

**CARLTON LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JUNE 11, 2025**

**REVISED 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

## Revised Meeting Agenda Wednesday, June 11, 2025 – 6:00 p.m.

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*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.*

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- 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 ..... Page 3
  - D. Field Inspection Report..... Page 11
  - E. Landscape Inspection Report
  - F. District Manager
  - G. Onsite Manager
    1. Onsite Manager Report..... Page 15
- 6. Business Items**
  - A. Consideration of Pool Remodel Services Agreement..... Page 17
  - B. Consideration of Paver Restoration and Sealing Services Agreement ..... Page 28
  - C. Consideration of Inframark Field Services Agreement ..... Page 39
- 7. Business Administration**
  - A. Consideration of the Regular Meeting Minutes from May 14, 2025..... Page 42
  - B. Consideration of Financials and Check Register (March-May 2025) ..... Page 46
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

*The next meeting is scheduled for Wednesday, July 9, 2025, at 6:00 p.m.*

# Carlton Lakes CDD Survey Report



Completed by: Earl Yhan 05/27/25

Last Herbicide Treatment:05/27/25

Next Herbicide Treatment:06/26/25

Carlton Lakes CDD  
Carlton Fields Drive  
Riverview, FL 33579  
Monthly - 7 ponds





## Pond #1



Water levels are still very low. A small Planktonic algae bloom was starting to form and was treated at the time of inspection. The submersed vegetation has died off mostly but a small amount remains and was treated. I would recommend considering planting beneficial aquatic plants to help absorb the excess nutrients.

## **Pond #2**



Water levels have risen but are still 2-3 ft low.. No algae, shoreline grasses or submersed vegetation present.

## **Pond #3**



Water levels are roughly 3 ft down. There was no trash present to be picked up. No algae or shoreline grasses present. Small amount of slender spike rush and various grasses that have been treated.

### **Pond #4**



No algae or shoreline grasses present. Overall in great shape. Water levels are still down 4-5 ft.

## Pond #5



Extremely low water levels. Small amount of algae and shoreline grasses that were treated upon inspection.



## Pond #6



Water levels are extremely low. Roughly 12 ft of shoreline exposed. No algae, submersed or shoreline grasses present.

## Pond #7



No algae, shoreline grasses or submersed vegetation present. Water level is almost back to control.

Gabe Montagna  
Inframark

# CARLTON LAKES INSPECTION

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Monday, May 19, 2025

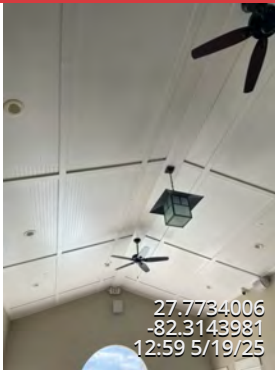
Prepared For Board Of Supervisors

12 Items Identified



### **ITEM 1- ACTIVITY ROOM**

Assigned To District Manager  
Door screens have been reset.



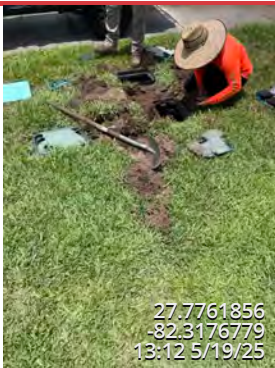
### **ITEM 2- CLUBHOUSE**

Assigned To District Manager  
Pest controlled is scheduled for the May 27th.



### **ITEM 3- PALM TREES**

Assigned To District Manager  
Proposal will be provided by Pine Lake nursery to have the palms pruned.



### **ITEM 4- ZONE THREE IRRIGATION UNIT**

Assigned To District Manager  
Pine lake nursery are working on fixing the irrigation issues in zone three.





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#### **ITEM 5- 11138 LELAND GROVES**

Assigned To District Manager

Pine lake nursery will be providing dirt to fill in this hole.



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#### **ITEM 6- WEIR**

Assigned To District Manager

Will continue to monitor the weir.



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#### **ITEM 7- FENCE PROJECT**

Assigned To District Manager

Fence vendor will be on property may 20th. To start work.



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#### **ITEM 8- COMMUNITY TREES**

Assigned To Pine Lake Nursery

Please have the crew remove moss from the community trees.



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### **ITEM 9- 11508 LELAND GROVES**

Assigned To District Manager

Inframark will provide a proposal to have this area cleaned up



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### **ITEM 10- COMMUNITY IRRIGATION**

Assigned To District Manager

Irrigation has been fixed in this area.

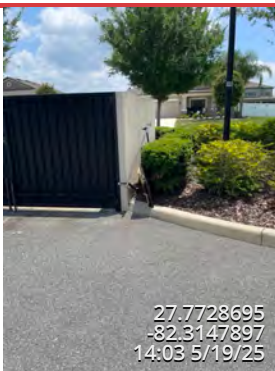


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### **ITEM 11- PARK**

Assigned To District Manager

Inframark will provide a proposal to have an ada ramp added to the park.



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### **ITEM 12- DUMPSTER**

Assigned To Onsite Manager

Please remove trash that residents have left on CDD property.

# 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 (ongoing)
- ☐ INFRAMARK Annual Training courses. (ongoing)
- ☐ Check and change furnace /AC filters, and clean air vents as required. (Semi annual inspection completed)
- ☐ 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 (ongoing)
- ☐ Totally Blue - Pool service provided weekly (Leak detection service required) **waiting updates**
- ☐ Prepped pool for paver repair (paver repair working)
- ☐ Pest Cemetery Services (completed)
- ☐ 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.
- ☐ 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.



## **Pool Remodel Services Agreement**

This Pool Remodel Services Agreement (this “**Agreement**”) is entered into as of June 11, 2025 between the **Carlton Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), the **Southfork Lakes Homeowners Association, Inc.**, a Florida Not For Profit Corporation (the “**HOA**”), and **FLA Pools, Inc.**, a Florida Profit Corporation (the “**Contractor**”).

### **Background Information:**

The District owns and maintains a pool located within the District boundary at 11404 Carlton Fields Drive, Riverview, Florida 33579. The District desires to have its pool remodeled. The HOA desires to pay for the pool to be remodeled. The Contractor represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.**
  - a. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work as described in its proposal dated December 18, 2024, relevant portions of which are attached hereto as **Exhibit A**.
    - i. Drain and prepare approximately 6420 sq. ft. commercial pool to NPC standards;
    - ii. Install approximately 867 linear ft. of tile of choice;
    - iii. Install approximately 205 ft. step cap tile;
    - iv. Install 33 new floor covers;
    - v. Install 38 new gutter covers and frame;
    - vi. Install 2 new 18-in. main drain covers;
    - vii. Rebuild gutter to proper elevation to include 2 in. pitch to gutter frame, approximately 331 ft.; and,
    - viii. Install expose aggregate pool surface to approximately 6420 sq. ft.
  - b. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.
  - c. Contractor shall take precautions at all times to protect any persons and property affected by Contractor’s work.
  - d. All materials and specifications are guaranteed to be as specified.

**3. Responsibilities of the Contractor.**

- a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
- b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- c. Should any work and/or services be required which are not specified in this Agreement or any exhibits, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**4. District Responsibilities.** The District will provide water for use in the work and as otherwise needed for the pool amp services. The District will also provide electrical outlets for the Contractor's use.

**5. HOA Responsibilities.** The HOA will only provide payment upon proper invoice from the Contractor. The HOA will not be held to any other responsibilities under this Agreement.

**6. Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

**7. Time of Commencement and Completion Date.** The Contractor will coordinate the start date (which shall be no later than 30 days from the date of this agreement) and project timeline with the District Manager. The Contractor will complete the work within 30 days of the start date, subject to additional time upon mutual agreement for weather and other delays. Contractor is aware that time is of the essence.

**8. Compensation.** The HOA agrees to compensate the Contractor for the work described above in the amount not to exceed One Hundred Fifty-Three Thousand Ninety Dollars

and Zero Cents (**\$153,090.00**) to be paid along the following schedule:

- a. Down payment 10% = \$15,309.00
- b. Start of work 40% = \$61,236.00
- c. Completion of work 40% = \$61,236.00
- d. Final 10% at time of final inspection by District staff = \$15,309.00 (after all work is completed and District staff has inspected and signed off on the work)
- e. Payment will be made within 30 days of receipt of the final invoice from Contractor.

9. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

10. **Permits.** All permits necessary for the work to be performed under this Agreement shall be obtained by and paid for by the Contractor. Contractor will be responsible for any fines or penalties assessed against District as a result of Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).

11. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

12. **Warranty.**

- a. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.

- b. If within the applicable warranty period in the proposal, which is 1 year for materials and workmanship, after the date of final payment by the District any portion of the work is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. These time periods shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.
- c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- d. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- e. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.

**13. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Commercial General Liability Insurance, inclusive of pool pop-up coverage, covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- b. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- d. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the Districts with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier,



licensed to conduct business in the State of Florida.

- 14. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 15. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 16. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 17. Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 18. Termination.** Either party may terminate this Agreement, with or without cause, with 10 days written notice to the other party. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased and delivered by Contractor and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the

compensation amount being prorated accordingly, if the deposits exceed these costs, Contractor shall refund the appropriate amount to the District.

- 19. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county the District is located.
- 20. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 21. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
- 22. Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- 23. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
- 24. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 25. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 26. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit

a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**27. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

**28. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a

format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 382-7355, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 313 CAMPUS STREET, CELEBRATION, FL 34747.**

- 29. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 30. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 31. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 32. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 33. Survival.** The insurance requirements, representations and warranties by Contractor (including in the permit and compliance sections), and the indemnities in this Agreement, shall survive the completion/approval of any work performed hereunder by Contractor and the termination of this Agreement.
- 34. Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the District:**

c/o Inframark  
313 Campus Street  
Celebration, FL 34747  
Attn: Kristee Cole, District Manager  
[Kristee.Cole@Inframark.com](mailto:Kristee.Cole@Inframark.com)

**To the Contractor:**

Attn: Pat Hanley  
P.O. Box 6004  
Sun City Center, Florida 33571  
[info@flapools.com](mailto:info@flapools.com)

**To the HOA:**

c/o Inframark

2654 Cypress Ridge Blvd., Ste. 101

Wesley Chapel, FL 33544

Attn: Courtney Vlastnik, Community Manager

[Courtney.Vlastnik@Inframark.com](mailto:Courtney.Vlastnik@Inframark.com)

**35. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF,** the parties hereto have signed and sealed this Agreement on the day and year first written above.

**FLA Pools, Inc.,**  
a Florida Profit Corporation,

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Carlton Lakes**  
**Community Development District**

\_\_\_\_\_  
Name: Freddy Barton  
Title: Chair of the Board of Supervisors

**Southfork Lakes Homeowners**  
**Association, Inc.,**  
a Florida Not For Profit Corporation,

\_\_\_\_\_  
Name: Freddy Barton  
Title: President

# Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Carlton Lakes Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



EXHIBIT "A"

<div>FLA Pools INC</div> <div>Po Box 6004</div> <div>Sun City Center, FL 33571</div> <div>Phone 813-839-7665</div>		<div>Proposal NO.      Carlton Fields Pool Remodel</div> <div>DATE      2024-12-18</div> <div>https://flapools.com/ info@flapools.com</div>
CONTRACT / PROPOSAL		WORK TO BE PERFORMED AT:
CONTACT	Fred	ADDRESS      Same as contract
NAME	Carlton Fields Club House	
ADDRESS	11404 Carlton Fields Dr, Riverview, FL 33579	
EMAIL	carltonlkclubhouse@gmail.com / inframark@avidbill.com	ORDER TAKEN BY      Pat Hanley
TEL		

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;

Cost

Will drain and prepare approximately 6420 ft.<sup>2</sup> commercial pool to NPC standards

Install approximately 867 lineal feet of tile of choice

Install approximately 205 ft step cap tile

Install 33 new floor covers

Install 38 new gutter covers and frame

Install 2 new 18-in main drain covers

Rebuild gutter to proper elevation to include 2 in pitch to gutter frame approximately 331 ft

Install expose aggregate pool surface to approximately 6420 ft<sup>2</sup>

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Total      \$153,090.00

Payment structure

Down payment 10%      \$15,309.00

Start of work 40%      \$61,236.00

Completion 40%      \$61,236.00

Final 10%      \$15,309.00

Respectfully submitted

Pat Hanley

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

## **Paver Restoration and Sealing Services Agreement**

This Paver Restoration and Sealing Services Agreement (this “**Agreement**”) is entered into as of June 11, 2025 between the **Carlton Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), the **Southfork Lakes Homeowners Association, Inc.**, a Florida Not For Profit Corporation (the “**HOA**”), and **Total Pressure Power-Wash & Seal, LLC**, a Florida Limited Liability Company (the “**Contractor**”).

### **Background Information:**

The District owns and maintains a pool located within the District boundary at 11404 Carlton Fields Drive, Riverview, Florida 33579. The District desires to have its pool pavers restored and sealed. The HOA desires to pay for the pool paver restoration and sealing. The Contractor represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.**
  - a. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work as described in its proposal dated April 18, 2025, relevant portions of which are attached hereto as **Exhibit A**.
  - b. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.
  - c. Contractor shall take precautions at all times to protect any persons and property affected by Contractor’s work.
  - d. All materials and specifications are guaranteed to be as specified.
3. **Responsibilities of the Contractor.**
  - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
  - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
  - c. Should any work and/or services be required which are not specified in this Agreement or any exhibits, but which are nevertheless necessary for the proper

provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

- d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
  - e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **District Responsibilities.** The District will provide water for use in the work and as otherwise needed for the pool amp services. The District will also provide electrical outlets for the Contractor's use.
  5. **HOA Responsibilities.** The HOA will only provide payment upon proper invoice from the Contractor. The HOA will not be held to any other responsibilities under this Agreement.
  6. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
  7. **Time of Commencement and Completion Date.** The Contractor will coordinate the start date (which shall be no later than 30 days from the date of this agreement) and project timeline with the District Manager. The Contractor will complete the work within 30 days of the start date, subject to additional time upon mutual agreement for weather and other delays. Contractor is aware that time is of the essence.
  8. **Compensation.** The HOA agrees to compensate the Contractor for the work described above in the amount not to exceed Thirty-Eight Thousand One Hundred Eighty-One Dollars and Zero Cents (**\$38,181.00**) to be paid along the following schedule:
    - a. 50% Deposit = \$19,090.50
    - b. Completion of work 40% = \$15,272.40
    - c. Final 10% at time of final inspection by District staff = \$3,818.10 (after all work is completed and District staff has inspected and signed off on the work)
    - d. Payment will be made within 30 days of receipt of the final invoice from Contractor.
  9. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and

perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

**10. Permits.** All permits necessary for the work to be performed under this Agreement shall be obtained by and paid for by the Contractor. Contractor will be responsible for any fines or penalties assessed against District as a result of Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).

**11. Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

**12. Warranty.**

- a. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
- b. If within the applicable warranty period in the proposal, which is 1 year for materials and workmanship, after the date of final payment by the District any portion of the work is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. These time periods shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.
- c. Contractor's warranty in this section is in addition to and does not limit in any

way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.

- d. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- e. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.

**13. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Commercial General Liability Insurance, inclusive of pool pop-up coverage, covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- b. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- d. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the Districts with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**14. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

- 15. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 16. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 17. Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 18. Termination.** Either party may terminate this Agreement, with or without cause, with 10 days written notice to the other party. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased and delivered by Contractor and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposits exceed these costs, Contractor shall refund the appropriate amount to the District.
- 19. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county the District is located.
- 20. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.



