

**CARLTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

July 9, 2025

AGENDA PACKAGE



313 CAMPUS ST
CELEBRATION, FL 34747

Carlton Lakes Community Development District

Board of Supervisors
Freddy Barton, Chairman
Rena Vance, Vice Chairman
Nicholle Palmer, Assistant Secretary
Elizabeth Morales Diaz, Assistant Secretary

District Staff
Kristee Cole District Manager
Kathryn (“KC”) Hopkinson, District Counsel
David Hamstra, District Engineer
Fredrick Levatte, Onsite Manager
Gabe Montagna, District Inspections
Matt Jones, Crosscreek Environmental
Epifanio Carvajal, Pine Lake Landscape

Meeting Agenda Wednesday, July 9, 2025 – 6:00 p.m.

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

- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Adoption of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Page 3
 - D. Field Inspection Report..... Page 12
 - E. Landscape Inspection Report
 - F. District Manager
 - G. Onsite Manager
 1. Onsite Manager Report
- 6. Business Items**
 - A. Consideration of Pool Maintenance Proposals Page 16
 - B. Consideration of Website Services Proposals..... Page 21
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from June 11, 2025..... Page 31
 - B. Consideration of June 2025 Financials and Check Register..... Page 34
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, August 13, 2025, at 6:00 p.m.

Carlton Lakes CDD Survey Report



Completed by: Earl Yhan 06/28/25

Last Herbicide Treatment:07/01/25

Next Herbicide Treatment:07/28/25

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



Google Earth

600 ft

Pond #1



Water levels are almost back up to normal. Small amount of slender spikerush present that has been treated and dying off. No algae or shoreline grasses present. I would recommend considering planting beneficial aquatic plants to help absorb the excess nutrients.

Pond #2





Water levels are almost back to normal. No algae, shoreline grasses or submersed vegetation present.

Pond #3





Water levels are back to normal. No algae, shoreline grasses or submersed vegetation present.

Pond #4



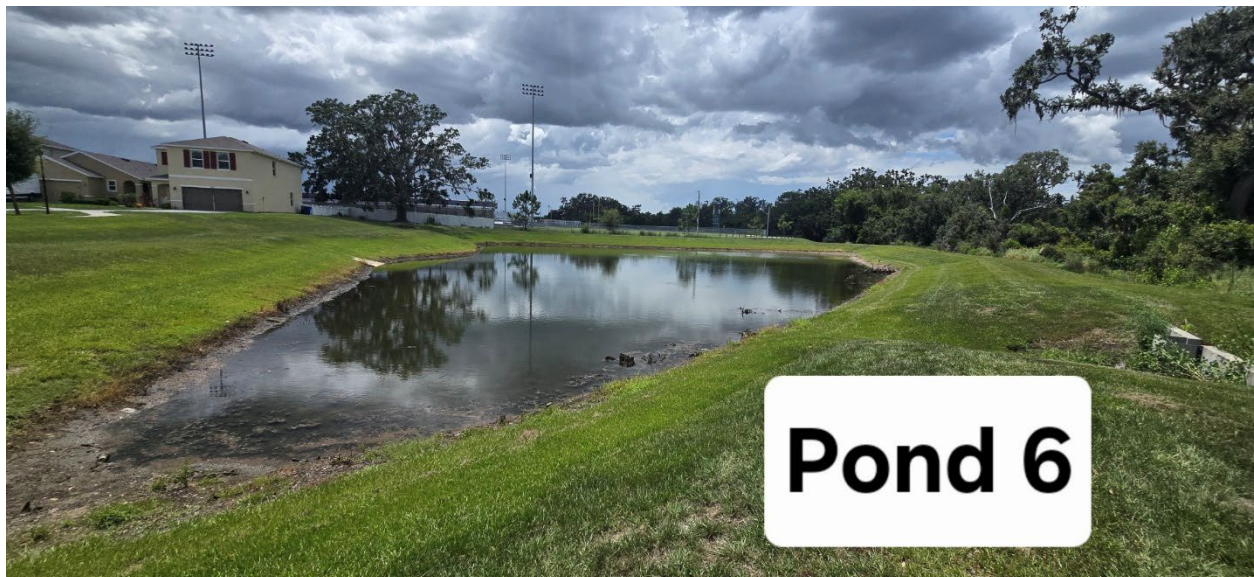
No algae or shoreline grasses present. Overall in great shape. Water levels are almost back to normal.

Pond #5



Extremely low water levels still. Small amount of grasses present that have been treated last visit. No algae or submersed vegetation.

Pond #6



Water levels are back to normal. Small amount of algae present that will be treated next visit.
No submersed or shoreline grasses present.

Pond #7



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

Gabe Montagna
Inframark

CARLTON LAKES CDD INSPECTION

Monday, June 30, 2025

Prepared For Board Of Supervisors

11 Items Identified



ITEM 1- CLUBHOUSE

Assigned To Onsite Manager

Pool vendor needs to relocate there hose, it's ruining the grass.



ITEM 2- CLUBHOUSE

Assigned To District Manager

Pine lake nursery will be providing a proposal to have this area corrected.



ITEM 3- PALMS AROUND THE PONDS

Assigned To District Manager

Please request palm pruning around the ponds.



ITEM 4- CLUBHOUSE

Assigned To District Manager

Pine lake nursery will provide a proposal to have this area corrected.



27.7730845
-82.3148455
12:34 6/30/25

ITEM 5- CLUBHOUSE

Assigned To District Manager

Request flowers from Pine Lake nursery, the islands are bare and needs plant material.



27.7728132
-82.3144594
12:36 6/30/25

ITEM 6- CLUBHOUSE PARKING LOT

Assigned To Onsite Manager

Reach out to county and find out why this one is the only active one during the day.



27.7727531
-82.3155993
12:56 6/30/25

ITEM 7- MISSING SIGNS

Assigned To Onsite Manager

Please reach out to county about missing signs.



27.7748244
-82.3247603
13:03 6/30/25

ITEM 8- NEXT TO WEIR

Assigned To Pine Lake Nursery

Please provide a proposal to have this entire area removed from plant material.



ITEM 9- WEIR PROJECT

Assigned To District Manager

The overgrowth is starting to develop more around the weir, will continue to monitor throughout the rainy season.



ITEM 10- 11138 LELAND GROVES DRIVE

Assigned To District Manager

The hole has been filled in.



ITEM 11- 11314 LELAND GROVES

Assigned To Onsite Manager

Please install a no parking sign to stop residents from using this area as extra space.

Pool Maintenance Contract

Carlton Lakes CDD

THIS Contract made during the month of June 2025, is between Carlton Lakes CDD, the (Proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide pool service to Carlton Lakes CDD and to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of October 2025 and shall terminate on the 31st of September 2026. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with thirty days' written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Carlton Lakes CDD shall have the right to add to, change or modify the specifications during the term of this contract and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or subcontracted labor may be utilized but all required insurances will be provided prior to any sub-contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Proprietor agrees that the Contractor is not responsible for any repair of any present damages at the facility.

- b. The Proprietor agrees that the Contractor assumes no responsibility for damages to the Proprietor's property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Contractor waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Contractor, with the sole exception of claims for damages due to gross negligence on the part of the Contractor and/or its employees.

6. Arbitration

The Contractor and the Proprietor herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsborough County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Contractor from the Proprietor, or for any to amounts due to the Proprietor from the Contractor. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$1,000,000 Property Damage \$1,000,000 and Workers
Compensation Statutory Minimum. \$100,000**

9. Payment: As compensation for monthly service for pool service performed by Contractor as follows:

Three (3) Days a Week Service

October 1, 2025- September 31, 2026 \$2100 monthly

This is payable monthly on or before the 30th day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. NOTICE: Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

12. ENTIRE AGREEMENT: This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

13. **HOURS OF OPERATION:** The hours of operation for the pool will be 6:00am to 11:00pm. The normal scheduled cleaning and maintenance of the pool is to be completed during this time. We reserve the right to miss 4 days throughout the year due to inclement weather, holidays or things outside of our control. Our holidays are New Years Day, Jan 2, Thanksgiving Day, Christmas Eve, Christmas Day.

14. **CERTIFICATION REQUIRED:** Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. The pool floor will be vacuumed as needed.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance is conducted to meet the requirements of Hillsborough County Health Dept.
14. Maintain a service logbook and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM.
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed.

Additional chemicals-special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to the pool at no additional cost.
- Phosphate treatment \$200 per treatment.
- Black algae remover at cost of \$200 per treatment.

