

**CARLTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 12, 2025

REVISED AGENDA PACKAGE



313 CAMPUS ST
CELEBRATION, FL 34747

Carlton Lakes Community Development District

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

District Staff
Kristee Cole, Senior District Manager
Alize Aninipot, District Manager
Kathryn ("KC") Hopkinson, District Counsel
David Hamstra, District Engineer
Alex West, Onsite Manager
Jason Liggett, District Inspections
Matt Jones, Crosscreek Environmental
Epifanio Carvajal, Pine Lake Landscape

Revised Final Meeting Agenda Tuesday, November 18, 2025 – 6:00 p.m.

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

- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Adoption of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Special Business Item**
 - A. Consideration of Board Resume.....Page 3
 - B. Consideration of Resolution 2026-01, Designation of Officers.....Page 6
- 6. Staff Reports**
 - A. Accountant Report
 - B. Aquatics Report Page 7
 - C. Field Inspection Report Page 14
 - D. Landscape Inspection Report
 1. Consideration of 1 Gallon Perennial Plant Installation Proposal..... Page 27
 2. Consideration of 3 Gallon Perennial Plant Installation Proposal..... Page 37
 3. Consideration of PineLake Renewal Contract..... Page 47
 - E. District Counsel
 - F. District Engineer
 1. Discussion Regarding Bid Received
 2. Consideration of District Engineer Services for Fiscal Year 2025/2026..... Page 56
 - G. District Manager
 - H. Onsite Manager
 1. Onsite Manager Report..... Page 61
- 7. Business Items**
 - A. Consideration of Pressure Washing Proposal.....Page 62
 - B. Consideration of Security Proposal.....Page 78
- 8. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from September 10, 2025 Page 79
 - B. Consideration of the September and October 2025 Check Register..... Page 83
- 9. Supervisor Requests**
- 10. Audience Comments – Three - (3) Minute Time Limit**
- 11. Adjournment**

The next meeting is scheduled for Wednesday, December 10, 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
<https://www.carltonlakescdd.org>

FREDRICK. LEVATTE

11108 Carlton Fields Dr., Riverview, FL 33579 • (817) 913-3701 • levattef@verizon.net

SUPPLY CHAIN COORDINATOR • LOGISTICS SPECIALIST • OPERATIONS ANALYST

Adaptable | Knowledgeable | Independent

Exceptionally qualified supply chain management professional with more than twenty years of experience. Highly skilled in ground supply operations including receiving, inspecting, locating, storing, rotating, safekeeping, issuing, preparing, shipping, material return and disposal of supplies and equipment. Manage material handling equipment and bulk and small parts conveyer systems, fire and safety regulations, protective measures, and hazardous materials storage. Expertise includes strategic management, quality and supply chain management, hazardous materials management, Operator of Heavy Equipment up to 50 tons, logistics, supervision, materials handling, logistics and inventory management. Accomplished 'substantial leaps of programmatic efficiency and effectiveness by acting as an aggressive delegator, successful technical coach and mentor, and persistent problem solver.' Secret security clearance.

Technology Snapshot: Microsoft Word, Excel and PowerPoint, Outlook, Exchange, Desktop iMac; GCSS-MC (Global Combat Support System-Marine Corps); INFOSEC (Information Security); PKI (Public Key Infrastructure); FORTEZZA Card Management; Federal Logistics System.

Other Strengths: DEFENSE ACQUISITION UNIVERSITY: DoD Government Purchase Card – 2007, Ethics Training for Acquisition Technology and Logistics – 2012, ISO 9000:2000 – 2007, Contracting for the Rest of US – 2008.

CAREER SUMMARY

Carlton Lakes On-Site Property Manager 6/2022 – 8/2025

Property On-Site Operations Manager

Responsibilities

- Administration – Employee scheduling, reporting timesheets, issuing card access to the community, managing office emails and duties
- Security - Surveillance, ensure the overall safety of guest and CDD property
- Overall Maintenance – Make general / minor repairs to equipment, light painting, contacting contractors for bids for repairs
- Managing contractors - Inspecting the completed work of contractors to ensure district satisfaction
- Guest relations – greeting guest, verifying residency for community access, issuing community passes, enforcing the rules of the community
- Purchasing – ordering supplies, equipment, make payments etc. using the community credit card or petty cash

UNITED STATES MARINE CORPS, 08/1996 – 05/2020

Command Operational Center Watch Officer, (COC) USMC, Marine Forces Reserve, New Orleans, LA 70114, 05/2017 – 05/2020

Serve as Logistics Supply Maintenance Assist Team (SMAT) Chief and Material Readiness Training Center (MRTC) Chief. Use supply expertise and ability to manage supply warehouse operations and training to effectively account and manage ground assets across the force. Made dramatic improvements in supply chain management, training, unit readiness and fiscal accountability operations.

- Achieved most successful supply warehouse management program within the entire force.
- Improved supply warehouse processes across the force by coordinating internal inspections and assist visits, making appropriate staffing changes, scheduling inspections regularly by appropriate organizations. Took part in assist visits to better understand warehouse operations at the unit level.
- Accomplished 57 percent reduction in medium/high risk assessments and findings regarding effort across MFR units from one inspection to the next.
- Achieved 100 percent equipment accountability and 100 percent validation of equipment deficiencies and excesses.
- Improved ability to mobilize across subordinate using units by 25 percent and provided tools needed to sustain readiness.
- Managed multiple high-visibility training events training 265 supply chain and material management specialists and 318 maintenance management clerks to use GCSS-MC successfully.
- Advocated for budgeting, realigning and requesting additional funds, validated financial records and transactions, and ensured funds were available to support the mission.
- Received Meritorious Service Medal awarded 12/2018 for outstanding meritorious service.

Operations Manager, USMC, Deployment Processing Command RSU/East, Camp Lejeune, NC 28547, 01/2014 – 07/2015
 Oversaw reserve support sections, contractors and individuals in carrying out the daily schedule, safety and accountability. Assisted in updating Standard Operation Procedures and carrying out of the training plan. Supervised ranges and training areas utilizing the Range Facility Management System (RFMSS) for scheduling of training events.

- Received Meritorious Service Medal 06/2015 for successful training and deployment of 1,000+ personnel. Executed command-level programs: anti-terrorism/force protection, destructive weather, violence prevention and equal opportunity.
- Managed Contracting Replenishment Cell processing more than 100 contractors and civilians.

Warehouse Manager, USMC, 4th Supply Battalion, Newport News, VA 23607, 08/2011 – 12/2013
 Served in numerous positions including Warehouse Chief, Company Gunnery Sergeant, Anti-Terrorism/Force Protection SNCOIC, Equal Opportunity Representative, Safety Manager, Defense Travel System Approval Official and Defense Reutilization and Marketing Office representative. Redistributed supply gear to Marine Forces Reserve units. Processed Defense Travel System orders.

- Received Navy Commendation 12/2013. Managed the battalion's warehouse account of \$750,000 in assets. As Anti-terrorism Force Protection Manager inspected 9 geo-graphically dispersed sites to ensure compliance with anti-terrorism force protection measures and battalions' directives and contingency plan. Successfully trained, led and supervised Toys for Tots Campaigns, handled Casualty Assistance Call Officer duties, funeral honors and color guard details.
- Received Navy Achievement 05/2012 for professional achievement. Assisted numerous units and organizations with training and logistical needs. Managed several collateral duties and assumed leadership roles which supported annual Miramar Air Show, The Christmas-in-July Outreach Event at the VA Medical Center and relief efforts to service member families displaced by the earthquake and tsunami in Japan. Results were creative collaboration, effective training support and continued well-being of fellow personnel.

Training/Logistic Manager, USMC, Reserve Support Unit West, Camp Pendleton, CA 92055, 05/2008 – 07/2011
 Served as MCAS and Reserve Support Unit HAZMAT and Safety Representative and Equal Opportunity Representative. Managed Government Travel Charge Card, Government Purchase Card Program, Government Service Adminstrated Vehicle. Managed the Command's budget.

- Received Navy Commendation 11/2009. Ensured successful training and deployment of 1,060 personnel both military and civilians in support of overseas contingency operation. Oversight was noteworthy, assertive leadership measurable improved throughput efficiency of operations section, saving hundreds of training hours. Executed command-level programs like anti-terrorism; force protection, destructive weather, violence prevention and equal opportunity.

EDUCATION AND TRAINING

Staff NCO Advanced Distance Education – 2011/2017
Senior Enlisted Joint Professional Military Education – 2015
Equal Opportunity/EEO REP CRS -2012/2014/2016
Staff NCO Academy Advanced - 2012
Lean Six Sigma Green Belt – 2012
NCO Sergeants Career Nonresident Program 2011
Communications Security – 2007
Enlisted Supply Intermediate – 2007
Ground Maintenance Management Procedures - 2007
DEF Hazard Material/Waist Storage - US Army College - 2006
NCO Career Nonresident Program – 2002
Enlisted Warehousing Basic – 2001
Warehousing Operations – 2000
MC Martial Arts Program, Green Belt, 2002; Gray Belt, 2001; Tan Belt, 2001
Inventory Management Basic -1997
Early County High School, Albany, GA – Graduated 1996

VOLUNTEERISM

Military Outreach Ministry, San Diego, CA, 2008 – 2012
Mount olive Baptist Church 1996-2001/2005-2008

AWARDS

Navy and Marine Corps Achievement Medal (1)
Letter of Appreciation (3)
Certificate of Appreciation (3)
Certificate of Commendation (2)
Navy and Marine Corps Commendation Medal (2)
Marine Corps Good Conduct Medal (6)
Meritorious Service Medal
Global War on Terrorism (1)
Selected Marine Corps Reserve Medal (1)
Armed Forces Reserve Medal (1)

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Carlton Lakes Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary
<u>Alize Aninipot</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November 2025.

ATTEST:

**CARLTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

Carlton Lakes CDD Survey Report



Completed by: Earl Yhan 09/16/25

Last Herbicide Treatment:08/20/25

Next Herbicide Treatment:10/27/25

Carlton Lakes CDD
Carlton Fields Drive
Riverview, FL 33578
Monthly - 7 ponds:



Pond #1



Water levels are almost back to normal. Slender spikerush appears to have been killed off.
Minimal shoreline grasses are present.

Pond #2



Water levels are back to normal. Minimal shoreline grasses are present.

Pond #3



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

Pond #4



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

Pond #5



Water levels are still very low. Small amount of grasses present due to falling water levels. No algae or submersed vegetation.

Pond #6



Water level is very low. Small amount of filamentous algae present. No submersed or shoreline grasses present.

Pond #7



Miniscule amount of shoreline grasses. No algae or submersed vegetation present. Water level is normal.



Carlton Lakes CDD

Tuesday, 23 September 2025

Prepared For Board Of Supervisors

15 Item Identified

15 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

Jason Liggett

Lead District Field Coordinator



Item 1

Assigned To: [Board](#)

During the inspection, turf maintenance crews were actively applying fertilizer and performing weed control treatments. A 20-0-10 fertilizer mix was being applied, which supports turfgrass health by promoting leaf growth and improving stress tolerance. Weed treatment was also underway to manage broadleaf and grassy weeds, contributing to overall turf quality and appearance.



Item 2

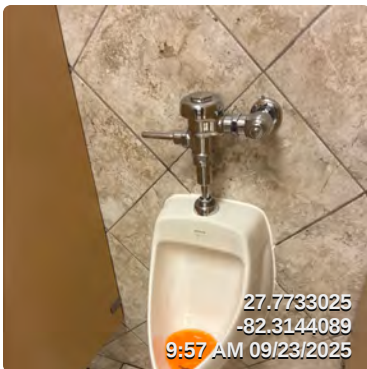
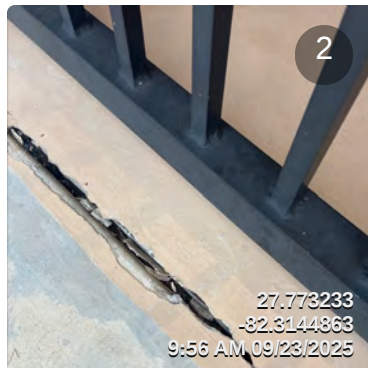
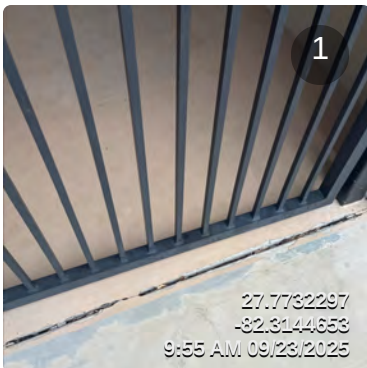
Assigned To: [Pine Lake](#)

Spoke with Jessi Milich regarding the palm trimming. She confirmed that the approved palms from the last meeting are scheduled to be completed within the next two weeks.

