures.

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Carlton Lakes Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 13, 2025

HOUR: 6:00 p.m

LOCATION: Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, Florida 33579

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 14, 2025.

Attest:

**Carlton Lakes Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

**MINUTES OF MEETING
CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on Wednesday, April 9, 2025, and called to order at 6:01 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

Freddy Barton	Chairperson
Rena Vance	Vice Chairperson
Nichole Palmer	Assistant Secretary
Elizabeth Morales Diaz	Assistant Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Fredrick Levatte	Onsite Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering (via Teleconference)
Epi Carvajal	Representative, PineLake Landscape
Irina Boudreau	Representative, SouthFork HOA Event Committee

Audience Members

FIRST ORDER OF BUSINESS Pledge of Allegiance

Everyone participated in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 6:01 p.m. A roll call was conducted, and a quorum was established.

THIRD ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Ms. Diaz, seconded by Ms. Palmer, with all in favor, the Board adopted the April 9, 2025, Final Agenda.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda

There were no audience comments.

FIFTH ORDER OF BUSINESS Special Business Items

- A. Discussion Regarding Upcoming HOA Events on CDD Property
Ms. Boudreau requested permission to use CDD property for upcoming HOA events. The Board agreed to allow the HOA to utilize the property, provided that a valid certificate of liability insurance is submitted in advance. Additionally, the HOA

will furnish the CDD with a comprehensive list of planned events at the beginning of each calendar year.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

No present, no report.

B. District Engineer

Mr. Hamstra updated the Board on the status of the weir.

C. Aquatics Report

Not present, Ms. Cole presented the Aquatics Report to the Board.

D. Field Inspection Report

Ms. Cole presented the Field Inspection Report to the Board.

E. Landscape Inspection Report

Mr. Carvajal updated the Board on the landscape throughout the community.

1. Ratification of Palm Pruning Installment Proposal

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the Board ratified the Palm Pruning Installment Proposal.

F. District Manager

Ms. Cole informed the Board that the next CDD meeting will be held on May 14, 2025, and that they will discuss the proposed budget for the upcoming fiscal year.

G. Onsite Manager**1. Onsite Manager Report**

Mr. Levatte presented the Onsite Manager Report to the Board.

2. Discussion Regarding Revoking Residents Access Card and Consideration of Grill Replacement Proposal

The Board discussed the recent incident involving damage to a grill located on District property. As a result, the Board has decided to suspend the responsible residents' access to District amenities for a minimum of 30 days, or until full reimbursement for the damaged grill is received—whichever occurs later.

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board approved the suspension of the residents' access to District amenities for a minimum of 30 days, or until the cost of the damaged grill has been fully reimbursed, whichever occurs later.

SEVENTH ORDER OF BUSINESS**Business Administration****A. Consideration of the Regular Meeting Minutes of March 12, 2025**

On MOTION by Ms. Diaz, seconded by Mr. Barton, with all in favor, the Regular Meeting Minutes of March 12, 2025, were approved as presented.

B. Consideration of the February 2025 Financials & Check Register

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the Board approved the February 2025 Financials & Check Register.

EIGHTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-02, Adopting the Revised Fiscal Year 2024-2025

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the Board adopted Resolution 2025-02, Adopting the Revised Fiscal Year 2024-2025 Meeting Schedule.

B. Discussion Regarding Demand Letter to Pinellas Pools for Pool Surface Deficiency

It was determined that Pinellas Pool is no longer in operation. Mr. Barton will coordinate with the HOA to explore alternative options and determine the next steps.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Barton requested information regarding the onsite staff and their current working hours. The contract has changed, with the working hours allocating from 60 hours a week to 120 hours every two weeks.

Ms. Palmer requested a proposal for cleaning the grout at the clubhouse.

TENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the meeting was adjourned at 7:45 p.m.