- 21. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
- 22. Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- 23. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
- 24. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 25. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 26. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:
- A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period

of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**27. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

**28. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 382-7355, BY EMAIL AT**

**[PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL  
AT 313 CAMPUS STREET, CELEBRATION, FL 34747.**

- 29. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 30. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 31. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 32. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 33. Survival.** The insurance requirements, representations and warranties by Contractor (including in the permit and compliance sections), and the indemnities in this Agreement, shall survive the completion/approval of any work performed hereunder by Contractor and the termination of this Agreement.
- 34. Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the District:**

c/o Inframark  
313 Campus Street  
Celebration, FL 34747  
Attn: Kristee Cole, District Manager  
[Kristee.Cole@Inframark.com](mailto:Kristee.Cole@Inframark.com)

**To the Contractor:**

Total Pressure Power-Wash & Seal, LLC  
11420 Amapola Bloom Court  
Riverview, FL 33579  
[totalpressurepowerwashandseal@gmail.com](mailto:totalpressurepowerwashandseal@gmail.com)

**To the HOA:**

c/o Inframark  
2654 Cypress Ridge Blvd., Ste. 101  
Wesley Chapel, FL 33544  
Attn: Courtney Vlastnik, Manager  
[Courtney.Vlastnik@Inframark.com](mailto:Courtney.Vlastnik@Inframark.com)

**35. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF,** the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Total Pressure Power-Wash & Seal, LLC,**  
a Florida Limited Liability Company,

**Carlton Lakes  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: Freddy Barton  
Title: Chair of the Board of Supervisors

**Southfork Lakes Homeowners  
Association, Inc.,**  
a Florida Not For Profit Corporation,

\_\_\_\_\_  
Name: Freddy Barton  
Title: President

# Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Carlton Lakes Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

## Quote

### Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.

Riverview, FL 33579

1-727-295-8592

[totalpressurepowerwashandseal@gmail.com](mailto:totalpressurepowerwashandseal@gmail.com)



Date: 04/18/2025

## EXHIBIT "A"

To: SouthFork Lakes Clubhouse  
11404 Carlton Fields Drive  
Riverview FL 33579

	Job Title	Payment Terms	Quote Expires
	Paver Restoration & Sealing	50% Deposit / 50% Completion	30 Days

Item	Description	#	Amount
Area	Total Square footage of Paver Surface Area. Pressure Washing, Re-Sanding, & Sealing will be preformed for entire square footage where as Repairs will be preformed in ALL areas needed as discussed during walkthrough with MGNT.	14,850 sq ft	
Repairs	ALL areas of concern including Pool Coping, Border, Deco Drain, Palm Tree's, ETC will be addressed and repaired properly.		
Paver Type	One pallet of 12"x12" Shell-lock Pavers will be needed as the repair process will involve various areas needing cuts and adjustments.	1 Pallet Special Order	
Sealer	We will be using a high quality Water-Based Penetrating Sealer for this application. During this process we will apply at least <u>3 Coats</u> of product ensuring proper coverage throughout.	15 Units (150 Gallons)	
Price	Price Includes all services above		\$38,181
Sales Tax	Hillsborough County Sales TAX	0%	\$0

Total: \$38,181



**FIRST AMENDMENT TO THE MANAGEMENT  
SERVICES MASTER AGREEMENT BETWEEN  
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
AND INFRAMARK, LLC**

**THIS AMENDMENT** is entered into and executed on the date hereinafter set forth by and between Carlton Lakes Community Development District (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”).

**WHEREAS**, the SERVICE COMPANY and DISTRICT entered into a management services master agreement on June 11, 2025 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

**WHEREAS**, the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adding field services and adjusting the compensation; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Exhibit A of the Agreement are hereby amended to include the field services set forth in Schedule 1, which attached hereto;
2. The DISTRICT shall pay SERVICE COMPANY \$7,200.00 annually for the field services set forth in Schedule 1. SERVICE COMPANY shall provide monthly invoices to the DISTRICT.
3. Except as provided in this Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Amendment and terms of the Agreement, the terms of this Amendment shall prevail.
4. This Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

***(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)***

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Amendment as of this 11th day of June 2025.

Inframark, LLC

Carlton Lakes Community Development  
District

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

(Print)

(Print)

Title: Chris Tarase – Vice President  
Management Services

Title: Freddy Barton, Chairperson

### **Schedule 1: Field Services**

MANAGER shall provide the following field services for the DISTRICT:

- Perform a monthly inspection of District property and maintenance responsibilities
- Provide monthly inspection reports with pictures, analysis, and recommendations
- Notify District vendors about deficiencies in service
- Coordinate and work with the District Manager on all vendor contracts
- Monitor District vendors' progress in remedial work and provide the Board with a progress report
- Provide input to the District Manager for annual budgetary consideration.
- Use experience to obtain proposals for various projects
- Assist in drafting competitive procurement packages (such as instructions to proposers and scope of services) and conduct pre-application meetings with interested proposers
- Attendance at Board meetings or workshops as needed or requested
- Report any issues to the District Manager

**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, May 14, 2025, and called to order at 6:13 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
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
John Amarosa	Representative, PineLake Landscape
Matt Jones	Representative, Cross Creek (via Teleconference)

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 6:13 p.m. A roll call was conducted, and a quorum was established.

**THIRD ORDER OF BUSINESS                      Adoption of the Agenda**

On MOTION by Mr. Barton, seconded by Ms. Palmer, with all in favor, the Board adopted the May 14, 2025, Final Agenda.

**FOURTH ORDER OF BUSINESS                      Audience Comments on Agenda**

There were no audience comments.

**FIFTH ORDER OF BUSINESS                      Staff Reports**

**E. Landscape Inspection Report**

Mr. Carvajal provided an update on the community, noting that the mowing schedule has been adjusted to once per week. Two crews will be present on the property one day each week to perform mowing services. Additionally, dog waste stations will continue to be serviced twice per week.

The Board reviewed a proposal from PineLake for filling the dirt from the previous pipe repair and depression (under separate cover.)

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board approved the Proposal from PineLake in the amount of \$676, for filling the dirt from the previous pipe repair and depression

The Board requested a proposal for Palm trimming along the Main Blvd.

**1. Ratification of Clock #2 Replacement Proposal**

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board ratified the Clock #2 Replacement Proposal.

**A. District Counsel**

Ms. Cole updated the Board on the status with District Counsel bills.

**B. District Engineer**

Mr. Hamstra updated the Board on the following:

The Southwest Florida Water Management District (SWFWMD) unfortunately has not backed off their position that we must document the surface water and wetland impacts associated with the Control Structure Improvements. Therefore, we need to retain a wetland scientist to assist us in properly addressing the Water Management District's Section C 10-page document associated with surface water and wetland impacts.

We need to confirm if Atlantic Pipe Services has completed the storm pipe repairs at 11138 Leland Groves Drive so we can retain a contractor to properly backfill, compact, and sod the rear yard depression.

Lastly, we are in the process of "merging" the Annual Stormwater Inspections for each phase with the SWFWMD so we can perform one Annual Inspection for the entire community and submit the Annual Certifications.

**C. Aquatics Report**

Mr. Jones presented the Aquatics Report to the Board.

**D. Field Inspection Report**

Mr. Montagna provided an update regarding the landscaping throughout the community.

Ms. Cole informed the Board that Inframark has not been billing for Field services since September 2024, although the services have continued to be provided. She explained that if the Board wishes to continue receiving these services, billing will commence at the rate of \$600 per month. The Board has elected to continue the service and was advised that a new contract will be presented at the next meeting. Additionally, the monthly fee is scheduled to increase by 3% effective October 1, 2025.

**F. District Manager**

**1. Presentation of Registered Voter Count**

Ms. Cole announced the registered voter count and informed the Board that their next meeting is scheduled for June 11, 2025, at 6:00 p.m.

**G. Onsite Manager**

**1. Onsite Manager Report**

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

He also submitted proposals for new pool chairs, which were provided under separate cover. The Board elected to table this item, indicating that they may consider replacing the chairs with benches in the future.

Additionally, the Board reviewed a lighting proposal, also provided under separate cover. The Board requested that the Onsite Manager obtain information regarding the warranty associated with the proposed work.

**SIXTH ORDER OF BUSINESS                      Business Items**

**A. Consideration of Resolution 2025-03, Approving the Proposed Budget and Setting a Public Hearing on the Final Budget**

Ms. Cole presented the proposed budget. Discussion ensued.

On MOTION by Mr. Barton, seconded by Ms. Palmer, with all in favor, the Board adopted Resolution 2025-03, Approving the Proposed Budget and Setting a Public Hearing on the Final Budget.

**B. Discussion Regarding Graffiti Incident**

Mr. Levatte updated the Board on the incident.

**SEVENTH ORDER OF BUSINESS                      Business Administration**

**A. Consideration of the Regular Meeting Minutes of April 9, 2025**

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Regular Meeting Minutes of April 9, 2025, were approved as presented.

**B. Consideration of the March and April 2025 Financials & Check Register**

Tabled due to no invoices attached.

**EIGHTH ORDER OF BUSINESS                      Supervisor Requests**

There were questions regarding fencing in the community.

**NINTH ORDER OF BUSINESS                      Audience Comments**

There were no audience comments.

**TENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the meeting was adjourned at 7:24 p.m.



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Secretary / Assistant Secretary

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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
<b><u>ASSETS</u></b>							
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
<b>TOTAL ASSETS</b>	<b>\$ 1,245,859</b>	<b>\$ 1,023,495</b>	<b>\$ 405,045</b>	<b>\$ 414,133</b>	<b>\$ 13,793,221</b>	<b>\$ 14,430,000</b>	<b>\$ 31,311,753</b>
<b><u>LIABILITIES</u></b>							
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
<b>TOTAL LIABILITIES</b>	<b>302,389</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,430,000</b>	<b>14,732,389</b>

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

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>1,290,981</b>	<b>1,285,398</b>	<b>(5,583)</b>	<b>99.57%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>244,610</b>	<b>39,411</b>	<b>205,199</b>	<b>16.11%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	234,000	106,145	127,855	45.36%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>235,000</b>	<b>106,145</b>	<b>128,855</b>	<b>45.17%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	6,300	2,965	3,335	47.06%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>2,965</b>	<b>3,335</b>	<b>47.06%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	36,000	7,492	28,508	20.81%
<b>Total Water-Sewer Comb Services</b>	<b>36,000</b>	<b>7,492</b>	<b>28,508</b>	<b>20.81%</b>

**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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>509,886</b>	<b>246,500</b>	<b>263,386</b>	<b>48.34%</b>
<b><u>Reserves</u></b>				
Capital Improvements	105,110	-	105,110	0.00%
Reserve	154,075	41,600	112,475	27.00%
<b>Total Reserves</b>	<b>259,185</b>	<b>41,600</b>	<b>217,585</b>	<b>16.05%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,290,981</b>	<b>444,113</b>	<b>846,868</b>	<b>34.40%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	841,285	841,285	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>102,185</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 943,470</b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>524,588</b>	<b>582,304</b>	<b>57,716</b>	<b>111.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	135,000	10,000	93.10%
Interest Expense	356,525	181,722	174,803	50.97%
<b>Total Debt Service</b>	<b>501,525</b>	<b>316,722</b>	<b>184,803</b>	<b>63.15%</b>
<b>TOTAL EXPENDITURES</b>	<b>501,525</b>	<b>316,722</b>	<b>184,803</b>	<b>63.15%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	23,063	265,582	242,519	1151.55%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	23,063	-	(23,063)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>23,063</b>	<b>-</b>	<b>(23,063)</b>	<b>0.00%</b>
Net change in fund balance	\$ 23,063	\$ 265,582	\$ 196,393	1151.55%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>757,913</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,023,495</b>		



**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>275,195</b>	<b>261,211</b>	<b>(13,984)</b>	<b>94.92%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	198,988	100,444	98,544	50.48%
<b>Total Debt Service</b>	<b>278,988</b>	<b>100,444</b>	<b>178,544</b>	<b>36.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>278,988</b>	<b>100,444</b>	<b>178,544</b>	<b>36.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(3,793)	160,767	164,560	-4238.52%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(3,793)	-	3,793	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,793)</b>	<b>-</b>	<b>3,793</b>	<b>0.00%</b>
Net change in fund balance	\$ (3,793)	\$ 160,767	\$ 172,146	-4238.52%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>244,278</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 405,045</b>		

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

# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600  
**Statement No.** 25\_03

**Statement Date** 03/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							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
<b>Total Deposits</b>					32,749.62	32,749.62	0.00
<b>Checks</b>							
							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
<b>Total Checks</b>					-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
<b><u>ASSETS</u></b>							
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
<b>TOTAL ASSETS</b>	<b>\$ 1,191,192</b>	<b>\$ 1,032,495</b>	<b>\$ 409,253</b>	<b>\$ 418,358</b>	<b>\$ 13,793,221</b>	<b>\$ 14,430,000</b>	<b>\$ 31,274,519</b>

**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
<b>TOTAL LIABILITIES</b>	<b>264,926</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,430,000</b>	<b>14,694,926</b>

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



**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>1,290,981</b>	<b>1,303,434</b>	<b>12,453</b>	<b>100.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>244,610</b>	<b>39,050</b>	<b>205,560</b>	<b>15.96%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	234,000	107,399	126,601	45.90%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>235,000</b>	<b>107,399</b>	<b>127,601</b>	<b>45.70%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	6,300	3,454	2,846	54.83%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>3,454</b>	<b>2,846</b>	<b>54.83%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	36,000	7,347	28,653	20.41%
<b>Total Water-Sewer Comb Services</b>	<b>36,000</b>	<b>7,347</b>	<b>28,653</b>	<b>20.41%</b>

**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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>509,886</b>	<b>260,682</b>	<b>249,204</b>	<b>51.13%</b>
<b><u>Reserves</u></b>				
Capital Improvements	105,110	-	105,110	0.00%
Reserve	154,075	61,421	92,654	39.86%
<b>Total Reserves</b>	<b>259,185</b>	<b>61,421</b>	<b>197,764</b>	<b>23.70%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,290,981</b>	<b>479,353</b>	<b>811,628</b>	<b>37.13%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	824,081	824,081	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>102,185</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 926,266</b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>524,588</b>	<b>591,304</b>	<b>66,716</b>	<b>112.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	135,000	10,000	93.10%
Interest Expense	356,525	181,722	174,803	50.97%
<b>Total Debt Service</b>	<b>501,525</b>	<b>316,722</b>	<b>184,803</b>	<b>63.15%</b>
<b>TOTAL EXPENDITURES</b>	<b>501,525</b>	<b>316,722</b>	<b>184,803</b>	<b>63.15%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	23,063	274,582	251,519	1190.57%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	23,063	-	(23,063)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>23,063</b>	<b>-</b>	<b>(23,063)</b>	<b>0.00%</b>
Net change in fund balance	\$ 23,063	\$ 274,582	\$ 205,393	1190.57%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>757,913</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,032,495</b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>275,195</b>	<b>265,419</b>	<b>(9,776)</b>	<b>96.45%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	198,988	100,444	98,544	50.48%
<b>Total Debt Service</b>	<b>278,988</b>	<b>100,444</b>	<b>178,544</b>	<b>36.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>278,988</b>	<b>100,444</b>	<b>178,544</b>	<b>36.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(3,793)	164,975	168,768	-4349.46%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(3,793)	-	3,793	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,793)</b>	<b>-</b>	<b>3,793</b>	<b>0.00%</b>
Net change in fund balance	\$ (3,793)	\$ 164,975	\$ 176,354	-4349.46%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>244,278</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 409,253</b>		