Item 3

Assigned To: [Onsite Manager](#)

What can be done about the cracking in the concrete at the entrance gate to the office area?



Item 4

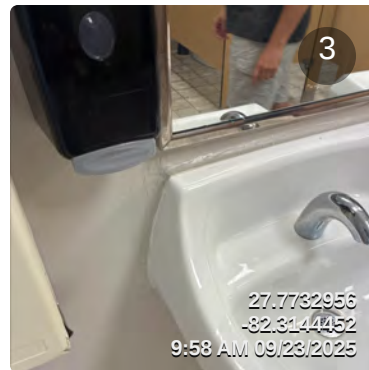
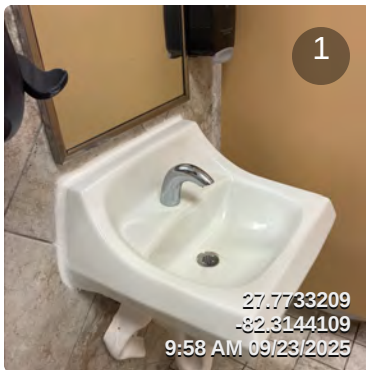
Assigned To: [Board](#)

The urinal in the men's bathroom has been repaired and the work is complete.

Item 5

Assigned To: [Board](#)

The sinks in the men's bathroom have been reset and securely reattached to the walls.



Item 6

Assigned To: [Board](#)

The door at the gym entrance has been painted, and staff will continue working on painting the remaining doors throughout the clubhouse.



Item 8

Assigned To: [Board](#)

The pool is open and in good condition, with no visible issues noted at the time of inspection.



Item 9

Assigned To: [Board](#)

Onsite staff have organized the supply closet to improve inventory management and accountability of supplies.





Item 10

Assigned To: [Pine Lake](#)

Please ensure that vines are kept from growing up the clubhouse entrance sign.



Item 11

Assigned To: [Fence Vendor](#)

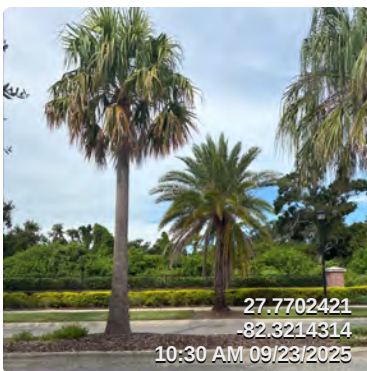
The fence near the lift station on Carlton Fields Drive is leaning. Onsite staff are meeting with the responsible party today to address the issue.



Item 12

Assigned To: [Board](#)

The images show the expected appearance of the monuments after pressure washing. However, the onsite staff face a challenge as they cannot reach most of the monuments due to lack of water access. Throughout the district, there are numerous fences and monuments that require cleaning. Onsite staff are currently working on gathering proposals to assess the potential costs involved.



Item 13

Assigned To: [Pine Lake](#)

Spoke with Jessi Milich regarding the palm trimming. She confirmed that the approved palms from the last meeting are scheduled to be completed within the next two weeks.



Item 13

Assigned To: [Pine Lake](#)

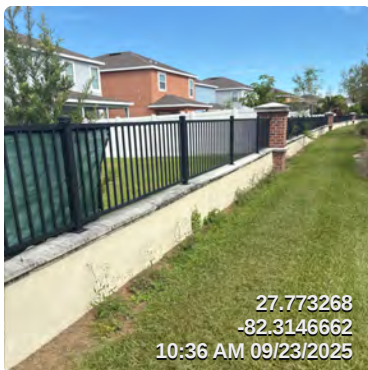
Please ensure that bed weeds are kept under control at the monuments throughout the district until the board makes a decision regarding the plant material.



Item 14

Assigned To: [Onsite Staff](#)

During the inspection, a loose wall piece was noticed on Clement Pride. Onsite staff will address and repair this issue.



Item 15

Assigned To: [Pine Lake](#)

Please ensure that crews consistently spray along the fences on Clement Pride Boulevard. This area requires regular and ongoing treatment.



Carlton Lakes CDD

Monday, 20 October 2025

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator

Items 1

Assigned To: Pine Lake

Be sure we are picking up trash at the Clement Pride/Balm entrance.



Items 2

Assigned To: Board/Onsight

Pillars and walls could use a thorough cleaning, along with monuments. Do we know when this was last done?



Items 3

Assigned To: Pine Lake

Please be sure to be spraying/pulling weeds along the wall at the Clement Pride/Balm entrance.





Items 4

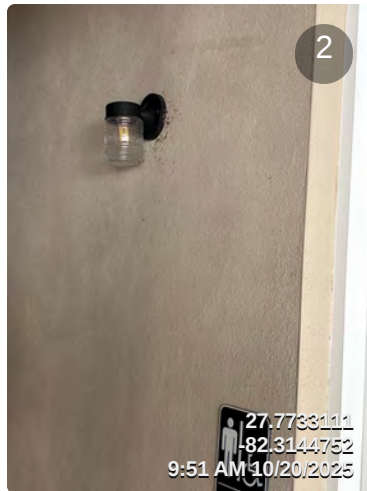
Assigned To: Pine Lake

There are a few weeds in the center island by the mailboxes at the amenity center.

Items 5

Assigned To: Onsight

General cleanup around lighting fixtures at the amenity center.



Items 6

Assigned To: Onsight/Maintenance

Dripping faucet on the pool rinse off shower.





Items 7

Assigned To: Onsight

Broken front cover on grill base.

Items 8

Assigned To: Board/Onsight

Many fence post caps around the pool and playground need to be painted.



Items 9

Assigned To: Pine Lake

Remove the sucker growth and elevate the tree in the playground.

Items 10

Assigned To: Board/Onsight

Bike racks by the oval cement seating next to the playground need to be repainted.



Items 11

Assigned To: Pine Lake

There is a fallen stake pole from a tree across from 11308 and 11310 Leland Grove Dr.



Items 12

Assigned To: Onsite/Board

The mailboxes at the Arbor Pines Dr entrance needs a thorough cleaning. Do we know when this was last done?



Items 13

Assigned To: Board

Empty plant beds in the Arbor Pines Dr entrance monuments. Do we have proposals coming for these yet?



Items 14

Assigned To: Pine Lakes

There are some dead shrub stumps that can be removed from the west side of the Arbor Pines Dr exit. Along with some trash.



Items 15

Assigned To: Pine Lake

There are some weeds that need to be sprayed for in the center island across from the mailboxes on Arbor Pines Dr entrance





Proposal #6698

6698 - Carlton Lakes CDD - 1 gal Perennial Plants at Entrances - Revision September 26

Date 9/30/2025

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 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:

Mexican Heather

Gold Lantana

Perennial Peanut

Liriope

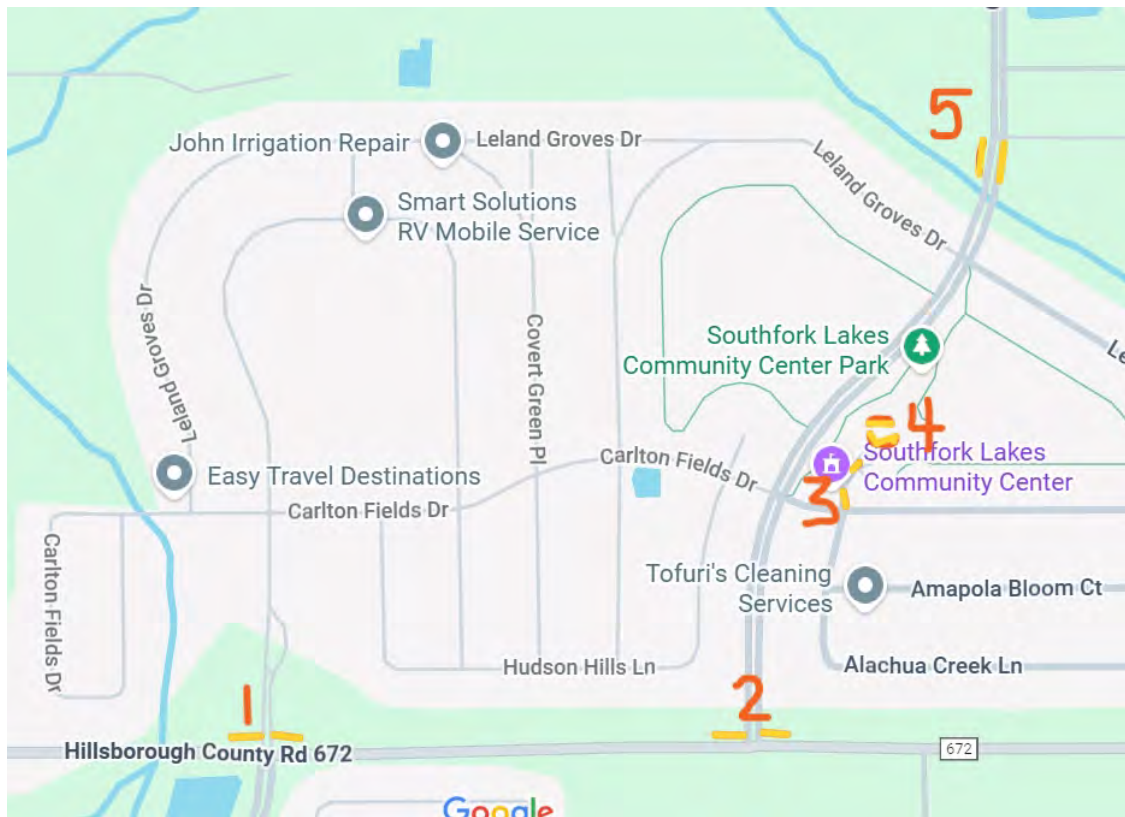
Dune Sunflower

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



Area #4: 25 plants on each side



Area #5 - Both sides of street. 15 plants @ each entrance



Plant Material Install

Plant Material Install

Items	Quantity	Unit
1 gal Plant	190.00	EA
Mulch Pine Bark 3 cuft Bag	30.00	EA
Plant Material Install:		\$2,566.20
PROJECT TOTAL:		\$2,566.20

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

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 9/30/2025

Pine Lake Services, LLC

By Kristee Cole

Date _____

Inframark



Proposal #6699

6699 - Carlton Lakes CDD - 3 gal Perennial Plants at Entrances - Revision September 26

Date 9/30/2025

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 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

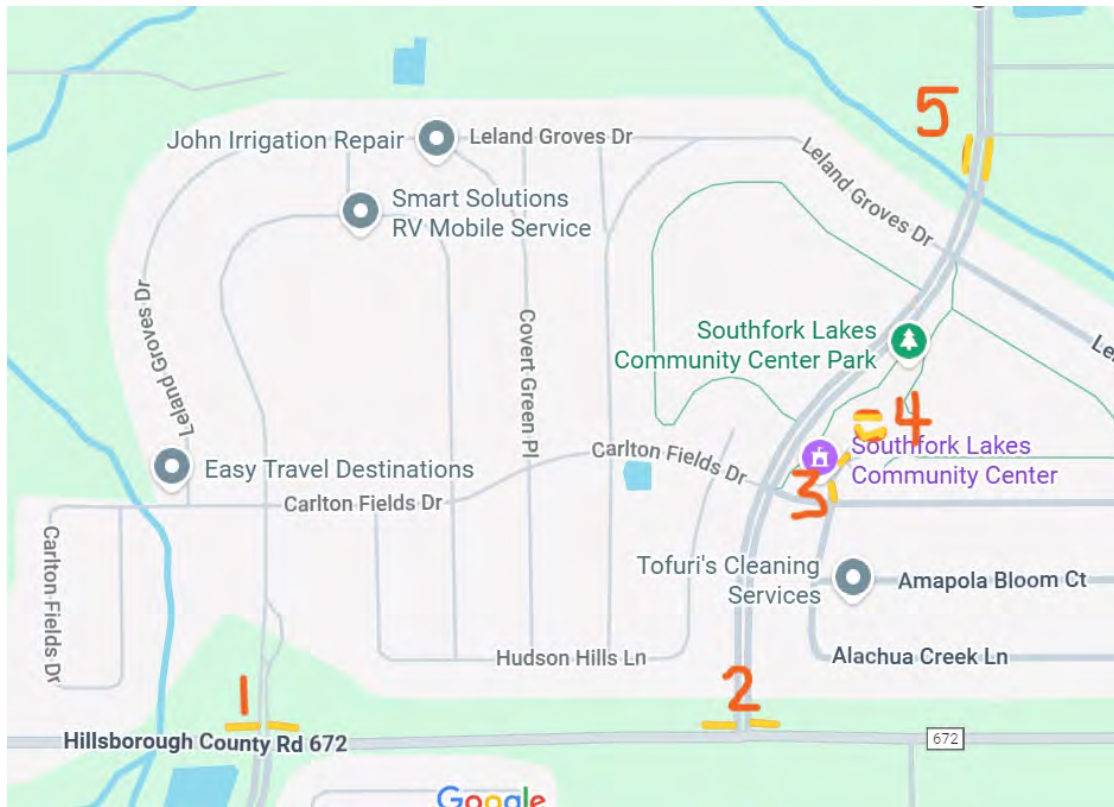
Dwarf Allamanda

Parson's Juniper

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 #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 - Both sides of street. 15 plants @ each entrance