Secretary / Assistant Secretary

Chair / Vice Chair

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

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 March 31, 2025

(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	\$ 40,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,711
Cash In Bank	1,174,870	-	-	-	-	-	1,174,870
Cash in Transit	1,708	2,925	1,427	1,476	-	-	7,536
Accounts Receivable	9,250	-	-	-	-	-	9,250
Due From Developer	19,299	-	-	-	-	-	19,299
Due From Other Funds	-	60,943	2,324	1,170	-	-	64,437
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	708,064	260,647	307,642	-	-	1,276,353
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	\$ 1,245,859	\$ 1,023,495	\$ 405,045	\$ 414,133	\$ 13,793,221	\$ 14,430,000	\$ 31,311,753

LIABILITIES

Accounts Payable	\$ 37,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,952
Notes/Loans Payable - Current	200,000	-	-	-	-	-	200,000
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	64,437	-	-	-	-	-	64,437
TOTAL LIABILITIES	302,389	-	-	-	-	14,430,000	14,732,389

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(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
FUND BALANCES							
Restricted for:							
Debt Service	-	1,023,495	405,045	414,133	-	-	1,842,673
Unassigned:	943,470	-	-	-	13,793,221	-	14,736,691
TOTAL FUND BALANCES	943,470	1,023,495	405,045	414,133	13,793,221	-	16,579,364
TOTAL LIABILITIES & FUND BALANCES	\$ 1,245,859	\$ 1,023,495	\$ 405,045	\$ 414,133	\$ 13,793,221	\$ 14,430,000	\$ 31,311,753

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 20,760	\$ 20,760	0.00%
Interest - Tax Collector	-	2,856	2,856	0.00%
Rental Income	7,500	2,425	(5,075)	32.33%
Special Assmnts- Tax Collector	1,283,481	1,253,220	(30,261)	97.64%
Settlements	-	5,144	5,144	0.00%
Other Miscellaneous Revenues	-	993	993	0.00%
TOTAL REVENUES	1,290,981	1,285,398	(5,583)	99.57%

EXPENDITURES

Administration

Supervisor Fees	18,000	3,200	14,800	17.78%
ProfServ-Trustee Fees	12,000	-	12,000	0.00%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	929	11,071	7.74%
District Engineer	6,000	5,158	842	85.97%
District Manager	41,800	20,898	20,902	50.00%
Auditing Services	10,200	-	10,200	0.00%
Website Compliance	1,542	1,398	144	90.66%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,466	40	2,426	1.62%
Public Officials Insurance	2,727	2,345	382	85.99%
Legal Advertising	3,000	452	2,548	15.07%
Bank Fees	100	-	100	0.00%
Office Supplies	1,000	283	717	28.30%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Expense	120,000	4,533	115,467	3.78%
Total Administration	244,610	39,411	205,199	16.11%

Electric Utility Services

Utility - Electric	234,000	106,145	127,855	45.36%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	106,145	128,855	45.17%

Garbage/Solid Waste Services

Garbage Collection	6,300	2,965	3,335	47.06%
Total Garbage/Solid Waste Services	6,300	2,965	3,335	47.06%