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

# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600  
**Statement No.** 25\_04

**Statement Date** 04/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							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
<b>Total Deposits</b>					29,115.66	29,115.66	0.00
<b>Checks</b>							
							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
<b>Total Outstanding Deposits</b>				<b>44,612.37</b>

## 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



# **Carlton Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 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 May 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
<b><u>ASSETS</u></b>							
Cash - Operating Account	\$ 57,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,233
Cash In Bank	1,057,043	-	-	-	-	-	1,057,043
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	-	545,793	87,626	229,025	-	-	862,444
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	-	-	-	-	-	13,298,184	13,298,184
<b>TOTAL ASSETS</b>	<b>\$ 1,144,554</b>	<b>\$ 858,299</b>	<b>\$ 230,567</b>	<b>\$ 334,070</b>	<b>\$ 13,793,221</b>	<b>\$ 14,483,333</b>	<b>\$ 30,844,044</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 15,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,666
Loan Payable	-	-	-	-	-	133,333	133,333
Bonds Payable	-	-	-	-	-	14,350,000	14,350,000
Due To Other Funds	64,437	-	-	-	-	-	64,437
<b>TOTAL LIABILITIES</b>	<b>80,103</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,483,333</b>	<b>14,563,436</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 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
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	858,299	230,567	334,070	-	-	1,422,936
Unassigned:	1,064,451	-	-	-	13,793,221	-	14,857,672
<b>TOTAL FUND BALANCES</b>	<b>1,064,451</b>	<b>858,299</b>	<b>230,567</b>	<b>334,070</b>	<b>13,793,221</b>	<b>-</b>	<b>16,280,608</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,144,554</b>	<b>\$ 858,299</b>	<b>\$ 230,567</b>	<b>\$ 334,070</b>	<b>\$ 13,793,221</b>	<b>\$ 14,483,333</b>	<b>\$ 30,844,044</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 28,528	\$ 28,528	0.00%
Interest - Tax Collector	-	3,333	3,333	0.00%
Rental Income	7,500	3,175	(4,325)	42.33%
Special Assmnts- Tax Collector	1,283,481	1,268,522	(14,959)	98.83%
Settlements	-	5,144	5,144	0.00%
Other Miscellaneous Revenues	-	1,884	1,884	0.00%
<b>TOTAL REVENUES</b>	<b>1,290,981</b>	<b>1,310,586</b>	<b>19,605</b>	<b>101.52%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	18,000	4,599	13,401	25.55%
ProfServ-Trustee Fees	12,000	4,256	7,744	35.47%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	1,719	10,281	14.33%
District Engineer	6,000	-	6,000	0.00%
District Manager	41,800	27,864	13,936	66.66%
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	386	2,080	15.65%
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	(5,722)	5,897	-3269.71%
Loan Expense	120,000	9,067	110,933	7.56%
<b>Total Administration</b>	<b>244,610</b>	<b>46,494</b>	<b>198,116</b>	<b>19.01%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	234,000	125,269	108,731	53.53%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>235,000</b>	<b>125,269</b>	<b>109,731</b>	<b>53.31%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	6,300	3,454	2,846	54.83%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>3,454</b>	<b>2,846</b>	<b>54.83%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	36,000	8,664	27,336	24.07%
<b>Total Water-Sewer Comb Services</b>	<b>36,000</b>	<b>8,664</b>	<b>27,336</b>	<b>24.07%</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>Other Physical Environment</u></b>				
Field Services	7,200	600	6,600	8.33%
Pest Control	900	792	108	88.00%
Contracts-Waterway Maint.	12,980	5,220	7,760	40.22%
Contracts-Pools	22,000	18,100	3,900	82.27%
Security	20,000	-	20,000	0.00%
Onsite Staff	145,000	81,645	63,355	56.31%
Clubhouse Internet, TV, Phone	3,600	2,559	1,041	71.08%
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	7,172	7,828	47.81%
R&M-Fitness Center	5,000	1,403	3,597	28.06%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	122,902	27,513	81.71%
Clubhouse Facility - Other	20,000	5,680	14,320	28.40%
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%
<b>Total Other Physical Environment</b>	<b>509,886</b>	<b>289,208</b>	<b>220,678</b>	<b>56.72%</b>
<b><u>Reserves</u></b>				
Capital Improvements	105,110	-	105,110	0.00%
Reserve	154,075	75,231	78,844	48.83%
<b>Total Reserves</b>	<b>259,185</b>	<b>75,231</b>	<b>183,954</b>	<b>29.03%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,290,981</b>	<b>548,320</b>	<b>742,661</b>	<b>42.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	762,266	762,266	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>302,185</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,064,451</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22,755	\$ 22,755	0.00%
Special Assmnts- Tax Collector	524,588	518,474	(6,114)	98.83%
Special Assmnts- CDD Collected	-	54,141	54,141	0.00%
<b>TOTAL REVENUES</b>	<b>524,588</b>	<b>595,370</b>	<b>70,782</b>	<b>113.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	135,000	10,000	93.10%
Interest Expense	356,525	359,984	(3,459)	100.97%
<b>Total Debt Service</b>	<b>501,525</b>	<b>494,984</b>	<b>6,541</b>	<b>98.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>501,525</b>	<b>494,984</b>	<b>6,541</b>	<b>98.70%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	23,063	100,386	77,323	435.27%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	23,063	-	(23,063)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>23,063</b>	<b>-</b>	<b>(23,063)</b>	<b>0.00%</b>
Net change in fund balance	\$ 23,063	\$ 100,386	\$ 31,197	435.27%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>757,913</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 858,299</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8,845	\$ 8,845	0.00%
Special Assmnts- Tax Collector	261,378	258,332	(3,046)	98.83%
Special Assmnts- CDD Collected	13,817	-	(13,817)	0.00%
<b>TOTAL REVENUES</b>	<b>275,195</b>	<b>267,177</b>	<b>(8,018)</b>	<b>97.09%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	198,988	200,888	(1,900)	100.95%
<b>Total Debt Service</b>	<b>278,988</b>	<b>280,888</b>	<b>(1,900)</b>	<b>100.68%</b>
<b>TOTAL EXPENDITURES</b>	<b>278,988</b>	<b>280,888</b>	<b>(1,900)</b>	<b>100.68%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(3,793)	(13,711)	(9,918)	361.48%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(3,793)	-	3,793	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,793)</b>	<b>-</b>	<b>3,793</b>	<b>0.00%</b>
Net change in fund balance	\$ (3,793)	\$ (13,711)	\$ (2,332)	361.48%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>244,278</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 230,567</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,496	\$ 9,496	0.00%
Special Assmnts- Tax Collector	259,480	256,455	(3,025)	98.83%
<b>TOTAL REVENUES</b>	<b>259,480</b>	<b>265,951</b>	<b>6,471</b>	<b>102.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	85,000	80,000	5,000	94.12%
Interest Expense	172,156	173,956	(1,800)	101.05%
<b>Total Debt Service</b>	<b>257,156</b>	<b>253,956</b>	<b>3,200</b>	<b>98.76%</b>
<b>TOTAL EXPENDITURES</b>	<b>257,156</b>	<b>253,956</b>	<b>3,200</b>	<b>98.76%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	2,324	11,995	9,671	516.14%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	2,324	-	(2,324)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,324</b>	<b>-</b>	<b>(2,324)</b>	<b>0.00%</b>
Net change in fund balance	\$ 2,324	\$ 11,995	\$ 5,023	516.14%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>322,075</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 334,070</b>		



# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600  
**Statement No.** 25\_05

**Statement Date** 05/31/2025

<b>G/L Account No. 101002 Balance</b>	1,057,042.67	<b>Statement Balance</b>	1,017,709.44
		<b>Outstanding Deposits</b>	44,612.37
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	1,057,042.67	<b>Subtotal</b>	1,062,321.81
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-5,279.14
<b>Ending G/L Balance</b>	1,057,042.67	<b>Ending Balance</b>	1,057,042.67

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
05/07/2025	Payment	BD00013	Special Assmnts-Tax Collector	Deposit No. BD00013	3,086.86	3,086.86	0.00
05/16/2025	Payment	BD00014	Other Miscellaneous Revenues	Deposit No. BD00014	2,521.00	2,521.00	0.00
05/31/2025		JE001194	Interest - Investments	Interest Earned for 04_25	3,807.58	3,807.58	0.00
05/31/2025		JE001206	Utility - Electric	Teco Adj JE	422.00	422.00	0.00
<b>Total Deposits</b>					9,837.44	9,837.44	0.00
<b>Checks</b>							
							0.00
04/29/2025	Payment	100059	PINE LAKE SERVICES	Inv: 7249	-4,288.35	-4,288.35	0.00
04/29/2025	Payment	100060	PEGASUS ENGINEERING, LLC	Inv: 227862, Inv: 227861	-14,662.59	-14,662.59	0.00
05/02/2025	Payment	100061	PINE LAKE SERVICES	Inv: 7082	-3,517.50	-3,517.50	0.00
05/02/2025	Payment	100062	SAVMO INC	Inv: 2953	-1,700.00	-1,700.00	0.00
05/08/2025	Payment	1203	FLORIDA DEPARTMENT OF HEALTH IN	Payment of Invoice 001795	-275.00	-275.00	0.00
05/08/2025	Payment	100063	FITREV, INC.	Inv: 34695	-863.00	-863.00	0.00
05/08/2025	Payment	100064	PINE LAKE SERVICES	Inv: 7277	-12,534.59	-12,534.59	0.00
05/08/2025	Payment	100065	PEST CEMETERY LLC	Inv: 68144	-99.00	-99.00	0.00
05/08/2025	Payment	100066	ATLANTIC PIPE SERVICES LLC	Inv: 21721	-13,810.00	-13,810.00	0.00
05/08/2025	Payment	100067	TOTAL PRESSURE POWER-WASH AND SEAL	Inv: 042725	-500.00	-500.00	0.00
05/14/2025	Payment	1204	CARLTON LAKES CDD	Payment of Invoice 001800	-1,385.68	-1,385.68	0.00
05/14/2025	Payment	100068	PINE LAKE SERVICES	Inv: 7397	-6,000.00	-6,000.00	0.00
05/15/2025	Payment	1205	US BANK	Check for Vendor V00099	-4,256.13	-4,256.13	0.00

# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600

**Statement No.** 25\_05

**Statement Date**

05/31/2025

05/16/2025	Payment	100070	CROSSCREEK ENVIRONMENTAL INC	Inv: 21171	-590.00	-590.00	0.00
05/20/2025	Payment	300015	TECO ACH	Inv: 050625-6203-ACH	-18,291.90	-18,291.90	0.00
05/20/2025	Payment	1210	ELIZABETH DIAZ	Check for Vendor V00072	-200.00	-200.00	0.00
05/20/2025	Payment	1211	FREDDY BARTON	Check for Vendor V00074	-200.00	-200.00	0.00
05/21/2025	Payment	100071	STRALEY ROBIN VERICKER	Inv: 26560	-122.00	-122.00	0.00
05/27/2025	Payment	300016	WASTE MANAGEMENT ACH	Inv: 0145808-2206-3-ACH	-488.94	-488.94	0.00
05/27/2025	Payment	300017	CHARTER COMMUNICATION S ACH	Inv: 2510461050925-ACH	-265.00	-265.00	0.00
05/27/2025	Payment	300018	VALLEY BANK	Inv: 043025-2243-ACH	-2,015.59	-2,015.59	0.00
05/31/2025		JE001195	Loan Expense	Loan Pymnt JE	-4,533.33	-4,533.33	0.00
05/27/2025	Payment	DD574	BOCC ACH	Payment of Invoice 001810	-1,317.83	-1,317.83	0.00
<b>Total Checks</b>					-91,916.43	-91,916.43	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

05/10/2024	Payment	1080	INFRAMARK LLC	Inv: #122089		-4,575.00
05/14/2025	Payment	100069	AIR RIC AS LLC	Inv: 6333		-500.00
05/20/2025	Payment	1212	NICHOLLE D. PALMER	Check for Vendor V00053		-200.00
05/29/2025	Payment	100072	INFRAMARK LLC	Inv: 150074		-4.14
<b>Total Outstanding Checks</b>						-5,279.14

### 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
<b>Total Outstanding Deposits</b>						44,612.37

## Carlton Lakes CDD

**Statement No.** 25\_05

<b>Statement Balance</b>	57,094.00
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<b>Subtotal</b>	60,088.76
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<b>Ending Balance</b>	57,232.52
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<b>Ending G/L Balance</b>	57,232.52
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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							
02/05/2025		JE001082	Interest - Tax Collector	Truist Bank			-2,856.24
Total Outstanding Checks							-2,856.24
Outstanding Deposits							
04/28/2023		JE000230		CK#1484### - Clubhouse			25.00
11/01/2024		JE000971		Internet Adjustment			113.52
02/05/2025	Payment	BD000006		Deposit No. BD000006			2,856.24
Total Outstanding Deposits							2,994.76

(Sorted by Check / ACH No.)

Fund Total	<u>\$73,945.13</u>
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Fund Total	<u>\$2,924.27</u>
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Fund Total	<u>\$1,457.03</u>
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CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2017 DEBT SERVICE FUND - 203

203	1198	03/20/25	CARLTON LAKES CDD	03102025 - 716	FY25 TAX	SERIES 2017 FY25 TAX DIST ID 716	103200	\$1,446.45
Fund Total								<u>\$1,446.45</u>

Total Checks Paid	\$79,772.88
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(Sorted by Check / ACH No.)