Plant Material Install

Plant Material Install

Items	Quantity	Unit
3 gal Plant	190.00	EA
Mulch Pine Bark 3 cuft Bag	30.00	EA
Plant Material Install:		\$4,402.20
PROJECT TOTAL:		\$4,402.20

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

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 9/30/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Carlton Lakes CDD Maintenance 25-26 RENEWAL

Date 6/30/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

Dear Jennifer,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
General Maintenance	42	\$2,285.00	\$95,970.00
Porter Services	10	\$1,600.00	\$16,000.00
Fertilizer and Pest Control	12	\$2,343.75	\$28,125.00
Irrigation Inspection	12	\$860.00	\$10,320.00
Annual Maintenance Price			\$150,415.00

Optional Services

Initial next to optional services you would like added to your contract.	Frequency	Cost per Occ.	Annual Cost
_____ Mulch Application	2	\$19,687.50	\$39,375.00
_____ Palm Pruning	1	\$10,640.00	\$10,640.00
_____ Fall Color	1	\$3,248.00	\$3,248.00
_____ Summer Color	1	\$3,248.00	\$3,248.00
_____ Spring Color	1	\$3,248.00	\$3,248.00
_____ Winter Color	1	\$3,248.00	\$3,248.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
July	\$12,534.58	\$0.00	\$12,534.58
August	\$12,534.58	\$0.00	\$12,534.58
September	\$12,534.58	\$0.00	\$12,534.58
October	\$12,534.58	\$0.00	\$12,534.58
November	\$12,534.59	\$0.00	\$12,534.59
December	\$12,534.58	\$0.00	\$12,534.58
January	\$12,534.59	\$0.00	\$12,534.59
February	\$12,534.58	\$0.00	\$12,534.58
March	\$12,534.59	\$0.00	\$12,534.59
April	\$12,534.58	\$0.00	\$12,534.58
May	\$12,534.59	\$0.00	\$12,534.59
June	\$12,534.58	\$0.00	\$12,534.58
	\$150,415.00	\$0.00	\$150,415.00

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Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

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

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.

Customer Initials _____

- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet specific turf and seasonal requirements, or as needed based upon seasonal conditions.
- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.

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- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

Section B: Additional Services

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Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows:
Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and

Customer Initials _____

comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a

Customer Initials _____

deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

Customer Initials _____

By 
Terry McLane
Date 6/30/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



November 10, 2025

MSC-22115

Ms. Kristee Cole
District Manager
Inframark
313 Campus Street
Celebration, Florida 34747

**Re: Carlton Lakes Community Development District
Fiscal Year 2025/2026 District Engineer Services**

Dear Ms. Cole:

The purpose of this proposal is to respectfully request authorization to provide District Engineer Services associated with the above referenced community. Specifically, to perform the following services during Fiscal Year 2025/2026 (from October 1, 2025, through September 30, 2026) for the Carlton Lakes Community Development District (CDD):

1. Prepare for and attend the monthly Carlton Lakes Community Development District (CDD) Board of Supervisors meetings. More specifically, attend the CDD meetings on the second Wednesday of every month.
2. Prepare for and conduct field reviews based on direction from the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.
3. Review permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
4. Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
5. Assist the CDD Board Members and/or Inframark with current and future projects (e.g., Control Structure CS-25A repairs, etc.).

"Engineering a Higher Standard"

301 West State Road 434, Suite 309, Winter Springs, FL 32708 • 407-992-9160 • Fax 407-358-5155
www.pegasusengineering.net

6. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
7. Prepare conceptual plans and cost estimates to solicit/request bids from qualified general contractors.

The above-described services will be performed for an hourly not-to-exceed fee amount of **\$24,000** (refer to the attached Hourly Rate Sheet). Requested subconsultant services, incurred in connection with the above-described work, will be invoiced separately from the labor costs. In case the requested services exceed the anticipated contract amount, Pegasus Engineering will request additional funding, as necessary, to successfully address the requested engineering tasks.

We appreciate the opportunity to continue serving as the Carlton Lakes CDD District Engineer. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC



David W. Hamstra, P.E., CFM
Stormwater Department Manager

cc: Kathryn Hopkinson, District Counsel

**Carlton Lakes Community Development District
Fiscal Year 2025/2026 District Engineer Services**

Approved for Pegasus Engineering, LLC

	Principal	November 10, 2025
Fursan Munjed, P.E.	Officer's Title	Date

This Proposal is hereby accepted and authorization to proceed is hereby given.
(Please return one executed copy of this proposal for our Pegasus Engineering records).

_____	_____	_____
Authorized Signature	Officer's Title	Date

Attachment “A”

Hourly Rate Sheet

FISCAL YEAR 2025/2026 HOURLY RATE SCHEDULE

Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	Current Federal Mileage Rate
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

Monthly Manager's Report – Carlton Lakes CDD 9/30/2025



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

- Assisted 15 residents with access cards for Amenities.
- Renewed Access to over 30 Residents who own homes or renewed leases.
- Completed community drive through weekly.
- Reached out for quotes on Pressure washing.
- Timothy and Jamesa performed regular duties.
- Performed regular maintenance duties daily.
- Broken Urinal and Sinks fixed.
- INFRAMARK annual training courses
- Maintained security of property and enforced community rules.
- Followed Up on fence repairs.
- Working on broken wall pieces and cracked concrete.
- Fixed lighting at Monuments.

Vendors on site

- **Zebra Pools**
- **Pine Lakes**
- **DDD Fencing**
- **Cross Creek**
- **Pest Cemetery**



Gladiator Pressure Cleaning

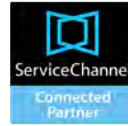
P.O. Box 26574
Tampa, FL 33623
Ph: 800-270-9411 - Fax: 813-607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com



@Gladiatorpc1



@Gladiatorpc



Quote

4981

Date

9/25/2025

Billing Name / Address

Inframark
313 Campus Street
Celebration, FL 34747
Attn: Alex West

Customer Phone 913-382-7355



Cleaning Location

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Item	Description	Qty	Rate	Total
Monument, Signage	Provide pressure washing services for Carlton Lakes CDD as listed below.			
Monument, Signage	Pressure clean all wall/fence columns and caps throughout Community and as depicted on map provided by Gladiator Pressure Cleaning. Also clean wall(s) attached to columns/caps.	83	25.00	2,075.00
Monument, Signage	Pressure clean entry monument, including walls and caps.	6	125.00	750.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Source	Customer is responsible for providing a useable water source			
For questions or concerns please contact Steve McDonough at (813)-924-2256		Total		\$2,825.00

Terms and Conditions:

COMMERCIAL billing terms are NET 15 days unless stated otherwise.

RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.

Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.

Gladiator is a fully insured company and a Certificate of Insurance is available upon request.

Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

ACCEPT

DECLINE



**C&L Pressure Washing
Services**

**P.O Box 1657
Auburndale, FL 33823
863-307-2785**

clpressurewashing@yahoo.com
www.clpressurewashing.com

Issued

Oct 03, 2025

PROPOSAL FOR

Carlton Lakes CDD Clubhouse Manager

**11404 Carlton Fields Drive
Riverview, FL 33579**

Introduction

Welcome to the Apex of Excellence with C&L Pressure Washing Services and C&L Exterior Lighting Solutions—Where the Only Choice is the Best Choice.

In a world where first impressions are everything, choosing the right partner for your commercial property's care is not just important—it's critical. At C&L, we don't compete on price; we compete on excellence. Our commitment to delivering unrivaled quality, safety, and service makes us the only choice for those who refuse to settle for anything less than the best.

Why C&L Stands Alone:

- **Unmatched Expertise:** In an industry where anyone can claim to be an expert, C&L sets the gold standard. Our team undergoes rigorous training and certification processes, ensuring that every service we provide is executed with precision and excellence. We are not just service providers; we are masters of our craft with nearly a decade of proven success.
- **Top-Tier Quality:** We believe that quality is not a luxury—it's a necessity. That's why we invest in over \$20K of commercial-grade equipment per truck and use only the finest professional-grade soaps, detergents, and sealers. This commitment to quality ensures that our results are not only impressive but durable, standing the test of time and elements.
- **Unrivaled Reliability:** At C&L, we understand that your time is valuable and your property is an investment. We operate with the highest standards of reliability and safety, fully insured with commercial auto, general liability, and workers' compensation coverage. We adhere to OSHA regulations and employ the latest safety protocols, guaranteeing peace of mind with every service.
- **Exclusive White-Glove Service:** From the moment you engage with C&L, you are not just a client—you are a priority. Our approach is bespoke, designed to meet the unique needs of your property with minimal disruption to your business. We don't just meet expectations; we redefine them, providing a seamless experience that lets you focus on your business while we handle the rest.
- **A Legacy of Excellence:** In Central Florida, C&L is synonymous with superior service and outstanding results. With hundreds of five-star reviews, we have earned our reputation as the region's top exterior cleaning and lighting company. We offer a 100% satisfaction guarantee on all our services because we are confident that no one can match the level of excellence we deliver.

Our Elite Services Include:

- **Pressure Washing & Soft Washing:** Experience the transformative power of our advanced washing techniques, designed to restore every surface of your property to pristine condition.
- **Roof Washing:** Protect your investment with our meticulous roof washing services, designed to extend the life of your roof while enhancing your building's curb appeal.
- **Interior & Exterior Window Cleaning:** Let your property shine with our expert window cleaning services, which provide crystal-clear results that enhance both beauty and energy efficiency.
- **Gutter Cleaning & Whitening:** Avoid costly damage and maintain a flawless exterior with our comprehensive gutter cleaning and whitening services.
- **Paver Sealing & Restoration:** Preserve the elegance and functionality of your outdoor spaces with our specialized paver sealing and restoration solutions.

- **Kitchen Exhaust Hood Cleaning:** Ensure safety, compliance, and efficiency in your kitchen with our thorough exhaust hood cleaning services.
- **Exterior Lighting Installation:** Illuminate your property with distinction. Our custom lighting solutions, from festive holiday displays to permanent installations, are designed to captivate and impress. We manage every aspect, including design, installation, maintenance, takedown, and storage, ensuring a seamless experience.

The C&L Guarantee:

At C&L, we understand that you have options, but we are confident that no other company offers the level of expertise, quality, and service that we do. We are not the cheapest option, and we're proud of that fact. We believe in delivering results that justify every dollar spent, providing unmatched value through our commitment to excellence. When you choose C&L, you choose reliability, professionalism, and a legacy of excellence that stands alone in the industry.

Why Settle for Less? Choose C&L, the Only Choice for Those Who Demand the Best. Contact us today, and let's embark on a partnership that will elevate your property to its full potential.

Why Choose Us?



EXPERTISE THAT MATTERS

At C&L, we don't just provide services—we deliver mastery. Our team is made up of highly skilled professionals who are certified and continuously trained to stay ahead in the industry. We bring a wealth of knowledge and experience to every project, ensuring that your commercial property receives top-tier care.

TAILORED SOLUTIONS

We understand that no two properties are the same. That's why we offer customized solutions that address the specific needs of your business. Our approach is not one-size-fits-all; we take the time to assess your property and create a plan that maximizes its appearance and functionality.

UNCOMPROMISING QUALITY

Quality isn't just a buzzword for us—it's the foundation of everything we do. From our state-of-the-art equipment to our meticulous attention to detail, we ensure that every aspect of our service is held to the highest standards. We refuse to cut corners, and the results speak for themselves.

TRUST AND RELIABILITY

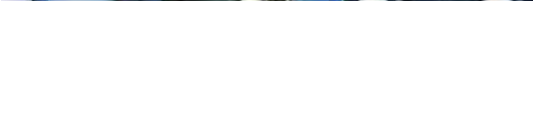
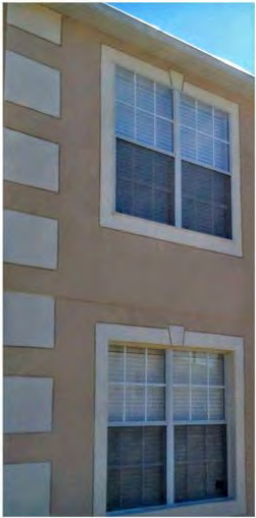
Your peace of mind is our priority. We know the importance of trust when it comes to managing your property, which is why we operate with complete transparency and reliability. Our team is fully insured, and each member undergoes extensive background checks, so you can be confident that your property is in safe hands.

