

**CARLTON LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 10, 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  
Jason Liggett, District Inspections  
Matt Jones, Crosscreek Environmental  
Epifanio Carvajal, Pine Lake Landscape

## Final Meeting Agenda Wednesday, September 10, 2025 – 6:00 p.m.

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

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- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Adoption of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Staff Reports**
  - A. Aquatics Report.....Page 3
  - B. Field Inspection Report .....Page 13
  - C. Landscape Inspection Report
    1. Consideration of Palm Trimming Proposal.....Page 18
    2. Consideration of Jasmine Installation Proposal .....Page 23
    3. Consideration of Perennial Plants Installation Proposals.....Page 29
  - D. District Counsel
  - E. District Engineer
  - F. District Manager
  - G. Onsite Manager
    1. Onsite Manager Report.....Page 49
- 6. Business Items**
- 7. Business Administration**
  - A. Consideration of the Regular Meeting Minutes from August 13, 2025 .....Page 50
  - B. Consideration of August 2025 Check Register .....Page 54
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

*The next meeting is scheduled for Wednesday, October 8, 2025, at 6:00 p.m.*

District Office  
Inframark  
313 Campus St.  
Celebration, Florida 34747

Meeting Location:  
Carlton Lakes Clubhouse  
11404 Carlton Fields Drive  
Riverview, FL 33579

# Carlton Lakes CDD Survey Report



Completed by: Earl Yhan 09/04/25

Last Herbicide Treatment:08/20/25

Next Herbicide Treatment:09/19/25

**Carlton Lakes CDD**

Carlton Fields Drive  
Riverview, FL 33579

Monthly - 7 ponds





**Pond #1**



Water levels are back up to normal. Small amount of algae has blown to one side of the pond but it does appear to be treated and dying. No shoreline grasses or submersed vegetation present. The no mow zone appears in need of maintenance on the residential side. I would recommend considering planting beneficial aquatic plants to help absorb the excess nutrients.



## Pond #2



Water levels are almost back to normal. Small amount of algae present but no shoreline grasses or submersed vegetation.

### Pond #3



Water levels are back to normal. There are a small amount of submersed vegetation present that will be treated next visit. The no mow zone needs maintenance. There are 3-4 ft tall bushes in the no mow zone.



**Pond #4**



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

## Pond #5



Extremely low water levels still. Small amount of grasses present on the exposed banks. No algae or submersed vegetation.

## Pond #6



Water levels are back to normal. Very small amount of algae present. No submersed or shoreline grasses present.



**Pond #7**



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







## Carlton Lakes CDD

Wednesday, 27 August 2025

Prepared For Board of Supervisors

14 Item Identified

14 Item Incomplete

Jason Liggett

Inframark





### Item 1

Assigned To: [Clubhouse Staff/ DM](#)

Sinks in both the men's and women's bathrooms need to be reset. They will also need to be caulked and painted.



### Item 2

Assigned To: [Clubhouse Staff](#)

The men's urinal is not flushing and needs the internals fixed in the men's restroom.



### Item 3

Assigned To: [Board members](#)

Both pools pumps were up and running during my inspection. The pool company did have to order a new part for the chlorine injector.

### Item 4

Assigned To: [Board/ Pine Lake](#)

During my inspection we discussed the proposal for the palm trees around the pool area. This has been proposed however we have more that need to be completed throughout the district. This could cause some issues when or if we get hurricanes.



### Item 5

Assigned To: [Pine Lake](#)



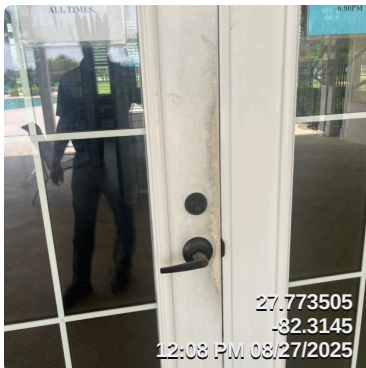
Remove any dead plant material throughout the pool area. This includes the hibiscus stalk on the west side of the pool area.



### Item 6

[Assigned To: Amenity Staff](#)

We need to get back on what we need to fix the grill in the pool area. Alex is this something you can look into?



### Item 7

[Assigned To: Amenity Staff](#)

We need to clean up and repaint the door entryways. This is the entrance to the gym. You can see the paint has chipped off.



### Item 8

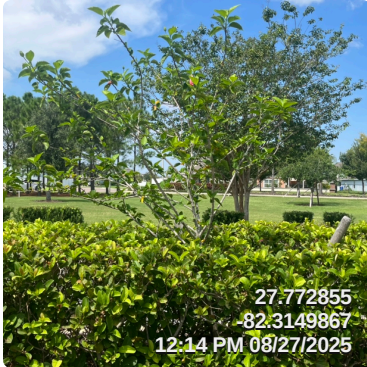
[Assigned To: Pine Lake](#)

Remove the dead plant material from the front of the amenity center. There was a croton that has died.

### Item 9

[Assigned To: Pine Lake](#)

As per the last board meeting provide the district with proposals to install plant material in the annuals beds in the district.



### Item 10

[Assigned To: Pine Lake](#)

Reset the Standard Hibiscus in the center island at the main entrance to the community. It is currently leaning over.



### Item 11

[Assigned To: Amenity Staff](#)

Heading North on Clement Pride Drive there is a sign post that is missing the sign. I am not sure of what is supposed to be on the sign. If it is not going to be used we need to remove it.



### Item 12

[Assigned To: Pine Lake](#)

Trim and lift the oak tree in the common area on Covert Green Place. This tree is also leaning but would be very costly to attempt to reset it.

### Item 13

[Assigned To: Pine Lake](#)

Pine lake to make sure that the no mow zones around the ponds are being kept at the recommended height of I believe is 16 inches in areas this is well over this.





## Item 14

Assigned To: [Amenity Staff](#)

During my inspection the brick monuments that are on the fence lines in the community are in need of cleaning. Can the onsite maintenance staff plan to have this completed?





## Proposal #6674

### 6674 - Carlton Lakes - Palm Trimming at Arbor Pines Entrance - September 2, 2025

**Date** 9/3/2025

**Customer** Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

**Property** Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

**Account Manager** Jessi Milch

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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

**Proposal #6674 - for the trimming of 5 palms at the Arbor Pines Drive entrance of Carlton Lakes, per request of Jason Liggett at Inframark.**

This includes the removal of seed pods and dead fronds (if applicable) for 5 Ribbon Palms and 3 Date Palms.



## Palm Trimming

<b>PALM TRIMMING:</b>	<b>\$446.88</b>
<hr/>	
<b>PROJECT TOTAL:</b>	<b>\$446.88</b>

## Terms & Conditions

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#### Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

#### Exclusions

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

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting



Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

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

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

### **Procedure for Extra Work, Changes and Escalation**

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

### **Escalation Clause**

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

### **Warranty and Tolerances**

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

### **Material Tolerances**

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.


Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By  \_\_\_\_\_  
Jessi Milch  
Date 9/3/2025  
Pine Lake Services, LLC

By \_\_\_\_\_  
Kristee Cole  
Date \_\_\_\_\_  
Inframark



## Proposal #6676

### 6676 - Carlton Lakes CDD - Jasmine Install at Leland Grove - August 28, 2025

**Date** 9/3/2025

**Customer** Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

**Property** Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

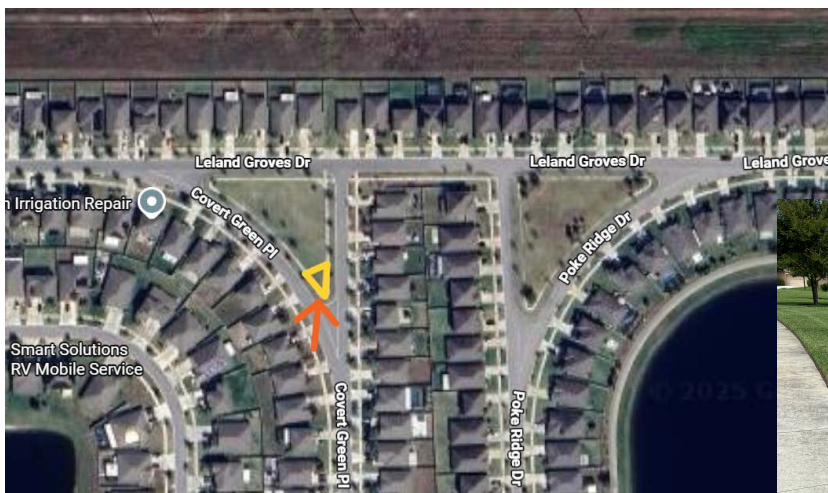
**Account Manager** Jessi Milch

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**Purpose:** Pine Lake to install variegated Jasmine at the westernmost pocket park of Leland Groves Drive of Carlton Lakes CDD (intersection of Leland Groves and Covert Green).