203	1199	04/11/25	CARLTON LAKES CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2017 FY25 TAX DIST ID 719	103200	\$2,749.51
<b>Fund Total</b>								<b>\$2,749.51</b>

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$88,236.92
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# CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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### GENERAL FUND - 001

001	100061	05/02/25	V00054	PINE LAKE SERVICES	7082	hurricane clean up	Landscape Maintenance	546300-53908	\$3,517.50
001	100062	05/02/25	V000134	SAVMO INC	2953	pool service	POOL SRV	534078-53908	\$1,700.00
001	100063	05/08/25	V000115	FITREV, INC.	34695	fitness equipment	R&M-Fitness Center	546137-53908	\$863.00
001	100064	05/08/25	V00054	PINE LAKE SERVICES	7277	landscape maintenance MAY 25	landscape maintenance	546300-53908	\$12,534.59
001	100065	05/08/25	V000140	PEST CEMETERY LLC	68144	pest control	PEST CONTROL SVCS	531170-53908	\$99.00
001	100066	05/08/25	V000143	ATLANTIC PIPE SERVICES LLC	21721	pipe repair	Reserve	568022-58100	\$13,810.00
001	100067	05/08/25	V00090	TOTAL PRESSURE POWER-WASH AND SEAL	042725	rescreening rec area	rescreen rec area	541036-53908	\$500.00
001	100068	05/14/25	V00054	PINE LAKE SERVICES	7397	mulch	Landscape Maintenance	546300-53908	\$6,000.00
001	100069	05/14/25	V000110	AIR RIC AS LLC	6333	ac maintenance	air conditioning repair	546385-53908	\$500.00
001	100070	05/16/25	V000132	CROSSCREEK ENVIRONMENTAL INC	21171	aquatic maintenance	WATERWAY MAINT	531085-53908	\$590.00
001	100071	05/21/25	V00040	STRALEY ROBIN VERICKER	26560	District Counsel	LEGAL COUNSEL	531146-51401	\$122.00
001	100072	05/29/25	V00075	INFRAMARK LLC	150074	postage	Postage, Phone, Faxes, Copies	541024-51301	\$4.14
001	1203	05/08/25	V00003	FLORIDA DEPARTMENT OF HEALTH IN	29-BID-7840955	pool permit	Dues, Licenses, Subscriptions	554020-51301	\$275.00
001	1205	05/15/25	V00099	US BANK	7624814	TRUSTEE FEE	TRUSTEE	531045-51301	\$4,256.13
001	1210	05/20/25	V00072	ELIZABETH DIAZ	ED-051425	BOARD 5/14/25	Supervisor Fees	511100-51101	\$200.00
001	1211	05/20/25	V00074	FREDDY BARTON	FB-051425	BOARD 5/14/25	Supervisor Fees	511100-51101	\$200.00
001	1212	05/20/25	V00053	NICHOLLE D. PALMER	NP-051425	BOARD 5/14/25	Supervisor Fees	511100-51101	\$200.00
001	300015	05/20/25	V00041	TECO ACH	050625-6203-ACH	Electric	Utility - Electric	543041-53100	\$18,291.90
001	300016	05/27/25	V00012	WASTE MANAGEMENT ACH	0145808-2206-3	trash	GARBAGE	546913-53400	\$488.94
001	300017	05/27/25	V00039	CHARTER COMMUNICATIONS ACH	2510461050925-ACH	internet	Clubhouse Internet, TV, Phone	541036-53908	\$265.00
001	300018	05/27/25	V000137	VALLEY BANK	043025-2243-ACH	credit bill	supplies	546074-53908	\$1,674.49
001	300018	05/27/25	V000137	VALLEY BANK	043025-2243-ACH	credit bill	phone line	541024-51301	\$341.10
001	DD574	05/27/25	V00102	BOCC ACH	051425-9495-ACH	water bill	WATER	543018-53600	\$1,317.83
Fund Total									\$67,750.62

### SERIES 2015 DEBT SERVICE FUND - 200

200	1204	05/14/25	V00056	CARLTON LAKES CDD	05072025 - 723	FY25 TAX DIST ID 723	SERIES 2015 FY25 TAX DIST ID 723	103200	\$695.31
Fund Total									\$695.31

### SERIES 2018 DEBT SERVICE FUND - 201

201	1204	05/14/25	V00056	CARLTON LAKES CDD	05072025 - 723	FY25 TAX DIST ID 723	SERIES 2018 FY25 TAX DIST ID 723	103200	\$346.44
Fund Total									\$346.44

### SERIES 2017 DEBT SERVICE FUND - 203

203	1204	05/14/25	V00056	CARLTON LAKES CDD	05072025 - 723	FY25 TAX DIST ID 723	SERIES 2017 FY25 TAX DIST ID 723	103200	\$343.93
Fund Total									\$343.93

Total Checks Paid	\$69,136.30
-------------------	-------------



**CARLTON LAKES CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
SAVMO INC	3/1/2025	2586	\$1,700.00	\$1,700.00	POOL SRV
<b>Monthly Contract Subtotal</b>			<b>\$1,700.00</b>	<b>\$1,700.00</b>	
<b>Variable Contract</b>					
ELIZABETH DIAZ	3/12/2025	ED 031225	\$200.00	\$200.00	BOARD 3/12/25
FREDDY BARTON	3/12/2025	FB 031225	\$200.00	\$200.00	BOARD 3/12/25
NICHOLLE D. PALMER	3/12/2025	NP 031225	\$200.00	\$200.00	BOARD 3/12/25
NICOLE MICHELE SNELLING- EFT	3/12/2025	NS 031225	\$200.00	\$200.00	BOARD 3/12/25
RENA DIANE VANCE - EFT	3/12/2025	RV 031225 EFT	\$200.00	\$200.00	BOARD 3/12/25
<b>Variable Contract Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,000.00</b>	
<b>TOTAL</b>			<b>\$2,700.00</b>	<b>\$2,700.00</b>	

TOTALLY BLU H2O

33572 US  
totallyblubiz@gmail.com

INVOICE

BILL TO

Carlton Lakes CDD

SHIP TO

Carlton Lakes

INVOICE

DATE

TERMS

DUE DATE

2586

03/01/2025

Due on receipt

03/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Service	Monthly Pool Service	1	1,700.00	1,700.00
SUBTOTAL				1,700.00
TAX				0.00
TOTAL				1,700.00
BALANCE DUE				\$1,700.00

Pay invoice

Attendance Confirmation  
for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 3.12.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	\$200.00
2	Rena Vance	X	\$200.00
3	Nicole Snelling	X	\$200.00
4	Nichole Palmer	X	\$200.00
5	Elizabeth Diaz	X	\$200.00

Kristee Cole  
District Manager Signature

3.13.25  
Date

Attendance Confirmation  
for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 3.12.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Freddy Barton	X	\$200.00
2	Rena Vance	X	\$200.00
3	Nicole Snelling	X	\$200.00
4	Nichole Palmer	X	\$200.00
5	Elizabeth Diaz	X	\$200.00

Kristee Cole  
District Manager Signature

3.13.25  
Date

Attendance Confirmation  
for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 3.12.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	\$200.00
2	Rena Vance	X	\$200.00
3	Nicole Snelling	X	\$200.00
4	Nichole Palmer	X	\$200.00
5	Elizabeth Diaz	X	\$200.00

Kristee Cole  
District Manager Signature

3.13.25  
Date

Attendance Confirmation  
for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 3.12.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	\$200.00
2	Rena Vance	X	\$200.00
3	Nicole Snelling	X	\$200.00
4	Nichole Palmer	X	\$200.00
5	Elizabeth Diaz	X	\$200.00

*Kristee Cole*  
District Manager Signature

3.13.25  
Date

Attendance Confirmation  
for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 3.12.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	\$200.00
2	Rena Vance	X	\$200.00
3	Nicole Snelling	X	\$200.00
4	Nichole Palmer	X	\$200.00
5	Elizabeth Diaz	X	\$200.00

Kristee Cole  
District Manager Signature

3.13.25  
Date

<b>CARLTON LAKES CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
SAVMO INC	4/1/2025	2763	\$1,700.00	\$1,700.00	POOL SRV
<b>Monthly Contract Subtotal</b>			<b>\$1,700.00</b>	<b>\$1,700.00</b>	
<b>Variable Contract</b>					
ELIZABETH DIAZ	4/9/2025	ED 040925	\$200.00	\$200.00	BOARD 4/9/25
FREDDY BARTON	4/9/2025	FB 040925	\$200.00	\$200.00	BOARD 4/9/25
NICHOLLE D. PALMER	4/9/2025	NP 040925	\$200.00	\$200.00	BOARD 4/9/25
<b>Variable Contract Subtotal</b>			<b>\$600.00</b>	<b>\$600.00</b>	
<b>Regular Services</b>					
RENA DIANE VANCE - EFT	4/9/2025	RV 040925	\$200.00	\$200.00	BOARD 4/9/25
VALLEY BANK	2/28/2025	022825 2243	\$103.83		OFFICE SUPPLIES
VALLEY BANK	2/28/2025	022825 2243	\$660.49	\$764.32	REPAIRS & MAINT
<b>Regular Services Subtotal</b>			<b>\$964.32</b>	<b>\$964.32</b>	
<b>TOTAL</b>			<b>\$3,264.32</b>	<b>\$3,264.32</b>	



TOTALLY BLU H2O

33572 US  
totallyblubiz@gmail.com

INVOICE

BILL TO

Carlton Lakes CDD

SHIP TO

Carlton Lakes

INVOICE

2763

DATE

04/01/2025

TERMS

Due on receipt

DUE DATE

04/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Service	Monthly Pool Service	1	1,700.00	1,700.00
SUBTOTAL				1,700.00
TAX				0.00
TOTAL				1,700.00
BALANCE DUE				\$1,700.00

Pay invoice

# Attendance Confirmation

for  
Board of Supervisors

District Name: Carlton Lakes CDD

Board Meeting Date: 4.9.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Freddy Barton	X	\$200.00
---	---------------	---	----------

2	Rena Vance	X	\$200.00
---	------------	---	----------

3	Nichole Palmer	X	\$200.00
---	----------------	---	----------

4	Elizabeth Diaz	X	\$200.00
---	----------------	---	----------

5

Kristee Cole  
District Manager Signature

4.10.25  
Date

# Attendance Confirmation

for  
Board of Supervisors

District Name: Carlton Lakes CDD

Board Meeting Date: 4.9.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Freddy Barton	X	\$200.00
---	---------------	---	----------

2	Rena Vance	X	\$200.00
---	------------	---	----------

3	Nichole Palmer	X	\$200.00
---	----------------	---	----------

4	Elizabeth Diaz	X	\$200.00
---	----------------	---	----------

5			
---	--	--	--

Kristee Cole  
District Manager Signature

4.10.25  
Date

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 4.9.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	\$200.00
2	Rena Vance	X	\$200.00
3	Nichole Palmer	X	\$200.00
4	Elizabeth Diaz	X	\$200.00
5			

Kristee Cole  
District Manager Signature

4.10.25  
Date

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 4.9.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	Yes
2	Rena Vance	X	\$200.00
3	Nichole Palmer	X	Yes
4	Elizabeth Diaz	X	Yes
5			

Kristee Cole  
District Manager Signature

4.10.25  
Date



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 2243

#### ACCOUNT SUMMARY

Credit Limit \$20,000.00  
Credit Available \$19,205.00  
Statement Closing Date February 28, 2025  
Days in Billing Cycle 28  
Previous Balance \$238.26  
Payments & Credits \$238.26  
Purchases & Other Charges \$794.32  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$794.32  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

#### PAYMENT INFORMATION

New Balance \$794.32  
**Minimum Payment Due** \$794.32  
**Payment Due Date** March 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

#### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX 2243 \$238.26-</b>	
02/25	02/25	F1515001R00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	238.26-
		<b>FREDRICK LEVATTE</b>	<b>TOTAL XXXXXXXXXXXX 5949 \$794.32</b>	
02/03	02/03	5543286125X6BTJV5	AMZN MKTP US*Z74S26AO0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	76.02
02/03	02/03	823050912000P7PE5	AMAZON MARK* Z79GJ8A00 SEATTLE WA MCC: 5999 MERCHANT ZIP:	103.83
02/05	02/05	5543286145XRQH5A3	AMZN MKTP US*Z70OL8NH1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	35.00
02/13	02/13	55432861D60BGWXFR	LESLIES POOL SPLY 652 RIVERVIEW FL MCC: 5999 MERCHANT ZIP:	12.50
02/14	02/14	55432861D60ET2DTH	LESLIES POOLMART WEB 602-366-3999 AZ MCC: 5996 MERCHANT ZIP:	47.81
02/18	02/18	55432861H61PRHHB4	AMZN MKTP US*EO54E5SB3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	41.27
02/18	02/18	55432861H61TLMV76	AMZN MKTP US*FI0CR7L33 AMZN.COM/BILL WA	42.42

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Deposit Operations  
350 Madison Ave 4th floor  
New York NY 10017

0CARLTON LAKES CDD 0  
CARLTON LAKES CDD  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Make Check  
Payable to:

Valley Bank  
Deposit Operations  
350 Madison Ave 4th floor  
New York NY 10017

#### PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 2243  
**Payment Due Date** March 25, 2025  
**New Balance** \$794.32  
Minimum Payment Due \$794.32  
Past Due Amount \$0.00

Amount Enclosed:

\$

**CARLTON LAKES CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
CROSSCREEK ENVIRONMENTAL INC	5/14/2025	21171	\$590.00	\$590.00	WATERWAY MAINT
PEST CEMETERY LLC	5/1/2025	68144	\$99.00	\$99.00	PEST CONTROL SVCS
PINE LAKE SERVICES	5/1/2025	7082	\$3,517.50	\$3,517.50	hurricane clean up
PINE LAKE SERVICES	5/1/2025	7277	\$12,534.59	\$12,534.59	landscape maintenance
SAVMO INC	5/1/2025	2953	\$1,700.00	\$1,700.00	POOL SRV
<b>Monthly Contract Subtotal</b>			<b>\$18,441.09</b>	<b>\$18,441.09</b>	
<b>Regular Services</b>					
AIR RIC AS LLC	5/8/2025	6333	\$500.00	\$500.00	air conditioning repair
ATLANTIC PIPE SERVICES LLC	4/23/2025	21721	\$13,810.00	\$13,810.00	pipe repair
BOCC ACH	5/14/2025	051425-9495-ACH	\$1,317.83	\$1,317.83	WATER
CHARTER COMMUNICATIONS ACH	5/9/2025	2510461050925-ACH	\$265.00	\$265.00	INTERNET
ELIZABETH DIAZ	5/14/2025	ED-051425	\$200.00	\$200.00	BOARD 5/14/25
FLORIDA DEPARTMENT OF HEALTH IN	5/1/2025	29-BID-7840955	\$275.00	\$275.00	pool permit
FREDDY BARTON	5/14/2025	FB-051425	\$200.00	\$200.00	BOARD 5/14/25
NICHOLLE D. PALMER	5/14/2025	NP-051425	\$200.00	\$200.00	BOARD 5/14/25
PINE LAKE SERVICES	5/8/2025	7397	\$6,000.00	\$6,000.00	mulch
STRALEY ROBIN VERICKER	5/16/2025	26560	\$122.00	\$122.00	LEGAL COUNSEL
TECO ACH	5/6/2025	050625-6203-ACH	\$18,291.90	\$18,291.90	ELECTRIC
TOTAL PRESSURE POWER-WASH AND SEAL	4/27/2025	042725	\$500.00	\$500.00	rescreen rec area
US BANK	1/24/2025	7624814	\$4,256.13	\$4,256.13	TRUSTEE
VALLEY BANK	4/30/2025	043025-2243-ACH	\$1,674.49		supplies
VALLEY BANK	4/30/2025	043025-2243-ACH	\$341.10	\$2,015.59	phone line
<b>Regular Services Subtotal</b>			<b>\$47,953.45</b>	<b>\$47,953.45</b>	
<b>Additional Services</b>					
CARLTON LAKES CDD	5/7/2025	05072025 - 723	\$695.31		SERIES 2015 FY25 TAX DIST ID 723
CARLTON LAKES CDD	5/7/2025	05072025 - 723	\$343.93		SERIES 2017 FY25 TAX DIST ID 723
CARLTON LAKES CDD	5/7/2025	05072025 - 723	\$346.44	\$1,385.68	SERIES 2018 FY25 TAX DIST ID 723

**CARLTON LAKES CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FITREV, INC.	5/3/2025	34695	\$863.00	\$863.00	fitness equipment
INFRAMARK LLC	5/28/2025	150074	\$4.14	\$4.14	postage
<b>Additional Services Subtotal</b>			<b>\$2,252.82</b>	<b>\$2,252.82</b>	
<b>TOTAL</b>			<b>\$68,647.36</b>	<b>\$68,647.36</b>	





Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 5/14/2025  
**Invoice #** 21171

## Bill To

Carlton Lakes CDD  
313 Campus St.  
Celebration, FL 34747  
Kristee Cole

## Project Info

Current Month's Maintenance

**P.O. #**

**Terms**

Net 30

**Due Date**

6/13/2025

Description	Amount
Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the seven (7) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year.	590.00
Maintenance services to include the following: <ul style="list-style-type: none"><li>* Algae control</li><li>* Floating vegetation control</li><li>* Shoreline vegetation control</li><li>* Submersed vegetation control</li><li>* Aquatics consulting</li><li>* Management reporting</li><li>* Littoral shelf maintenance</li><li>* Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.</li></ul> Total maintenance cost = \$590/Month (\$7,080 annually)	
If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.	