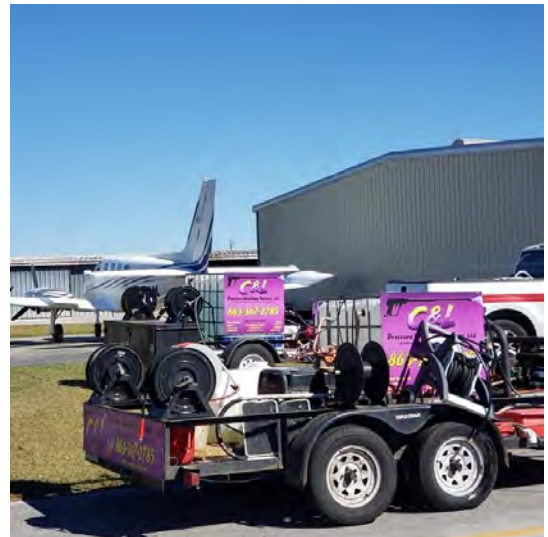
LONG-TERM PARTNERSHIP

We're not just here for one-off projects; we're here to build lasting relationships. Our commitment to your satisfaction goes beyond the initial job—we aim to be your go-to partner for all your exterior maintenance and lighting needs. With C&L, you gain a reliable partner who is dedicated to keeping your property in prime condition year after year.

Before & After Photos

Our Before and After Photos Featured:





Insurance Certificates

This section displays the following certificates:

- Certificate of General Liability Insurance
- Workers' Compensation Certificate of Insurance
- Auto Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: FrankCrum Certificate Department	
FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	PHONE (A/C, No, Ext): (727) 799-1229	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED	INSURER A: Frank Winston Crum Insurance Company	NAIC# 11600
FrankCrum L/C/F C & L Pressure Washing Services LLC 100 South Missouri Avenue Clearwater, FL 33756	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 1422707 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR ☐ _____ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER: _____						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS-COMP/OP AGG \$ _____ \$	
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ _____						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ _____ \$	
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ _____ \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC202500000	01/01/2025	01/01/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Effective 01/16/2022, coverage is for 100% of the employees of FrankCrum leased to C & L Pressure Washing Services LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER

CANCELLATION

McNeil Management Services, Inc P.O. Box 6235 Brandon, FL 33508	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



C&LPRES-01

TVAYDA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/28/2025

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PRODUCER Ewing, Blackwelder & Duce Ins. 332 E. Main Street Bartow, FL 33830	CONTACT NAME: Tracy Vayda	
	PHONE (A/C, No, Ext): (863) 533-4671	FAX (A/C, No): (863) 533-1476
	E-MAIL ADDRESS: tvayda@ebdins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Crum & Forster	31348
INSURED C & L Pressure Washing, LLC P.O. Box 1657 Auburndale, FL 33823-1657	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			BAK-30103-9	6/21/2025	6/21/2026	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
			PROPERTY DAMAGE (Per accident) \$				
							\$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB						EACH OCCURRENCE \$
	☐ OCCUR ☐ CLAIMS-MADE						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

McNeil Management Services, Inc
PO Box 6235
Brandon, FL 33508

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/28/2025

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PRODUCER  Larry Walker 102 Main Street Auburndale FL 338233402	CONTACT NAME: Larry Walker PHONE (A/C, No, Ext): 863-967-0631 FAX (A/C, No): E-MAIL ADDRESS: larry.walker.bxkf@statefarm.com INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED C & L PRESSURE WASHING SERVICES LLC 1970 HOLT RD AUBURDALE FL 338234680	NAIC # 25178

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	N	N	J25 5643-C03-59E G91 5138-F27-59K K77 8560-D17-59B	03/03/2025 06/27/2025 04/17/2025	09/03/2025 12/27/2025 10/17/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

McNeil Management Services, Inc P.O. Box 6235 Brandon FL 33508	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  This form was system-generated on 07/28/2025
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ACORD 25 (2016/03)

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1001486 2005 155279 205 01-19-2023

Terms and Conditions

Welcome to C&L Pressure Washing! We are excited to offer our services to both residential and commercial clients. Below are our terms and conditions that must be agreed upon before we can perform any work.

Payment Options: We accept cash, checks, and credit/debit card payments; however, a 3.5% processing fee will be applied to all credit/debit card transactions. **Deposits:** A 25% **non-refundable** deposit is required in order to be placed on the schedule. **Cancellation Policy:** We require all rescheduling requests to be made 48 hours prior to the scheduled appointment time. Failure to do so will result in a \$225 fee. For all maintenance contracts we require a 60 day notice prior to cancellation. **Payments Due:** For residential jobs, payment is due upon completion of services. For commercial jobs, payment is due within 30 days of completion unless otherwise agreed upon. Any changes to the agreed-upon payment terms must be signed off on by both parties. **Late Fees:** A 5% late charge will be added to all payments not received within 10 days of the due date unless other contractual agreements have been made by both parties. **Validity Period:** Estimates for exterior cleaning are good for 6 months and are subject to change without notice upon company discretion. Paver stripping/sealing estimates are good for 7 days. **Pricing Adjustments:** Pricing is subject to change due to tariffs, rising material costs, or supply chain disruptions. Customers will be notified of such changes in advance.

Technician Safety: For our safety and theirs, customers are required to stay out of the working area until the technician approaches them for a final walk-through. Customer also agrees to keep all children and pets inside until all clear is given by technicians. **Items that need to be removed:** We ask that any furniture, plants, wall décor, removable cameras, animal feces, etc. be removed from the areas we will be cleaning by the homeowner prior to our arrival. **Damage to Property:** If any damages occur during our services they must be reported by the customer within 48 hours or we will not be held liable for any damages. We are not responsible for any damage to automobiles or any other items that are not removed from the surrounding perimeter of the service area. **Unknown Damage:** We are not liable for any damages resulting from unknown problems such as leaky window seals, leaking roofs, rotted wood, cracked stucco, etc. **Utilities:** We are allowed to use the customer's utilities to aid in our service, such as outside water spigot and electricity. **Weather Delays:** Services may be postponed due to inclement weather or unsafe working conditions. We will reschedule as soon as possible. Refunds will not be issued due to weather-related delays. **Artillery Fungus, Dirt Daubers, Scuff Marks:** Please note that we cannot guarantee the removal of artillery fungus from surfaces. Although we will make every effort to remove the entirety of dirt daubers during our services, some remanence may remain to avoid structural damage. Cleaning services do not include removal of scuff marks from vinyl fencing, housing, etc. from lawn services. **Additional Services:** Oxidation removal, rust removal, roof debris removal, streak free window and screen cleaning, and paver stripping are separate services, and are not included in our standard services. Be advised, these services will be charged as additional line items. **Sealed Pavers:** C&L provides no warranty on pavers previously sealed by another company unless they are stripped prior to new sealing. We are not responsible for pavers post care after sealing such as active sprinklers, unexpected weather, walking/traction before recommended time period elapsed, etc. We are not responsible for notifying or rescheduling other home services such as pool cleaning, pest control, landscaping, etc. After the sealing of pavers has been completed, If the customer is not satisfied with the color of sand or sheen that they selected, C&L will not redo the service without an additional service fee. **Surface imperfections:** Results of our services may reveal imperfections in the surface that may not have been visible prior to our services, and we are not held liable for those areas that arise. **Oil spots:** Oil spots from any stone surface such as concrete, pavers, or asphalt can be lightened, but there is no guarantee of 100% removal.

Post-Service Walk-around & Return Visit Policy: If the customer is present at the time of service completion and declines to participate in the walk-around inspection with our technician, they waive the opportunity for complimentary touch-ups of any missed areas. Should a return visit be requested after declining the walk-around, a return service fee of \$225 will apply. If a return visit is requested after a post-cleaning walk-around has already been completed and approved by the customer during the original

appointment, a minimum return fee of \$225 will apply, unless otherwise agreed upon in writing. **Suspension of Services:** We reserve the right to pause or cancel services without refund in cases of unsafe working conditions, harassment, or aggressive behavior from the property owner or their guests. **Declining Services:** We reserve the right to decline performing services if we do not feel as if satisfactory results will be rendered.

Photo Documentation & Marketing: C&L may take before-and-after photos for quality assurance, training, or marketing. No identifiable customer information will be shared without written consent. We reserve the right to post our work, reviews, and related media to social platforms and other marketing channels. **Modifications:** We reserve the right to modify these terms and conditions without any notification being required. **Hold Harmless and Attorney Fees:** The hold harmless and waiver of liability agreement between the customer and C&L Pressure Washing Services states that the customer acknowledges and accepts the risks associated with the services provided by C&L Pressure Washing Services. By agreeing to this clause, the customer waives any and all claims against C&L Pressure Washing Services and its agents or employees for any injury, damage, or loss sustained as a result of the services provided. The customer agrees to assume all risks associated with the services and indemnify C&L Pressure Washing Services and its agents or employees for any claims or damages arising from the customer's actions or negligence. This agreement applies to any and all services provided by C&L Pressure Washing Services, including but not limited to exterior cleaning of residential and commercial properties. The customer understands that C&L Pressure Washing Services is not responsible for any damages or injuries that are beyond its control, including but not limited to damages caused by leaks, cracks, or other pre-existing conditions. By signing this agreement, the customer acknowledges that they have read, understand, and agree to all terms and conditions outlined herein. Furthermore, any legal action taken against C&L Pressure Washing Services, including but not limited to court or attorney fees, will be the sole responsibility of the customer. By agreeing to our services, the customer acknowledges and agrees to these terms and conditions.

[**Click Here to Sign a Proposal**](#)

Estimate

Presented To:
Carlton Lakes CDD Clubhouse Manager
11404 Carlton Fields Drive
Riverview, FL 33579
813-773-3002 Business
813-404-2881 Cell
carltonlkclubhouse@gmail.com

Service location:
11404 Carlton Fields Drive
Riverview, FL 33579

Description	Amount
Commercial Wall	\$2,400.00
<u>Carlton Lakes CDD Community Cleaning</u>	
Clean and treat Carlton Lakes CDD from organic and inorganic growth with our proprietary blend of disinfectants and surfactants with soft washing & pressure washing method. Treatment areas include:	
1. (83) All Brick Column Faces (Community Facing Side- When Connected to Homeowner Yard, Both Sides if Open to Community) & Column Caps (Based off Map Provided By Community)	
2. Bottom Section of Wall Connected to Iron Fence & Brick Columns (Community Facing Side- When Connected to Homeowner Yard, Both Sides if Open to Community) (Based off Map Provided By Community)	
3. (6) Entrance Monuments	
The Things to know:	
• ALL TRASH PRODUCED BY C&L PW WILL BE REMOVED FROM JOB SITE DAILY • ALL OSHA AND EPA REGULATIONS WILL BE FOLLOWED • ALL EMPLOYEES ARE FEDERALLY BACKGROUND CHECKED • ALL TECHNICIANS ARE UNIFORMED AND TRUCKS, WRAPPED • A BEFORE/AFTER PICTURE ALBUM WILL TIME STAMP AND DATE WILL BE PROVIDED UPON INVOICING • <u>IF SERVICES ARE COMPLETED ON A YEARLY CONTRACT, THIS SERVICE PRICE IS LOCKED IN FOR THE FOLLOWING YEARS CONTRACT.</u>	

Total	\$2,400.00
Deposit Due (50%)	\$1,200.00

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 10/9/2025
To: Southfork Lakes
Address:
11404 Carlton Fields Drive
Riverview FL, 33579

	Job Title	Payment Terms	Quote Expires
	Pressure Washing	Full Amount due at completion	30 Days

Item	Description	#	Amount
#1	Pressure Wash & Soft Wash all 78 Columns & all 6 Monuments throughout the community		
#2	Pressure Wash concrete ledge above brick walls between Columns		
#3	Full removal of all algae & mold build up on Columns and Monuments		
#4	78 Columns at \$35 each		\$2,730
#5	6 Monuments at \$195		\$1,170
Detergents	Solutions used to remove algae and mold		\$190
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Total: \$4,090

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 10/9/2025

To: Southfork Lakes

Address:
11404 Carlton Fields Drive
Riverview FL, 33579

	Job Title	Payment Terms	Quote Expires
	Pressure Washing	Full Amount due at completion	30 Days

Item	Description	#	Amount
#1	Pressure Wash 1,224 linear feet of Retaining Wall		
#2	Entire Amphitheater will be Pressure Washed		
Detergents	Solutions used to remove algae and mold		\$150
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Total: \$1,780

Lic # B9900078

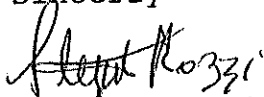
A-SV Security Inc
P.O.Box 263095
Tampa F.L. 33685
813-885-1817

To whom it may concern

As discussed on the phone with Mr West
the rate for security at Carlton Lakes
Community will be \$29.00 per hour with 7% sales tax
added also there time and half for 6 major
holidays

Feel free to contact me at above number if you
have any questions

Sincerely

A handwritten signature in dark ink, appearing to read "Stephen Rozzi", is written over the typed name.