Additional fees for services such as:

- Labor hourly rate for repairs \$175.00
- Minimum Repair Charge \$75.00
- Fecal Clean-up Pool (Loose, Blood, Vomit) \$200.00
- Fecal Clean-up Pool (Solid) \$200.00
- Filter grids to be changed at minimum every two years.
- Hurricane, Tropical Storm and/or Acts of God clean-up fees with priority service to commercial contracts. \$500 Cleanup fee

Additional services such as:

- Pool Filter and Equipment shall be inspected, and any necessary repairs shall be reported to Operations Manager. Any repairs not included in the contract must be submitted in the form of bid (whether in-house or outsourced) and must have prior approval of the management over the amount of \$100.
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.
- Please contact us via phone call or text if it is an emergency.
 - Lance Wood : 813-291-0456
 - Misty McCormick: 813-446-0151

Signature

Printed Name

Position

Date

Carlton Lakes CDD
11404 Carlton Fields Dr
Riverview, FL 33579

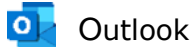
Signature

Printed Name

Position

Date

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572



Re: Carlton Lakes CDD

From Stephen Daspit <stephen@splashprosfl.com>

Date Sun 7/6/2025 7:53 PM

To Yem, Crystal <crystal.yem@inframark.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Hi Crystal,

I hope you had a great weekend and fourth of July!

I apologize it took some time to get this over to you. I'm working on putting together a formal proposal for you to give the CDD board, but wanted to go ahead and provide some information on how we would maintain the pool.

Here's what our service would entail:

Pool Service - 3x/VWeek - \$2050/Month

Pool Service - 4x/Week - \$2450/Month

- Balance Chemicals
- Net the Water for Debris
- Empty Skimmer and Pump Baskets
- Brush Sides, Walls, and Steps
- Vacuum
- Clean Filter
- Inspect Equipment and Report any Issues
- Email you a picture of the pool after each clean

We would also include 2 Emergency Visits at no additional cost. If there was ever an accident in the pool (fecal), a pool float or toy breaks apart and causes a mess, or any act of vandalism that needs to be addressed immediately, we would come out right away and secure the pool to clean the mess up and return it back to working condition. Our Emergency Visits are \$150 per visit.

As I mentioned to you, offering a premium service and ensuring the pool, pool equipment, and pool deck are safe and enjoyable is our number 1 priority.

We're excited to service the pool and keep your neighbors and guests happy! Is this within reason of what you're looking for? Please let me know if you have any additional questions or concerns.

Thanks so much!

communityxs

CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allows users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom Colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email Archive (5)	Email Archive (5)	
				Email Archive (5)	Email Archive (5)	Archive Management		
					Archive Management			
Monthly Total:	\$80	\$120	\$195	\$245	\$270	\$230	\$205	\$155

- Site Hosting – The monthly service fee that covers access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox; typically for a Board of five people. The cost of a mailbox is \$15 a month. Email services are not sold separately and require Site Hosting.
- Email Archive – The monthly cost of email archive. The cost of an archive is \$10.00 month in addition to the mailbox. Archive services are not sold separately and if the service is utilized, all mailboxes must have an archive.
- Email Archive Management – The monthly cost of having an archive manager. The cost of an archive manager is \$25 per month. Archive Management services are not sold separately and require the purchase of Email Archive services.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT

CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Service Term:

- a) The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

2) Fees and Payments

- a) Setup Fee: Not to exceed \$320.00.
- b) Service Fee: \$80.00 per month.
- c) Domain Name Registration: \$29.99 per year.
- d) Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e) If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

3) Services:

- a) Provider shall host a web content management system and delivery platform ("Software").
- b) Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c) Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed-up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

4) Authorized Usage:

- a) Customer agrees that access to Service shall be restricted to authorized agents.
- b) Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c) Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

5) Service Level:

- a) Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

6) Limited Warranty:

- a) Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

7) Customer Remedies:

- a) Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

8) No Other Warranties:

- a) Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

9) Limited Liability:

- a) It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Provider for Services.

10) Other Agreements:

- a) This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b) Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

11) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Hosting Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE

CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

15) Engagement:

- a) Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
- b) Customer desires that Consultant remedy issues found during a website accessibility evaluation.
- c) This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.

16) Fees and Payments

- a) Service Fee: \$40.00 per month.
- b) Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- c) If payment is not made according to the terms of the invoice, VenturesIn reserves the right to terminate Services.

17) Services:

- a) Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
- b) Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).

18) Performance:

- a) Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
- b) Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".

19) Service Frequency:

- a) Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.

20) Authorized Usage:

- a) Customer agrees that authorized VenturesIn support personnel may access system as required to facilitate Services.

21) Errors and Omissions:

- a) Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an inadvertent error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such inadvertent error or omission.

22) Limitation of Liability

- a) It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Consultant for Services.

23) Customer Remedies:

- a) Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

24) Supplemental Agreement:

- a) This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.

25) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

26) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

27) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

28) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact VenturesIn for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Consultant Service Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-26300

Quote Expiration Date:

Customer Contact: Kristee Cole
Title: Admin
Email: kristee.cole@inframark.com
Phone:

Prepared Date: 6/20/2025
Prepared By: Emily Thompson
Contract Term: 12
Start Date: 6/30/2025
Contract End Date: 6/29/2026

Ship To: Carlton Lakes CDD
Address: 11404 Carlton Fields Drive
City: Riverview
State/Province: Florida
Zip Code: 33579
Country: United States

Bill To: Mira Lago West CDD
Bill To Address: 604 York Dale Dr
Bill To City: Ruskin
Bill To State/Province: Florida
Bill To Zip Code: 33570
Bill To Country: United States

Products & Services	Quantity	Unit Price	Description	Total
SchoolNow ADA 6/30/2025 - 6/29/2026	1		Monthly reporting, error correction and training resources	\$938.00
SchoolNow CMS 6/30/2025 - 6/29/2026	1		Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow Implementation -	1		One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee 6/30/2025 - 6/29/2026	1		Annual service fee for website hosting	\$615.00
Subtotal				\$3,125.00
Total				\$3,125.00

Term (Months)



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-26300

Quote Expiration Date:

Subscription Term	Autorenewal Term
12	12

<u>Annual Payments</u>	<u>Year 1</u> <u>6/30/2025</u>
Annual Payments	\$3,125.00



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-26300

Quote Expiration Date:

The initial term of this Agreement (the "Initial Term") shall be the number of months listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of years indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

For SchoolNow, SchoolNow Customers pay both a one-time configuration fee and for the annual subscription cost for the license of the Software and access to SchoolStatus's application server ("Service Fee"). SchoolStatus will invoice Customer for the initial implementation fee upon execution of the Order Form, and will invoice for Service Fees pursuant to the effective date of the Order Form that articulates the Service Fees. By signing this Order Form, Customer acknowledges that delays by Customer to provide content and/or information to SchoolStatus shall not be cause for institution of the Service Fees as designed herein. SchoolStatus reserves the right to change pricing based on additional features or excessive utilization of the software resources. Upon SchoolStatus providing project-related parties and/or Customer access to the Software and SchoolStatus's application server (the "Product"), shall constitute Customer accepting the Product as delivered.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the Terms and Conditions below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Terms and Conditions

I. General. All fees shall be paid according to the Payment Schedule and Payment Terms. In case of a conflict between this Order Form and the MSA, this Order Form shall prevail. This Order Form is not an invoice. Invoices will be sent to the billing contact set forth above based on the applicable payment schedule.

II. Service-Specific Terms. Based on Customer's Subscribed Services as indicated under Products & Services in the first table on page one of this Order Form ("Subscribed Services"), additional terms and conditions apply as provided in the following subsection.

- A. For Attend and SchoolNow, the additional terms at <https://www.schoolstatus.com/attend-terms-and-conditions> also govern the Agreement.



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number:

Quote Expiration Date:

Please check this box if a PO is required to complete this transaction.

Yes, I have read and agree to the Agreement.

Account Name: _____

Authorized Representative: _____ Signature: _____

Title: _____ Date: _____

Please contact your account representative with any questions. Thank you, and we look forward to our partnership!