**Process:** To mirror the existing pocket park at the intersection of Leland Groves and Poke Ridge), Pine Lake to install (35) 1 gal Variegated Confederate Jasmine, along with soil, mulch, and installation of irrigation drip lines for best coverage.

**Result:** Finished landscape for this common area park.



**Plant Material Install**

**Plant Material Install**

Items	Quantity	Unit
Topsoil	1.00	cuyd
1 gal Variegated Jasmine	20.00	EA
Pine Fines 2Cu Bag	6.00	EA
Plant Material Install:		\$776.68

**Irrigation Repair/Installation**

**Irrigation Enhancement**

<b>Items</b>	
Irrigation Parts - Drip Line and Fittings	



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By  \_\_\_\_\_  
Jessi Milch  
Date 9/3/2025  
Pine Lake Services, LLC

By \_\_\_\_\_  
Kristee Cole  
Date \_\_\_\_\_  
Inframark



## Proposal #6698

### 6698 - Carlton Lakes CDD - 1 gal Perennial Plants at Entrances

**Date** 9/3/2025

**Customer** Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

**Property** Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

**Account Manager** Jessi Milch

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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

**Purpose:** Pine Lake to install permanent perennial plants throughout the community's entrances to provide a more sustainable option, in comparison to seasonal annual flowers that need to be changed out quarterly.

**Process:** The 5 entrance areas on the map below will receive 1 GAL plants. Includes touch up of Pine Bark Mulch.

**This proposal is for budget purposes only.** Variety of specific plants to be decided closer to install/approval date and will be selected based on availability and height restrictions for medians and entrance signs.

#### Examples of plant ideas:

Mexican Heather

Gold Lantana

Perennial Peanut

Liriope

Dune Sunflower

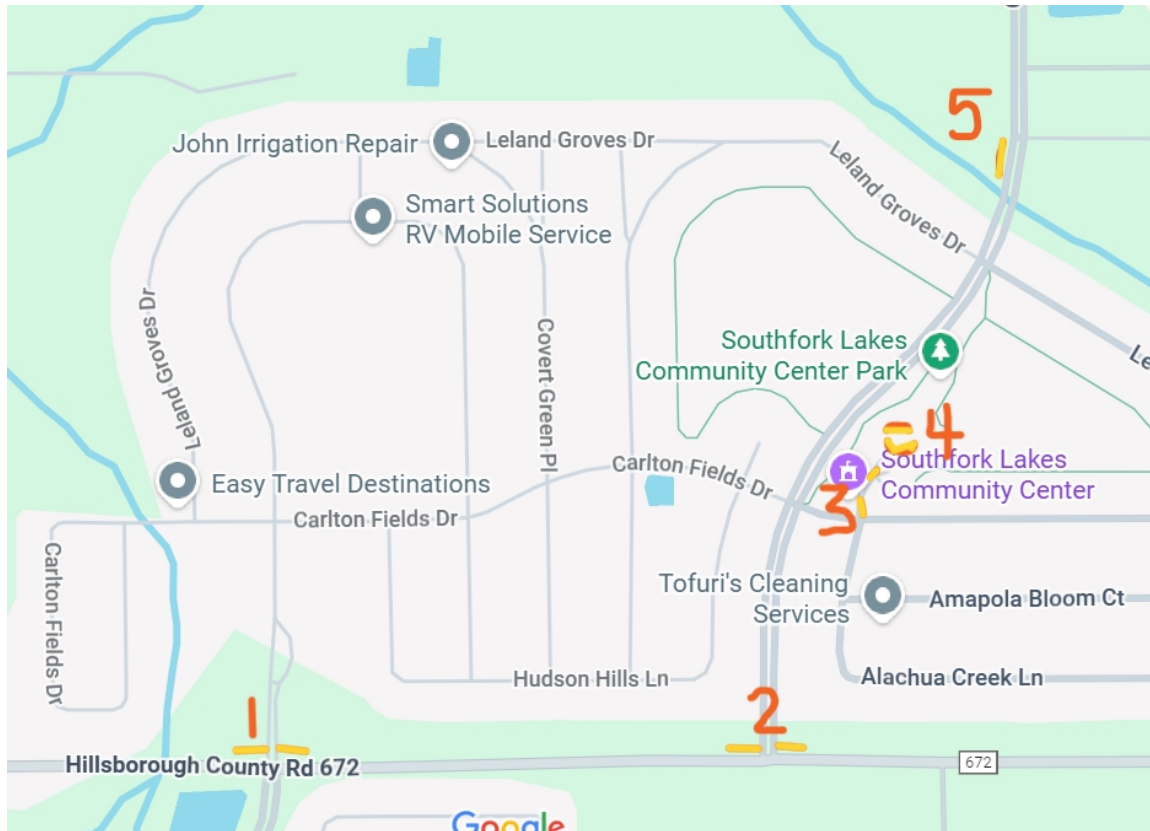
Blue Daze

**Result:** Better curb appeal for the Carlton Lakes community to enjoy.



Please note: This proposal includes the sourcing and installation of plants, as well as irrigation checks post-install. If additional coverage is needed, a separate proposal would be provided.

MAP:



Area #1: 15 plants at each entrance





Area #2: 15 plants at each entrance







Area #2 (east side)

Area #3: 35 plants @ south end. 15 plants @ north end.



Area #3 (south side)



Area #3 (north side)

Area #4: 25 plants on each side





Area #5: 15 plants



Plant Material Install

Plant Material Install			
Items	Quantity	Unit	
1 gal Plant	175.00	EA	
Mulch Pine Bark 3 cuft Bag	27.00	EA	
Plant Material Install:			\$2,281.38

Irrigation Repair/Installation

Irrigation Enhancement			
Items	Quantity	Unit	
Irrigation Enhancement:			\$318.82
PROJECT TOTAL:			\$2,600.20



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

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

#### Backflow Connection

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

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be

executed using current market prices

### **Escalation Clause**

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

### **Warranty and Tolerances**

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

### **Material Tolerances**

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.


Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By  \_\_\_\_\_  
Jessi Milch  
Date 9/3/2025  
Pine Lake Services, LLC

By \_\_\_\_\_  
Kristee Cole  
Date \_\_\_\_\_  
Inframark



## Proposal #6699

### 6699 - Carlton Lakes CDD - 3 gal Perennial Plants at Entrances

**Date** 9/3/2025

**Customer** Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

**Property** Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

**Account Manager** Jessi Milch

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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

**Purpose:** Pine Lake to install permanent perennial plants throughout the community's entrances to provide a more sustainable option, in comparison to seasonal annual flowers that need to be changed out quarterly.

**Process:** The 5 entrance areas on the map below will receive 3 GAL plants. Includes touch up of Pine Bark Mulch.

**This proposal is for budget purposes only.** Variety of specific plants to be decided closer to install/approval date and will be selected based on availability and height restrictions for medians and entrance signs.