Stephen Rozzi
President

**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

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Jason Liggett	Field Inspection Coordinator, Inframark
Alex West	Onsite Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Jessie Milch	Representative, CrossCreek Environment
CJ Greene	Representative, CrossCreek Environment
Mikey Morrison	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 Mr. Barton, seconded by Ms. Vance, with all in favor, the Board adopted the September 10, 2025, Final Agenda.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda

Fredrick Levatte nominated himself for Seat 4.

FIFTH ORDER OF BUSINESS Staff Reports

A. Aquatics Report

Mr. Green reported that the algae blooms are gone and everything is looking good. Ms. Cole informed CrossCreek of the proposal, mentioned it will be prepared for the next meeting.

B. Field Inspection Report

Mr. Liggett presented his report to the Board. Mr. West reported that the sinks, the men's restroom urinal, and the grill require maintenance. He further noted that the gym door has been repainted. The Board requested that the tarp at the compound be adjusted and straightened.

C. Landscape Inspection Report

The fence that had been falling was removed. Ms. Palmer reported that at Pin Lake there is a drip line that has been cut on Carlton Fields and Clement Pride. The Board requested that Mr. West or Mr. Montagna review the fencing reports. Additionally, the Board discussed the easement grass located along the fence line at the lakes.

On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, the Board approved the Palm Trimming Proposal for the August agenda in the amount of \$2,307.50.

1. Consideration of Palm Trimming Proposal

On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, the Board approved the Palm Trimming Proposal.

2. Consideration of Jasmine Installation Proposal

The Board is requesting to install an Oak Tree or any Hardy Tree with mulch around it and soil included for \$500 instead of the Jasmine Install.

On MOTION by Mr. Barton, seconded by Ms. Palmer, with all in favor, the Board approved a proposal to install an Oak Tree with mulch and soil surrounding it in the amount of \$500.

3. Consideration of Perennial Plants Installation Proposals

This item was tabled. The Board is requesting a presentation of the different plant ideas on the agenda at the next Board meeting prior to making a decision.

D. District Counsel

No report was given.

E. District Engineer

Mr. Hamstra presented the bid information, noting that submissions had been received from six contractors. Of the thirteen contractors contacted, six to seven are currently under contract. A deadline for questions or comments has been established for September 23, with the requirement that responses be provided to all vendors, even if only one vendor submits a question. All bids are due by September 30, and Board recommendations are anticipated by October 8. Mr. David and Mr. Mike will review the required paperwork and screening documents and will present them to the Board for evaluation of criteria. Hard copies of the submissions have been requested for the next meeting.

F. District Manager

Ms. Cole informed the Board that the next meeting is scheduled for October 8, 2025. She further reported that, as of the previous day, the cash balance was \$786,684. The Board directed staff to pay off the remainder of the loan while keeping the line of credit open. The Board also requested that Zebra Pool Company provide a statement indicating that algae will be present in the pool regardless of maintenance. The Board is still awaiting the insurance proposal in order to bind the policy for the year.

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board directed Staff to pay off the remainder of the loan but to keep the line of credit open.

G. Onsite Manager

1. Onsite Manager Report

Mr. West presented his update to the Board.

The Board is also requesting mandatory attendance by Zebra at Board meetings moving forward.

SIXTH ORDER OF BUSINESS

Business Items

There were no business items.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of August 13, 2025

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Regular Meeting Minutes of August 13, 2025, were approved as presented.

B. Consideration of August 2025 Financials & Check Register

On MOTION by Mr. Barton, seconded by Ms. Palmer, with all in favor, the August 2025 Check Register was approved as presented.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

The Board requested that a special business item be added to review resumes. The Board approved the District Manager to post on the website a notice requesting resumes for the open vacancy of Seat 4.

The Board also requested a discussion regarding the propane grill and the possibility of adding a barrier or fence around it, and agreed to table the ordering of a new grill at this time.

Additionally, the Board requested a Standard Operating Procedure (SOP) outlining the proper handling and use of the grill.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Barton, seconded by Ms. Palmer, with all in favor, the meeting was adjourned at 7:19 p.m.

Secretary / Assistant Secretary

Chair / Vice Chair

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

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

001	100107	09/08/25	ZEBRA CLEANING TEAM	080125	Pool Repair	R&M-Pools	546074-53908	\$2,867.59
001	100108	09/08/25	PEST CEMETERY LLC	73994	Pest Control September 2025	PEST CONTROL SVCS	531170-53908	\$99.00
001	100109	09/08/25	GOTO TECHNOLOGIES USA, LLC	IN7104172962	Phone September 2025	PHONE / FAX / INTERNET	541036-53908	\$113.93
001	100110	09/12/25	PEGASUS ENGINEERING, LLC	227977	District Engineer May 4, 2025 - July 26, 2025	District Engineer	531147-51301	\$1,723.95
001	100111	09/12/25	STRALEY ROBIN VERICKER	27049	District Counsel July 10, 2025 - July 17,2025	LEGAL COUNSEL	531146-51401	\$492.50
001	100112	09/12/25	ZEBRA CLEANING TEAM	8157	Chemical Pump	pool repair	546074-53908	\$650.00
001	100113	09/12/25	BUSINESS OBSERVER	25-02642H	Pubic Hearing Budget	LEGAL AD	548002-51301	\$260.31
001	100114	09/12/25	INFRAMARK LLC	157147	Mail Notice	MANAGEMENT FEE MAY 2024	541024-51301	\$5.72
001	100114	09/12/25	INFRAMARK LLC	157147	Mail Notice	Mail Notices	541011-51301	\$1,461.83
001	100114	09/12/25	INFRAMARK LLC	158083	District Management, Amenity Management, Field Management September 2025	MANAGEMENT FEE MAY 2024	534215-53908	\$11,583.33
001	100114	09/12/25	INFRAMARK LLC	158083	District Management, Amenity Management, Field Management September 2025	MANAGEMENT FEE MAY 2024	531150-51301	\$3,483.00
001	100114	09/12/25	INFRAMARK LLC	158083	District Management, Amenity Management, Field Management September 2025	field	531122-53908	\$600.00
001	100115	09/23/25	FITREV, INC.	36122	Semi Annual Preventative Maintenance	PM SEMI ANNUAL MAINT.	546137-53908	\$270.00
001	100116	09/23/25	CROSSCREEK ENVIRONMENTAL INC	22690	September 2025 Pond Maintenance	WATERWAY MAINT	531085-53908	\$590.00
001	100117	09/23/25	LETS HANG YOUR LIGHTS LLC	5109	Maintenance Visit for Lighting	Lighting	546015-53908	\$150.00
001	100118	09/25/25	ZEBRA CLEANING TEAM	8096	IMPELLER/SHAFT SEAL MOTOR 2	R&M-Pools	546074-53908	\$1,547.57
001	100119	09/25/25	SCHOOLSTATUS PARENT, INC	INV-SS-4442	WEBSITE SERVICES	Website Compliance	534397-51301	\$3,125.00
001	100121	09/29/25	PINE LAKE SERVICES	8036	September 2025 Landscape Maintenance	SERVICE OCT24	546300-53908	\$12,534.58
001	1227	09/11/25	FREDDY BARTON	FB-091025	BOARD 9/10/25	Supervisor Fees	511100-51101	\$200.00
001	1228	09/11/25	NICHOLLE D. PALMER	NP-091025	BOARD 9/10/25	Supervisor Fees	511100-51101	\$200.00
001	1230	09/19/25	EGIS INSURANCE	29324	Yearly Insurance for Property, Crime, General Liability and Public Officials Insurance	POLICY #100124711 10/1/24-10/1/25	155100-53908	\$31,571.00
001	1230	09/19/25	EGIS INSURANCE	29324	Yearly Insurance for Property, Crime, General Liability and Public Officials Insurance	POLICY #100124711 10/1/24-10/1/25	155100-53908	\$3,515.00
001	1230	09/19/25	EGIS INSURANCE	29324	Yearly Insurance for Property, Crime, General Liability and Public Officials Insurance	POLICY #100124711 10/1/24-10/1/25	155100-51301	\$3,102.00
001	300038	09/18/25	TECO ACH	090425-6203-ACH	Electric Bill July 17, 2025 - August 14, 2025	ELECTRIC	543041-53100	\$19,387.02
001	300039	09/25/25	WASTE MANAGEMENT ACH	0182246-2206-0-ACH	Waste Management September , 2025 - September 30, 2025	GARBAGE	546913-53400	\$488.94
001	300040	09/25/25	VALLEY BANK	083125-2243-ACH	Aug 2025 Expenses	SPECTRUM	541036-51301	\$30.00
001	300040	09/25/25	VALLEY BANK	083125-2243-ACH	Aug 2025 Expenses	LOWES	546015-53908	\$113.53
001	300040	09/25/25	VALLEY BANK	083125-2243-ACH	Aug 2025 Expenses	HOME DEPOT	546015-53908	\$33.61
001	300041	09/26/25	CHARTER COMMUNICATIONS ACH	2510461090925-ACH	September 9, 2025 - October 8, 2025 Phone, Internet and TV	INTERNET	541036-53908	\$265.00
001	DD580	09/18/25	RENA DIANE VANCE - EFT	RV-091025-EFT	BOARD 9/10/25	Supervisor Fees	511100-51101	\$200.00
Fund Total								\$100,664.41

Total Checks Paid	\$100,664.41
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CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
GOTO TECHNOLOGIES USA, LLC	9/1/2025	IN7104172962	\$113.93	\$113.93	PHONE / FAX / INTERNET
INFRAMARK LLC	9/5/2025	158083	\$11,583.33		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	9/5/2025	158083	\$3,483.00		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	9/5/2025	158083	\$600.00	\$15,666.33	field
VALLEY BANK	7/31/2025	073125-2243-ACH	\$696.14		AMAZON SUPPLIES
VALLEY BANK	7/31/2025	073125-2243-ACH	\$30.00	\$726.14	SPECTRUM
VALLEY BANK	8/31/2025	083125-2243-ACH	\$30.00	\$30.00	SPECTRUM
Monthly Contract Subtotal			\$16,536.40	\$16,536.40	
Variable Contract					
PEGASUS ENGINEERING, LLC	8/31/2025	227977	\$1,723.95	\$1,723.95	District Engineer
Variable Contract Subtotal			\$1,723.95	\$1,723.95	
Utilities					
BOCC ACH	8/12/2025	081225-9495 ACH	\$1,177.24	\$1,177.24	WATER
Utilities Subtotal			\$1,177.24	\$1,177.24	
Regular Services					
BUSINESS OBSERVER	9/26/2025	25-02957H	\$105.00	\$105.00	LEGAL AD
CHARTER COMMUNICATIONS ACH	9/9/2025	2510461090925-ACH	\$265.00	\$265.00	INTERNET
CROSSCREEK ENVIRONMENTAL INC	9/15/2025	22690	\$590.00	\$590.00	WATERWAY MAINT
EGIS INSURANCE	9/16/2025	29324	\$31,571.00		POLICY #100124711 10/1/24-10/1/25
EGIS INSURANCE	9/16/2025	29324	\$3,515.00		POLICY #100124711 10/1/24-10/1/25
EGIS INSURANCE	9/16/2025	29324	\$3,102.00	\$38,188.00	POLICY #100124711 10/1/24-10/1/25
FITREV, INC.	9/18/2025	36122	\$270.00	\$270.00	PM SEMI ANNUAL MAINT.
FREDDY BARTON	9/10/2025	FB-091025	\$200.00	\$200.00	BOARD 9/10/25
INFRAMARK LLC	8/28/2025	157147	\$5.72		MANAGEMENT FEE MAY 2024
INFRAMARK LLC	8/28/2025	157147	\$1,461.83	\$1,467.55	Mail Notices
INFRAMARK LLC	9/22/2025	159247	\$2.22	\$2.22	POSTAGE
INFRAMARK LLC	9/22/2025	159246	\$12,600.00	\$12,600.00	DISSEMINATION SERVICES
LETS HANG YOUR LIGHTS LLC	6/28/2025	5109	\$150.00	\$150.00	Lighting
NICHOLLE D. PALMER	9/10/2025	NP-091025	\$200.00	\$200.00	BOARD 9/10/25
PEST CEMETERY LLC	9/2/2025	73994	\$99.00	\$99.00	PEST CONTROL SVCS
PINE LAKE SERVICES	9/1/2025	8036	\$12,534.58	\$12,534.58	SERVICE OCT24
RENA DIANE VANCE - EFT	9/10/2025	RV-091025-EFT	\$200.00	\$200.00	BOARD 9/10/25
SCHOOLSTATUS PARENT, INC	8/31/2025	INV-SS-4442	\$3,125.00	\$3,125.00	WEBSITE SERVICES
STRALEY ROBIN VERICKER	8/27/2025	27049	\$492.50	\$492.50	LEGAL COUNSEL
TECO ACH	9/4/2025	090425-6203-ACH	\$19,387.02	\$19,387.02	ELECTRIC
WASTE MANAGEMENT ACH	8/26/2025	0182246-2206-0-ACH	\$488.94	\$488.94	GARBAGE
Regular Services Subtotal			\$90,364.81	\$90,364.81	
Additional Services					
BUSINESS OBSERVER	9/5/2025	25-02642H	\$260.31	\$260.31	LEGAL AD

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
VALLEY BANK	7/31/2025	073125-2243-ACH	\$50.00		SAMS CLUB RENEWAL
VALLEY BANK	7/31/2025	073125-2243-ACH	\$123.11	\$173.11	LOWES
VALLEY BANK	8/31/2025	083125-2243-ACH	\$113.53		LOWES
VALLEY BANK	8/31/2025	083125-2243-ACH	\$33.61	\$147.14	HOME DEPOT
ZEBRA CLEANING TEAM	9/2/2025	8157	\$650.00	\$650.00	pool repair
ZEBRA CLEANING TEAM	8/1/2025	8096	\$1,547.57	\$1,547.57	IMPELLER/SHAFT SEAL MOTOR 2
Additional Services Subtotal			\$2,778.13	\$2,778.13	
TOTAL			\$112,580.53	\$112,580.53	



GoTo Communications, Inc.