Certificate Of Completion

Envelope Id: 10E93DDE-F1CA-49E2-BBFB-FBBF9675F4D4

Status: Sent

Subject: Your Quote/Order Form from SchoolStatus for Carlton Lakes CDD-Please Review and Sign

Source Envelope:

Document Pages: 4

Signatures: 0

Envelope Originator:

Certificate Pages: 1

Initials: 0

Emily Thompson

AutoNav: Enabled

6222 U S Highway 98 FL 2

Envelopeld Stamping: Enabled

Hattiesburg, MS 39404

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

emily.thompson@schoolstatus.com

IP Address: 155.226.129.252

Record Tracking

Status: Original

Holder: Emily Thompson

Location: DocuSign

6/20/2025 11:21:56 AM

emily.thompson@schoolstatus.com

Signer Events

Signature

Timestamp

Kristee Cole

Sent: 6/20/2025 11:22:21 AM

kristee.cole@inframark.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

6/20/2025 11:22:21 AM

Payment Events

Status

Timestamps

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, June 11, 2025, and called to order at 6:00 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present were:

Christina Newsome	District Manager, Inframark
Fredrick Levatte	Onsite Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Epi Carvajal	Representative, PineLake Landscape
John Amarosa	Representative, PineLake Landscape
Matt Jones	Representative, Cross Creek
Joey Conde	Representative, Total Pressure Power Wash and Seal

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 6:00 p.m. A roll call was conducted, and a quorum was established.

THIRD ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the Board adopted the June 11, 2025, Revised Final Agenda.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda

The Board has been informed that the Homeowners Association (HOA) will be sponsoring the upcoming Father's Day and Fourth of July events. It was further noted that the District is adequately covered under the applicable insurance policies and has been listed as an additional insured.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Not present, no report.

48
49 **B. District Engineer**
50 Mr. Hamstra updated the Board on the community and answered all the
51 Board questions.

52
53 **C. Aquatics Report**
54 Mr. Jones presented the Aquatics Report to the Board and discussed the weir
55 and pond testing.

56
57 **D. Field Inspection Report**
58 Mr. Montagna provided the Board with an update on the Field Inspection
59 Report. It was noted that Item 11 requires the installation of an ADA-compliant
60 mat or ramp to ensure proper accessibility. The Board requested that a
61 proposal for this work be obtained for review.

62
63 **E. Landscape Inspection Report**
64 Mr. Carvajal presented the Landscape Inspection Report and addressed all
65 questions posed by the Board. He noted that the palm trees are currently
66 being serviced. Regarding the issue of trash accumulation, he explained that
67 it is challenging to identify a specific area where the problem is concentrated.

68
69 **F. District Manager**
70 **1. Presentation of Registered Voter Count**
71 Ms. Diaz informed the Board that she will not be in attendance at the July 9, 2025
72 meeting. The Board expressed interest in holding a budget workshop on July 23,
73 2025, and requested that Mr. Hamstra be present at that time and have all
74 necessary bids prepared for review.

75
76 **G. Onsite Manager**
77 **1. Onsite Manager Report**
78 Mr. Levatte presented the Onsite Manager's Report to the Board and
79 recommended a change in the current pool vendor. The Board directed Mr.
80 Levatte to obtain quotes from alternative pool service providers for their
81 consideration.

82
83 **SIXTH ORDER OF BUSINESS** **Business Items**
84 **A. Consideration of Pool Remodel Services Agreement**
85

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board approved the Pool Remodel Services Agreement, pending execution by the Vice Chair on behalf of the Community Development District.

86
87 **B. Consideration of Paver Restoration and Sealing Services Agreement**
88 Mr. Conde, with Total Pressure Power Wash and Seal, was present and informed
89 the Board that there is no positive drainage at the amenity, resulting in water pooling
90 on the pool deck. The District Engineer and Joe reviewed the area and confirmed the
91 issue. A proposal in the amount of \$5,500 was submitted to correct the drainage and
92 create proper runoff. The cost of the repair will be covered by the HOA. Upon
93 approval, the work is scheduled to be completed no later than June 18th.

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FIXED ASSETS FUND	LONG-TERM ASSETS FUND	
ASSETS							
Cash - Operating Account	\$ 57,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,008
Cash In Bank	1,003,890	-	-	-	-	-	1,003,890
Cash in Transit	1,708	-	-	-	-	-	1,708
Accounts Receivable	9,250	-	-	-	-	-	9,250
Due From Developer	19,299	-	-	-	-	-	19,299
Due From Other Funds	-	65,227	4,428	3,319	-	-	72,974
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	551,894	90,056	231,821	-	-	873,771
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
TOTAL ASSETS	\$ 1,091,176	\$ 868,684	\$ 235,131	\$ 338,985	\$ 13,793,221	\$ 14,483,333	\$ 30,810,530
LIABILITIES							
Accounts Payable	\$ 1,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,992
Loan Payable	-	-	-	-	-	133,333	133,333
Bonds Payable	-	-	-	-	-	14,350,000	14,350,000
Due To Other Funds	72,974	-	-	-	-	-	72,974
TOTAL LIABILITIES	74,966	-	-	-	-	14,483,333	14,558,299

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	868,684	235,131	338,985	-	-	1,442,800
Unassigned:	1,016,210	-	-	-	13,793,221	-	14,809,431
TOTAL FUND BALANCES	1,016,210	868,684	235,131	338,985	13,793,221	-	16,252,231
TOTAL LIABILITIES & FUND BALANCES	\$ 1,091,176	\$ 868,684	\$ 235,131	\$ 338,985	\$ 13,793,221	\$ 14,483,333	\$ 30,810,530

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 32,018	\$ 32,018	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	1,286,898	3,417	100.27%
Settlements	-	5,144	5,144	0.00%
Other Miscellaneous Revenues	-	1,884	1,884	0.00%
TOTAL REVENUES	1,290,981	1,332,452	41,471	103.21%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	18,000	5,399	12,601	29.99%
ProfServ-Trustee Fees	12,000	8,512	3,488	70.93%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	3,299	8,701	27.49%
District Engineer	6,000	-	6,000	0.00%
District Manager	41,800	31,347	10,453	74.99%
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	(5,438)	5,613	-3107.43%
Loan Expense	120,000	9,067	110,933	7.56%
Total Administration	244,610	56,897	187,713	23.26%
<u>Electric Utility Services</u>				
Utility - Electric	234,000	145,143	88,857	62.03%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	145,143	89,857	61.76%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	3,943	2,357	62.59%
Total Garbage/Solid Waste Services	6,300	3,943	2,357	62.59%
<u>Water-Sewer Comb Services</u>				
Utility - Water	36,000	11,021	24,979	30.61%
Total Water-Sewer Comb Services	36,000	11,021	24,979	30.61%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Services	7,200	1,200	6,000	16.67%
Pest Control	900	891	9	99.00%
Contracts-Waterway Maint.	12,980	5,810	7,170	44.76%
Contracts-Pools	22,000	18,100	3,900	82.27%
Security	20,000	-	20,000	0.00%
Onsite Staff	145,000	93,228	51,772	64.30%
Clubhouse Internet, TV, Phone	3,600	3,048	552	84.67%
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	8,367	11,633	41.84%
R&M-Pools	15,000	9,647	5,353	64.31%
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	139,393	11,022	92.67%
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%
Total Other Physical Environment	509,886	326,192	183,694	63.97%
<u>Reserves</u>				
Capital Improvements	105,110	-	105,110	0.00%
Reserve	154,075	75,231	78,844	48.83%
Total Reserves	259,185	75,231	183,954	29.03%
TOTAL EXPENDITURES & RESERVES	1,290,981	618,427	672,554	47.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	714,025	714,025	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		302,185		
FUND BALANCE, ENDING		\$ 1,016,210		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,629	\$ 25,629	0.00%
Special Assmnts- Tax Collector	524,588	521,701	(2,887)	99.45%
Special Assmnts- CDD Collected	-	58,425	58,425	0.00%
TOTAL REVENUES	524,588	605,755	81,167	115.47%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	135,000	10,000	93.10%
Interest Expense	356,525	359,984	(3,459)	100.97%
Total Debt Service	501,525	494,984	6,541	98.70%
TOTAL EXPENDITURES	501,525	494,984	6,541	98.70%
Excess (deficiency) of revenues Over (under) expenditures	23,063	110,771	87,708	480.30%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	23,063	-	(23,063)	0.00%
TOTAL FINANCING SOURCES (USES)	23,063	-	(23,063)	0.00%
Net change in fund balance	<u>\$ 23,063</u>	<u>\$ 110,771</u>	<u>\$ 41,582</u>	<u>480.30%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		757,913		
FUND BALANCE, ENDING		<u>\$ 868,684</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,667	\$ 9,667	0.00%
Special Assmnts- Tax Collector	261,378	259,940	(1,438)	99.45%
Special Assmnts- CDD Collected	13,817	2,134	(11,683)	15.44%
TOTAL REVENUES	275,195	271,741	(3,454)	98.74%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	198,988	200,888	(1,900)	100.95%
Total Debt Service	278,988	280,888	(1,900)	100.68%
TOTAL EXPENDITURES	278,988	280,888	(1,900)	100.68%
Excess (deficiency) of revenues Over (under) expenditures	(3,793)	(9,147)	(5,354)	241.15%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(3,793)	-	3,793	0.00%
TOTAL FINANCING SOURCES (USES)	(3,793)	-	3,793	0.00%
Net change in fund balance	<u>\$ (3,793)</u>	<u>\$ (9,147)</u>	<u>\$ 2,232</u>	<u>241.15%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		244,278		
FUND BALANCE, ENDING		<u>\$ 235,131</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2017 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,696	\$ 10,696	0.00%
Special Assmnts- Tax Collector	259,480	258,051	(1,429)	99.45%
Special Assmnts- CDD Collected	-	2,119	2,119	0.00%
TOTAL REVENUES	259,480	270,866	11,386	104.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	85,000	80,000	5,000	94.12%
Interest Expense	172,156	173,956	(1,800)	101.05%
Total Debt Service	257,156	253,956	3,200	98.76%
TOTAL EXPENDITURES	257,156	253,956	3,200	98.76%
Excess (deficiency) of revenues Over (under) expenditures	2,324	16,910	14,586	727.62%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,324	-	(2,324)	0.00%
TOTAL FINANCING SOURCES (USES)	2,324	-	(2,324)	0.00%
Net change in fund balance	<u>\$ 2,324</u>	<u>\$ 16,910</u>	<u>\$ 9,938</u>	<u>727.62%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		322,075		
FUND BALANCE, ENDING		<u>\$ 338,985</u>		