Thank you for your business

Crosscreek Environmental Inc.

<b>Subtotal</b>	\$590.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$590.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$590.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



6046 Angus Valley Drive  
Wesley Chapel, FL 33544  
(813) 803-3390

Carlton Lakes CDD  
210 N University Dr  
Suite 702  
Coral Springs, FL 33071-7394

Carlton Lakes CDD  
11404 Carlton Fields Dr  
Riverview, FL 33579-4094

**Invoice # 68144**

**Invoice Date:** 05/01/2025  
Thursday

**Time:** 12:00 AM

**Bill-To:** 3667

**Location:** 3667

**Technician:** Bryan Kennedy

Service Description	Quantity	Price
PEST CONTROL	1.00	\$99.00
<b>SUBTOTAL</b>		\$99.00
<b>TAX</b>		\$0.00
<b>AMT PAID</b>		\$0.00
<b>TOTAL</b>		\$99.00
<b>AMOUNT DUE</b>		<b>\$99.00</b>

CLUBHOUSE, DEWEB GAZEBO, GRANULATE 3-5' PERMITER  
AROUND POOL/BUILDING, TREAT 2 MAILBOXES (1 OFFSITE @  
14218 Arbor Pines Dr), REMOVE WASP NEST ON PLAYGROUND  
PER REQUEST ONLY.

**Payment Receipt. Please Return with Payment Remittance**

**Bill-To:** Carlton Lakes CDD  
210 N University Dr  
Suite 702  
Coral Springs, FL 33071-7394

Account #: 3667

Date: 05/01/2025

PO Number:

Invoice #: 68144

Terms: COD

Technician: Bryan Kennedy

Amount Paid: \_\_\_\_\_

Check No.: \_\_\_\_\_

**Remit-To:** Pest Cemetery  
6046 Angus Valley Drive  
Wesley Chapel, FL 33544  
813-803-3390



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
05/01/25	7082
Terms	Due Date
Net 30	05/31/25

### BILL TO

Teresa Farlow  
Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

### PROPERTY

Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

Amount Due	Enclosed
\$3,517.50	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	Demo and Prep		\$3,517.50	\$0.00	\$3,517.50
Total			\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
05/01/25	7277
Terms	Due Date
Net 30	05/31/25

### BILL TO

Teresa Farlow  
Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

### PROPERTY

Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

Amount Due	Enclosed
\$12,534.59	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#3481 - Carlton Lakes CDD Maintenance 24-25 May 2025		\$12,534.59	\$0.00	\$12,534.59
	#3481 - Carlton Lakes CDD Maintenance 24-25 May 2025		\$12,534.59	\$0.00	\$12,534.59
	<b>Total</b>		\$12,534.59	\$0.00	\$12,534.59

TOTALLY BLU H2O

33572 US  
totallyblubiz@gmail.com

INVOICE

BILL TO

Carlton Lakes CDD

SHIP TO

Carlton Lakes

INVOICE

DATE

TERMS

DUE DATE

2953

05/01/2025

Due on receipt

05/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Service	Monthly Pool Service	1	1,700.00	1,700.00
SUBTOTAL				1,700.00
TAX				0.00
TOTAL				1,700.00
BALANCE DUE				<b>\$1,700.00</b>

Pay invoice



Air-Rics Air Conditioning And Heating

Carlton lakes cdd  
11404 Carlton Fields Drive  
Riverview, FL 33579

(813) 773-3002  
carltonlkclubhouse@gmail.com

JOB	#6333
SERVICE DATE	May 08, 2025
INVOICE DATE	May 08, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	May 08, 2025
AMOUNT DUE	\$500.00

CONTACT US  
14137 Poke Ridge Dr  
Riverview, FL 33579

(813) 455-8785  
Jeric86@gmail.com

Service completed by: Gilbert Esparza

INVOICE

Services	qty	unit price	amount
A/C tune up	4.0	\$125.00	\$500.00
An A/C tune-up keeps your air conditioning system in good working order. It includes:			
<ul style="list-style-type: none"><li>• Inspect coolant levels &amp; pressure</li><li>• Check &amp; adjust thermostat</li><li>• Inspect wiring, contacts, capacitors &amp; relays</li><li>• Inspect evaporator coil</li><li>• Inspect and clean condenser</li><li>• Inspect condensate drain</li><li>• Inspect outdoor disconnect</li><li>• Inspect condenser fan motor &amp; blades</li><li>• Inspect compressor at startup</li></ul>			
When completed you will receive a recommendation for any further maintenance or repair needs of your system.			
Work Done	1.0	\$0.00	\$0.00
Tune up on 4 units, all units amps, capacitor, psi's, and LRA are up to par. The drain line and drain pans were cleared of debris. The evaporator and condenser coils were all washed down. All the air handlers have mold build up and mold in the blower motor.			
Recommendations: UV lights - \$925 Blower wheel cleanings- \$225			

Subtotal	\$500.00
Job Total	\$500.00
Amount Due	\$500.00

Thank you for your business and entrusting us to service you.



Atlantic Pipe Services  
1420 Martin Luther King Jr Blvd  
Sanford, FL 32771

# INVOICE

**Bill To:** INFRAMARK  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Service Location:** Carlton Lakes CDD Rehab  
11138 Leland Groves Drive  
Riverview, FL 33579

WO#	Quote ID	Service Site	PO	Invoice #	Invoice Date	Due Date	Terms
4058		242522		21721	04/23/25	05/23/25	Net 30

Description	Quantity	Unit Price	UM	Total
Storm Chemical Grout - 48"	3.00	1,950.00	EA	5,850.00
Contingency Box Rehab	1.00	3,500.00	EA	3,500.00
Fuel Recovery - Grout Truck (Per Mobilization)	1.00	75.00	EA	75.00

Description	Quantity	Unit Price	UM	Total
Storm Plug Installation - 24"x48"	1.00	650.00	EA	650.00
Storm Plug Removal - 24"x48"	1.00	650.00	EA	650.00
Storm Plug Installation - 24"x60"	1.00	850.00	EA	850.00
Storm Plug Removal - 24"x60"	1.00	850.00	EA	850.00
Storm Plug Rental - 24"x48"	1.00	310.00	DYS	310.00
Storm Plug Rental - 24"x60"	1.00	535.00	DYS	535.00
Plug Transportation - Pick-Up	1.00	195.00	EA	195.00
Plug Transportation - Drop-Off	1.00	195.00	EA	195.00

Description	Quantity	Unit Price	UM	Total
Fuel Recovery - Vac Truck (Per Mobilization)	1.00	150.00	EA	150.00

**Work Description:**

Work Dates - 4/18, 4/21, 4/23\*

\* No charge for inspection

<b>Subtotal</b>	13,810.00
<b>Tax</b>	0.00
<b>Less Retainage</b>	0.00
<b>Total Due</b>	13,810.00

***Make all checks payable to Atlantic Pipe Services, LLC or you may pay by Credit Card. We accept all major credit cards (some fees may apply). If you have any questions concerning this invoice, contact Accounts Receivable at (407)792-1360 X 304 or AR@atlanticpipe.us***



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	05/14/2025	06/04/2025

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	04/10/2025	103965	05/09/2025	104359	39400 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$118.99
Water Base Charge	\$261.42
Water Usage Charge	\$40.58
Sewer Base Charge	\$633.92
Sewer Usage Charge	\$256.89

#### Summary of Account Charges

Previous Balance	\$1,183.58
Net Payments - Thank You	\$-1,183.58
Total Account Charges	<b>\$1,317.83</b>

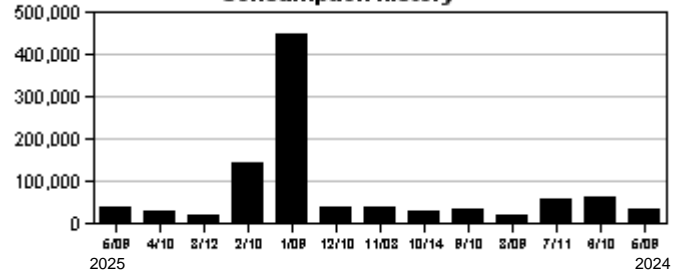
<b>AMOUNT DUE</b>	<b>\$1,317.83</b>
-------------------	-------------------

#### Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at [TampaBayWaterWise.org/HB](https://TampaBayWaterWise.org/HB).

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9466499495



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



CARLTON LAKES CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

689 8

DUE DATE	06/04/2025
AMOUNT DUE	\$1,317.83
AMOUNT PAID	



0094664994954 00001317833



May 9, 2025  
Invoice Number: 2510461050925  
Account Number: 8337 12 029 2510461  
Security Code: 2597  
Service At: 11404 CARLTON FIELDS DR  
RIVERVIEW FL 33579-4094

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary** *Service from 05/09/25 through 06/08/25  
details on following pages*

Previous Balance	265.00
Payments Received -Thank You!	-265.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
YOUR AUTO PAY WILL BE PROCESSED 05/26/25	
<b>Total Due by Auto Pay</b>	<b>\$265.00</b>

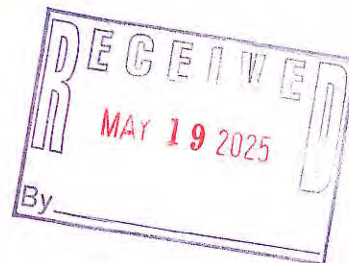
**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Your Business Internet now has faster speeds.**

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet speed to 750 Mbps at no additional cost. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

**Spectrum Store Hours.** To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit [Spectrum.com/stores](http://Spectrum.com/stores) for more details.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 09 05102025 NNNNNNNN 01 001010 0004

Carlton Lakes Community  
MERITUS  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

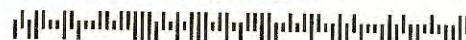
May 9, 2025

**Carlton Lakes Community**

Invoice Number: 2510461050925  
Account Number: 8337 12 029 2510461  
Service At: 11404 CARLTON FIELDS DR  
RIVERVIEW FL 33579-4094

**Total Due by Auto Pay** **\$265.00**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029251046100265009



May 9, 2025

Invoice Number: 2510461050925  
 Account Number: 8337 12 029 2510461  
 Security Code: 2597

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8633 2390 NO RP 09 05102025 NNNNNNNN 01 001010 0004

**Charge Details**

Previous Balance		265.00
EFT Payment	04/26	-265.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/09/25 will appear on your next bill.

Service from 05/09/25 through 06/08/25

**Spectrum Business™ Internet**

Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Business WiFi	10.00
	<b>\$230.00</b>

Spectrum Business™ Internet Total **\$230.00****Spectrum Business™ Voice**

<b>Phone number (813) 442-4870</b>	
Spectrum Business Voice	50.00
Promotional Discount	-15.00
Voice Mail	0.00
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total **\$35.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$265.00</b>
<b>Total Due by Auto Pay</b>	<b>\$265.00</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:**  
 E911 Fee \$0.40, Federal USF \$2.05, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call 1-866-519-1263.







Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-7840955

Permit Number

**29-60-1754468**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$275.00

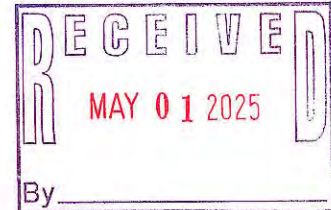
Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2025 or Upon Receipt

**If not paid by 06/30/2025 then the fee will be: \$325.00**

Mail To: Carlton Lakes CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607



Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Carlton Lakes Swimming Pool  
Location: 11404 Carlton Fields Drive  
Riverview, FL 33579

Pool Volume: 163,000  
gallons  
Bathing Load: 180  
Flow Rate: 900

**Owner Information:**

Name: Carlton Lakes CDD  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607  
Home Phone: (813) 397-5120 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

**I Authorize Florida Department of Health in  
Hillsborough County to charge my credit card  
account for the following:**

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: **29-60-1754468** Bill ID: **29-BID-7840955**

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

[Please RETURN invoice with your payment]

Batch Billing ID:81257

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 5.14.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Freddy Barton	X	\$200.00
---	---------------	---	----------

2

3	Nichole Palmer	X	\$200.00
---	----------------	---	----------

4	Elizabeth Diaz	X	\$200.00
---	----------------	---	----------

5

Kristee Cole  
District Manager Signature

5.1.25  
Date

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Carlton Lakes CDD

Board Meeting Date: 5.14.25

	Name	In Attendance Please X	Paid
1	Freddy Barton	X	\$200.00
2			
3	Nichole Palmer	X	\$200.00
4	Elizabeth Diaz	X	\$200.00
5			

Kristee Cole  
District Manager Signature

5.1.25  
Date



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
05/08/25	7397
Terms	Due Date
Net 30	06/07/25

### BILL TO

Teresa Farlow  
Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

### PROPERTY

Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

Amount Due	Enclosed
\$6,000.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$6,000.00	\$0.00	\$6,000.00

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.

**Apply 95 yards of Certified  
Playground mulch at the  
playground**

Playground Mulch	\$6,000.00	\$0.00	\$6,000.00
<b>Total</b>	<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CARLTON LAKES CDD  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

May 16, 2025

Client: 001463

Matter: 000001

Invoice #: 26560

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	KCH	EMAIL WITH T.SAS, PRESIDENT OF WINDWARD BUILDING, REGARDING NAME OF SUBCONTRACTOR THAT INSTALLED POOL AT AMENITY CENTER.	0.1	\$30.50
4/2/2025	KCH	REVIEW PINELLAS POOLS, INC. WARRANTY LETTER RECEIVED FROM TREVOR SAS OF WINDWARD BUILDING GROUP; EMAILS WITH K.COLE REGARDING SAME.	0.2	\$61.00
4/4/2025	KCH	REVIEW AGENDA PACKAGE.	0.1	\$30.50
Total Professional Services			0.4	\$122.00

May 16, 2025  
Client: 001463  
Matter: 000001  
Invoice #: 26560

Page: 2

---

Total Services	\$122.00	
Total Disbursements	\$0.00	
Total Current Charges		\$122.00
Previous Balance		\$1,034.00
Less Payments		(\$668.00)
Less Courtesy Discount		(\$366.00)
<b>PAY THIS AMOUNT</b>		<b>\$122.00</b>

***Please Include Invoice Number on all Correspondence***





CARLTON LAKES CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

Statement Date: May 06, 2025

Amount Due: \$17,869.90

Due Date: May 20, 2025

Account #: 321000026203

DO NOT PAY. Your account will be drafted on May 20, 2025

## Account Summary

Previous Amount Due	\$18,273.74
Payment(s) Received Since Last Statement	-\$18,302.15
Miscellaneous Credits	-\$393.59
Credit Balance After Payments and Credits	-\$422.00
<b>Current Month's Charges</b>	<b>\$18,291.90</b>

**Amount Due by May 20, 2025 \$17,869.90**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Locations With The Highest Usage



11404 CARLTON  
FIELDS DR, RIVERVIEW,  
FL 33579-4094

**13,040  
KWH**



13991 CLEMENT PRIDE  
BL, A, RIVERVIEW, FL  
33579

**2,456  
KWH**



Scan here to interact  
with your bill online.