Water-Sewer Comb Services

Utility - Water	36,000	7,492	28,508	20.81%
Total Water-Sewer Comb Services	36,000	7,492	28,508	20.81%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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>				
Field Services	7,200	-	7,200	0.00%
Pest Control	900	594	306	66.00%
Contracts-Waterway Maint.	12,980	4,040	8,940	31.12%
Contracts-Pools	22,000	16,400	5,600	74.55%
Security	20,000	-	20,000	0.00%
Onsite Staff	145,000	69,500	75,500	47.93%
Clubhouse Internet, TV, Phone	3,600	1,764	1,836	49.00%
Insurance - General Liability	3,409	3,316	93	97.27%
Insurance -Property & Casualty	35,882	32,368	3,514	90.21%
R&M-Other Landscape	20,000	3,710	16,290	18.55%
R&M-Pools	15,000	7,118	7,882	47.45%
R&M-Fitness Center	5,000	540	4,460	10.80%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	96,562	53,853	64.20%
Clubhouse Facility - Other	20,000	6,847	13,153	34.24%
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	2,978	12,022	19.85%
Misc-Holiday Lighting	1,000	-	1,000	0.00%
Special Events	5,000	763	4,237	15.26%
Total Other Physical Environment	509,886	246,500	263,386	48.34%
<u>Reserves</u>				
Capital Improvements	105,110	-	105,110	0.00%
Reserve	154,075	41,600	112,475	27.00%
Total Reserves	259,185	41,600	217,585	16.05%
TOTAL EXPENDITURES & RESERVES	1,290,981	444,113	846,868	34.40%
Excess (deficiency) of revenues				
Over (under) expenditures	-	841,285	841,285	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		102,185		
FUND BALANCE, ENDING		\$ 943,470		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 15,943	\$ 15,943	0.00%
Special Assmnts- Tax Collector	524,588	512,220	(12,368)	97.64%
Special Assmnts- CDD Collected	-	54,141	54,141	0.00%
TOTAL REVENUES	524,588	582,304	57,716	111.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	135,000	10,000	93.10%
Interest Expense	356,525	181,722	174,803	50.97%
Total Debt Service	501,525	316,722	184,803	63.15%
TOTAL EXPENDITURES	501,525	316,722	184,803	63.15%
Excess (deficiency) of revenues				
Over (under) expenditures	23,063	265,582	242,519	1151.55%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	23,063	-	(23,063)	0.00%
TOTAL FINANCING SOURCES (USES)	23,063	-	(23,063)	0.00%
Net change in fund balance	\$ 23,063	\$ 265,582	\$ 196,393	1151.55%
FUND BALANCE, BEGINNING (OCT 1, 2024)		757,913		
FUND BALANCE, ENDING		\$ 1,023,495		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 5,995	\$ 5,995	0.00%
Special Assmnts- Tax Collector	261,378	255,216	(6,162)	97.64%
Special Assmnts- CDD Collected	13,817	-	(13,817)	0.00%
TOTAL REVENUES	275,195	261,211	(13,984)	94.92%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	198,988	100,444	98,544	50.48%
Total Debt Service	278,988	100,444	178,544	36.00%
TOTAL EXPENDITURES	278,988	100,444	178,544	36.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(3,793)	160,767	164,560	-4238.52%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(3,793)	-	3,793	0.00%
TOTAL FINANCING SOURCES (USES)	(3,793)	-	3,793	0.00%
Net change in fund balance	\$ (3,793)	\$ 160,767	\$ 172,146	-4238.52%
FUND BALANCE, BEGINNING (OCT 1, 2024)		244,278		
FUND BALANCE, ENDING		\$ 405,045		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 6,574	\$ 6,574	0.00%
Special Assmnts- Tax Collector	259,480	253,362	(6,118)	97.64%
TOTAL REVENUES	259,480	259,936	456	100.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	85,000	80,000	5,000	94.12%
Interest Expense	172,156	87,878	84,278	51.05%
Total Debt Service	257,156	167,878	89,278	65.28%
TOTAL EXPENDITURES	257,156	167,878	89,278	65.28%
Excess (deficiency) of revenues				
Over (under) expenditures	2,324	92,058	89,734	3961.19%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,324	-	(2,324)	0.00%
TOTAL FINANCING SOURCES (USES)	2,324	-	(2,324)	0.00%
Net change in fund balance	\$ 2,324	\$ 92,058	\$ 85,086	3961.19%
FUND BALANCE, BEGINNING (OCT 1, 2024)		322,075		
FUND BALANCE, ENDING		\$ 414,133		

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600
Statement No. 25_03

Statement Date 03/31/2025

G/L Account No. 101002 Balance	1,174,870.31	Statement Balance	1,145,986.50
		Outstanding Deposits	44,612.37
Positive Adjustments	0.00	Subtotal	1,190,598.87
Subtotal	1,174,870.31	Outstanding Checks	-15,728.56
Negative Adjustments	0.00	Ending Balance	1,174,870.31
Ending G/L Balance	1,174,870.31		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/10/2025	Payment	BD00008	Special Assmnts-Tax Collector	Deposit No. BD00008	12,982.40	12,982.40	0.00
03/01/2025		JE001115	Utility - Water	BOCC ACH ADJ JE	2,457.12	2,457.12	0.00
01/27/2025	Payment	BD00010	Settlements	Deposit No. BD00010	7,794.23	7,794.23	0.00
03/26/2025	Payment	BD00011	Utility - Water	Deposit No. BD00011	5,256.20	5,256.20	0.00
03/31/2025		JE001124	Interest - Investments	Interest Earned	4,259.67	4,259.67	0.00
Total Deposits					32,749.62	32,749.62	0.00
Checks							
							0.00
02/20/2025	Payment	1194	CARLTON LAKES CDD	Check for Vendor V00056	-16,601.16	-16,601.16	0.00
03/04/2025	Payment	100039	CROSSCREEK ENVIRONMENTAL INC	Inv: 20081	-590.00	-590.00	0.00
03/04/2025	Payment	100040	BUSINESS OBSERVER	Inv: 25-00514H, Inv: 25-00515H	-135.62	-135.62	0.00
03/05/2025	Payment	100041	FITREV, INC.	Inv: 34172	-270.00	-270.00	0.00
03/05/2025	Payment	100042	PINE LAKE SERVICES	Inv: 6505, Inv: 6409	-16,052.09	-16,052.09	0.00
03/05/2025	Payment	100043	PEST CEMETERY LLC	Inv: 65298	-99.00	-99.00	0.00
03/05/2025	Payment	100044	PEGASUS ENGINEERING, LLC	Inv: 227771	-9,975.00	-9,975.00	0.00
03/05/2025	Payment	100045	SAVMO INC	Inv: 2586	-1,700.00	-1,700.00	0.00
03/05/2025	Payment	100046	INFRAMARK LLC	Inv: 144874	-15,066.33	-15,066.33	0.00
03/05/2025	Payment	100047	STRALEY ROBIN VERICKER	Inv: 26086	-17.50	-17.50	0.00
03/05/2025	Payment	300004	BOCC ACH WASTE MANAGEMENT ACH	Inv: 021225 9495 ACH	-2,457.12	-2,457.12	0.00
03/05/2025	Payment	300005	PEGASUS ENGINEERING, LLC	Inv: 0129986 206-7	-423.64	-423.64	0.00
03/11/2025	Payment	100048	TECO ACH	Inv: 227823, Inv: 227812	-5,158.04	-5,158.04	0.00
03/13/2025	Payment	300006		Inv: 030625 6203 ACH	-17,807.73	-17,807.73	0.00