#### Examples of plant ideas:

Dwarf Ixora

Emerald Blanket Carissa

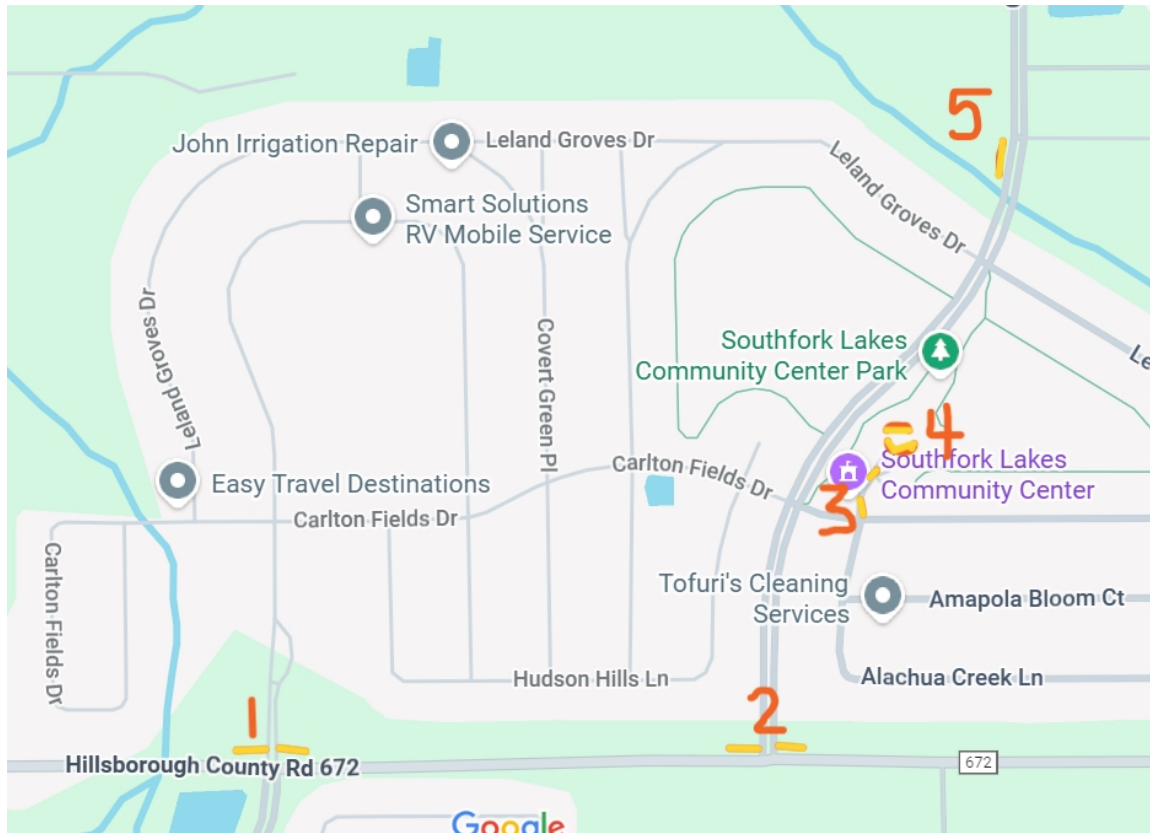
Dwarf Allamanda

**Result:** Better curb appeal for the Carlton Lakes community to enjoy.

Please note: This proposal includes the sourcing and installation of plants, as well as irrigation checks post-install. If additional coverage is needed, a separate proposal would be provided.



MAP:



Area #1: 15 plants at each entrance





Area #2: 15 plants at each entrance







Area #2 (east side)

Area #3: 35 plants @ south end. 15 plants @ north end.



Area #3 (south side)



Area #3 (north side)

Area #4: 25 plants on each side





Area #5: 15 plants



## Plant Material Install

### Plant Material Install

Items	Quantity	Unit
3 gal Plant	175.00	EA
Mulch Pine Bark 3 cuft Bag	27.00	EA
Plant Material Install:		\$4,027.38

## Irrigation Repair/Installation

### Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$318.82
PROJECT TOTAL:		\$4,346.20

## Terms & Conditions

### Terms & Conditions

#### Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

#### Exclusions

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### **Material Tolerances**



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By  \_\_\_\_\_  
Jessi Milch  
Date 9/3/2025  
Pine Lake Services, LLC

By \_\_\_\_\_  
Kristee Cole  
Date \_\_\_\_\_  
Inframark

## Monthly Manager's Report – Carlton Lakes CDD 9/4/2025



**Carlton Lakes CDD  
South Fork Lakes  
11404 Carlton Fields Dr.  
Riverview, FL 33579  
813-404-2881**

- Assisted 10 residents with access cards for Amenities.
- Completed community drive through weekly.
- Pool update. 1 Chlorine spinner ordered and waiting to be installed once acquired
- Timothy and Jamesa performed regular duties.
- Performed regular maintenance duties daily.
- Fence panel got broken 8/23 but fixed that following Monday 8/25
- INFRAMARK annual training courses
- Maintained security of property and enforced community rules.
- Followed Up on pool repairs.

### **Vendors on site**

- **Zebra Pools**
- **Pine Lakes**
- **DDD Fencing**

**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, August 13, 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:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Kathryn Hopkins	District Counsel, SRV Legal
Jason Liggett	Field Inspection Coordinator, Inframark
Alex West	Onsite Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Terry Mclane	Representative, PineLake Landscape
Jessie Milch	Representative, CrossCreek Environment
CJ Greene	Representative, CrossCreek Environment

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. Vance, seconded by Ms. Diaz, with all in favor, the Board adopted the August 13, 2025, Revised Final Agenda.

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

There were no audience comments.

**FIFTH ORDER OF BUSINESS      Staff Reports**

**A. Aquatics Report**

Mr. Green presented the report to the Board and stated that a new report has been created, and that CrossCreek will resume providing full reports again next month. Mr. Green noted that there were algae blooms in Pond 7.

**B. Field Inspection Report**

Mr. Liggett presented his report to the Board, highlighting several key issues. He pointed out that there is erosion in Pond 6, and that the palm trees around the clubhouse need to be trimmed. PineLake will provide a proposal at the September meeting. Furthermore, the bank erosion along Pond 6 will be monitored continuously. Ms. Cole will also reach out to DDD Fencing regarding the status of the fencing.

**C. District Counsel**

Ms. Milch introduced herself to the board. The proposals for palms were tabled until the September meeting. The Board requested a proposal for monument plants.

**D. District Counsel**

Ms. Cole stated that Ms. Hopkinson has reviewed and blessed the RFP as Presented.

**E. District Engineer**

Mr. Hamstra explains the timeline for the RFP and the approval process for the Weir Bid. The Board is requesting to set the threshold of \$250K.

**1. Consideration of Weir Bid Proposal**

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board accepted the Weir Bid Proposal with a not-to-exceed amount of \$250k.

**F. District Manager**

Ms. Cole introduced Alex West and stated that there was no lapse in staffing.

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

Mr. West stated he will contact an electrician to review all electrical systems within the clubhouse property.

**SIXTH ORDER OF BUSINESS Business Items****A. Public Hearing on the Final Budget for Fiscal Year 2025-2026  
and Levying the O&M Assessment**

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board Opened the Public Hearing on the Final Budget for Fiscal Year 2025-2026 and Levying the O&M Assessment.

A resident commented on his concerns with amenities and landscaping within the community

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board Closed the Public Hearing on the Final Budget for Fiscal Year 2025-2026 and Levying the O&M Assessment.

**1. Consideration of Resolution 2025-03, Adopting the Final Budget for Fiscal Year 2025-2026**

Ms. Cole presented the Final Budget for Fiscal Year 2025-2026 to the Board.

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board adopted Resolution 2025-03, Adopting the Final Budget for Fiscal Year 2025-2026.

**B. Consideration of Resolution 2025-04, Levying the O&M Assessment**

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board adopted Resolution 2025-04, Levying the O&M Assessment.

**C. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2025-2026 Meeting Schedule**

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board adopted the Resolution 2025-05, Adopting the Fiscal Year 2025-2026 Meeting Schedule.

**D. Consideration of Resolution 2025-06, Adopting the Goals and Objectives**

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the Board Adopted Resolution 2025-06, Adopting the Goals and Objectives.

**SEVENTH ORDER OF BUSINESS      Business Administration**

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

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

**B. Consideration of July 2025 Financials & Check Register**

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the July 2025 Check Register was approved as presented.

**EIGHTH ORDER OF BUSINESS      Supervisor Requests**

Ms. Diaz requested for October meeting to add a line item for security. Ms. Cole mentioned we can contact and request a roaming sheriff within the community. The Board requested security proposals for the October meeting.