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600
Statement No. 25_06

Statement Date 06/30/2025

G/L Account No. 101002 Balance	1,003,890.17	Statement Balance	976,560.18
		Outstanding Deposits	44,612.37
Positive Adjustments	0.00		
Subtotal	1,003,890.17	Subtotal	1,021,172.55
Negative Adjustments	0.00	Outstanding Checks	-17,282.38
Ending G/L Balance	1,003,890.17	Ending Balance	1,003,890.17

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE001022	Special Assmnts-Tax Collector	tax rev/debt svc	295,756.84	295,756.84	0.00
06/06/2025	Payment	BD00015	Special Assmnts-Tax Collector	Deposit No. BD00015	14,326.88	14,326.88	0.00
06/18/2025	Payment	BD00019	Special Assmnts-Tax Collector	Deposit No. BD00019	19,017.22	19,017.22	0.00
06/30/2025		JE001225	Interest - Investments	Interest credit	3,491.70	3,491.70	0.00
Total Deposits					332,592.64	332,592.64	0.00
Checks							
							0.00
01/07/2025		JE001022	Special Assmnts-Tax Collector	tax rev/debt svc	-295,756.84	-295,756.84	0.00
05/14/2025	Payment	100069	AIR RIC AS LLC	Inv: 6333	-500.00	-500.00	0.00
05/20/2025	Payment	1212	NICHOLLE D. PALMER	Check for Vendor V00053	-200.00	-200.00	0.00
05/29/2025	Payment	100072	INFRAMARK LLC	Inv: 150074	-4.14	-4.14	0.00
06/04/2025	Payment	100073	PINE LAKE SERVICES	Inv: 7448, Inv: 7083	-16,052.08	-16,052.08	0.00
06/04/2025	Payment	100074	INFRAMARK LLC	Inv: 150673, Inv: 150730	-31,332.66	-31,332.66	0.00
06/09/2025	Payment	100075	PEST CEMETERY LLC	Inv: 69568	-99.00	-99.00	0.00
06/13/2025	Payment	100077	PINE LAKE SERVICES	Inv: 7566	-676.00	-676.00	0.00
06/17/2025	Payment	1214	FREDDY BARTON	Payment of Invoice 001824	-200.00	-200.00	0.00
06/17/2025	Payment	1215	NICHOLLE D. PALMER	Payment of Invoice 001823	-200.00	-200.00	0.00
06/18/2025	Payment	1216	CARLTON LAKES CDD	Payment of Invoice 001825	-6,431.27	-6,431.27	0.00
06/20/2025	Payment	300021	TECO ACH	Inv: 060525-6203-ACH	-19,874.15	-19,874.15	0.00
06/20/2025	Payment	DD575	RENA DIANE VANCE - EFT	Payment of Invoice 001821	-200.00	-200.00	0.00
06/26/2025	Payment	300022	COMMUNICATION S ACH	Inv: 2510461060925-ACH	-265.00	-265.00	0.00

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600
Statement No. 25_06

Statement Date 06/30/2025

06/26/2025	Payment	300023	WASTE MANAGEMENT ACH	Inv: 0154143-2206-3 ACH	-488.94	-488.94	0.00
06/30/2025		JE001226	Dues, Licenses, Subscriptions	CC payment Adj JE	-283.52	-283.52	0.00
06/30/2025		JE001227	Utility - Water	Utility - Water Adj JE	-1,178.30	-1,178.30	0.00
Total Checks					-373,741.90	-373,741.90	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/10/2024	Payment	1080	INFRAMARK LLC	Inv: #122089			-4,575.00
06/13/2025	Payment	100076	US BANK	Inv: 7760340			-4,256.13
06/17/2025	Payment	1213	ELIZABETH DIAZ	Payment of Invoice 001822			-200.00
06/24/2025	Payment	100078	PINE LAKE SERVICES	Inv: 7577			-3,981.25
06/24/2025	Payment	100079	CROSSCREEK ENVIRONMENTAL INC	Inv: 21383			-590.00
06/24/2025	Payment	100080	STRALEY ROBIN VERICKER	Inv: 26730			-1,580.00
06/24/2025	Payment	100081	FLA POOLS INC	Inv: 01194453 A			-2,100.00
Total Outstanding Checks							-17,282.38

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_06

Statement Date 06/30/2025

G/L Account No. 101001 Balance	57,008.01	Statement Balance	56,869.49
		Outstanding Deposits	138.52
Positive Adjustments	0.00		
Subtotal	57,008.01	Subtotal	57,008.01
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	57,008.01	Ending Balance	57,008.01

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/05/2025	Payment	BD00006	Interest - Tax Collector	Deposit No. BD00006	2,856.24	2,856.24	0.00
Total Deposits					2,856.24	2,856.24	0.00
Checks							
							0.00
02/05/2025		JE001082	Interest - Tax Collector	Truist Bank	-2,856.24	-2,856.24	0.00
06/30/2025	Payment	DD171	GOTO TECHNOLOGIES USA, LLC	Payment of Invoice 001819	-224.51	-224.51	0.00
Total Checks					-3,080.75	-3,080.75	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
04/28/2023		JE000230		CK#1484### - Clubhouse			25.00
11/01/2024		JE000971		Internet Adjustment			113.52
Total Outstanding Deposits							138.52