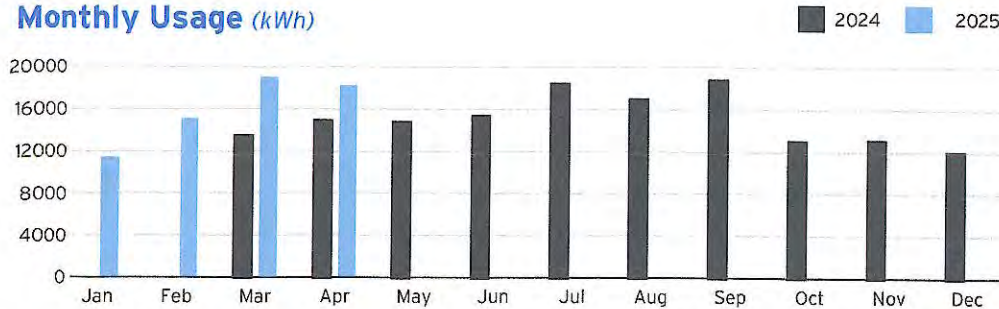


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety)  
for more safety tips.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026203

Due Date: May 20, 2025

Amount Due: \$17,869.90

Payment Amount: \$ \_\_\_\_\_

700500003320

Your account will be  
drafted on May 20, 2025

CARLTON LAKES CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2359

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



# Summary of Charges by Service Address

Account Number: 321000026203

## Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

Service Address: CARLTON LKS, PH 1A, RIVERVIEW, FL 33579-0000

Sub-Account Number: 211005443505

Amount: \$5,384.59

Service Address: CARLTON LKS, PH 1, RIVERVIEW, FL 33579-0000

Sub-Account Number: 211005443687

Amount: \$5,984.59

Service Address: CARLTON LKS, PH 1B, RIVERVIEW, FL 33579-0000

Sub-Account Number: 211005443919

Amount: \$2,802.50

Service Address: CARLTON LKS, PH 1D2, RIVERVIEW, FL 33579-0000

Sub-Account Number: 221000718207

Amount: \$299.62

Service Address: CARLTON LKS, PH 1D1, RIVERVIEW, FL 33579-0000

Sub-Account Number: 221000723645

Amount: \$392.71

Service Address: 14286 CLEMENT PRIDE BLVD, B, RIVERVIEW, FL 33579

Sub-Account Number: 221000778375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000851107	04/15/2025	41,946		40,844		1,102 kWh	1	29 Days	\$186.46
									<input checked="" type="checkbox"/> 6.0%

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

## Summary of Charges by Service Address

Account Number: 321000026203

### Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

Service Address: 13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579

Sub-Account Number: 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used
1000488713	04/15/2025	22,036		19,580		2,456 kWh

Multiplier	Billing Period	Amount
1	29 Days	\$392.55
		▲ 43.6%

Service Address: 14298 ARBOR PINES DR, RIVERVIEW, FL 33579

Sub-Account Number: 221003311729

Meter	Read Date	Current	-	Previous	=	Total Used
1000503543	04/15/2025	1,974		1,962		12 kWh

Multiplier	Billing Period	Amount
1	29 Days	\$20.56
		▼ 14.3%

Service Address: 14218 ARBOR PINES DR, RIVERVIEW, FL 33579

Sub-Account Number: 221003344704

Meter	Read Date	Current	-	Previous	=	Total Used
1000503523	04/15/2025	8,787		8,615		172 kWh

Multiplier	Billing Period	Amount
1	29 Days	\$44.91
		▼ 7.0%

Service Address: 14217 ARBOR PINES DR, RIVERVIEW, FL 33579

Sub-Account Number: 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used
1000791886	04/15/2025	40,268		38,762		1,506 kWh

Multiplier	Billing Period	Amount
1	29 Days	\$247.96
		▼ 20.1%

Service Address: 11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094

Sub-Account Number: 221004695112

Meter	Read Date	Current	-	Previous	=	Total Used
1000790429	04/15/2025	24,592		23,940		13,040 kWh
1000790429	04/15/2025	1.3		0		25.98 kW

Multiplier	Billing Period	Amount
20.0000	29 Days	\$1,295.56
20.0000	29 Days	▼ 7.3%

Service Address: 11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094

Sub-Account Number: 221004936375

Amount: \$545.52

Service Address: CARLTON LKS, PH 1E1, RIVERVIEW, FL 33579-0000

Sub-Account Number: 221007674692

Amount: \$694.37

Total Current Month's Charges

\$18,291.90





Sub-Account #: 211005443505  
Statement Date: 05/01/2025

**Service Address:** CARLTON LKS, PH 1A, RIVERVIEW, FL 33579-0000

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2168 kWh @ \$0.03412/kWh	\$73.97
Fixture & Maintenance Charge	97 Fixtures	\$2452.92
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2168 kWh @ \$0.03059/kWh	\$66.32
Storm Protection Charge	2168 kWh @ \$0.00559/kWh	\$12.12
Clean Energy Transition Mechanism	2168 kWh @ \$0.00043/kWh	\$0.93
Storm Surcharge	2168 kWh @ \$0.01230/kWh	\$26.67
Florida Gross Receipt Tax		\$4.62

#### Lighting Charges

**\$5,384.59**

**Current Month's Electric Charges**

**\$5,384.59**

Billing information continues on next page →



Sub-Account #: 211005443687  
Statement Date: 05/01/2025

Service Address: CARLTON LKS, PH 1, RIVERVIEW, FL 33579-0000

Service Period: 03/18/2025 - 04/15/2025

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2448 kWh @ \$0.03412/kWh	\$83.53
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03059/kWh	\$74.88
Storm Protection Charge	2448 kWh @ \$0.00559/kWh	\$13.68
Clean Energy Transition Mechanism	2448 kWh @ \$0.00043/kWh	\$1.05
Storm Surcharge	2448 kWh @ \$0.01230/kWh	\$30.11
Florida Gross Receipt Tax		\$5.21

#### Lighting Charges

**\$5,984.59**

**Current Month's Electric Charges**

**\$5,984.59**

Billing information continues on next page →



Sub-Account #: 211005443919  
Statement Date: 05/01/2025

Service Address: CARLTON LKS, PH 1B, RIVERVIEW, FL 33579-0000

Service Period: 03/18/2025 - 04/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1126 kWh @ \$0.03412/kWh	\$38.42
Fixture & Maintenance Charge	49 Fixtures	\$1318.94
Lighting Pole / Wire	49 Poles	\$1387.68
Lighting Fuel Charge	1126 kWh @ \$0.03059/kWh	\$34.44
Storm Protection Charge	1126 kWh @ \$0.00559/kWh	\$6.29
Clean Energy Transition Mechanism	1126 kWh @ \$0.00043/kWh	\$0.48
Storm Surcharge	1126 kWh @ \$0.01230/kWh	\$13.85
Florida Gross Receipt Tax		\$2.40

Lighting Charges

\$2,802.50

Current Month's Electric Charges

\$2,802.50

Billing information continues on next page →



Sub-Account #: 221000718207  
Statement Date: 05/01/2025

**Service Address:** CARLTON LKS, PH 1D2, RIVERVIEW, FL 33579-0000

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	120 kWh @ \$0.03412/kWh	\$4.09
Fixture & Maintenance Charge	5 Fixtures	\$147.80
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	120 kWh @ \$0.03059/kWh	\$3.67
Storm Protection Charge	120 kWh @ \$0.00559/kWh	\$0.67
Clean Energy Transition Mechanism	120 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	120 kWh @ \$0.01230/kWh	\$1.48
Florida Gross Receipt Tax		\$0.26

#### Lighting Charges

**\$299.62**

**Current Month's Electric Charges**

**\$299.62**

Billing information continues on next page →





Sub-Account #: 221000723645  
Statement Date: 05/01/2025

**Service Address:** CARLTON LKS, PH 1D1, RIVERVIEW, FL 33579-0000

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	158 kWh @ \$0.03412/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$181.02
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	158 kWh @ \$0.03059/kWh	\$4.83
Storm Protection Charge	158 kWh @ \$0.00559/kWh	\$0.88
Clean Energy Transition Mechanism	158 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	158 kWh @ \$0.01230/kWh	\$1.94
Florida Gross Receipt Tax		\$0.34

#### Lighting Charges

**\$392.71**

**Current Month's Electric Charges**

**\$392.71**

Billing information continues on next page →





Sub-Account #: 221000778375  
Statement Date: 05/01/2025

Service Address: 14286 CLEMENT PRIDE BLVD, B, RIVERVIEW, FL 33579

## Meter Read

Service Period: 03/18/2025 - 04/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851107	04/15/2025	41,946	40,844		1,102 kWh	1	29 Days

## Charge Details



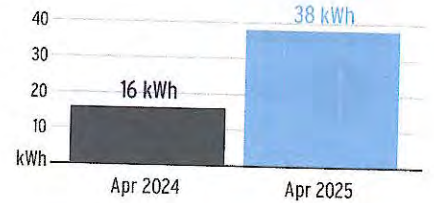
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,102 kWh @ \$0.08641/kWh	\$95.22
Fuel Charge	1,102 kWh @ \$0.03083/kWh	\$33.97
Storm Protection Charge	1,102 kWh @ \$0.00577/kWh	\$6.36
Clean Energy Transition Mechanism	1,102 kWh @ \$0.00418/kWh	\$4.61
Storm Surcharge	1,102 kWh @ \$0.02121/kWh	\$23.37
Florida Gross Receipt Tax		\$4.66

### Electric Service Cost

**\$186.46**

## Avg kWh Used Per Day



Current Month's Electric Charges

**\$186.46**

Billing information continues on next page →



Sub-Account #: 221000778391  
Statement Date: 05/01/2025

**Service Address:** 13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579

## Meter Read

**Meter Location:** WELL

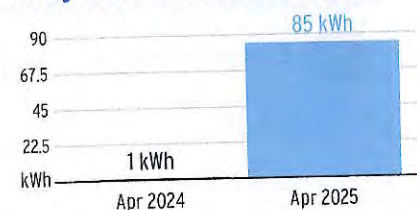
**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	04/15/2025	22,036		19,580		2,456 kWh	1	29 Days

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,456 kWh @ \$0.08641/kWh	\$212.22
Fuel Charge	2,456 kWh @ \$0.03083/kWh	\$75.72
Storm Protection Charge	2,456 kWh @ \$0.00577/kWh	\$14.17
Clean Energy Transition Mechanism	2,456 kWh @ \$0.00418/kWh	\$10.27
Storm Surcharge	2,456 kWh @ \$0.02121/kWh	\$52.09
Florida Gross Receipt Tax		\$9.81
<b>Electric Service Cost</b>		<b>\$392.55</b>

### Current Month's Electric Charges

**\$392.55**



### Miscellaneous Credits

Deposit Refund	-\$392.55
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-\$1.04
<b>Total Current Month's Credits</b>	<b>-\$393.59</b>

Billing information continues on next page →





Sub-Account #: 221003311729  
Statement Date: 05/01/2025

**Service Address:** 14298 ARBOR PINES DR, RIVERVIEW, FL 33579

## Meter Read

**Meter Location:** GATE

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503543	04/15/2025	1,974	1,962	12 kWh	1	29 Days

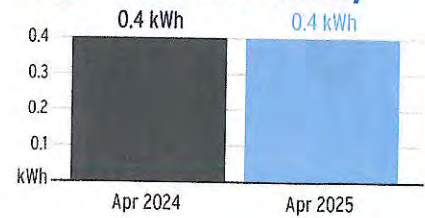
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03083/kWh	\$0.37
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.56</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$20.56**

Billing information continues on next page →



Sub-Account #: 221003344704  
Statement Date: 05/01/2025

**Service Address:** 14218 ARBOR PINES DR, RIVERVIEW, FL 33579

## Meter Read

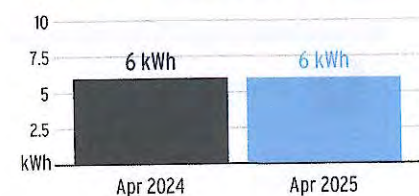
**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	04/15/2025	8,787	8,615		172 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	172 kWh @ \$0.08641/kWh	\$14.86
Fuel Charge	172 kWh @ \$0.03083/kWh	\$5.30
Storm Protection Charge	172 kWh @ \$0.00577/kWh	\$0.99
Clean Energy Transition Mechanism	172 kWh @ \$0.00418/kWh	\$0.72
Storm Surcharge	172 kWh @ \$0.02121/kWh	\$3.65
Florida Gross Receipt Tax		\$1.12

### Electric Service Cost

**\$44.91**

**Current Month's Electric Charges**

**\$44.91**

Billing information continues on next page →



Sub-Account #: 221003357052  
Statement Date: 05/01/2025

**Service Address:** 14217 ARBOR PINES DR, RIVERVIEW, FL 33579

## Meter Read

**Meter Location:** WELL

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000791886	04/15/2025	40,268	38,762	1,506 kWh	1	29 Days

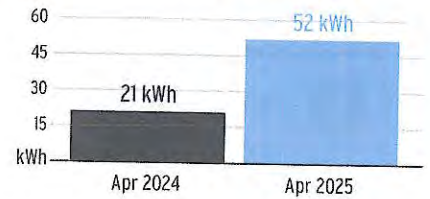
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,506 kWh @ \$0.08641/kWh	\$130.13
Fuel Charge	1,506 kWh @ \$0.03083/kWh	\$46.43
Storm Protection Charge	1,506 kWh @ \$0.00577/kWh	\$8.69
Clean Energy Transition Mechanism	1,506 kWh @ \$0.00418/kWh	\$6.30
Storm Surcharge	1,506 kWh @ \$0.02121/kWh	\$31.94
Florida Gross Receipt Tax		\$6.20
<b>Electric Service Cost</b>		<b>\$247.96</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$247.96**

Billing information continues on next page →





Sub-Account #: 221004695112  
Statement Date: 05/01/2025

Service Address: 11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094

## Meter Read

Service Period: 03/18/2025 - 04/15/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	04/15/2025	24,592	23,940		13,040 kWh	20.0000	29 Days
1000790429	04/15/2025	1.3	0		25.98 kW	20.0000	29 Days

## Charge Details



### Electric Charges

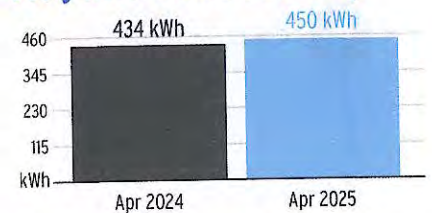
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
Energy Charge	13,040 kWh @ \$0.00773/kWh	\$100.80
Fuel Charge	13,040 kWh @ \$0.03083/kWh	\$402.02
Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
Environmental Cost Recovery	13,040 kWh @ \$0.00068/kWh	\$8.87
Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
Storm Surcharge	13,040 kWh @ \$0.01035/kWh	\$134.96
Florida Gross Receipt Tax		\$32.39
<b>Electric Service Cost</b>		<b>\$1,295.56</b>

Current Month's Electric Charges

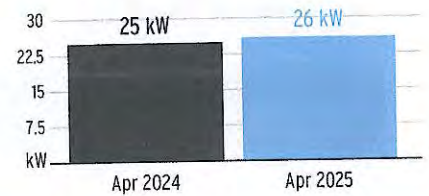
\$1,295.56

Billing information continues on next page →

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 221004936375  
Statement Date: 05/01/2025

**Service Address:** 11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	299 kWh @ \$0.03412/kWh	\$10.20
Fixture & Maintenance Charge	9 Fixtures	\$265.17
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	299 kWh @ \$0.03059/kWh	\$9.15
Storm Protection Charge	299 kWh @ \$0.00559/kWh	\$1.67
Clean Energy Transition Mechanism	299 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	299 kWh @ \$0.01230/kWh	\$3.68
Florida Gross Receipt Tax		\$0.64

#### Lighting Charges

**\$545.52**

**Current Month's Electric Charges**

**\$545.52**

Billing information continues on next page →



Sub-Account #: 221007674692  
Statement Date: 05/01/2025

**Service Address:** CARLTON LKS, PH 1E1, RIVERVIEW, FL 33579-0000

**Service Period:** 03/18/2025 - 04/15/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	266 kWh @ \$0.03412/kWh	\$9.08
Fixture & Maintenance Charge	14 Fixtures	\$232.54
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	266 kWh @ \$0.03059/kWh	\$8.14
Storm Protection Charge	266 kWh @ \$0.00559/kWh	\$1.49
Clean Energy Transition Mechanism	266 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	266 kWh @ \$0.01230/kWh	\$3.27
Florida Gross Receipt Tax		\$0.57
Franchise Fee		\$42.69

#### Lighting Charges

**\$694.37**

**Current Month's Electric Charges**

**\$694.37**

**Total Current Month's Charges**

**\$18,291.90**



# Invoice

## Total Pressure Power-Wash & Seal

11407 Amapola Bloom CT.

Riverview, FL 33579

1-727-295-8592

totalpressurepowerwashandseal@gmail.com



Date: 4/27/2025

To:  
Carlton Lakes CDD

Address:  
11404 Carlton Lakes Drive

	Job Title	Payment Terms	Quote Expires
	Screen Repair	Paid In Full Once Complete	30 Days

Item	Description	#	Amount
Screen Repair	Replace All Screens for Game Room area of clubhouse with 20x20 no see em screen		
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Total: \$500

See our [Terms & Conditions](#)





















































































**AVERTISSEMENT**

Risque de Choc Électrique  
Peut causer blessures  
ou pertes de vie.