Mr. Barton requested that all onsite staff be present at the next meeting.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Vance, seconded by Ms. Diaz, with all in favor, the meeting was adjourned at 7:10 p.m.
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Secretary / Assistant Secretary

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Chair / Vice Chair

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100099	08/04/25	PINE LAKE SERVICES	7830	August 2025 Landscape Maintenance	SERVICE OCT24	546300-53908	\$12,534.58
001	100100	08/04/25	STRALEY ROBIN VERICKER	26892	June 3, 2025 - June 30, 2025 District Counsel	LEGAL COUNSEL	531146-51401	\$431.50
001	100101	08/04/25	FLA POOLS INC	01194721	Clean vacuum line	POOL SVCS	546074-53908	\$175.00
001	100102	08/05/25	PEST CEMETERY LLC	72503	August 2025 Pest Control	PEST CONTROL SVCS	531170-53908	\$99.00
001	100103	08/12/25	INFRAMARK LLC	155226	August 2025 District Management, Onsite Management and Field Services	MANAGEMENT FEE MAY 2024	534215-53908	\$11,583.33
001	100103	08/12/25	INFRAMARK LLC	155226	August 2025 District Management, Onsite Management and Field Services	MANAGEMENT FEE MAY 2024	531150-51301	\$3,483.00
001	100103	08/12/25	INFRAMARK LLC	155226	August 2025 District Management, Onsite Management and Field Services	Field	531122-53908	\$600.00
001	100104	08/20/25	CROSSCREEK ENVIRONMENTAL INC	22285	August 2025 Aquatic Maintenance	WATERWAY MAINT	534045-53908	\$590.00
001	100105	08/25/25	GOTO TECHNOLOGIES USA, LLC	IN7104108670	August 1, 2025 - August 3, 2025 Phone	PHONE / FAX / INTERNET	541036-53908	\$113.93
001	100106	08/25/25	ZEBRA CLEANING TEAM	8090	August 2025 Pool Maintenance	pool maintenance	534078-53908	\$2,000.00
001	100106	08/25/25	ZEBRA CLEANING TEAM	8099	Replacement of Seal Plate, Diffuser and O-Ring	pool repair	546074-53908	\$2,974.75
001	100106	08/25/25	ZEBRA CLEANING TEAM	8100	Replacement of Impeller and Shaft Seal	pool repair	546074-53908	\$972.57
001	1224	08/14/25	ELIZABETH DIAZ	ED-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	1225	08/14/25	FREDDY BARTON	FB-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	1226	08/14/25	NICHOLLE D. PALMER	NP-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	300032	08/15/25	GOTO TECHNOLOGIES USA, LLC	IN7104108670-ACH	July 1, 2025 - August 31, 2025 Phone	PHONE / FAX / INTERNET	541024-53908	\$113.93
001	300033	08/19/25	TECO ACH	080525-6203-ACH	June 17, 2025 - July 16, 2025 Electric	ELECTRIC	543041-53100	\$19,225.70
001	300034	08/25/25	WASTE MANAGEMENT ACH	0172986-2206-3-ACH	August 1, 2025 - August 31, 2025 Garbage Collection	GARBAGE	546913-53400	\$488.94
001	300035	08/26/25	CHARTER COMMUNICATIONS ACH	2510461080925-ACH	August 9, 2025 -September 8, 2025 Internet	INTERNET	541036-53908	\$265.00
001	300037	08/25/25	VALLEY BANK	073125-2243-ACH	Aug 2025 Expenses	SAMS CLUB RENEWAL	554020-51301	\$50.00
001	300037	08/25/25	VALLEY BANK	073125-2243-ACH	Aug 2025 Expenses	AMAZON SUPPLIES	546385-53908	\$696.14
001	300037	08/25/25	VALLEY BANK	073125-2243-ACH	Aug 2025 Expenses	LOWES	546015-53908	\$123.11
001	300037	08/25/25	VALLEY BANK	073125-2243-ACH	Aug 2025 Expenses	SPECTRUM	541036-51301	\$30.00
001	DD578	08/25/25	RENA DIANE VANCE - EFT	RV-081325-EFT	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	DD579	08/29/25	BOCC ACH	081225-9495 ACH	July 2025 Water Bill	WATER	543018-53600	\$1,177.24
<b>Fund Total</b>								<b>\$58,527.72</b>

<b>Total Checks Paid</b>	<b>\$58,527.72</b>
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**CARLTON LAKES CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
CHARTER COMMUNICATIONS ACH	8/9/2025	2510461080925-ACH	\$265.00	\$265.00	INTERNET
CROSSCREEK ENVIRONMENTAL INC	8/13/2025	22285	\$590.00	\$590.00	WATERWAY MAINT
GOTO TECHNOLOGIES USA, LLC	8/1/2025	IN7104108670-ACH	\$113.93	\$113.93	PHONE / FAX / INTERNET
GOTO TECHNOLOGIES USA, LLC	8/1/2025	IN7104108670	\$113.93	\$113.93	PHONE / FAX / INTERNET
INFRAMARK LLC	8/1/2025	155226	\$11,583.33		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	8/1/2025	155226	\$3,483.00		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	8/1/2025	155226	\$600.00	\$15,666.33	Field
PINE LAKE SERVICES	8/1/2025	7830	\$12,534.58	\$12,534.58	SERVICE OCT24
VALLEY BANK	6/30/2025	063025-2243-ACH	\$30.00	\$30.00	cell phone
ZEBRA CLEANING TEAM	8/1/2025	8090	\$2,000.00	\$2,000.00	pool maintenance
<b>Monthly Contract Subtotal</b>			<b>\$31,313.77</b>	<b>\$31,313.77</b>	
<b>Utilities</b>					
TECO ACH	8/5/2025	080525-6203 ACH	\$19,225.70	\$19,225.70	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$19,225.70</b>	<b>\$19,225.70</b>	
<b>Regular Services</b>					
ELIZABETH DIAZ	8/13/2025	ED-081325	\$200.00	\$200.00	BOARD 8/13/25
FREDDY BARTON	8/13/2025	FB-081325	\$200.00	\$200.00	BOARD 8/13/25
NICHOLLE D. PALMER	8/13/2025	NP-081325	\$200.00	\$200.00	BOARD 8/13/25
PEST CEMETERY LLC	8/1/2025	72503	\$99.00	\$99.00	PEST CONTROL SVCS
RENA DIANE VANCE - EFT	8/13/2025	RV-081325-EFT	\$200.00	\$200.00	BOARD 8/13/25
VALLEY BANK	6/30/2025	063025-2243-ACH	\$422.81	\$422.81	CC PAYMENT
WASTE MANAGEMENT ACH	7/25/2025	0172986-2206-3-ACH	\$488.94	\$488.94	GARBAGE
<b>Regular Services Subtotal</b>			<b>\$1,810.75</b>	<b>\$1,810.75</b>	

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Additional Services</b>					
VALLEY BANK	6/30/2025	063025-2243-ACH	\$157.13	\$157.13	pool repair
ZEBRA CLEANING TEAM	8/20/2025	8099	\$2,974.75	\$2,974.75	pool repair
ZEBRA CLEANING TEAM	8/20/2025	8100	\$972.57	\$972.57	pool repair
ZEBRA CLEANING TEAM	8/1/2025	080125	\$2,867.59	\$2,867.59	pool repair
<b>Additional Services Subtotal</b>			<b>\$6,972.04</b>	<b>\$6,972.04</b>	
<b>TOTAL</b>			<b>\$59,322.26</b>	<b>\$59,322.26</b>	



August 9, 2025  
Invoice Number: 2510461080925  
Account Number: 8337 12 029 2510461  
Security Code: 2597  
Service At: 11404 CARLTON FIELDS DR  
RIVERVIEW FL 33579-4094

Auto Pay Notice

**Contact Us**

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

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

Previous Balance	265.00
Payments Received -Thank You!	-265.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
YOUR AUTO PAY WILL BE PROCESSED 08/26/25	
<b>Total Due by Auto Pay</b>	<b>\$265.00</b>

**NEWS AND INFORMATION**

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

**IMPORTANT PHONE UPDATE**

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at [Spectrumbusiness.net](http://Spectrumbusiness.net).