INVOICE

Invoice Date 09/01/2025
Invoice # IN7104172962
PO #
Customer ID CN-710379-2009
Terms Net 15
Due Date 09/16/2025
Currency US Dollar

Make your credit card payment now using our
secure link:  **PAY NOW** 

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 09/01/2025 - 09/30/2025	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 09/01/2025 - 09/30/2025	2	5	\$10.00
Primary	Included minutes in plan 08/01/2025 - 08/31/2025	66.6	0	\$0.00
Primary	Monthly Rental Equipment Charge 09/01/2025 - 09/30/2025	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

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.

*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	09/01/2025
Invoice #	IN7104172962
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	09/16/2025
Currency	US Dollar

Make your credit card payment now using our
secure link:  **PAY NOW** 

Payment by Wire Transfer Under Reference of Invoice #:

Remit To Wire Info:

Beneficiary: GoTo Communications, Inc

Bank Name: Bank of America

Bank Account #: 4451285234

ACH Routing #: 111000012

Wire Routing #: 026009593

SWIFT Code: BOFAUS3N

To ensure accurate posting, please send remittance instructions to remit@goto.com when making payment.

.....
Detach and Return with Payment

Make Checks Payable To:

GoTo Communications, Inc.
PO BOX 412252
Boston, MA 02241-2252

Customer: Carlton Lakes CDD

Customer #: CN-710379-2009

Invoice #: IN7104172962

Amount Due: \$113.93

Amount Paid: _____

Make your credit card payment now using our
secure link:  **PAY NOW** 



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158083

CUSTOMER ID

C2277

PO#

INVOICE

DATE

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

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

Services provided for the Month of: September 2025

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

Subtotal	\$15,666.33
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$15,666.33
------------------	-------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 2243

ACCOUNT SUMMARY

Credit Limit \$20,000.00
Credit Available \$18,987.00
Statement Closing Date July 31, 2025
Days in Billing Cycle 31
Previous Balance \$609.94
Payments & Credits \$609.94
Purchases & Other Charges \$899.25
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$899.25
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 \$899.25
Minimum Payment Due \$899.25
Payment Due Date August 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 2243 \$609.94-	
07/25	07/25	F1515006E00CHGDDB	AUTOMATIC PAYMENT - THANK YOU	609.94-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 5949 \$899.25	
07/11	07/11	5548382610BOKPMLW	SAMS CLUB RENEWAL RIVERVIEW FL MCC: 5300 MERCHANT ZIP: 33578	50.00
07/18	07/18	554328667600QY6XP	AMAZON MKTPL*1755V6683 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	42.39
07/21	07/21	55432866A60RPAGBL	AMAZON MKTPL*M31DX4703 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	213.46
07/21	07/21	55432866A60S9N63P	AMAZON MKTPL*9978R3663 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	58.98
07/21	07/21	55432866A60V5ER86	AMAZON MKTPL*R406A7Z63 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	105.32
07/21	07/21	55432866A60XYRP2N	LOWES #01911* RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 335785427	123.11
07/22	07/22	82305096BEHMXPTN	AMAZON MARK* SR3695II3 SEATTLE WA	275.99

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 2243
Payment Due Date August 25, 2025
New Balance \$899.25
Minimum Payment Due \$899.25
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/28	07/28	55432866H631FM6HF	MCC: 5999 MERCHANT ZIP: SPECTRUM MOBILE 855-707-7328 MO MCC: 4899 MERCHANT ZIP:	30.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$899.25 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY		
Previous Cashback Balance	\$9.88	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.25	\$0-\$500,000 = 0.25%
New Cashback Balance	\$12.13	\$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	31	\$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.

Fwd: Your membership successfully renewed.

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

From: **Sam's Club** <transaction@info.samsclub.com>

Date: Wed, Jun 18, 2025 at 4:10 PM

Subject: Your membership successfully renewed.

To: <CARLTONKCLUBHOUSE@gmail.com>



You're renewed, Wayne.

Another year of members-only goodness comin' at you. Your card ending in **6771** was charged **\$50.00** on **Jun 18, 2025**.*

[Start Shopping](#)

Taxes and add-on memberships may have applied.



Final Details for Order #113-2118565-8829834

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes
Order Placed: July 18, 2025
Amazon.com order number: 113-2118565-8829834
Order Total: \$42.39

Shipped on July 18, 2025	
Items Ordered	Price
1 Of: <i>Clorox Disinfecting Wipes Value Pack, Cleaning Wipes, 35 Count Each, Pack of 15 (Package May Vary)</i>	\$39.43
Sold by: Shoplet (seller profile)	
Business Price	
Condition: New	
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$39.43 Shipping & Handling: \$0.00 ----- Total before tax: \$39.43 Sales Tax: \$2.96 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$42.39 -----

Payment information	
Payment Method: MasterCard Last digits: 5949	Item(s) Subtotal: \$39.43 Shipping & Handling: \$0.00 ----- Total before tax: \$39.43 Estimated Tax: \$2.96 ----- Grand Total: \$42.39
Credit Card transactions	MasterCard ending in 5949: July 18, 2025: \$42.39

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



Final Details for Order #113-4703520-1834622

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes
Order Placed: July 18, 2025
Amazon.com order number: 113-4703520-1834622
Order Total: \$213.46

Shipped on July 21, 2025	
Items Ordered	Price
2 of: Sundale Outdoor Umbrella Base 40lbs with Stainless Steel Umbrella Tube, Heavy Duty Square Steel Umbrella Stand, Black Sold by: Harbor Outdoor (seller profile) Condition: New	\$89.99
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$179.98 Shipping & Handling: \$19.98 ----- Total before tax: \$199.96 Sales Tax: \$13.50 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$213.46 -----

Payment information	
Payment Method: MasterCard Last digits: 5949	Item(s) Subtotal: \$179.98 Shipping & Handling: \$19.98 ----- Total before tax: \$199.96 Estimated Tax: \$13.50 ----- Grand Total: \$213.46
Credit Card transactions	MasterCard ending in 5949: July 21, 2025: \$213.46

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



Final Details for Order #113-1798132-0094617

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes
Order Placed: July 18, 2025
Amazon.com order number: 113-1798132-0094617
Order Total: \$58.98

Shipped on July 21, 2025	
Items Ordered	Price
2 of: No Lifeguard On Duty Pool Sign, Children Must Have Adult Supervision Sign, 18x18 Inches, 55 mil Thick HDPE (high Density polyethylene), Made in USA Sold by: SIGO SIGNS (seller profile) Business Price Condition: New	\$27.43
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$54.86 Shipping & Handling: \$0.00 ----- Total before tax: \$54.86 Sales Tax: \$4.12 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$58.98 -----

Payment information	
Payment Method: MasterCard Last digits: 5949	Item(s) Subtotal: \$54.86 Shipping & Handling: \$0.00 ----- Total before tax: \$54.86 Estimated Tax: \$4.12 ----- Grand Total: \$58.98
Credit Card transactions	MasterCard ending in 5949: July 21, 2025: \$58.98

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



Final Details for Order #113-8415032-0136255

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes
Order Placed: July 18, 2025
Amazon.com order number: 113-8415032-0136255
Order Total: \$105.32

Shipped on July 21, 2025	
Items Ordered	Price
2 of: <i>Nitrile Gloves, Disposable Gloves, Comfortable, Powder Free, Latex Free 100-1000 (Large, Case)</i>	\$48.99
Sold by: AroPaw Direct (seller profile)	
Business Price	
Condition: New	
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$97.98 Shipping & Handling: \$0.00 ----- Total before tax: \$97.98 Sales Tax: \$7.34 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$105.32 -----

Payment information	
Payment Method: MasterCard Last digits: 5949	Item(s) Subtotal: \$97.98 Shipping & Handling: \$0.00 ----- Total before tax: \$97.98 Estimated Tax: \$7.34 ----- Grand Total: \$105.32
Credit Card transactions	MasterCard ending in 5949: July 21, 2025: \$105.32

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

Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
Riverview , FL 33578
(813) 313-1424

Transaction # : 236726155
Order # : 202507211911236726155
Order Date : 07/21/25 14:48:10

Thank You For Your Military Service

Item	Price
PTFE TAPE 1/2-IN X 43-FT	\$ 1.33
Item #: 456833	
1.48 Discount Ea -0.15	
1 @ 1.33	

1/2-IN SHOWER VALVE

\$ 29.59

Item #: 44805

32.88 Discount Ea -3.29

1 @ 29.59

MOEN HYDROENERGETIX FIXED

\$ 31.48

Item #: 5115744

34.98 Discount Ea -3.50

1 @ 31.48

ZEP PRO 1 SPRAY BOTTLE

\$ 7.16

Item #: 369819

3.98 Discount Ea -0.40

2 @ 3.58

TRUFUEL 110-FL OZ MIX 50:

\$ 44.96

Item #: 644853

24.98 Discount Ea -2.50

2 @ 22.48

Item #: 644853

24.98 Discount Ea -2.50

2 @ 22.48

Invoice 91675 Subtotal \$ 114.52

Invoice 91675 Subtotal \$ 114.52

Subtotal \$ 114.52

FL - STATE TAX \$ 6.87

HILLSBOROUGH - COUNTY TAX \$ 1.72

Total Tax \$ 8.59

Total \$ 123.11

Total Savings This Trip: \$ 12.74

Total # of items purchased: 7

Excludes fees, services and special order items

Payment: MC ending in 5949 \$ 123.11

AuthTime 07/21/25 14:47:52

AuthCD 021636

REFID 191101675892

TSI E800



Final Details for Order #113-5032107-5323411

Paid By: Carlton Lakes CDD

Placed By: Carlton Lakes

Order Placed: July 18, 2025

Amazon.com order number: 113-5032107-5323411

Order Total: \$275.99

Shipped on July 19, 2025	
Items Ordered	Price
1 Of: Amazon Basics Trash Bags, Tall Kitchen Drawstring, Unscented, 13 Gallon, 200 Count, Pack of 1 Sold by: Amazon (seller profile) Business Price Condition: New	\$17.98
1 Of: Aluf Plastics Heavy Duty 55 Gallon Trash Bags - (Value 50 Pack) - 1.5 MIL equivalent Industrial Strength Plastic 35" ; x 55" for 50-55 Gal Cans -Fits Toter, Rubbermaid Brute, Carlisle Bronco etc. Sold by: Amazon (seller profile) Business Price Condition: New	\$22.43
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$40.41 Shipping & Handling: \$1.35 Free Shipping: -\$1.35 ----- Total before tax: \$40.41 Sales Tax: \$3.03 ----- Total for This Shipment: \$43.44 -----
Shipping Speed: FREE Shipping	

Shipped on July 21, 2025	
Items Ordered	Price
1 Of: CloroxPro Commercial Solutions, Clorox Manual Toilet Bowl Cleaner with Bleach, Automatic Toilet Cleaner, Fresh Scent, 24 Ounces (Pack of 12) - 00031 Sold by: Amazon (seller profile) Business Price Condition: New	\$33.91
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$33.91 Shipping & Handling: \$1.51 Free Shipping: -\$1.51 ----- Total before tax: \$33.91 Sales Tax: \$2.54 ----- Total for This Shipment: \$36.45 -----
Shipping Speed: FREE Shipping	