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600

Statement No. 25_03

Statement Date

03/31/2025

03/14/2025	Payment	1196	FREDDY BARTON	Payment of Invoice 001729	-200.00	-200.00	0.00
03/14/2025	Payment	1197	NICHOLLE D. PALMER	Payment of Invoice 001725	-200.00	-200.00	0.00
03/20/2025	Payment	100049	CROSSCREEK ENVIRONMENTAL INC	Inv: 20440	-590.00	-590.00	0.00
03/20/2025	Payment	300007	CHARTER COMMUNICATION S ACH	Inv: 2510461030925	-265.00	-265.00	0.00
03/18/2025	Payment	DD571	NICOLE MICHELE SNELLING- EFT	Payment of Invoice 001727	-200.00	-200.00	0.00
03/18/2025	Payment	DD572	RENA DIANE VANCE - EFT	Payment of Invoice 001728	-200.00	-200.00	0.00
03/21/2025	Payment	100050	TOTAL PRESSURE POWER-WASH AND SEAL	Inv: 030625	-450.00	-450.00	0.00
01/27/2025		JE001122	Settlements	Valley National Bank	-7,794.23	-7,794.23	0.00
03/24/2025	Payment	300008	BOCC ACH	Inv: 031425 9495	-1,093.74	-1,093.74	0.00
03/25/2025	Payment	300010	VALLEY BANK	Inv: 022825 2243	-794.32	-794.32	0.00
Total Checks					-98,140.52	-98,140.52	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/10/2024	Payment	1080	INFRAMARK LLC	Inv: #122089		-4,575.00
08/14/2024	Payment	DD529	RENA DIANE VANCE - EFT	Payment of Invoice 001539		-1.00
07/01/2024	Payment	DD530	BOCC ACH	Payment of Invoice 001540		-1,410.14
10/09/2024	Payment	DD549	CHARTER COMMUNICATION S ACH	Payment of Invoice 001611		-264.97
11/26/2024	Payment	DD561	CHARTER COMMUNICATION S ACH	Payment of Invoice 001624		-264.97
12/23/2024	Payment	300000	VALLEY BANK	Inv: 2243 072524 ACH		-671.63
12/25/2024	Payment	DD565	VALLEY BANK	Payment of Invoice 001688		-2,513.10
03/14/2025	Payment	1195	ELIZABETH DIAZ	Payment of Invoice 001726		-200.00
03/20/2025	Payment	1198	CARLTON LAKES CDD	Payment of Invoice 001723		-5,827.75

Total Outstanding Checks

-15,728.56

Outstanding Deposits

08/16/2024	Payment	BD00003		Deposit No. BD00003		41,972.31
11/01/2024		JE000973		Spectrum Adjustment		238.48
01/01/2025		JE001056		Reversal Truist CC Adj JE		2,401.58