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

**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 DY RP 09 08102025 NNNNNNNN 01 000810 0003

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



August 9, 2025

Carlton Lakes Community

Invoice Number: 2510461080925  
Account Number: 8337 12 029 2510461  
Service At: 11404 CARLTON FIELDS DR  
RIVERVIEW FL 33579-4094

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029251046100265009

Invoice Number: 2510461080925  
 Account Number: 8337 12 029 2510461  
 Security Code: 2597

Carlton Lakes Community  
 2510461080925  
 8337 12 029 2510461  
 2597



## Contact Us

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

8633 2390 DY RP 09 08102025 NNNNNNNN 01 000810 0003

## Charge Details

Previous Balance		265.00
EFT Payment	07/26	-265.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 08/09/25 will appear on your next bill.

Service from 08/09/25 through 09/08/25

## 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	200.00
Internet Ultra	
Business WiFi	10.00
	<b>\$230.00</b>

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

## Spectrum Business™ Voice

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

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

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

## Other Charges

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

## Other Charges Continued

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

## Billing Information

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

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

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

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

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

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:**  
 E911 Fee \$0.40, Federal USF \$2.02, 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** 8/13/2025

**Invoice #** 22285

## 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**

9/12/2025

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

Thank you for your business

Crosscreek Environmental Inc.

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

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



GoTo Communications, Inc.

## INVOICE

Invoice Date 08/01/2025  
Invoice # IN7104108670  
PO #  
Customer ID CN-710379-2009  
Terms **AutoPay Scheduled**  
Due Date 08/16/2025  
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:\$113.93**

**Amount Due:\$113.93**

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 08/01/2025 - 08/31/2025	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 08/01/2025 - 08/31/2025	2	5	\$10.00
Primary	Included minutes in plan 07/01/2025 - 07/31/2025	92.7	0	\$0.00
Primary	Monthly Rental Equipment Charge 08/01/2025 - 08/31/2025	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.82	\$8.82
Primary	Universal Service Fee (USF)	1	4.3307	\$4.33
Primary	Cost Recovery Fee	1	5.0255	\$5.03

**Total \$113.93**

**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>

### 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.



GoTo Communications, Inc.

## INVOICE

Invoice Date	08/01/2025
Invoice #	IN7104108670
PO #	
Customer ID	CN-710379-2009
Terms	<b>AutoPay Scheduled</b>
Due Date	08/16/2025
Currency	US Dollar

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

\*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.





GoTo Communications, Inc.

## INVOICE

Invoice Date 08/01/2025  
Invoice # IN7104108670  
PO #  
Customer ID CN-710379-2009  
Terms **AutoPay Scheduled**  
Due Date 08/16/2025  
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:\$113.93**

**Amount Due:\$113.93**

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 08/01/2025 - 08/31/2025	3	26.95	\$80.85
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Primary	Monthly Rental Equipment Charge 08/01/2025 - 08/31/2025	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.82	\$8.82
Primary	Universal Service Fee (USF)	1	4.3307	\$4.33
Primary	Cost Recovery Fee	1	5.0255	\$5.03

**Total \$113.93**

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Billing Support: <https://support.goto.com/connect/billing-user-guide>

### 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.



GoTo Communications, Inc.

## INVOICE

Invoice Date	08/01/2025
Invoice #	IN7104108670
PO #	
Customer ID	CN-710379-2009
Terms	<b>AutoPay Scheduled</b>
Due Date	08/16/2025
Currency	US Dollar

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

\*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.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

155226

**CUSTOMER ID**

C2277

**PO#**

# INVOICE

**DATE**

8/1/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

8/1/2025

**BILL TO**

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

Services provided for the Month of: August 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
<b>Subtotal</b>					<b>15,666.33</b>

<b>Subtotal</b>	\$15,666.33
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$15,666.33
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**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.*



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
08/01/25	7830
Terms	Due Date
Net 30	08/31/25

### BILL TO

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

### PROPERTY

Carlton Lakes CDD  
11404 Carlton Fields Drive  
Riverview, FL 33579

Amount Due	Enclosed
\$12,534.58	

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

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6202 - Carlton Lakes CDD Maintenance 24-25 RENEWAL August 2025		\$12,534.58	\$0.00	\$12,534.58
	#6202 - Carlton Lakes CDD Maintenance 24-25 RENEWAL August 2025		\$12,534.58	\$0.00	\$12,534.58
	<b>Total</b>		<b>\$12,534.58</b>	<b>\$0.00</b>	<b>\$12,534.58</b>



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 2243

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$19,390.00
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	\$283.52
Payments & Credits	\$283.52
Purchases & Other Charges	\$609.94
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	<b>\$0.00</b>
<b>INTEREST CHARGED</b>	<b>\$0.00</b>
New Balance	\$609.94

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

PAYMENT INFORMATION

New Balance	\$609.94
<b>Minimum Payment Due</b>	<b>\$609.94</b>
<b>Payment Due Date</b>	<b>July 25, 2025</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX 2243</b>	<b>\$283.52-</b>
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	283.52-
		<b>FREDRICK LEVATTE</b>	<b>TOTAL XXXXXXXXXXXX 5949</b>	<b>\$609.94</b>
06/09	06/09	5543286515WMR0HJH	LESLIES POOL SPLY 652 RIVERVIEW FL	157.13
			MCC: 5999 MERCHANT ZIP:	
06/09	06/09	054368451BLJ612A5	SAMS CLUB #4801 RIVERVIEW FL	422.81
			MCC: 5300 MERCHANT ZIP: 33578	
06/28	06/28	55432865K62FXRBS2	SPECTRUM MOBILE 855-707-7328 MO	30.00
			MCC: 4899 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$609.94 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 2243
<b>Payment Due Date</b>	<b>July 25, 2025</b>
<b>New Balance</b>	<b>\$609.94</b>
Minimum Payment Due	\$609.94
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716



REWARDS SUMMARY

Previous Cashback Balance	\$8.36	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.52	\$0-\$500,000 = 0.25%
New Cashback Balance	\$9.88	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jan 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.



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

Store: 638 Register: 2  
Date: 6/9/25 Time: 10:44 AM  
Ticket: 106216  
Salesperson: 72075 (Maccio G)  
Customer ID: S00638010000047

Item	Qty	Price	Amount
25LB POWER PWDER GRANULAR 70NB			
18763	1	119.99	119.99
ACID (4X1 NO DEP 29-32%)			
14260	1	19.69	19.69
SCOOP DE			
14698	1	6.49	6.49

Subtotal 146.17  
Tax 10.96

Total\$ 157.13

MasterCard Purchase 157.13  
Jun 09 2025 10:53 am Trans# 106216

#### TRANSACTION RECORD

Card Number : \*\*\*\*\*5949  
Card Type : MASTERCARD  
Card Entry : CHIP  
Trans Type : PURCHASE  
Amount : \$157.13

Auth # : 009773  
Sequence # : 000001  
Reference # : 00000001  
Term ID : 102  
Date : 25/06/09  
Time : 10:52:52

APPROVED

Application Label: Mastercard  
AID: A0000000041010  
TVR: 0400008000  
TC : 3150B44C2EA7DC69  
TSI: E800

\*\*\* CUSTOMER COPY \*\*\*



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

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Date: 6/9/25 Time: 10:44 AM  
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Sequence # : 000001  
Reference # : 00000001  
Term ID : 102  
Date : 25/06/09  
Time : 10:52:52

APPROVED

Application Label: Mastercard  
AID: A0000000041010  
TVR: 0400008000  
TC : 3150B44C2EA7DC69  
TSI: E800

\*\*\* CUSTOMER COPY \*\*\*

---

**Fwd: Here's your Sams's Club receipt, Frederick.**

---

**From** Carlton Lakes <carltonlkclubhouse@gmail.com>

**Date** Thu 7/31/2025 12:57 PM

**To** Trujillo, Itzel <Itzel.Trujillo@inframark.com>

---

**This Message Is From an External Sender**

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

Sam's Club, GL Code 54615/5460075

*Carlton Lakes CDD Clubhouse Manager*

11404 Carlton Fields Dr.

Riverview, FL 33579

Office: 813.773.3002

Mobile: 813.404.2881

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

----- Forwarded message -----

**From:** **fredrick levatte** <[levattef@gmail.com](mailto:levattef@gmail.com)>

**Date:** Wed, Jun 11, 2025 at 7:25 AM

**Subject:** Fwd: Here's your Sams's Club receipt, Frederick.

**To:** <[carltonlkclubhouse@gmail.com](mailto:carltonlkclubhouse@gmail.com)>

----- Forwarded message -----

**From:** **Sam's Club** <[transaction@info.samsclub.com](mailto:transaction@info.samsclub.com)>

**Date:** Mon, Jun 9, 2025 at 3:08 PM

**Subject:** Here's your Sams's Club receipt, Frederick.

**To:** <[levattef@gmail.com](mailto:levattef@gmail.com)>





Here's your Sam's Club receipt, Frederick.