Shipped on July 21, 2025	
Items Ordered 1 Of: Zogics Antibacterial Wipes - Disinfecting Wipes for Sanitizing and Cleaning Surfaces and Equipment, EPA Registered Antibacterial Cleaning Wipes (3,200 Count - 4 Rolls of 800 Wipes) Sold by: Zogics, LLC (seller profile) Business Price Condition: New	Price \$124.95
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$124.95 Shipping & Handling: \$2.91 Free Shipping: -\$2.91 ----- Total before tax: \$124.95 Sales Tax: \$9.37 ----- Total for This Shipment: \$134.32 -----
Shipping Speed: FREE Shipping	

Shipped on July 22, 2025	
Items Ordered 1 Of: POOLWHALE Professional Pool Skimmer Net, Heavy Duty Swimming Leaf Rake Cleaning Tool with Deep Fine Nylon Mesh Net Bag - Fast Cleaning,Easy Scoop Edge,Debris Pickup Removal (No Pole) Sold by: Poolwhale Direct (seller profile) Condition: New	Price \$19.99
1 Of: Pine-Sol Multi-Surface Cleaner, CloroxPro, 2x Concentrated Formula, All-Purpose Cleaner, Original Pine, 80 Fl Oz, Pack of 3 Sold by: Amazon (seller profile) Business Price Condition: New	\$37.48
Shipping Address: Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$57.47 Shipping & Handling: \$1.22 Free Shipping: -\$1.22 ----- Total before tax: \$57.47 Sales Tax: \$4.31 ----- Total for This Shipment: \$61.78 -----
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 5949	Item(s) Subtotal: \$256.74 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 -----

Total before tax: \$256.74
Estimated Tax: \$19.25

Grand Total: \$275.99

Credit Card transactions	MasterCard ending in 5949: July 22, 2025: \$275.99
---------------------------------	--

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

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AUGUST 8

Mobile

AMOUNT DUE

\$30.00

Your Auto Pay is scheduled for **August 28.**

Account Holder Information ^

Carlton Lakes Community
11404 Carlton Field Dr Riverview, FL 33579
Account Number: 1018484040

Previous Account Activity

Previous Balance	\$30.00 ^
Credits and Payments	-\$30.00 ^
Auto Pay Payment - Mastercard ending in 5949 <i>Paid on July 28</i>	-\$30.00
Remaining Balance	\$0.00 ^
Services	\$30.00
Unlimited Line	\$30.00 ^

 As a Spectrum Internet customer, you're getting the best deal on our Unlimited plan.

CARLTON LAKES - Phone (813) 404-2881	\$30.00
Business Unlimited	\$30.00
<i>August 8 - September 7</i>	

Devices	\$0.00
----------------	---------------

CARLTON LAKES - Phone(813) 404-2881	\$0.00
--	---------------

Additional Charges	\$0.00
---------------------------	---------------

Credits	\$0.00
----------------	---------------

Amount Due	\$30.00
-------------------	----------------

Your Auto Pay is scheduled for
August 28.

Included Taxes, Fees & Charges	
---	---

Taxes, fees, and other charges are paid by Spectrum.

E911 Surcharge	\$0.40
Federal Universal Service Fund	\$0.13
Florida Communications Services Tax	\$0.11
Local Communications Services Tax	\$0.07



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 2243

ACCOUNT SUMMARY		PAYMENT INFORMATION	
Credit Limit	\$20,000.00	New Balance	\$177.14
Credit Available	\$19,822.00	Minimum Payment Due	\$177.14
Statement Closing Date	August 31, 2025	Payment Due Date	September 25, 2025
Days in Billing Cycle	31		
Previous Balance	\$899.25		
Payments & Credits	\$899.25		
Purchases & Other Charges	\$177.14		
Balance Transfer	\$0.00		
FEES CHARGED	\$0.00		
INTEREST CHARGED	\$0.00		
New Balance	\$177.14		
Questions? Call Customer Service			
Toll Free - 1-844-626-6581			
International Collect - 1-301-665-4442			
TTY 1-301-665-4443			

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 2243	\$899.25-
08/25	08/25	F1515007D00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	899.25-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 5949	\$177.14
07/31	08/01	55432866L5SSGZ1DF	LOWES #01911* RIVERVIEW FL	113.53
			MCC: 5200 MERCHANT ZIP: 335785427	
08/08	08/08	52707156X09FHDTE6	THE HOME DEPOT #6951 RUSKIN FL	33.61
			MCC: 5200 MERCHANT ZIP: 33573000	
08/28	08/28	55432867G5SD6BDFJ	SPECTRUM MOBILE 855-707-7328 MO	30.00
			MCC: 4899 MERCHANT ZIP:	
		ALEXANDER J WEST	TOTAL XXXXXXXXXXXX 2695	\$0.00

Please detach bottom portion and submit with payment using enclosed envelope



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

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

PAYMENT INFORMATION	
Account Number:	XXXX XXXX XXXX 2243
Payment Due Date	September 25, 2025
New Balance	\$177.14
Minimum Payment Due	\$177.14
Past Due Amount	\$0.00
Amount Enclosed:	\$

IMPORTANT ACCOUNT INFORMATION

\$0 - \$177.14 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$12.13	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.44	\$0-\$500,000 = 0.25%
New Cashback Balance	\$12.57	\$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	31	\$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.



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
Riverview , FL 33578
(813) 313-1424

Transaction # : 935010411
Order # : 202507311911935010411
Order Date : 07/31/25 16:25:26



Thank You For Your Military Service



Item	Price
8-FL OZ BLU GLU HANDY PAC	\$ 13.93
Item #: 780336	
15.48 Discount Ea -1.55	
1 @ 13.93	
2-IN X 10-FT SCH40 PIPE	\$ 49.24
Item #: 23832	
13.68 Discount Ea -1.37	
4 @ 12.31	
2-IN PVC COUPLING SXS	\$ 9.80
Item #: 23902	
2.18 Discount Ea -0.22	
5 @ 1.96	
2-IN PVC EL 45D SXS	\$ 8.24
Item #: 23895	
4.58 Discount Ea -0.46	

2 @ 4.12

2-IN PVC DWV RETURN BEND

\$ 5.60

Item #: 776144

6.22 Discount Ea -0.62

1 @ 5.60

2-IN PVC POOL SWEEP EL 90

\$ 14.68

Item #: 1144125

8.16 Discount Ea -0.82

2 @ 7.34

2-IN PVC EL 90D SXS

\$ 4.12

Item #: 23910

4.58 Discount Ea -0.46

1 @ 4.12

Invoice 72152 Subtotal

\$ 105.61

Invoice 72152 Subtotal

\$ 105.61

Subtotal

\$ 105.61

FL - STATE TAX

\$ 6.34

HILLSBOROUGH - COUNTY TAX

\$ 1.58

Total Tax	\$ 7.92
------------------	---------

Total	\$ 113.53
--------------	-----------

Total Savings This Trip: \$ 11.77

Total # of items purchased: 16

Excludes fees, services and special order items

Payment: MC ending in 5949	\$ 113.53
-----------------------------------	-----------

AuthTime	07/31/25 16:25:01
-----------------	-------------------

AuthCD	031689
---------------	--------

REFID	191101152770
--------------	--------------

TSI	E800
------------	------

TVR	0000008001
------------	------------

Customer Code	no
----------------------	----

Order Date	07/31/25 16:25:26
-------------------	-------------------

Store #	1911
----------------	------

Terminal #	1
-------------------	---

MyLowe's Card Number	481000562559193
-----------------------------	-----------------

MyLowe's Rewards

Estimated points earned from purchase:	158*
---	------

*Points are awarded on eligible purchases for orders that have been settled and fulfilled.

Tell us how we did! Enter for a chance to win!

START SURVEY

***** SHARE YOUR FEEDBACK! ** ENTER FOR
A CHANCE TO BE ** ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! ** ¡ENTRE EN EL
SORTEO MENSUAL ** PARA SER UNO DE LOS CINCO GANADORES DE \$500! ** ** ENTER
BY COMPLETING A SHORT SURVEY ** WITHIN ONE WEEK AT: www.lowes.com/survey ** Y
O U R I D #721520 191122 125486 ** ** NO PURCHASE NECESSARY TO ENTER OR WIN. **
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. ** OFFICIAL RULES &
WINNERS AT: www.lowes.com/survey *****

Thank you for shopping at Lowe's.
To see our return policy, visit Lowe's.com/returns

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FOR MORE DETAILS, VISIT
LOWES.COM/PRICEPROMISE

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 [Lowe's App](#) | [Return & Refund Policy](#)



1000 Lowe's Boulevard, Mooresville, NC 28117

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[Return & Refund Policy](#)



1000 Lowes Boulevard, Mooresville, NC 28117

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This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, please call the store using the number at the top of the receipt.



How doers
get more done.

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

6951 00054 29501 08/08/25 11:55 AM
SALE CASHIER LENS

Military Discount
611942038879 2 PVC EL 45 <A> <M> 4.58N
2" PVC EL 45D SX5
MAX REFUND VALUE \$4.12
611942037636 1 1/2 CPLING <A> <M>
1 1/2" PVC COUPLING SX5
201.39 2.78N
MAX REFUND VALUE \$2.50/2
611942038671 2 PVC EL 90 <A> <M> 4.58N
2" PVC EL 90D SX5
MAX REFUND VALUE \$4.12
611942081646 2 PVC EL <A> <M> 8.68N
2" PVC STREET EL 90D SXSPG
MAX REFUND VALUE \$7.81
611942082148 2 M ADAPTER <A> <M> 5.21N
1 1/2"X2" PVC MALE ADAPTER MPTXS
MAX REFUND VALUE \$4.69
611942037735 1-1/2 F ADPT <A> <M> 2.26N
1-1/2" PVC FEMALE ADAPTER SXFPT
MAX REFUND VALUE \$2.03
611942039470 DWV PIPE <A> <M> 9.26N
1 1/2" X 10' PVC40-DWV PE PIPE
MAX REFUND VALUE \$8.34
Military Discount 3.74

SUBTOTAL 33.61
SALES TAX 0.00

TAX EXEMPT

TOTAL \$33.61

XXXXXXXXXXXX5949 MASTERCARD

USD\$ 33.61

AUTH CODE 008493/1541029

TA

Contactless

AID A0000000041010

Mastercard

<M> = Military Appreciation

6951 08/08/25 11:55 AM



6951 54 29501 08/08/2025 1782

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/06/2025



How doers
get more done.

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

6951 00054 29501 08/08/25 11:55 AM
SALE CASHIER LENS

Military Discount
611942038879 2 PVC EL 45 <A> <M> 4.58N
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1-1/2" PVC FEMALE ADAPTER SXFPT
MAX REFUND VALUE \$2.03
611942039470 DWV PIPE <A> <M> 9.26N
1 1/2" X 10' PVC40-DWV PE PIPE
MAX REFUND VALUE \$8.34
Military Discount -3.74

SUBTOTAL 33.61
SALES TAX 0.00

TAX EXEMPT

TOTAL \$33.61

XXXXXXXXXXXX5949 MASTERCARD

USD\$ 33.61

TA

AUTH CODE 008493/1541029

Contactless

AID A0000000041010

Mastercard

<M> = Military Appreciation

6951 08/08/25 11:55 AM



6951 54 29501 08/08/2025 1782

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/06/2025

SEPTEMBER 8

Mobile

AMOUNT DUE

\$30.00

Your Auto Pay is scheduled for **September 28**.

Account Holder Information ^

Carlton Lakes Community
11404 Carlton Field Dr Riverview, FL 33579
Account Number: 1018484040

Previous Account Activity

Previous Balance	\$30.00 ^
Credits and Payments	-\$30.00 ^
Auto Pay Payment - Mastercard ending in 5949 <i>Paid on August 28</i>	-\$30.00
Remaining Balance	\$0.00 ^
Services	\$30.00
Unlimited Line	\$30.00 ^

 As a Spectrum Internet customer, you're getting the best deal on our Unlimited plan.

CARLTON LAKES - Phone (813) 404-2881	\$30.00
Business Unlimited	\$30.00
<i>September 8 - October 7</i>	

Devices	\$0.00
----------------	---------------

CARLTON LAKES - Phone(813) 404-2881	\$0.00
--	---------------

Additional Charges	\$0.00
---------------------------	---------------

Credits	\$0.00
----------------	---------------

Amount Due	\$30.00
-------------------	----------------

Your Auto Pay is scheduled for
September 28.

Included Taxes, Fees & Charges	
---	---

Taxes, fees, and other charges are paid by Spectrum.

E911 Surcharge	\$0.40
Federal Universal Service Fund	\$0.13
Florida Communications Services Tax	\$0.11
Local Communications Services Tax	\$0.07



"Practical Engineering Solutions"

INVOICE

Email: inframarkcms@payableslockbox.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: August 31, 2025

INVOICE NO.: 227977

BILLING NO.: 6

OWN

TO:

Carlton Lakes Community Development District
Inframark
Ms. Anna Golovan, Accounts Payable Specialist
210 North University Drive, Suite 702
Coral Springs, Florida 33071

FOR:

Carlton Lakes Community Development District
Control Structure CS-25A Drainage Improvements
Project No.: MSC-22124
Period of Service: 05/04/25 – 07/26/25
(3 months)

Authorization: ☐ Letter Proposal dated October 2, 2024 (Hourly Not-to-Exceed \$41,201.50).
Approved by the Community Development District on October 14, 2024.