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100073	06/04/25	PINE LAKE SERVICES	7448	landscape maintenance	SERVICE JUN 25	546300-53908	\$12,534.58
001	100073	06/04/25	PINE LAKE SERVICES	7083	landscape maintenance	maintenance	546300-53908	\$3,517.50
001	100074	06/04/25	INFRAMARK LLC	150673	District Manager, Onsite and Field	MANAGEMENT FEE MAY 2024	534215-53908	\$11,583.33
001	100074	06/04/25	INFRAMARK LLC	150673	District Manager, Onsite and Field	MANAGEMENT FEE MAY 2024	531150-51101	\$3,483.00
001	100074	06/04/25	INFRAMARK LLC	150673	District Manager, Onsite and Field	field	531122-53908	\$600.00
001	100074	06/04/25	INFRAMARK LLC	150730	District Manager, Onsite and Field	MANAGEMENT FEE MAY 2024	534215-53908	\$11,583.33
001	100074	06/04/25	INFRAMARK LLC	150730	District Manager, Onsite and Field	MANAGEMENT FEE MAY 2024	531150-51301	\$3,483.00
001	100074	06/04/25	INFRAMARK LLC	150730	District Manager, Onsite and Field	Field	531122-53908	\$600.00
001	100075	06/09/25	PEST CEMETERY LLC	69568	pest control	PEST CONTROL SVCS	531170-53908	\$99.00
001	100076	06/13/25	US BANK	7760340	Trustee Fees 5.1.25 - 4.30.26	TRUSTEE FEES	531045-51301	\$4,256.13
001	100077	06/13/25	PINE LAKE SERVICES	7566	Dirt Installation between homes on Leland	adding fill	546036-53908	\$676.00
001	100078	06/24/25	PINE LAKE SERVICES	7577	Palm Pruning along Clement Pride Blvd	Palm Trimming	546036-53908	\$3,981.25
001	100079	06/24/25	CROSSCREEK ENVIRONMENTAL INC	21383	June 2025 Aquatic Maintenance	WATERWAY MAINT	534045-53908	\$590.00
001	100080	06/24/25	STRALEY ROBIN VERICKER	26730	May 2025 District Counsel	LEGAL COUNSEL	531146-51401	\$1,580.00
001	100081	06/24/25	FLA POOLS INC	01194453 A	Light replacement	POOL SVCS	546074-53908	\$2,100.00
001	1213	06/17/25	ELIZABETH DIAZ	ED-061125	BOARD 6/11/25	Supervisor Fees	511100-51101	\$200.00
001	1214	06/17/25	FREDDY BARTON	FB-061125	BOARD 6/11/25	Supervisor Fees	511100-51101	\$200.00
001	1215	06/17/25	NICHOLLE D. PALMER	NP-061125	BOARD 6/11/25	Supervisor Fees	511100-51101	\$200.00
001	300021	06/20/25	TECO ACH	060525-6203-ACH	Electric	Utility - Electric	543041-53100	\$19,874.15
001	300022	06/26/25	CHARTER COMMUNICATIONS ACH	2510461060925-ACH	6.9.25 - 7.8.25 Internet	INTERNET	541036-53908	\$265.00
001	300023	06/26/25	WASTE MANAGEMENT ACH	0154143-2206-3 ACH	trash	GARBAGE	546913-53400	\$488.94
001	DD171	06/30/25	GOTO TECHNOLOGIES USA, LLC	IN7103913524-ACH	phone and internet	PHONE / FAX / INTERNET	541036-53908	\$224.51
001	DD575	06/20/25	RENA DIANE VANCE - EFT	RV-061125-EFT	BOARD 6/11/25	Supervisor Fees	511100-51101	\$200.00
Fund Total								\$82,319.72

SERIES 2015 DEBT SERVICE FUND - 200

200	1216	06/18/25	CARLTON LAKES CDD	06062025 - 726	FY25 TAX DIST ID 726	SERIES 2015 FY25 TAX DIST ID 726	103200	\$3,227.11
Fund Total								\$3,227.11

SERIES 2018 DEBT SERVICE FUND - 201

201	1216	06/18/25	CARLTON LAKES CDD	06062025 - 726	FY25 TAX DIST ID 726	SERIES 2018 FY25 TAX DIST ID 726	103200	\$1,607.92
Fund Total								\$1,607.92

SERIES 2017 DEBT SERVICE FUND - 203

203	1216	06/18/25	CARLTON LAKES CDD	06062025 - 726	FY25 TAX DIST ID 726	SERIES 2017 FY25 TAX DIST ID 726	103200	\$1,596.24
Fund Total								\$1,596.24

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

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

Total Checks Paid	\$88,750.99
-------------------	-------------

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	6/9/2025	2510461060925-ACH	\$265.00	\$265.00	INTERNET
CROSSCREEK ENVIRONMENTAL INC	6/17/2025	21383	\$590.00	\$590.00	WATERWAY MAINT
INFRAMARK LLC	5/29/2025	150673	\$11,583.33		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	5/29/2025	150673	\$3,483.00		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	5/29/2025	150673	\$600.00	\$15,666.33	field
INFRAMARK LLC	6/1/2025	150730	\$11,583.33		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	6/1/2025	150730	\$3,483.00		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	6/1/2025	150730	\$600.00	\$15,666.33	Field
PEST CEMETERY LLC	6/2/2025	69568	\$99.00	\$99.00	PEST CONTROL SVCS
Monthly Contract Subtotal			\$32,286.66	\$32,286.66	
Utilities					
BOCC ACH	6/12/2025	061225-9495-ACH	\$1,178.30	\$1,178.30	WATER
Utilities Subtotal			\$1,178.30	\$1,178.30	
Regular Services					
ELIZABETH DIAZ	6/11/2025	ED-061125	\$200.00	\$200.00	BOARD 6/11/25
FREDDY BARTON	6/11/2025	FB-061125	\$200.00	\$200.00	BOARD 6/11/25
GOTO TECHNOLOGIES USA, LLC	6/1/2025	IN7103913524-ACH	\$224.51	\$224.51	PHONE / FAX / INTERNET
NICHOLLE D. PALMER	6/11/2025	NP-061125	\$200.00	\$200.00	BOARD 6/11/25
PINE LAKE SERVICES	6/1/2025	7448	\$12,534.58	\$12,534.58	SERVICE JUN 25
PINE LAKE SERVICES	6/1/2025	7083	\$3,517.50	\$3,517.50	maintenance
PINE LAKE SERVICES	6/11/2025	7566	\$676.00	\$676.00	adding fill
RENA DIANE VANCE - EFT	6/11/2025	RV-061125-EFT	\$200.00	\$200.00	BOARD 6/11/25
STRALEY ROBIN VERICKER	6/20/2025	26730	\$1,580.00	\$1,580.00	LEGAL COUNSEL
TECO ACH	6/5/2025	060525-6203-ACH	\$19,874.15	\$19,874.15	ELECTRIC
US BANK	5/23/2025	7760340	\$4,256.13	\$4,256.13	TRUSTEE FEES
WASTE MANAGEMENT ACH	5/27/2025	0154143-2206-3 ACH	\$488.94	\$488.94	GARBAGE

CARLTON LAKES CDD					
Summary of Operations and Maintenance Invoices					

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$43,951.81	\$43,951.81	
Additional Services					
CARLTON LAKES CDD	6/6/2025	06062025 - 726	\$3,227.11		SERIES 2015 FY25 TAX DIST ID 726
CARLTON LAKES CDD	6/6/2025	06062025 - 726	\$1,596.24		SERIES 2017 FY25 TAX DIST ID 726
CARLTON LAKES CDD	6/6/2025	06062025 - 726	\$1,607.92	\$6,431.27	SERIES 2018 FY25 TAX DIST ID 726
FLA POOLS INC	12/17/2024	01194453 A	\$2,100.00	\$2,100.00	POOL SVCS
PINE LAKE SERVICES	6/17/2025	7577	\$3,981.25	\$3,981.25	Palm Trimming
Additional Services Subtotal			\$12,512.52	\$12,512.52	
TOTAL			\$89,929.29	\$89,929.29	

June 9, 2025
Invoice Number: 2510461060925
Account Number: **8337 12 029 2510461**
Security Code: **2597**
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Auto Pay Notice

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.

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 06/09/25 through 07/08/25 details on following pages*

Previous Balance	265.00
Payments Received -Thank You!	-265.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
<i>YOUR AUTO PAY WILL BE PROCESSED 06/26/25</i>	
Total Due by Auto Pay	\$265.00



Thank you for choosing Spectrum Business.

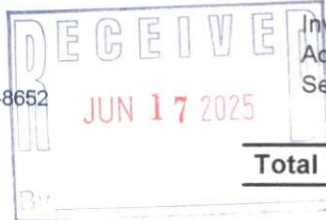
We appreciate your prompt payment and value you as a customer.

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 06102025 NNNNNNNN 01 001035 0004

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



June 9, 2025

Carlton Lakes Community

Invoice Number: 2510461060925
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





Invoice Number: 2510461060925
 Account Number: 8337 12 029 2510461
 Security Code: 2597

Carlton Lakes Community

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 09 06102025 NNNNNNNN 01 001035 0004

Charge Details

Previous Balance		265.00
EFT Payment	05/26	-265.00
Remaining Balance		\$0.00

Payments received after 06/09/25 will appear on your next bill.

Service from 06/09/25 through 07/08/25

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
	\$230.00

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

Spectrum Business™ Voice

Phone number (813) 442-4870

Spectrum Business Voice	50.00
Promotional Discount	-15.00
Voice Mail	0.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$265.00
Total Due by Auto Pay	\$265.00

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 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.

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**.





Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 6/17/2025

Invoice # 21383

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

7/17/2025

Description	Amount
<p>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.</p> <p>Maintenance services to include the following:</p> <ul style="list-style-type: none"> * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor. <p>Total maintenance cost = \$590/Month (\$7,080 annually)</p> <p>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.</p>	<p>590.00</p>

Thank you for your business

Crosscreek Environmental Inc.

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

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150673

DATE

5/29/2025

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**

6/28/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,483.00		3,483.00
Amenity Management Services	1	Ea	11,583.33		11,583.33
Field Management Fee	1	Ea	600.00		600.00
Subtotal					15,666.33

Subtotal	\$15,666.33
Tax	\$0.00
Total Due	\$15,666.33

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150730

DATE

6/1/2025

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**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,483.00		3,483.00
Amenity Management Services	1	Ea	11,583.33		11,583.33
Field Management	1	Ea	600.00		600.00
Subtotal					15,666.33

Subtotal	\$15,666.33
Tax	\$0.00
Total Due	\$15,666.33

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.