Thanks for shopping at Sam's Club!



TC # 126122751466434673127

See Order Details

[Download app](#)

Items Purchased (7)

RIVERVIEW Sam's Club  
10385 BIG BEND RD, RIVERVIEW, FL 33578-7414  
[Get hours and directions](#)

Mon, Jun 09 at 15:06 pm

POM2PLYBATHTISSUE  
Item 662368  
\$26.83

DYSONANIM3+UPRT  
Item 990302255  
\$293.32

MARATHONTOWELROLL  
Item 980078481  
\$46.76

FABULOSOLAVENDER

Item 990285551

\$9.98

WD408OZTWIN

Item 980216714

\$9.98

GLADESCENTEDOIL

Item 971036719

\$17.97

GLADESCENTEDOIL

Item 971036721

\$17.97

Prices and availability of items in your club may vary and are subject to change without notice.

## Total

Subtotal (7 items)

\$422.81

Paid in club

\$422.81

## Paid with

Mastercard \*5949

\$422.81

We gladly accept returns. Please bring your receipt if you need to make exchanges or returns.  
See our [return policy](#).

If you have any questions, please visit our [help center](#).

We're here for you!

Get the App



[Your Account](#) [Your Club](#)

Pickup | Instant Savings | All Services



\*Please note that the Terms of Use located within [Terms and Conditions](#) and the [Privacy Policy](#) apply to both Sam's Club members and non-members. See below for additional details.

*Sam's Club Member Services 2101 SE Simple Savings Drive, Bentonville, AR 72716-0745 ©2000–2025, Sam's Club Member Services. All rights reserved.*

#### Privacy Policy and Terms & Conditions

Sam's Club wants to protect your security and privacy. Be assured that we will never ask for personal information (such as passwords or credit card numbers) in an email newsletter. If you receive such a request, please do not respond to that email. See our [Privacy Policy](#) and [Terms and Conditions](#) to learn more.

For questions about returns and refunds, see our [Return / Refund Policy](#).

Having trouble viewing images? [View this email on the web](#).

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Bill to

Carlton Lakes CDD  
11404 Carlton Fields Drive  
FL.  
Riverview, FL 33579

Invoice details

Invoice no.: 8090  
Terms: Net 15  
Invoice date: 08/01/2025  
Due date: 08/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$2,000.00	\$2,000.00

Total

\$2,000.00

Mail payments to:  
Zebra Cleaning Team  
PO Box 3456  
Apollo Beach, FL 33572-1003  
Zelle to: (813) 279-0437



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

Statement Date: August 05, 2025

Amount Due: \$19,225.70

Due Date: August 19, 2025

Account #: 321000026203

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

## Account Summary

Previous Amount Due	\$19,820.48
Payment(s) Received Since Last Statement	-\$19,820.48
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$19,225.70

Amount Due by August 19, 2025 \$19,225.70

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

8,300  
KWH



13991 CLEMENT PRIDE  
BL. A, RIVERVIEW, FL  
33579

2,534  
KWH



Scan here to interact  
with your bill online.

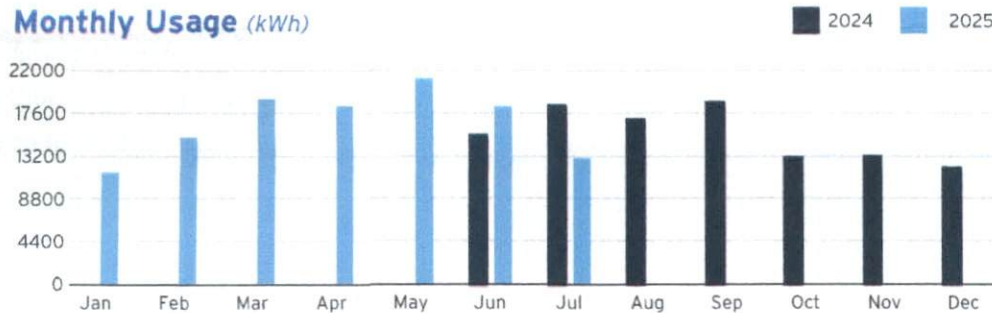


**DOWNED IS  
DANGEROUS!**

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

Visit [TampaElectric.com/Safety](https://www.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](https://www.tecoaccount.com)

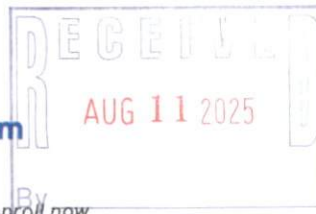
To ensure prompt credit, please return stub portion of this bill with your payment.



**Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.



Account #: 321000026203

Due Date: August 19, 2025

Amount Due: \$19,225.70

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

700375003533

Your account will be  
drafted on August 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.



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: \$5,794.51

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

Sub-Account Number: 211005443687

Amount: \$6,432.06

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

Sub-Account Number: 211005443919

Amount: \$3,017.41

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

Sub-Account Number: 221000718207

Amount: \$322.59

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

Sub-Account Number: 221000723645

Amount: \$422.82

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	07/16/2025	46,894		45,053		1,841 kWh	1	30 Days	\$331.23
									8.4%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

## Summary of Charges by Service Address

Account Number: 321000026203

### Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488713	07/16/2025	30,083		27,549		2,534 kWh	1	30 Days	\$447.99
									<div>▼ 5.0%</div>

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

Sub-Account Number: 221003311729

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503543	07/16/2025	2,015		2,002		13 kWh	1	30 Days	\$23.22
									<div>▼ 7.1%</div>

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

Sub-Account Number: 221003344704

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503523	07/16/2025	9,330		9,153		177 kWh	1	30 Days	\$50.83
									<div>▼ 5.9%</div>

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

Sub-Account Number: 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	07/16/2025	43,560		43,413		147 kWh	1	30 Days	\$45.79
									<div>▼ 86.6%</div>

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

Sub-Account Number: 221004695112

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000790429	07/16/2025	26,368		25,953		8,300 kWh	20.0000	30 Days	\$1,047.90
1000790429	07/16/2025	1.04		0		20.7 kW	20.0000	30 Days	<div>▼ 33.9%</div>

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

Sub-Account Number: 221004936375

Amount: \$587.68

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

Sub-Account Number: 221007674692

Amount: \$701.67

Total Current Month's Charges

\$19,225.70




Sub-Account #: 211005443505  
Statement Date: 07/31/2025

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

Service Period: 06/17/2025 - 07/16/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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 @ \$0.03363/kWh	\$72.91
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		\$4.78
State Tax		\$403.17
<b>Lighting Charges</b>		<b>\$5,794.51</b>

<b>Current Month's Electric Charges</b>	<b>\$5,794.51</b>
---	-------------------

Billing information continues on next page →

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Sub-Account #: 211005443687  
Statement Date: 07/31/2025

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


Service Period: 06/17/2025 - 07/16/2025

Rate Schedule: Lighting Service

Charge Details



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 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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 @ \$0.03363/kWh	\$82.33
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		\$5.40
State Tax		\$439.83
<b>Lighting Charges</b>		<b>\$6,432.06</b>

<b>Current Month's Electric Charges</b>	<b>\$6,432.06</b>
---	-------------------

Billing information continues on next page →



Sub-Account #: 211005443919  
Statement Date: 07/31/2025

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

**Service Period:** 06/17/2025 - 07/16/2025

**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 @ \$0.03363/kWh	\$37.87
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		\$2.48
State Tax		\$211.40