Total Outstanding Deposits

44,612.37

Bank Account Statement

Carlton Lakes CDD

Bank Account No.	3638		
Statement No.	25_03	Statement Date	03/31/2025
<hr/>			
G/L Account No. 101001 Balance	40,710.53	Statement Balance	57,094.00
		Outstanding Deposits	2,994.76
Positive Adjustments	0.00		
		Subtotal	60,088.76
Subtotal	40,710.53	Outstanding Checks	-19,378.23
Negative Adjustments	0.00		
Ending G/L Balance	40,710.53	Ending Balance	40,710.53

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/31/2025		JE001123	Website Compliance	Internet Adjustment	113.52	113.52	0.00
Total Deposits					113.52	113.52	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/11/2023	Payment	DD133	DECISION HR	Payment of Invoice 000876			-2,229.11
02/01/2024	Payment	3054	UNITED RENTALS	Check for Vendor V000128			-5,500.00
03/22/2024	Payment	DD160	DECISION HR	Payment of Invoice 001322			-4,532.61
03/22/2024	Payment	DD161	DECISION HR	Payment of Invoice 001336			-4,260.27
02/05/2025		JE001082	Interest - Tax Collector	Truist Bank			-2,856.24
Total Outstanding Checks							-19,378.23
Outstanding Deposits							
04/28/2023		JE000230		CK#1484### - Clubhouse			25.00
11/01/2024		JE000971		Internet Adjustment			113.52
02/05/2025	Payment	BD00006		Deposit No. BD00006			2,856.24
Total Outstanding Deposits							2,994.76

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

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 April 30, 2025

(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	\$ 40,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,711
Cash In Bank	1,120,203	-	-	-	-	-	1,120,203
Cash in Transit	1,708	-	-	-	-	-	1,708
Accounts Receivable	9,250	-	-	-	-	-	9,250
Due From Developer	19,299	-	-	-	-	-	19,299
Due From Other Funds	-	60,943	2,294	1,200	-	-	64,437
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	719,989	266,312	313,313	-	-	1,299,614
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	\$ 1,191,192	\$ 1,032,495	\$ 409,253	\$ 418,358	\$ 13,793,221	\$ 14,430,000	\$ 31,274,519

LIABILITIES

Accounts Payable	\$ 489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489
Notes/Loans Payable - Current	200,000	-	-	-	-	-	200,000
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	64,437	-	-	-	-	-	64,437
TOTAL LIABILITIES	264,926	-	-	-	-	14,430,000	14,694,926

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(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
FUND BALANCES							
Restricted for:							
Debt Service	-	1,032,495	409,253	418,358	-	-	1,860,106
Unassigned:	926,266	-	-	-	13,793,221	-	14,719,487
TOTAL FUND BALANCES	926,266	1,032,495	409,253	418,358	13,793,221	-	16,579,593
TOTAL LIABILITIES & FUND BALANCES	\$ 1,191,192	\$ 1,032,495	\$ 409,253	\$ 418,358	\$ 13,793,221	\$ 14,430,000	\$ 31,274,519