Hillsborough County Florida

CUSTOMER NAME CARLTON LAKES CDD	ACCOUNT NUMBER 9466499495	BILL DATE 06/12/2025	DUE DATE 07/03/2025
---	-------------------------------------	--------------------------------	-------------------------------

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	05/09/2025	104359	06/10/2025	104621	26200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$79.12
Water Base Charge	\$261.42
Water Usage Charge	\$26.99
Sewer Base Charge	\$633.92
Sewer Usage Charge	\$170.82

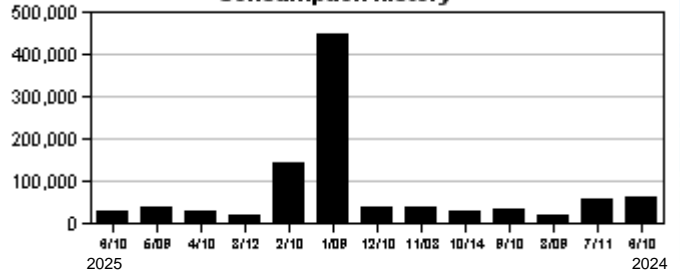
Summary of Account Charges

Previous Balance	\$1,317.83
Net Payments - Thank You	\$-1,317.83
Total Account Charges	\$1,178.30
AMOUNT DUE	\$1,178.30

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

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
Additional Information: HCFLGov.net/Water



THANK YOU!



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

588 0

DUE DATE	07/03/2025
Auto Pay Scheduled DO NOT PAY	



0094664994954 00001178300

Attendance Confirmation

for
Board of Supervisors

District Name: Carlton Lakes CDD

Board Meeting Date: 6.11.25

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

6.13.25
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Carlton Lakes CDD

Board Meeting Date: 6.11.25

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

6.13.25
Date



GoTo Communications, Inc.

INVOICE

Invoice Date 06/01/2025
Invoice # IN7103913524
PO #
Customer ID CN-710379-2009
Terms **AutoPay Scheduled**
Due Date 06/16/2025
Currency US Dollar

Your automatic payment is scheduled to be processed around the 10th of the month

Bill To

CARLTON LAKES CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607
 UNITED STATES

INVOICE Total:\$224.51

Amount Due:\$224.51

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 06/01/2025 - 06/30/2025	3	26.95	\$80.85
Primary	GoToConnect - Partial Month Addition Service Charge 05/02/2025 - 05/31/2025	3	26.0806	\$78.24
Primary	Standard Phone Numbers (DID) 06/01/2025 - 06/30/2025	2	5	\$10.00
Primary	DIDs - Partial Month Addition 05/02/2025 - 05/31/2025	2	4.8387	\$9.68
Primary	Included minutes in plan 05/01/2025 - 05/31/2025	140.3	0	\$0.00
Primary	Monthly Rental Equipment Charge 06/01/2025 - 06/30/2025	1	4.9	\$4.90
Primary	Monthly Rental Equipment Charge - Prior Month Addition 05/02/2025 - 05/31/2025	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	17.39	\$17.39
Primary	Universal Service Fee (USF)	1	8.6637	\$8.66
Primary	Cost Recovery Fee	1	9.8888	\$9.89

Total \$224.51

Your automatic payment is scheduled to be processed around the 10th of the month

View and Pay your invoices online: <https://admin.goto.com/gtc-billing>
 Billing Support: <https://support.goto.com/connect/billing-user-guide>



GoTo Communications, Inc.

INVOICE

Invoice Date	06/01/2025
Invoice #	IN7103913524
PO #	
Customer ID	CN-710379-2009
Terms	AutoPay Scheduled
Due Date	06/16/2025
Currency	US Dollar

Your automatic payment is scheduled to be processed around the 10th of the month

Online Payment Options:

Please visit <https://admin.goto.com/gtc-billing> to view and download your invoices, search and download billed call details, setup or edit AutoPay as well as manage your invoice delivery recipients. *Ability to access this option may require 'view/pay invoice' permissions be granted by your super admin & may not be available to certain reseller customers.

*Certain audio Services are provided by the applicable [GoTo affiliate](#) who sets the rates, terms, and conditions for audio services. GoTo Technologies USA, Inc. presents this invoice and collects on behalf of the applicable GoTo affiliate as its agent.

*Telecom fees (incl. USF and Regulatory Recovery Fees) are only applicable to GoToConnect, and OpenVoice Services. If you'd like to know more about how GoTo currently displays fees on your invoice, please visit [here](#).

*Connect Bundle is comprised of GoToConnect and GoToMeeting Pro. GoToConnect is provided by GoTo Communications, Inc.

Attendance Confirmation

for
Board of Supervisors

District Name: Carlton Lakes CDD

Board Meeting Date: 6.11.25

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

6.13.25
Date



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/25	7448
Terms	Due Date
Net 30	07/01/25

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
\$12,534.58	

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 June 2025		\$12,534.58	\$0.00	\$12,534.58
	#3481 - Carlton Lakes CDD Maintenance 24-25 June 2025		\$12,534.58	\$0.00	\$12,534.58
	Total		\$12,534.58	\$0.00	\$12,534.58



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/25	7083
Terms	Due Date
Net 30	07/01/25

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
	<i>Demo and Prep</i>		\$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.
06/11/25	7566
Terms	Due Date
Net 30	07/11/25

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
\$676.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$676.00	\$0.00	\$676.00

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.

	<i>Add 1 Yard of dirt between 2 houses Item # 11</i>		\$676.00	\$0.00	\$676.00
Total			\$676.00	\$0.00	\$676.00

Attendance Confirmation

for
Board of Supervisors

District Name: Carlton Lakes CDD

Board Meeting Date: 6.11.25

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

6.13.25
Date

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

June 20, 2025

Client: 001463

Matter: 000001

Invoice #: 26730

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/9/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$91.50
5/22/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION AD FOR BUDGET.	1.8	\$315.00
5/28/2025	KCH	PREPARE SERVICES AGREEMENTS FOR POOL REPAIR AND PAVER REPLACEMENT.	2.7	\$823.50
5/30/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
Total Professional Services			6.8	\$1,580.00

June 20, 2025
Client: 001463
Matter: 000001
Invoice #: 26730

Page: 2

Total Services	\$1,580.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,580.00
Previous Balance		\$122.00
<i>Less Payments</i>		<i>(\$122.00)</i>
PAY THIS AMOUNT		\$1,580.00

Please Include Invoice Number on all Correspondence



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

Statement Date: June 05, 2025

Amount Due: \$19,874.15

Due Date: June 19, 2025

Account #: 321000026203

DO NOT PAY. Your account will be drafted on June 19, 2025

Account Summary

Previous Amount Due	\$17,869.90
Payment(s) Received Since Last Statement	-\$17,869.90
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$19,874.15

Amount Due by June 19, 2025 \$19,874.15

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 **14,660 KWH**

13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579 **2,847 KWH**



Scan here to interact with your bill online.

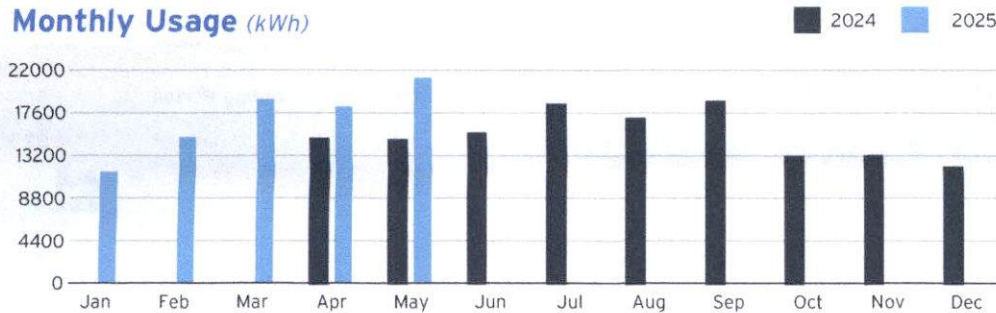


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



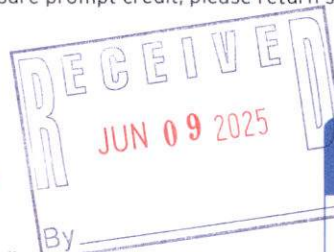
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Account #: 321000026203

Due Date: June 19, 2025

Amount Due: \$19,874.15

Payment Amount: \$ _____

700500003364

Your account will be drafted on June 19, 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.