**Lighting Charges** **\$3,017.41**

**Current Month's Electric Charges**

**\$3,017.41**

Billing information continues on next page →





Sub-Account #: 221000718207  
Statement Date: 07/31/2025

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

Service Period: 06/17/2025 - 07/16/2025

Rate Schedule: Lighting Service

Charge Details



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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 @ \$0.03363/kWh	\$4.04
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		\$22.60

**Lighting Charges \$322.59**

Current Month's Electric Charges

**\$322.59**

Billing information continues on next page →




Sub-Account #: 221000723645  
Statement Date: 07/31/2025

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

Service Period: 06/17/2025 - 07/16/2025

Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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 @ \$0.03363/kWh	\$5.31
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		\$0.35
State Tax		\$29.62
<b>Lighting Charges</b>		<b>\$422.82</b>

<b>Current Month's Electric Charges</b>	<b>\$422.82</b>
---	-----------------

Billing information continues on next page →

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Sub-Account #: 221000778375  
Statement Date: 07/31/2025

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

Meter Read



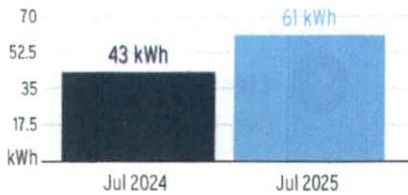
Service Period: 06/17/2025 - 07/16/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851107	07/16/2025	46,894		45,053		1,841 kWh	1	30 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,841 kWh @ \$0.08641/kWh	\$159.08
Fuel Charge	1,841 kWh @ \$0.03391/kWh	\$62.43
Storm Protection Charge	1,841 kWh @ \$0.00577/kWh	\$10.62
Clean Energy Transition Mechanism	1,841 kWh @ \$0.00418/kWh	\$7.70
Storm Surcharge	1,841 kWh @ \$0.02121/kWh	\$39.05
Florida Gross Receipt Tax		\$7.64
<b>Electric Service Cost</b>		<b>\$305.42</b>
State Tax		\$25.81
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$331.23</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$331.23

Billing information continues on next page →



Sub-Account #: 221000778391  
Statement Date: 07/31/2025

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

## Meter Read

**Meter Location:** WELL

**Service Period:** 06/17/2025 - 07/16/2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	07/16/2025	30,083	27,549		2,534 kWh	1	30 Days

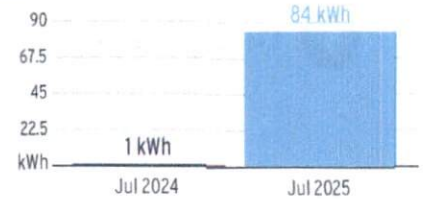
## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,534 kWh @ \$0.08641/kWh	\$218.96
Fuel Charge	2,534 kWh @ \$0.03391/kWh	\$85.93
Storm Protection Charge	2,534 kWh @ \$0.00577/kWh	\$14.62
Clean Energy Transition Mechanism	2,534 kWh @ \$0.00418/kWh	\$10.59
Storm Surcharge	2,534 kWh @ \$0.02121/kWh	\$53.75
Florida Gross Receipt Tax		\$10.33
<b>Electric Service Cost</b>		<b>\$413.08</b>
State Tax		\$34.91
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$447.99</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$447.99**

Billing information continues on next page →





Sub-Account #: 221003311729  
Statement Date: 07/31/2025

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

### Meter Read

Meter Location: GATE

Service Period: 06/17/2025 - 07/16/2025

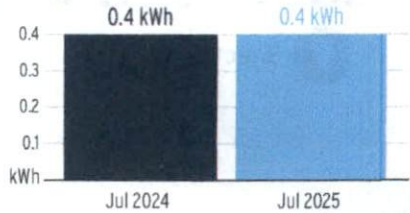
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	07/16/2025	2,015		2,002		13 kWh	1	30 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44
Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.54
<b>Electric Service Cost</b>		<b>\$21.41</b>
State Tax		\$1.81
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$23.22</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$23.22**

Billing information continues on next page →





Sub-Account #: 221003344704  
Statement Date: 07/31/2025


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

Meter Read

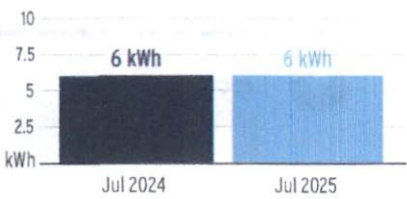
Service Period: 06/17/2025 - 07/16/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503523	07/16/2025	9,330	9,153	177 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	177 kWh @ \$0.08641/kWh	\$15.29
Fuel Charge	177 kWh @ \$0.03391/kWh	\$6.00
Storm Protection Charge	177 kWh @ \$0.00577/kWh	\$1.02
Clean Energy Transition Mechanism	177 kWh @ \$0.00418/kWh	\$0.74
Storm Surcharge	177 kWh @ \$0.02121/kWh	\$3.75
Florida Gross Receipt Tax		\$1.17
<b>Electric Service Cost</b>		<b>\$46.87</b>
State Tax		\$3.96
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$50.83</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$50.83

Billing information continues on next page →



Sub-Account #: 221003357052  
Statement Date: 07/31/2025

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

Meter Read

Meter Location: WELL

Service Period: 06/17/2025 - 07/16/2025

Rate Schedule: General Service - Non Demand

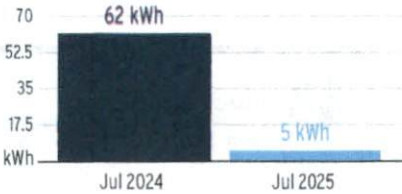
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	07/16/2025	43,560		43,413		147 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	147 kWh @ \$0.08641/kWh		\$12.70
Fuel Charge	147 kWh @ \$0.03391/kWh		\$4.98
Storm Protection Charge	147 kWh @ \$0.00577/kWh		\$0.85
Clean Energy Transition Mechanism	147 kWh @ \$0.00418/kWh		\$0.61
Storm Surcharge	147 kWh @ \$0.02121/kWh		\$3.12
Florida Gross Receipt Tax			\$1.06
<b>Electric Service Cost</b>			<b>\$42.22</b>
State Tax			\$3.57
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$45.79</b>

Current Month's Electric Charges \$45.79

Avg kWh Used Per Day



Billing information continues on next page →

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Sub-Account #: 221004695112  
Statement Date: 07/31/2025

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

## Meter Read

Service Period: 06/17/2025 - 07/16/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	07/16/2025	26,368	25,953		8,300 kWh	20.0000	30 Days
1000790429	07/16/2025	1.04	0		20.7 kW	20.0000	30 Days

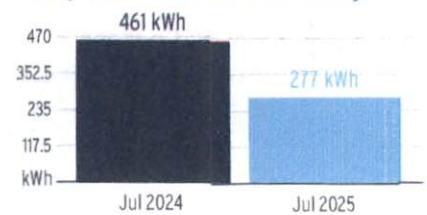
## Charge Details



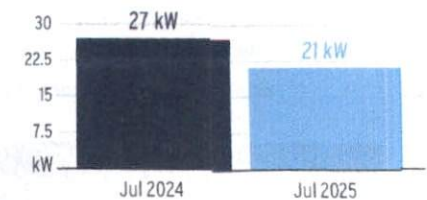
### Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	21 kW @ \$18.07000/kW	\$379.47
Energy Charge	8,300 kWh @ \$0.00773/kWh	\$64.16
Fuel Charge	8,300 kWh @ \$0.03391/kWh	\$281.45
Capacity Charge	21 kW @ \$0.30000/kW	\$6.30
Storm Protection Charge	21 kW @ \$2.08000/kW	\$43.68
Energy Conservation Charge	21 kW @ \$0.93000/kW	\$19.53
Environmental Cost Recovery	8,300 kWh @ \$0.00068/kWh	\$5.64
Clean Energy Transition Mechanism	21 kW @ \$1.15000/kW	\$24.15
Storm Surcharge	8,300 kWh @ \$0.01035/kWh	\$85.91
Florida Gross Receipt Tax		\$24.16
<b>Electric Service Cost</b>		<b>\$966.25</b>
State Tax		\$81.65
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$1,047.90</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