Le haut voltage est  
présent à toutes les  
composantes de l'unité  
des démarreurs  
magnétiques à simple  
et cela même lorsque  
est en mode arrêt.

Débrancher toutes les  
sources d'alimentation  
électrique à distance  
d'ouvrir ce panneau.

L'unité peut avoir plus  
sources d'alimentation  
électrique.

This product contains  
defects, or other repre

Risk of explosion or fire  
Can cause injury or  
Recover refrigerant fr  
and Suction before o

















































































































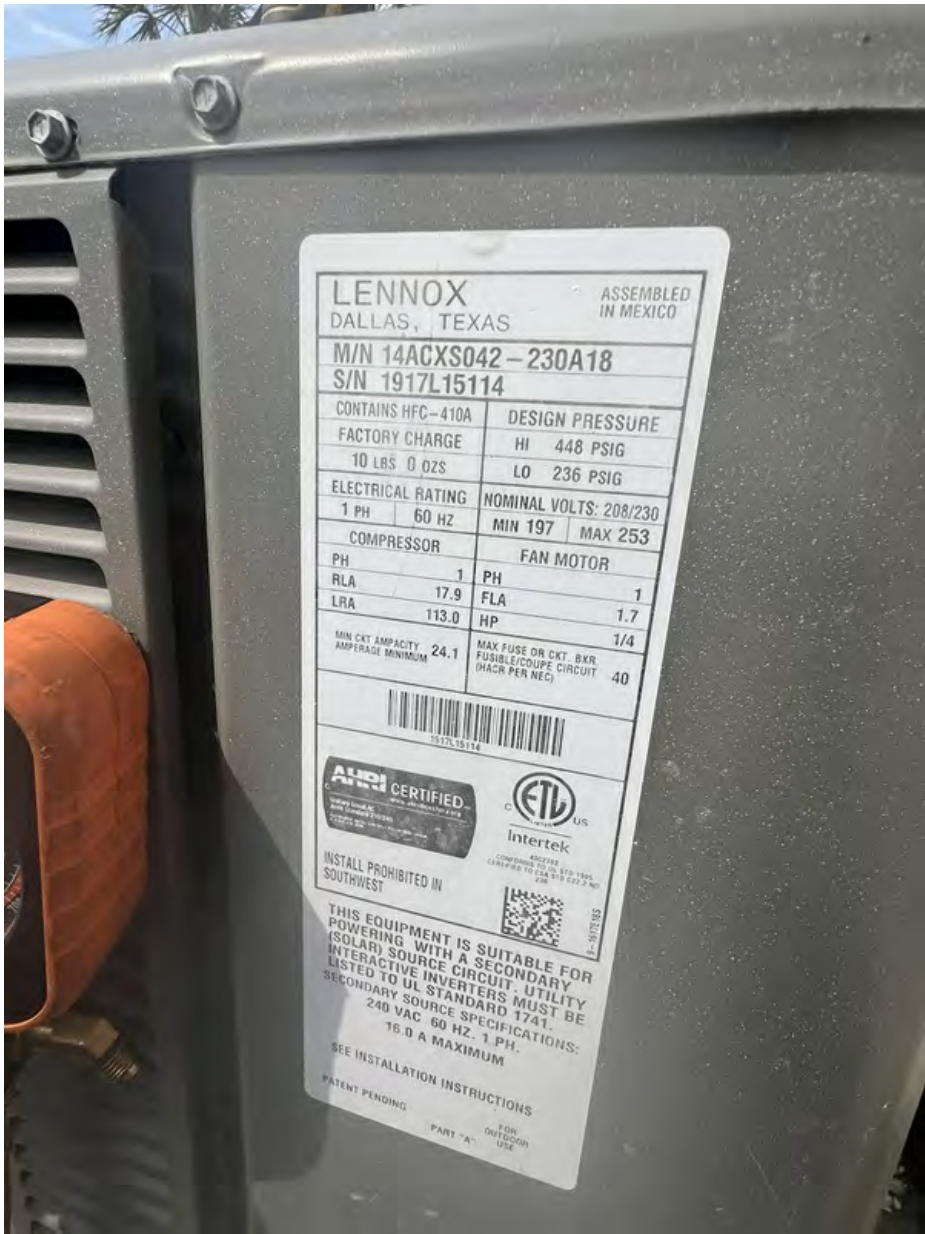












LENNOX

DALLAS, TEXAS

ASSEMBLED  
IN MEXICO

M/N 14ACXS042-230A18

S/N 1917L15114

CONTAINS HFC-410A		DESIGN PRESSURE	
FACTORY CHARGE		HI	448 PSIG
10 LBS 0 OZS		LO	236 PSIG
ELECTRICAL RATING		NOMINAL VOLTS: 208/230	
1 PH	60 HZ	MIN	197 MAX 253
COMPRESSOR		FAN MOTOR	
PH	1	PH	1
RLA	17.9	FLA	1.7
LRA	113.0	HP	1/4
MIN. SBT AMPACITY AMPERAGE MINIMUM 24.1		MAX FUSE OR CKT. BKR FUSIBLE/COUPE CIRCUIT (HACR PER NEC) 40	



1917L15114





INSTALL PROHIBITED IN  
SOUTHWEST



THIS EQUIPMENT IS SUITABLE FOR  
POWERING WITH A SECONDARY  
(SOLAR) SOURCE CIRCUIT. UTILITY  
INTERACTIVE INVERTERS MUST BE  
LISTED TO UL STANDARD 1741.  
SECONDARY SOURCE SPECIFICATIONS:  
240 VAC 60 HZ, 1 PH.  
16.0 A MAXIMUM

SEE INSTALLATION INSTRUCTIONS

PATENT PENDING

PART "A"

FOR  
OUTDOOR  
USE



































Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7624814  
Account Number: 252468000  
Invoice Date: 01/24/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Carlton Lakes Community Devel Dist  
ATTN District Manager  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States  
.

**CARLTON LAKES CDD 2015**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

**TOTAL AMOUNT DUE** **\$4,256.13**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CARLTON LAKES CDD 2015**

Invoice Number: 7624814  
Account Number: 252468000  
Current Due: \$4,256.13  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 252468000  
Invoice # 7624814  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7624814  
Invoice Date: 01/24/2025  
Account Number: 252468000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

CARLTON LAKES CDD 2015

Accounts Included 252468000 252468001 252468002 252468003 252468004 252468007  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				\$3,950.00
Incidental Expenses 01/01/2025 to 12/31/2025	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13







0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 2243

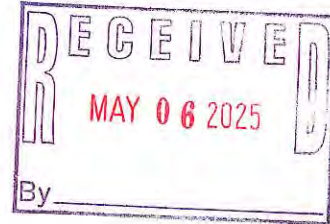
**ACCOUNT SUMMARY**

Credit Limit	\$20,000.00
Credit Available	\$17,984.00
Statement Closing Date	April 30, 2025
Days in Billing Cycle	30
Previous Balance	\$247.31
Payments & Credits	\$287.26
Purchases & Other Charges	\$2,055.54
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$2,015.59

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

**PAYMENT INFORMATION**

New Balance	\$2,015.59
Minimum Payment Due	\$2,015.59
Payment Due Date	May 26, 2025



Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX 2243</b>	<b>\$247.31-</b>
04/25	04/25	F1515003K00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	
		<b>FREDRICK LEVATTE</b>	<b>TOTAL XXXXXXXXXXXX 5949</b>	<b>\$2,015.59</b>
04/07	04/07	5543286315Y2ZPXX	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	247.31-
			MCC: 5942 MERCHANT ZIP:	39.95-
04/23	04/23	55432863H62VAK4H9	AMAZON MKTPL*DN5HV84W3 AMZN.COM/BILL WA	399.92
			MCC: 5942 MERCHANT ZIP:	344.94
04/23	04/23	82305093HEHNKLPDH	AMAZON MARK* 7S93Y67S3 SEATTLE WA	
			MCC: 5999 MERCHANT ZIP:	149.51
04/23	04/23	52707153J09FF3DQP	THE HOME DEPOT #6951 RUSKIN FL	
			MCC: 5200 MERCHANT ZIP: 33573000	324.90
04/24	04/24	55432863J6348LLFB	AMAZON MKTPL*X88OP9BY3 AMZN.COM/BILL WA	
			MCC: 5942 MERCHANT ZIP:	30.00
04/28	04/28	55432863N5V469L8T	SPECTRUM MOBILE 855-707-7328 MO	

Transactions continued on next page

1080 0001 TVH 001 7 31 250430 0 PAGE 1 of 2 10 1515 0000 BASE

926

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Deposit Operations  
350 Madison Ave 4th floor  
New York NY 10017

0CARLTON LAKES CDD 0  
CARLTON LAKES CDD  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607



926

Make Check  
Payable to:

Valley Bank  
Deposit Operations  
350 Madison Ave 4th floor  
New York NY 10017

**PAYMENT INFORMATION**

Account Number:	XXXX XXXX XXXX 2243
Payment Due Date	May 26, 2025
New Balance	\$2,015.59
Minimum Payment Due	\$2,015.59
Past Due Amount	\$0.00

Amount Enclosed:

\$

00201559002015594



**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
04/28	04/28	82305093NEHN91VVD	MCC: 4899 MERCHANT ZIP: AMAZON MARK* HL5MQ8T43 SEATTLE WA MCC: 5999 MERCHANT ZIP:	806.27

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,015.59 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/26/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$2.61	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.04	\$0-\$500,000 = 0.25%
New Cashback Balance	\$7.65	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jan 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.





Final Details for Order #113-8517410-0073013

**Paid By:** Carlton Lakes CDD  
**Placed By:** Carlton Lakes  
**Order Placed:** April 22, 2025  
**Amazon.com order number:** 113-8517410-0073013  
**Order Total:** \$324.90

Shipped on April 23, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: WF Athletic Supply Medicine & Exercise Ball - Durable Rubber & Consistent Weight Distribution; Comfort Textured Grip for Strength, Balance & Core Training, Multiple Choices Available Sold by: WF Athletic Supply ( <a href="#">seller profile</a> ) Business Price Condition: New	\$324.90
<b>Shipping Address:</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$324.90 Shipping & Handling: \$0.00 ----- Total before tax: \$324.90 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$324.90</b> -----
<b>Shipping Speed:</b> Standard Shipping	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5949	Item(s) Subtotal: \$324.90 Shipping & Handling: \$0.00 ----- Total before tax: \$324.90 Estimated Tax: \$0.00 ----- <b>Grand Total: \$324.90</b>
<b>Credit Card transactions</b>	MasterCard ending in 5949: April 23, 2025: \$324.90

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #113-7585610-4989807

**Paid By:** Carlton Lakes CDD  
**Placed By:** Carlton Lakes  
**Order Placed:** April 22, 2025  
**Amazon.com order number:** 113-7585610-4989807  
**Order Total:** \$399.92

Shipped on April 23, 2025	
<b>Items Ordered</b>	<b>Price</b>
4 of: Sundale Outdoor Umbrella Base 40lbs with Stainless Steel Umbrella Tube, Heavy Duty Square Steel Umbrella Stand, Black Sold by: Harbor Outdoor ( <a href="#">seller profile</a> ) Condition: New	\$89.99
<b>Shipping Address:</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$359.96 Shipping & Handling: \$39.96 ----- Total before tax: \$399.92 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$399.92</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5949	Item(s) Subtotal: \$359.96 Shipping & Handling: \$39.96 ----- Total before tax: \$399.92 Estimated Tax: \$0.00 ----- <b>Grand Total: \$399.92</b>
<b>Credit Card transactions</b>	MasterCard ending in 5949: April 23, 2025: \$399.92

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #113-5912682-4059407

**Paid By:** Carlton Lakes CDD  
**Placed By:** Carlton Lakes  
**Order Placed:** April 22, 2025  
**Amazon.com order number:** 113-5912682-4059407  
**Order Total:** \$344.94

Shipped on April 23, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Blulu Dog Waste Station Outdoor Dog Waste Trash Can with Poop Bag Dispenser and 600 Can Liners Galvanized Steel Pet Poop bin Reflective Sign Rust Proof pet Trash Bin for Commercial Park Backyard</i> Sold by: Diabidazzu ( <a href="#">seller profile</a> ) Business Price Condition: New	\$172.47
<b>Shipping Address:</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$172.47 Shipping & Handling: \$21.72 Free Shipping: -\$21.72 ----- Total before tax: \$172.47 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$172.47</b> -----
<b>Shipping Speed:</b> Two-Day Shipping	

Shipped on April 23, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Blulu Dog Waste Station Outdoor Dog Waste Trash Can with Poop Bag Dispenser and 600 Can Liners Galvanized Steel Pet Poop bin Reflective Sign Rust Proof pet Trash Bin for Commercial Park Backyard</i> Sold by: Diabidazzu ( <a href="#">seller profile</a> ) Business Price Condition: New	\$172.47
<b>Shipping Address:</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$172.47 Shipping & Handling: \$21.72 Free Shipping: -\$21.72 ----- Total before tax: \$172.47 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$172.47</b> -----
<b>Shipping Speed:</b> Two-Day Shipping	

Payment information
---------------------



**Payment Method:**  
MasterCard | Last digits: 5949

Item(s) Subtotal: \$344.94  
Shipping & Handling: \$43.44  
Promotion applied: -\$43.44  
-----  
Total before tax: \$344.94  
Estimated Tax: \$0.00  
-----  
**Grand Total: \$344.94**

**Credit Card transactions**

MasterCard ending in 5949: April 23, 2025: \$344.94

To view the status of your order, return to [Order Summary](#) .