00000028-0000300-Page 3 of 18

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: \$5,735.34

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

Sub-Account Number: 211005443687

Amount: \$6,371.69

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

Sub-Account Number: 211005443919

Amount: \$2,985.57

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

Sub-Account Number: 221000718207

Amount: \$319.19

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

Sub-Account Number: 221000723645

Amount: \$418.36

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	05/15/2025	43,354		41,946		1,408 kWh	1	30 Days	\$251.10
									▲ 27.8%

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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.

0000028-0000300-Page 4 of 18

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	05/15/2025	24,883		22,036		2,847 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$486.44
		▲ 15.9%

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

Sub-Account Number: 221003311729

Meter	Read Date	Current	-	Previous	=	Total Used
1000503543	05/15/2025	1,988		1,974		14 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$23.12
		▲ 16.7%

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

Sub-Account Number: 221003344704

Meter	Read Date	Current	-	Previous	=	Total Used
1000503523	05/15/2025	8,965		8,787		178 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$49.94
		▲ 3.5%

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

Sub-Account Number: 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used
1000791886	05/15/2025	42,316		40,268		2,048 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$355.78
		▲ 36.0%

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

Sub-Account Number: 221004695112

Meter	Read Date	Current	-	Previous	=	Total Used
1000790429	05/15/2025	25,325		24,592		14,660 kWh
1000790429	05/15/2025	1.43		0		28.54 kWh

Multiplier	Billing Period	Amount
20.0000	30 Days	\$1,556.27
20.0000	30 Days	▲ 12.4%

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

Sub-Account Number: 221004936375

Amount: \$581.22

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

Sub-Account Number: 221007674692

Amount: \$740.13

Total Current Month's Charges

\$19,874.15

00000028-0000301-Page 5 of 18






Sub-Account #: 211005443505
Statement Date: 06/02/2025

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

Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$350.75
Lighting Charges		\$5,735.34

Current Month's Electric Charges \$5,735.34

Billing information continues on next page →

00000028-0000301-Page 6 of 18



Sub-Account #: 211005443687
Statement Date: 06/02/2025

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


Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details



00000028-0000302-Page 7 of 18

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$387.10
Lighting Charges		\$6,371.69

Current Month's Electric Charges \$6,371.69

Billing information continues on next page →



Sub-Account #: 211005443919
Statement Date: 06/02/2025

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

Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$183.07

Lighting Charges \$2,985.57

Current Month's Electric Charges

\$2,985.57

Billing information continues on next page →

00000028-0000302-Page 8 of 18



Sub-Account #: 221000718207
Statement Date: 06/02/2025

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

Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$19.57

Lighting Charges \$319.19

Current Month's Electric Charges

\$319.19

Billing information continues on next page →

00000028-0000303-Page 9 of 18




Sub-Account #: 221000723645
Statement Date: 06/02/2025

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

Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$25.65
Lighting Charges		\$418.36

Current Month's Electric Charges \$418.36

Billing information continues on next page →

00000028-0000303-Page 10 of 18



Sub-Account #: 221000778375
Statement Date: 06/02/2025

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

Meter Read



Service Period: 04/16/2025 - 05/15/2025

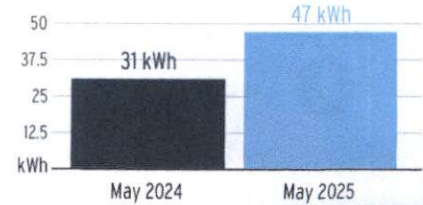
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851107	05/15/2025	43,354	41,946	1,408 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,408 kWh @ \$0.08641/kWh	\$121.67
Fuel Charge	1,408 kWh @ \$0.03083/kWh	\$43.41
Storm Protection Charge	1,408 kWh @ \$0.00577/kWh	\$8.12
Clean Energy Transition Mechanism	1,408 kWh @ \$0.00418/kWh	\$5.89
Storm Surcharge	1,408 kWh @ \$0.02121/kWh	\$29.86
Florida Gross Receipt Tax		\$5.84
Electric Service Cost		\$233.69
State Tax		\$17.41
Total Electric Cost, Local Fees and Taxes		\$251.10

Avg kWh Used Per Day



00000028-0000304-Page 11 of 18

Current Month's Electric Charges \$251.10

Billing information continues on next page →



Sub-Account #: 221000778391
Statement Date: 06/02/2025

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

Meter Read

Meter Location: WELL

Service Period: 04/16/2025 - 05/15/2025

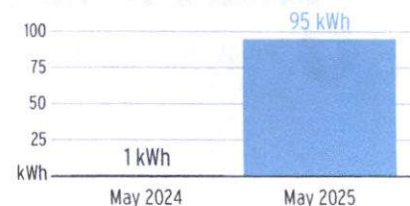
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000488713	05/15/2025	24,883	22,036	2,847 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,847 kWh @ \$0.08641/kWh	\$246.01
Fuel Charge	2,847 kWh @ \$0.03083/kWh	\$87.77
Storm Protection Charge	2,847 kWh @ \$0.00577/kWh	\$16.43
Clean Energy Transition Mechanism	2,847 kWh @ \$0.00418/kWh	\$11.90
Storm Surcharge	2,847 kWh @ \$0.02121/kWh	\$60.38
Florida Gross Receipt Tax		\$11.32
Electric Service Cost		\$452.71
State Tax		\$33.73
Total Electric Cost, Local Fees and Taxes		\$486.44

Avg kWh Used Per Day



Current Month's Electric Charges \$486.44

Billing information continues on next page →

0000028-0000304-Page 12 of 18



Sub-Account #: 221003311729
Statement Date: 06/02/2025

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

Meter Read

Meter Location: GATE

Service Period: 04/16/2025 - 05/15/2025

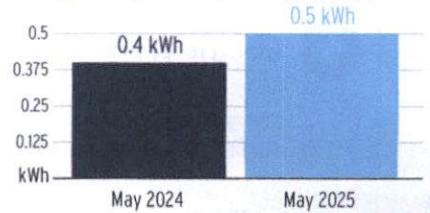
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503543	05/15/2025	1,988	1,974	14 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03083/kWh	\$0.43
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.52
State Tax		\$1.60
Total Electric Cost, Local Fees and Taxes		\$23.12

Avg kWh Used Per Day



0000028-0000305-Page 13 of 18

Current Month's Electric Charges \$23.12

Billing information continues on next page →



Sub-Account #: 221003344704
Statement Date: 06/02/2025

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

Meter Read

Service Period: 04/16/2025 - 05/15/2025

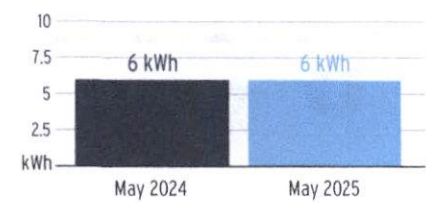
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000503523	05/15/2025	8,965	8,787	178 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	178 kWh @ \$0.08641/kWh	\$15.38
Fuel Charge	178 kWh @ \$0.03083/kWh	\$5.49
Storm Protection Charge	178 kWh @ \$0.00577/kWh	\$1.03
Clean Energy Transition Mechanism	178 kWh @ \$0.00418/kWh	\$0.74
Storm Surcharge	178 kWh @ \$0.02121/kWh	\$3.78
Florida Gross Receipt Tax		\$1.16
Electric Service Cost		\$46.48
State Tax		\$3.46
Total Electric Cost, Local Fees and Taxes		\$49.94

Avg kWh Used Per Day



Current Month's Electric Charges \$49.94

Billing information continues on next page →

00000028-0000305-Page 14 of 18



Sub-Account #: 221003357052
Statement Date: 06/02/2025

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

Meter Read



Meter Location: WELL

Service Period: 04/16/2025 - 05/15/2025

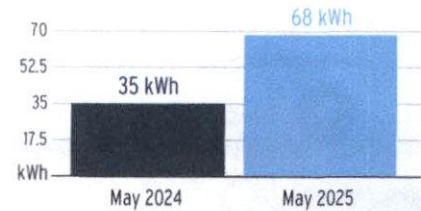
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000791886	05/15/2025	42,316	40,268	2,048 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,048 kWh @ \$0.08641/kWh	\$176.97
Fuel Charge	2,048 kWh @ \$0.03083/kWh	\$63.14
Storm Protection Charge	2,048 kWh @ \$0.00577/kWh	\$11.82
Clean Energy Transition Mechanism	2,048 kWh @ \$0.00418/kWh	\$8.56
Storm Surcharge	2,048 kWh @ \$0.02121/kWh	\$43.44
Florida Gross Receipt Tax		\$8.28
Electric Service Cost		\$331.11
State Tax		\$24.67
Total Electric Cost, Local Fees and Taxes		\$355.78