Current Month's Electric Charges

\$1,047.90

Billing information continues on next page →

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





Sub-Account #: 221004936375  
Statement Date: 07/31/2025

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

Service Period: 06/17/2025 - 07/16/2025

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 @ \$0.03363/kWh	\$10.06
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		\$0.66
State Tax		\$41.23

Lighting Charges \$587.68

Current Month's Electric Charges

\$587.68

Billing information continues on next page →

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Sub-Account #: 221007674692  
Statement Date: 07/31/2025

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

Service Period: 06/17/2025 - 07/16/2025

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 @ \$0.03363/kWh	\$8.95
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		\$0.59
State Tax		\$49.16

**Lighting Charges** **\$701.67**

**Current Month's Electric Charges**

**\$701.67**

**Total Current Month's Charges**

**\$19,225.70**



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Carlton Lakes CDD

---

Board Meeting Date: August 13th, 2025

---

	Name	In Attendance Please X	Paid
1	Freddy Barton	x	\$200
2	Rena Vance	x	\$200
3	Nicholle Palmer	x	\$200
4	Elizabeth Morales Diaz	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

*Alige Aninipot*

8/14/2025

---

District Manager Signature

---

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Carlton Lakes CDD

Board Meeting Date: August 13th, 2025

	Name	In Attendance Please X	Paid
1	Freddy Barton	x	\$200
2	Rena Vance	x	\$200
3	Nicholle Palmer	x	\$200
4	Elizabeth Morales Diaz	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

***Alige Aninipot***

8/14/2025

---

District Manager Signature

---

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Carlton Lakes CDD

---

Board Meeting Date: August 13th, 2025

---

	Name	In Attendance Please X	Paid
1	Freddy Barton	x	\$200
2	Rena Vance	x	\$200
3	Nicholle Palmer	x	\$200
4	Elizabeth Morales Diaz	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

***Alige Aninipot***

8/14/2025

---

District Manager Signature

---

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***



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

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

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

**Invoice # 72503**

**Invoice** 08/01/2025

**Date:** Friday

**Time:** 12:00 AM

**Bill-To:** 3667

**Location:** 3667

**Technician:** Bryan Kennedy

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

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

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

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

Account #: 3667

Date: 08/01/2025

PO Number:

Invoice #: 72503

Terms: COD

Technician: Bryan Kennedy

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

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

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Carlton Lakes CDD

Board Meeting Date: August 13th, 2025

	Name	In Attendance Please X	Paid
1	Freddy Barton	x	\$200
2	Rena Vance	x	\$200
3	Nicholle Palmer	x	\$200
4	Elizabeth Morales Diaz	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

***Alige Aninipot***

8/14/2025

---

District Manager Signature

---

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***





# INVOICE

**Customer ID:**

**22-06270-03004**

**Customer Name:**

**CARLTON LAKES**

**Service Period:**

**08/01/25-08/31/25**

**Invoice Date:**

**07/25/2025**

**Invoice Number:**

**0172986-2206-3**

## How to Contact Us

### Visit [wm.com/MyWM](http://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

**Aug 24, 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  
08/24/2025: **\$ 501.16**

### Previous Balance

488.94

+

### Payments

(488.94)

+

### Adjustments

0.00

+

### Current Invoice Charges

488.94

=

### Total Account Balance Due

**488.94**

## IMPORTANT MESSAGES

\*\*\*WM only sells services online through our own website at [wm.com](http://wm.com). WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit [wm.com](http://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 (Include with your payment)
07/25/2025	0172986-2206-3	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 08/24/2025	\$488.94	
If Received after 08/24/2025	\$501.16	

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

2206000220627003004001729860000004889400000048894 1

0061976 01 AB 0.64 \*\*AUTO T2 0 7205 33607-600875 -C04-P62037-11



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

10290C68



Remit To:



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



Printed on  
recycled paper.

## DETAILS OF SERVICE

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

**Customer ID: 22-06270-03004**

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	08/01/25		1.00	162.44
6 Yard Dumpster 1X Week	08/01/25		1.00	326.50
<b>Total Current Charges</b>				<b>488.94</b>

### GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



#### AutoPay

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



#### Online

Use [wm.com](http://wm.com) for quick and easy payments



#### By Phone

Pay 24/7 by calling  
 866-964-2729

### HOW TO READ YOUR INVOICE

<b>How to Contact Us</b> Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a> <small>My WM is your online account. You can view your account balance, make payments, and more. To get started, click on the "Get Started" link.</small>		<b>Your Payment is Due</b> 10/25/2022 <small>If payment is received after 10/25/2022, \$126.45</small>	
<b>Previous Balance</b> \$123.45		<b>Payments</b> (\$123.45)	<b>Adjustments</b> 0.00
<b>Current Invoice Charges</b> \$123.45		<b>Total Account Balance Due</b> \$123.45	

**DETAILS OF SERVICE**

Details for Service Location:  
 Seymour, John, Town and Country Way, Suite 100, 55106-2627

Customer ID: 21-51859-2222

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	08/01/25		1.00	162.44
6 Yard Dumpster 1X Week	08/01/25		1.00	326.50
<b>Total Current Charges</b>				<b>488.94</b>

- 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](http://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.

<input type="checkbox"/> <b>Check Here to Change Contact Info</b> List your new billing information below. For a change of service address, please contact WM.		<input type="checkbox"/> <b>Check Here to Sign Up for Automatic Payment Enrollment</b> 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 <a href="http://wm.com">wm.com</a> 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.	
Address 1		Email	
Address 2		Date	
City		Bank Account	
State		Holder Signature	
Zip			
Email			
Date Valid			

**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 [RMCbankruptcy@wm.com](mailto:RMCbankruptcy@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)

INVOICE

**Zebra Cleaning Team**  
PO Box 3456  
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com  
+1 (813) 279-0437  
zebrapoolteam.com

**Bill to**  
Carlton Lakes CDD  
11404 Carlton Fields Drive  
FL.  
Riverview, FL 33579

**Invoice details**  
Invoice no.: 8099  
Terms: Net 30  
Invoice date: 08/20/2025  
Due date: 09/19/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Seal Plate	Motor 1 - 10 hp seal plate	1	\$1,403.92	\$1,403.92
2.	Diffuser	Motor 1 - 10 hp diffuser	1	\$1,113.67	\$1,113.67
3.	Labor	2 hours	2	\$175.00	\$350.00
4.	3	Seal plate EQ pin	1	\$62.45	\$62.45
5.	O-ring	Seal Plate O-ring	1	\$44.71	\$44.71

Total

\$2,974.75

Mail payments to:  
Zebra Cleaning Team  
PO Box 3456  
Apollo Beach, FL 33572-1003  
Zelle to: (813) 279-0437



INVOICE

**Zebra Cleaning Team**  
PO Box 3456  
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

**Bill to**  
Carlton Lakes CDD  
11404 Carlton Fields Drive  
FL.  
Riverview, FL 33579

**Invoice details**  
Invoice no.: 8100  
Terms: Due on receipt  
Invoice date: 08/20/2025  
Due date: 09/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Impeller</b>	Motor 2 impellor replacement	1	\$719.57	\$719.57
2.	<b>Shaft Seal</b>	Motor 2 shaft seal	1	\$78.00	\$78.00
3.	<b>Labor</b>	we did 3 hours but only are billing 1 hour in an effort to save you money with all the repairs.	1	\$175.00	\$175.00

Total

\$972.57

Mail payments to:  
Zebra Cleaning Team  
PO Box 3456  
Apollo Beach, FL 33572-1003  
Zelle to: (813) 279-0437

**Note to customer**  
Motor furthest from the building - Motor 2

ESTIMATE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Bill to

Carlton Lakes CDD

11404 Carlton Fields Drive

FL.

Riverview, FL 33579

Estimate details

Estimate no.: 1040

Estimate date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Seal Plate	Motor 2 - 10 hp seal plate	1	\$1,403.92	\$1,403.92
2.	Diffuser	Motor 2 - 10 hp diffuser	1	\$1,113.67	\$1,113.67
3.	Labor		2	\$175.00	\$350.00
Total					\$2,867.59

Accepted date

Accepted by