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 24,718	\$ 24,718	0.00%
Interest - Tax Collector	-	3,333	3,333	0.00%
Rental Income	7,500	2,425	(5,075)	32.33%
Special Assmnts- Tax Collector	1,283,481	1,266,821	(16,660)	98.70%
Settlements	-	5,144	5,144	0.00%
Other Miscellaneous Revenues	-	993	993	0.00%
TOTAL REVENUES	1,290,981	1,303,434	12,453	100.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	18,000	3,999	14,001	22.22%
ProfServ-Trustee Fees	12,000	-	12,000	0.00%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	1,597	10,403	13.31%
District Engineer	6,000	-	6,000	0.00%
District Manager	41,800	24,381	17,419	58.33%
Auditing Services	10,200	-	10,200	0.00%
Website Compliance	1,542	1,398	144	90.66%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,466	40	2,426	1.62%
Public Officials Insurance	2,727	2,345	382	85.99%
Legal Advertising	3,000	452	2,548	15.07%
Bank Fees	100	-	100	0.00%
Office Supplies	1,000	130	870	13.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Expense	120,000	4,533	115,467	3.78%
Total Administration	244,610	39,050	205,560	15.96%
<u>Electric Utility Services</u>				
Utility - Electric	234,000	107,399	126,601	45.90%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	107,399	127,601	45.70%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	3,454	2,846	54.83%
Total Garbage/Solid Waste Services	6,300	3,454	2,846	54.83%
<u>Water-Sewer Comb Services</u>				
Utility - Water	36,000	7,347	28,653	20.41%
Total Water-Sewer Comb Services	36,000	7,347	28,653	20.41%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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>				
Field Services	7,200	-	7,200	0.00%
Pest Control	900	693	207	77.00%
Contracts-Waterway Maint.	12,980	4,630	8,350	35.67%
Contracts-Pools	22,000	16,400	5,600	74.55%
Security	20,000	-	20,000	0.00%
Onsite Staff	145,000	81,083	63,917	55.92%
Clubhouse Internet, TV, Phone	3,600	1,794	1,806	49.83%
Insurance - General Liability	3,409	3,316	93	97.27%
Insurance -Property & Casualty	35,882	32,368	3,514	90.21%
R&M-Other Landscape	20,000	3,710	16,290	18.55%
R&M-Pools	15,000	5,497	9,503	36.65%
R&M-Fitness Center	5,000	540	4,460	10.80%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	100,850	49,565	67.05%
Clubhouse Facility - Other	20,000	6,060	13,940	30.30%
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	2,978	12,022	19.85%
Misc-Holiday Lighting	1,000	-	1,000	0.00%
Special Events	5,000	763	4,237	15.26%
Total Other Physical Environment	509,886	260,682	249,204	51.13%
<u>Reserves</u>				
Capital Improvements	105,110	-	105,110	0.00%
Reserve	154,075	61,421	92,654	39.86%
Total Reserves	259,185	61,421	197,764	23.70%
TOTAL EXPENDITURES & RESERVES	1,290,981	479,353	811,628	37.13%
Excess (deficiency) of revenues				
Over (under) expenditures	-	824,081	824,081	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		102,185		
FUND BALANCE, ENDING		\$ 926,266		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 19,384	\$ 19,384	0.00%
Special Assmnts- Tax Collector	524,588	517,779	(6,809)	98.70%
Special Assmnts- CDD Collected	-	54,141	54,141	0.00%
TOTAL REVENUES	524,588	591,304	66,716	112.72%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	135,000	10,000	93.10%
Interest Expense	356,525	181,722	174,803	50.97%
Total Debt Service	501,525	316,722	184,803	63.15%
TOTAL EXPENDITURES	501,525	316,722	184,803	63.15%
Excess (deficiency) of revenues				
Over (under) expenditures	23,063	274,582	251,519	1190.57%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	23,063	-	(23,063)	0.00%
TOTAL FINANCING SOURCES (USES)	23,063	-	(23,063)	0.00%
Net change in fund balance	\$ 23,063	\$ 274,582	\$ 205,393	1190.57%
FUND BALANCE, BEGINNING (OCT 1, 2024)		757,913		
FUND BALANCE, ENDING		\$ 1,032,495		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 7,434	\$ 7,434	0.00%
Special Assmnts- Tax Collector	261,378	257,985	(3,393)	98.70%
Special Assmnts- CDD Collected	13,817	-	(13,817)	0.00%
TOTAL REVENUES	275,195	265,419	(9,776)	96.45%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	198,988	100,444	98,544	50.48%
Total Debt Service	278,988	100,444	178,544	36.00%
TOTAL EXPENDITURES	278,988	100,444	178,544	36.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(3,793)	164,975	168,768	-4349.46%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(3,793)	-	3,793	0.00%
TOTAL FINANCING SOURCES (USES)	(3,793)	-	3,793	0.00%
Net change in fund balance	\$ (3,793)	\$ 164,975	\$ 176,354	-4349.46%
FUND BALANCE, BEGINNING (OCT 1, 2024)		244,278		
FUND BALANCE, ENDING		\$ 409,253		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 8,050	\$ 8,050	0.00%
Special Assmnts- Tax Collector	259,480	256,111	(3,369)	98.70%
TOTAL REVENUES	259,480	264,161	4,681	101.80%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	85,000	80,000	5,000	94.12%
Interest Expense	172,156	87,878	84,278	51.05%
Total Debt Service	257,156	167,878	89,278	65.28%
TOTAL EXPENDITURES	257,156	167,878	89,278	65.28%
Excess (deficiency) of revenues				
Over (under) expenditures	2,324	96,283	93,959	4142.99%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,324	-	(2,324)	0.00%
TOTAL FINANCING SOURCES (USES)	2,324	-	(2,324)	0.00%
Net change in fund balance	\$ 2,324	\$ 96,283	\$ 89,311	4142.99%
FUND BALANCE, BEGINNING (OCT 1, 2024)		322,075		
FUND BALANCE, ENDING		\$ 418,358		