Avg kWh Used Per Day



00000028-0000306-Page 15 of 18

Current Month's Electric Charges \$355.78

Billing information continues on next page →



Sub-Account #: 221004695112
Statement Date: 06/02/2025

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

Meter Read

Service Period: 04/16/2025 - 05/15/2025

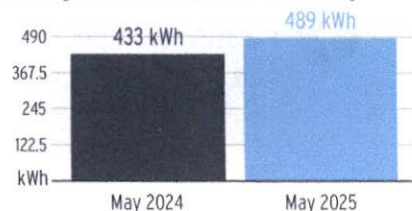
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000790429	05/15/2025	25,325	24,592	14,660 kWh	20.0000	30 Days
1000790429	05/15/2025	1.43	0	28.54 kW	20.0000	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	29 kW @ \$18.07000/kW	\$524.03
Energy Charge	14,660 kWh @ \$0.00773/kWh	\$113.32
Fuel Charge	14,660 kWh @ \$0.03083/kWh	\$451.97
Capacity Charge	29 kW @ \$0.30000/kW	\$8.70
Storm Protection Charge	29 kW @ \$2.08000/kW	\$60.32
Energy Conservation Charge	29 kW @ \$0.93000/kW	\$26.97
Environmental Cost Recovery	14,660 kWh @ \$0.00068/kWh	\$9.97
Clean Energy Transition Mechanism	29 kW @ \$1.15000/kW	\$33.35
Storm Surcharge	14,660 kWh @ \$0.01035/kWh	\$151.73
Florida Gross Receipt Tax		\$36.21
Electric Service Cost		\$1,448.37
State Tax		\$107.90
Total Electric Cost, Local Fees and Taxes		\$1,556.27

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges \$1,556.27

Billing information continues on next page →

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

0000028-0000308-Page 16 of 18



Sub-Account #: 221004936375
Statement Date: 06/02/2025

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

Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$35.70

Lighting Charges \$581.22

Current Month's Electric Charges

\$581.22

Billing information continues on next page →

0000028-0000307-Page 17 of 18




Sub-Account #: 221007674692
Statement Date: 06/02/2025

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

Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$45.76
Lighting Charges		\$740.13

Current Month's Electric Charges \$740.13

Total Current Month's Charges \$19,874.15

00000028-0000307-Page 18 of 18



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

7760340



000001039 02 SP 106481365027315 P

Carlton Lakes CDD
ATTN District Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States





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

Invoice Number: 7760340
Account Number: 218485000
Invoice Date: 05/23/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Carlton Lakes CDD
ATTN District Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

CARLTON LAKES CDD SERIES 2018

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 SERIES 2018

Invoice Number: 7760340
Account Number: 218485000
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 # 218485000
Invoice # 7760340
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: 7760340
 Invoice Date: 05/23/2025
 Account Number: 218485000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

CARLTON LAKES CDD SERIES 2018

Accounts Included 218485000 218485001 218485002 218485003 218485004
 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 05/01/2025 - 04/30/2026				\$3,950.00
Incidental Expenses 05/01/2025 to 04/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

22-06270-0300
 CARLTON LAKE
 06/01/25-06/30/2
 05/27/202
 0154143-2206-

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Jun 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$488.94

If payment is received after 06/26/2025: **\$ 501.16**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
488.94		(488.94)		0.00		488.94		488.94

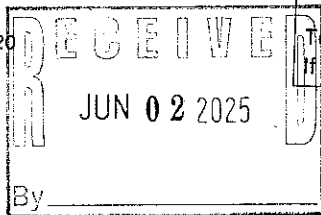
IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

✂ Please detach and send the lower portion with payment --- (no cash or staples) ---



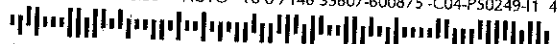
WASTE MANAGEMENT INC. OF FLORIDA
 WM - TAMPA
 PO BOX 3020
 MONROE, WI 53566-8320
 (813) 621-3055
 (800) 255-7172



Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
05/27/2025	0154143-2206-3	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 06/26/2025	\$488.94	
If Received after 06/26/2025	\$501.16	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$488.94.

2206000220627003004001541430000004889400000048894 1

0050199 01 AB 0.59 **AUTO T8 0 7146 33607-600875 -C04-P50249-11 4

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

10290C44



Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
 PO BOX 4648
 CAROL STREAM, IL 60197-4648



DETAILS OF SERVICE


Customer ID: 22-06270-03004

Details for Service Location:
 Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094


Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	06/01/25		1.00	162.44
6 Yard Dumpster 1X Week	06/01/25		1.00	326.50
Total Current Charges				488.94

GREENER WAYS TO PAY

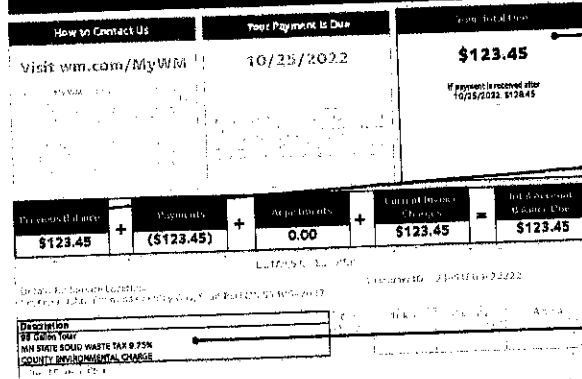
Please choose one of these sustainable payment options:

 **AutoPay**
 Set up recurring payments with us at wm.com/myaccount

 **Online**
 Use wm.com for quick and easy payments

 **By Phone**
 Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



The screenshot shows an invoice for \$123.45. Callout 1 points to the 'Total Due' of \$123.45. Callout 2 points to the 'Previous Balance' section. Callout 3 points to the 'Description' table at the bottom of the invoice.

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.
 Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
 Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
 Continue to view and manage your bills directly from My WM (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact WM.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMChankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 6/6/2025

Payable To Carlton Lakes CDD

Check Amount \$3,227.11

Check Description Series 2015 - FY 25 Tax Dist. ID Dist 726

Code to: **200.103200.1000**

Check Amount \$1,596.24

Check Description Series 2017 - FY 25 Tax Dist. ID Dist 726

Code to: **202.103200.1000**

Check Amount \$1,607.92

Check Description Series 2018 - FY 25 Tax Dist. ID Dist 726

Code to: **203.103200.1000**

TOTAL \$:	\$6,431.27
------------------	-------------------

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

93%

Date Received	Amount Received	200		203		201		Proof	Distribution Number & Date Transferred	Payments / CDD check #		
		55.11%	55.11%	22.52%	22.52%	11.14%	11.14%				11.22%	11.22%
		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	1204
6/6/2025	14,326.88	7,895.60	7,895.60	3,227.11	3,227.11	1,596.24	1,596.24	1,607.92	1,607.92	0.01	Dist 726	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	2,316,109.33	1,276,417.35	1,276,417.35	521,701.00	521,700.99	258,051.48	258,051.49	259,939.50	259,939.51	(0.01)		
Net Total on Roll	2,477,581.49		1,365,405.32		558,072.42		276,042.05		278,061.70	-		
Collection Surplus / (Deficit)	(161,472.16)		(88,987.97)		(36,371.43)		(17,990.56)		(18,122.19)			

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Carlton Club House
11404 Carlton Fields Dr
Riverview, FL 33579

INVOICE 01194453
DATE 12/17/2024
TERMS Due on receipt

DESCRIPTION	AMOUNT
replace incandescent bulbs with LED	2,100.00
check cancel due to water bill which has paid back to you.	

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com
If paying by debit or credit card there is a 3.5% convenience fee charge, you can pay online, by Zelle at service@flapools.com or call 813-839-7665 during business hours.
If paying by check:
Make checks payable to: FLA Pools, Inc.
Mail to Po Box 6004, Sun City Center, 33571

BALANCE DUE **\$2,100.00**



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/17/25	7577
Terms	Due Date
Net 30	07/17/25

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
\$3,981.25	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,981.25	\$0.00	\$3,981.25

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.

	<i>Palm Pruning along Clement Pride Blvd</i>		\$3,981.25	\$0.00	\$3,981.25
	Total		\$3,981.25	\$0.00	\$3,981.25