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Details for Order #113-0590310-3352211

**Paid By:** Carlton Lakes CDD  
**Placed By:** Carlton Lakes  
**Order Placed:** April 22, 2025  
**Amazon.com order number:** 113-0590310-3352211  
**Order Total:** \$806.27

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Adjustable Hanging Mat Rack - holds up to 23" wide eyelet mats, holds up to 10 1/2" thick mats (mats sold separately/mounting hardware not included, please see description below) Sold by: Hour Loop (seller profile) Condition: New	\$47.99
2 of: Midtown Umbrellas 10-Year-No-Fade - 10 Feet outdoor umbrella Cobalt (Blue) Polyester Fabric - Umbrella Outdoor Patio, Aluminum Frame Large Patio Umbrella, Pool Umbrella & Deck Umbrella - Black Pole Sold by: Midtown Umbrellas (seller profile) Business Price Condition: New	\$180.49
1 of: Umbra Vento Kitchen Trash Can with Open Top, Large 16-Gallon (62 L) Capacity, Black/Nickel Sold by: Amazon (seller profile) Business Price Condition: New	\$50.00
<b>Shipping Address:</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	
<b>Shipping Speed:</b> FREE Shipping	

Shipped on April 23, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Zogics Antibacterial Wipes - Disinfecting Wipes for Sanitizing and Cleaning Surfaces and Equipment, EPA Registered Antibacterial Cleaning Wipes (3,200 Count - 4 Rolls of 800 Wipes) Sold by: Zogics, LLC (seller profile) Business Price Condition: New	\$124.95
<b>Shipping Address:</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	
<b>Shipping Speed:</b> FREE Shipping	
Item(s) Subtotal: \$124.95	
Shipping & Handling: \$2.70	
Free Shipping: -\$2.70	
-----	
Total before tax: \$124.95	
Sales Tax: \$0.00	
-----	

**Total for This Shipment: \$124.95**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Cordless Vacuum Cleaner, 550W/45KPA 60 Mins Runtime Vacuum Cleaners for Home, Stick Vacuum with Self-Standing, Wall Mount*

**\$209.99**

*1 Charging and Intelligent Auto Mode, Handheld Vacuum for Pet Hair/Carpet/Floor*

Sold by: Fanted ([seller profile](#))

Condition: New

1 of: *Palace Learning QuickFit Medicine Ball Workout Poster - Exercise Routine for Medicine & Slam Ball (Laminated, 18&quot; x 27")*

**\$12.84**

Sold by: Palace Learning ([seller profile](#))

Business Price

Condition: New

**Shipping Address:**

Carlton Lakes Clubhouse  
11404 CARLTON FIELDS DR  
RIVERVIEW, FL 33579-4094  
United States

Item(s) Subtotal: **\$222.83**

Shipping & Handling: **\$0.56**

Free Shipping: **-\$0.56**

Total before tax: **\$222.83**

Sales Tax: **\$0.00**

**Shipping Speed:**

FREE Shipping

**Total for This Shipment: \$222.83**

**Shipped on April 25, 2025**

**Items Ordered**

**Price**

1 of: *Midtown Umbrellas 10-Year-No-Fade - 10 Feet outdoor umbrella Cobalt (Blue) Polyester Fabric - Umbrella Outdoor Patio, Aluminum Frame Large Patio Umbrella, Pool Umbrella & Deck Umbrella - Black Pole*

**\$180.49**

Sold by: Midtown Umbrellas ([seller profile](#))

Business Price

Condition: New

**Shipping Address:**

Carlton Lakes Clubhouse  
11404 CARLTON FIELDS DR  
RIVERVIEW, FL 33579-4094  
United States

Item(s) Subtotal: **\$180.49**

Shipping & Handling: **\$1.08**

Free Shipping: **-\$1.08**

Total before tax: **\$180.49**

Sales Tax: **\$0.00**

**Shipping Speed:**

FREE Shipping

**Total for This Shipment: \$180.49**

**Payment information**

**Payment Method:**

MasterCard | Last digits: 5949

Item(s) Subtotal: **\$806.75**

Shipping & Handling: **\$6.99**

Promotion applied: **-\$7.47**

-----

Total before tax: **\$806.27**

Estimated Tax: **\$0.00**

-----

**Grand Total: \$806.27**

To view the status of your order, return to [Order Summary](#).

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How does  
get more done.

3730 SUN CITY CTR.BLVD  
SUNCITY CENTER FL 33573 (813)633-3161

6951 00054 34113 04/23/25 12:18 PM  
SALE CASHIER KRISTANEY

-----Military Discount-----  
736494011917 SAFETY LATCH <A> <M> 94.93N  
LATCH, 20" POOL SAFETY D&D BLK  
MAX REFUND VALUE \$85.44  
731677495164 ANGLE ANCHOR <A> <M>  
2INX2INX1/8IN WHT ANGLE ANCHOR 6/BG  
209.98 19.96N  
MAX REFUND VALUE \$17.96/2  
731677630961 CAPRI CLIP <A> <M> 5.98N  
5" WHITE CAPRI CLIP ANGLE FASTNR 10P  
MAX REFUND VALUE \$5.38  
731677432671 BAG/SCREWS <A> <M> 8.78N  
3/4" #10 WHT SELFDRIILLING CRW 100PK  
MAX REFUND VALUE \$7.90  
731677457629 WHT ANCHOR <A> <M> 5.98N  
1/4"X3-1/4"WHT QUICKSET ANCHOR 25PK  
MAX REFUND VALUE \$5.38  
030699335541 BARREL BOLT <A> <M> 5.48N  
BOLT, BARREL 4" ZINC  
MAX REFUND VALUE \$4.93  
030699313150 SIGN <A> <M>  
2X8 SIGN NO SMOKING/NO VAPING  
1001.93 19.30N  
MAX REFUND VALUE \$17.30/10  
030699313440 SIGN <A> <M>  
2"X8" SIGN - NO SMOKING PLASTIC  
301.93 5.79N  
MAX REFUND VALUE \$5.22/3  
Military Discount 16.69

SUBTOTAL 149.51  
SALES TAX 0.00

TAX EXEMPT TOTAL \$149.51

XXXXXXXXXXXX5949 MASTERCARD USD\$ 149.51

AUTH CODE 02382978544460 TA  
Chip Read  
ATD A0000000041010 Mastercard

<M> = Military Appreciation

6951 04/23/25 12:18 PM



6951 54 34113 04/23/2025 7670

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/22/2025





RIVERVIEW, FL 638  
10651 BIG BEND RD STE 53  
RIVERVIEW, FL 33579-7176  
813-671-4104

Store: 638 Register: 1  
Date: 5/2/25 Time: 10:04 AM  
Ticket: 63151  
Salesperson: 70203 (Ashley B)  
Customer ID: S00638020002616

Item	Qty	Price	Amount
BACKWASH HOSE 2IN X 100FT			
22432	1	(53.34)	(53.34) T
C1 Commercial Price			(1.65)
Defective Return			

Return  
Store: 638  
Date: 7/25/24  
Ticket: 97353  
Register: 2

BACKWASH HOSE 2IN X 100FT			
22432	1	58.19	58.19 T
C1 Cleaning & Maint			(1.80)

Subtotal 4.85  
Tax 0.00

Total\$ 4.85

MasterCard Purchase 4.85  
May 02 2025 10:08 am Trans# 63151

#### TRANSACTION RECORD

Card Number : \*\*\*\*\*5949  
Card Type : MASTERCARD  
Card Entry : CHIP  
Trans Type : PURCHASE  
Amount : \$4.85

Auth # : 002825  
Sequence # : 000003  
Reference # : 00000003  
Term ID : 101  
Date : 25/05/02  
Time : 10:08:00

# Statement

GoTo Communications, Inc.  
333 Summer Street, 5th Floor  
Boston MA 02210  
United States  
+353 (1) 254 1423

Date 5/2/2025  
Amount Due \$0.00

## Bill To

Carlton Lakes CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607  
United States

Date	Transaction	Description	PO/Check #	Due Date	Charge	Payment	Balance
4/2/2024		Balance Forward					113.30
5/1/2024		Customer Invoice #IN7102930176		5/16/2024	113.30		226.60
5/8/2024		Payment #7734254	000001067			113.30	113.30
5/22/2024		Payment #7809438	000001081			113.30	0.00
6/1/2024		Customer Invoice #IN7102987187		6/16/2024	113.30		113.30
7/1/2024		Customer Invoice #IN7103050395		7/16/2024	113.52		226.82
7/10/2024		Payment #7970953	000001094			113.30	113.52
7/22/2024		Payment #7995875	000001105			113.52	0.00
8/1/2024		Customer Invoice #IN7103110065		8/16/2024	113.52		113.52
8/23/2024		Payment #8090195	000001136			113.52	0.00
9/1/2024		Customer Invoice #IN7103210233		9/16/2024	113.52		113.52
10/1/2024		Customer Invoice #IN7103292349		10/16/2024	113.70		227.22
10/17/2024		Payment #8269384	80682640957			113.52	113.70
11/1/2024		Customer Invoice #IN7103358962		11/16/2024	113.70		227.40
12/1/2024		Customer Invoice #IN7103437156		12/16/2024	113.70		341.10
12/26/2024		Credit Memo #WO035012				341.10	0.00
2/20/2025		Payment #8654093	214899125			113.70	-113.70
2/24/2025		Customer Refund #W753821554099623			0.18		-113.52
3/6/2025		Customer Refund #80920211760			113.52		0.00
Current		1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Amount Due	
0.00		0.00	0.00	0.00	0.00	\$0.00	

For payment inquiries please contact AccountsReceivable@LogMeIn.ie



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7624814



000002031 02 SP 106481234469028 P

Carlton Lakes Community Devel Dist  
ATTN District Manager  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States





7823 N Dale Mabry Hwy., STE 107  
Tampa, FL 33614  
Ofc: 813-870-2966  
Fax: 813-870-2896

Invoice

Date	Invoice #
5/3/2025	34695

Bill To
CARLTON LAKES Kristee Cole 11404 Carlton Fields Drive Riverview FL 33607

Ship To
CARLTON LAKES Kristee Cole 11404 Carlton Fields Drive Riverview, FL 33607

S.O. No.	P.O. No.	Terms	Rep
36574		Due on receipt	ZH

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
	Matrix TRM					
	SN-TM5231812C00096					
Parts	FRONT ROLLER			1	145.00	145.00
Parts	REAR ROLLER			1	189.00	189.00
Parts	MEMBRANE			2	58.00	116.00
Parts	OVERLAY			2	16.00	32.00
Parts	BOTTOM OVERLAY			2	6.00	12.00
	Matrix EFX S/NEP304180525661					
	CONSOLE-N:EP622180720449					
Parts	SHROUD			1	16.00	16.00
Parts	SCREWS			3	2.00	6.00
	Matrix functional trainer					
Parts	ANKLE STRAP			1	42.00	42.00
Labor	Labor			3	80.00	240.00
Freight Sales (INV)	Freight Charges are subject to change				65.00	65.00

	<b>Subtotal</b>	\$863.00
	<b>Sales Tax (0.0%)</b>	\$0.00
<p>Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.</p>	<b>Total</b>	\$863.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$863.00

# CARLTON LAKES CDD

## DISTRICT CHECK REQUEST

**Today's Date** 5/7/2025  
**Payable To** Carlton Lakes CDD  
**Check Amount** **\$695.31**  
**Check Description** Series 2015 - FY 25 Tax Dist. ID Dist 723  
**Code to:** **200.103200.1000**

**Check Amount** **\$343.93**  
**Check Description** Series 2017 - FY 25 Tax Dist. ID Dist 723  
**Code to:** **202.103200.1000**

**Check Amount** **\$346.44**  
**Check Description** Series 2018 - FY 25 Tax Dist. ID Dist 723  
**Code to:** **203.103200.1000**

<b>TOTAL \$:</b>	<b>\$1,385.68</b>
------------------	-------------------

**Special Instructions** Do not mail. Please give to Eric

Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Authorization



CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	1,365,405.32	55.110%	0.551100
Net DS 2015	558,072.42	22.525%	0.225200
Net DS 2017	276,042.05	11.142%	0.111400
Net DS 2018	278,061.70	11.223%	0.112200
Net Total	2,477,581.49	100.00%	1.000000

Date Received	Amount Received	55.11%	55.11%	22.52%	22.52%	11.14%	11.14%	11.22%	11.22%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue			
11/6/2024	19,345.59	10,661.43	10,661.43	4,357.57	4,357.57	2,155.41	2,155.41	2,171.18	2,171.18	-	Dist 695	1190
11/14/2024	5,284.71	2,912.43	2,912.43	1,190.37	1,190.37	588.80	588.80	593.11	593.11	-	Dist 697	1190
11/22/2024	5,112.28	2,817.40	2,817.40	1,151.54	1,151.54	569.59	569.59	573.76	573.76	(0.01)	Dist 698	1190
12/3/2024	40,325.44	22,223.52	22,223.52	9,083.26	9,083.26	4,492.90	4,492.90	4,525.77	4,525.77	(0.01)	Dist 700	1190
12/6/2024	1,645,272.82	906,716.60	906,716.60	370,595.84	370,595.84	183,309.60	183,309.60	184,650.78	184,650.78	-	Dist 706	1190
12/17/2024	211,955.44	116,809.51	116,809.51	47,742.72	47,742.72	23,615.21	23,615.21	23,787.99	23,787.99	0.01	Dist 707	1192
1/7/2025	296,756.84	163,543.91	163,543.91	66,844.14	66,844.14	33,063.44	33,063.44	33,305.35	33,305.35	-	Dist 709	1193
2/7/2025	36,982.19	20,381.04	20,381.04	8,330.20	8,330.20	4,120.41	4,120.41	4,150.55	4,150.55	(0.01)	Dist 713	1194
3/10/2025	12,982.40	7,154.65	7,154.65	2,924.27	2,924.27	1,446.45	1,446.45	1,457.03	1,457.03	-	Dist 716	1198
4/7/2025	24,677.88	13,600.08	13,600.08	5,558.66	5,558.66	2,749.51	2,749.51	2,769.63	2,769.63	-	Dist 719	1199
5/7/2025	\$3,086.86	1,701.18	1,701.18	695.31	695.31	343.93	343.93	346.44	346.44	-	Dist 723	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	2,301,782.45	1,268,521.75	1,268,521.75	518,473.89	518,473.88	256,455.24	256,455.25	258,331.58	258,331.59	(0.02)		
Net Total on Roll	2,477,581.49		1,365,405.32		558,072.42		276,042.05		278,061.70	-		
Collection Surplus / (Deficit)	(175,799.04)		(96,883.57)		(39,598.54)		(19,586.80)		(19,730.11)			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

150074

**DATE**

5/28/2025

**BILL TO**

Carlton Lakes CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2277

**NET TERMS**

Net 30

**PO#****DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	4.14		4.14
<b>Subtotal</b>					<b>4.14</b>

**Subtotal**

\$4.14

**Tax**

\$0.00

**Total Due**

\$4.14

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*