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600
Statement No. 25_04

Statement Date 04/30/2025

G/L Account No. 101002 Balance	1,120,203.23	Statement Balance	1,099,788.43
		Outstanding Deposits	44,612.37
Positive Adjustments	0.00	Subtotal	1,144,400.80
Subtotal	1,120,203.23	Outstanding Checks	-24,197.57
Negative Adjustments	0.00	Ending Balance	1,120,203.23
Ending G/L Balance	1,120,203.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025	Payment	BD00009	Special Assmnts-Tax Collector	Deposit No. BD00009	24,677.88	24,677.88	0.00
04/30/2025		JE001167	Interest - Investments	Interest Earned	3,960.43	3,960.43	0.00
04/25/2025	Payment	BD00012	Interest - Tax Collector	Deposit No. BD00012	476.31	476.31	0.00
04/30/2025		JE001168	Utility - Electric	Utility Electric ADJ JE	1.04	1.04	0.00
Total Deposits					29,115.66	29,115.66	0.00
Checks							
							0.00
03/14/2025	Payment	1195	ELIZABETH DIAZ	Payment of Invoice 001726	-200.00	-200.00	0.00
03/20/2025	Payment	1198	CARLTON LAKES CDD	Payment of Invoice 001723	-5,827.75	-5,827.75	0.00
04/01/2025	Payment	300009	WASTE MANAGEMENT ACH	Inv: 0137772-2206-1	-423.64	-423.64	0.00
04/02/2025	Payment	100051	PINE LAKE SERVICES	Inv: 6965, Inv: 6643	-5,717.50	-5,717.50	0.00
04/02/2025	Payment	100052	SAVMO INC	Inv: 2763	-1,700.00	-1,700.00	0.00
04/09/2025	Payment	100053	INFRAMARK LLC	Inv: 147043	-15,066.33	-15,066.33	0.00
04/09/2025	Payment	100054	PINE LAKE SERVICES	Inv: 6969	-12,534.58	-12,534.58	0.00
04/09/2025	Payment	100055	PEST CEMETERY LLC	Inv: 66716	-99.00	-99.00	0.00
04/11/2025	Payment	1199	CARLTON LAKES CDD	Check for Vendor V00056	-11,077.80	-11,077.80	0.00
04/14/2025	Payment	1200	ELIZABETH DIAZ	Check for Vendor V00072	-200.00	-200.00	0.00
04/14/2025	Payment	1201	FREDDY BARTON	Check for Vendor V00074	-200.00	-200.00	0.00
04/14/2025	Payment	1202	NICHOLLE D. PALMER	Check for Vendor V00053	-200.00	-200.00	0.00
04/15/2025	Payment	100056	FLA POOLS INC	Inv: 01194532	-639.50	-639.50	0.00
04/22/2025	Payment	DD573	RENA DIANE VANCE - EFT	Payment of Invoice 001778	-200.00	-200.00	0.00
04/18/2025	Payment	100057	STRALEY ROBIN VERICKER	Inv: 26377	-668.00	-668.00	0.00

Carlton Lakes CDD

Statement No. 25_04

04/30/2025

08/16/2024	Payment	BD00003	Deposit No. BD00003	41,972.31
11/01/2024		JE000973	Spectrum Adjustment	238.48
01/01/2025		JE001056	Reversal Truist CC Adj JE	2,401.58
Total Outstanding Deposits				44,612.37

Carlton Lakes CDD

Statement Date 04/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/11/2023	Payment	DD133	DECISION HR	Payment of Invoice 000876			-2,229.11
02/01/2024	Payment	3054	UNITED RENTALS	Check for Vendor V000128			-5,500.00
03/22/2024	Payment	DD160	DECISION HR	Payment of Invoice 001322			-4,532.61
03/22/2024	Payment	DD161	DECISION HR	Payment of Invoice 001336			-4,260.27
02/05/2025		JE001082	Interest - Tax Collector	Truist Bank			-2,856.24
Total Outstanding Checks							-19,378.23
Outstanding Deposits							
04/28/2023		JE000230		CK#1484### - Clubhouse			25.00
11/01/2024		JE000971		Internet Adjustment			113.52
02/05/2025	Payment	BD00006		Deposit No. BD00006			2,856.24
Total Outstanding Deposits							2,994.76