Scope of Work:

- The week of May 18, 2025, Pegasus Engineering (Mike Bruegger) coordinated with ESA (Tori Kuba) regarding assistance in preparing Section C for the Request for Additional Information (RAI) #1 resubmittal; and began filling-out Section C.
- The week of May 25, 2025, Pegasus Engineering (Mike Bruegger) worked on finalizing the response submittal documentation to address RAI #1.
- The week of June 1, 2025, Pegasus Engineering (Mike Bruegger) completed the response submittal documentation to address Request for Additional Information (RAI) #1 and submitted to the Southwest Florida Water Management District (SWFWMD).
- The week of June 8, 2025, Pegasus Engineering (Mike Bruegger) coordinated with the SWFWMD regarding submittal documentation to address RAI #1.
- The week of June 22, 2025, Pegasus Engineering (Mike Bruegger) worked on preparing final construction plans and specifications for the bid documents.
- The week of July 6, 2025, Pegasus Engineering (Mike Bruegger) reviewed and updated construction cost estimate based on latest Florida Department of Transportation (FDOT) Historical Unit Costs.

Fees Earned Through July 26, 2025:

See Schedule A attached

Fees Earned to Date	\$ 34,302.20
Less Amount Previously Invoiced	<u>\$ 32,578.25</u>
Amount Due this Invoice	\$ 1,723.95

Total Authorization	\$ 41,201.50
Total Amount Billed to Date	<u>\$ 34,302.20</u>
Balance Remaining	\$ 6,899.30

cc: Mike Bruegger, Pegasus Engineering

SCHEDULE A

TASKS	BUDGET	% COMPLETE	EARNED THIS PERIOD	EARNED TO DATE
Project Administration				
Prepare and issue the Sub-Consultant NTP Letter and Contract Agreement	\$550.00	100%	---	\$550.00
Coordinate with the sub-consultants	\$1,140.00	100%	---	\$1,140.00
Perform a sufficiency review of the preliminary topographic survey	\$380.00	100%	---	\$380.00
Prepare Project Manual	\$1,560.00	100%	---	\$1,560.00
Monthly Status Reports via invoices	\$1,100.00	100%	---	\$1,100.00
Construction Plans				
Cover Sheet	\$380.00	100%	---	\$380.00
General Notes	\$760.00	100%	---	\$760.00
Topographic Survey (by others)	\$380.00	100%	---	\$380.00
Plan Sheet	\$2,280.00	100%	---	\$2,280.00
Temporary Erosion Control Plan and Pollution Control Details	\$760.00	100%	---	\$760.00
Drainage Structure Details	\$760.00	100%	---	\$760.00
Prepare 90% plans for review and comment	\$760.00	100%	---	\$760.00
Stormwater Modeling for Proposed Conditions				
Update and finalize the ICPR model based on final design	\$760.00	100%	---	\$760.00
Prepare an Engineering Memorandum	\$2,280.00	100%	---	\$2,280.00

SCHEDULE A

TASKS	BUDGET	% COMPLETE	EARNED THIS PERIOD	EARNED TO DATE
Permitting				
Prepare and submit a SWFWMD application for a permit modification	\$1,520.00	100%	---	\$1,520.00
Coordinate with District staff and ESA RAI #1	\$2,380.00	100%	---	\$2,380.00
Bidding				
Prepare the 90% Engineer's Estimate of the Probable Construction Cost	\$760.00	100%	\$543.95	\$760.00
Prepare the final Engineer's Estimate of the Probable Construction Cost	\$380.00	100%	\$380.00	\$380.00
Prepare Final Construction Plans	\$1,920.00	100%	\$420.00	\$1,920.00
Prepare a Bid Schedule	\$380.00	100%	\$380.00	\$380.00
Prepare the Invitation to Bid documents	\$1,020.00	0%	\$0.00	\$0.00
Post-Design Services				
Prepare technical responses for up to two RFIs received from potential bidders	\$560.00	0%	\$0.00	\$0.00
Prepare for and attend the Pre-Construction Meeting	\$560.00	0%	\$0.00	\$0.00
Review and process Shop Drawings	\$1,140.00	0%	\$0.00	\$0.00
Address the Contractor's RFIs during construction	\$760.00	0%	\$0.00	\$0.00
Prepare for and attend two on-site progress meetings during construction	\$520.00	0%	\$0.00	\$0.00
Participate in the Substantial Completion inspection and prepare a "punch list"	\$640.00	0%	\$0.00	\$0.00
Participate in the Final Inspection	\$760.00	0%	\$0.00	\$0.00
Review the Contractor's As-Built Drawings and issue Sufficiency Comments	\$380.00	0%	\$0.00	\$0.00
Prepare an Engineer's Certification of Completion	\$380.00	0%	\$0.00	\$0.00
Sub-Total (Labor Fees)	\$27,910.00	76%	\$1,723.95	\$21,190.00

Invoice No. 22777/Billing No. 6
August 31, 2025
Page 4
Pegasus Project No. MSC-22124

SCHEDULE A

TASKS	BUDGET	% COMPLETE	EARNED THIS	EARNED TO
Other Direct Costs	\$500.00	64%	\$0.00	\$320.70
Survey Subconsultant (SSMC)	\$4,611.50	100%	---	\$4,611.50
Geotechnical Subconsultant (Tierra)	\$5,200.00	100%	---	\$5,200.00
Ecological Subconsultant (ESA)	\$2,980.00	100%	---	\$2,980.00
Sub-Total (Subconsultant Fees)	\$13,291.50	99%	\$0.00	\$13,112.20
TOTAL FEES	\$41,201.50	83%	\$1,723.95	\$34,302.20



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	08/12/2025	09/02/2025

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	07/10/2025	105004	08/08/2025	105265	26100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$78.82
Water Base Charge	\$261.42
Water Usage Charge	\$26.88
Sewer Base Charge	\$633.92
Sewer Usage Charge	\$170.17

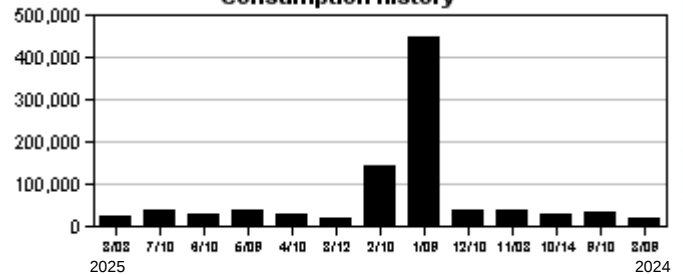
Summary of Account Charges

Previous Balance	\$1,306.21
Net Payments - Thank You	\$-1,306.21
Total Account Charges	\$1,177.24
AMOUNT DUE	\$1,177.24

Notice

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

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9466499495



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

689 0

DUE DATE

09/02/2025

**Auto Pay Scheduled
DO NOT PAY**



0094664994954 00001177245

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02957H

Date 09/26/2025

Attn:
Carlton Lakes CDD Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02957H Notice of Regular Board Meeting Schedule RE: Fiscal Year 2025-2026 Carlton Lakes CDD Published: 9/26/2025	\$105.00
--	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$105.00

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025-2026
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Carlton Lakes Community Development District has scheduled its Regular Board Meetings for Fiscal Year 2025-2026 to be held at the **Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579** on the following dates at **6:00 p.m.**:

FISCAL YEAR 2025/2026

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

**FISCAL YEAR WORKSHOPS
2025/2026**

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

All meetings will convene at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Kristee Cole, District Manager
September 26, 2025

25-02957H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

September 9, 2025

Invoice Number: 2510461090925
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
Or, call us at 855-252-0675

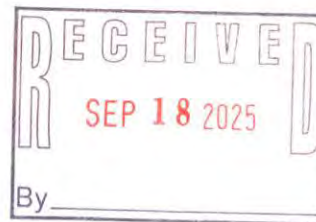
Summary

Service from 09/09/25 through 10/08/25
details on following pages

Previous Balance	265.00
Payments Received -Thank You!	-265.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
YOUR AUTO PAY WILL BE PROCESSED 09/26/25	
Total Due by Auto Pay	\$265.00

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.

**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 09102025 NNNNNNNN 01 000987 0004

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

September 9, 2025

Carlton Lakes Community

Invoice Number: 2510461090925
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: 2510461090925
 Account Number: 8337 12 029 2510461
 Security Code: 2597

Contact Us

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

8633 2390 DY RP 09 09102025 NNNNNNNN 01 000987 0004

Charge Details

Previous Balance	265.00
EFT Payment 08/26	-265.00
Remaining Balance	\$0.00

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

Service from 09/09/25 through 10/08/25

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

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

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

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

Other Charges Continued

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

Billing Information

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



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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.02, 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 9/15/2025

Invoice # 22690

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

10/15/2025

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: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor. 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.

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

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE

Customer	Carlton Lakes Community Development District
Acct #	771
Date	09/16/2025
Customer Service	Christina Wood
Page	1 of 1

Carlton Lakes Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 38,188.00
Payment Amount	
Payment for:	Invoice#29324
100125711	

Thank You

Please detach and return with payment



Customer: Carlton Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
29324	10/01/2025	Renew policy	Policy #100125711 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	38,188.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 38,188.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors		(321)233-9939	Date
P.O. Box 748555			09/16/2025
Atlanta, GA 30374-8555		accounting@egisadvisors.com	



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

Invoice

Date	Invoice #
9/18/2025	36122

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

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

S.O. No.	P.O. No.	Terms	Rep
		Due on receipt	MIke

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Semi Annual	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				270.00	270.00

	Subtotal	\$270.00
	Sales Tax (0.0%)	\$0.00
Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.	Total	\$270.00
	Payments/Credits	\$0.00
	Balance Due	\$270.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: September 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157147

CUSTOMER ID

C2277

PO#**DATE**

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

BILL TO

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-18-25 \$1,461.83	1	Ea	1,461.83		1,461.83
Postage	8	Ea	0.72		5.72
Subtotal					1,467.55

Subtotal

\$1,467.55

Tax

\$0.00

Total Due

\$1,467.55

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159247

CUSTOMER ID

C2277

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal

\$2.22

Tax

\$0.00

Total Due

\$2.22

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159246

CUSTOMER ID

C2277

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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
Dissemination Services	1	Ea	12,600.00		12,600.00
Subtotal					12,600.00

Subtotal \$12,600.00

Tax \$0.00

Total Due \$12,600.00

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.



Central Florida Trimlight

Carlton Lakes
11401 Carlton Fields Dr
Riverview, FL 33579

(813) 955-0050
carltonlakesseat5@gmail.com

JOB	#5109
SERVICE DATE	Jul 28, 2025
PAYMENT TERMS	Upon completion
DUE DATE	Jul 28, 2025
AMOUNT DUE	\$150.00

CONTACT US

1512 E Gary Rd
Lakeland, FL 33801

(863) 292-6551
robby@centralfloridatrimlight.com

INVOICE

Services	qty	unit price	amount
Maintenance - Maintenance Visit	1.0	\$150.00	\$150.00
Maintenance call more than one year after installation. Lifetime Warranty on parts. Bill for service call only.			
Our Maintenance Visit ensures your lighting is safe, efficient, and operating at its best. We inspect, clean, and test all fixtures, replacing bulbs as needed. Regular maintenance extends lifespan, prevents costly repairs, and keeps your home beautifully illuminated.			

Subtotal	\$150.00
Total Tax	\$0.00
none (0%)	\$0.00
Job Total	\$150.00
Amount Due	\$150.00

See our [Terms & Conditions](#)

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: September 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
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 # 73994**Invoice** 09/02/2025**Date:** Tuesday**Time:** 12:00 AM**Bill-To:** 3667**Location:** 3667**Technician:** Bryan Kennedy

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

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:** 09/02/2025**PO Number:****Invoice #:** 73994**Terms:** COD**Technician:** Bryan Kennedy**Amount Paid:** _____**Check No.:** _____

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8036
Terms	Due Date
Net 30	10/01/25

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$12,534.58	

Please detach top portion and return with your payment.

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: September 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

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

Bill To

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview FL 33579
United States

Total Due: \$3,125.00**Due Date:** 9/30/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	9/30/2025		6/30/2025	6/29/2026

Item	Amount
SchoolNow Service Fee Annual service fee for website hosting	\$615.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00

Subtotal \$3,125.00**Tax Total** \$0.00**Total** \$3,125.00**Amount Paid** \$0.00**Amount Due** \$3,125.00**For Payment by EFT:****Remittance Contact:** ar@schoolstatus.com**Bank Name:** Stifel Bank**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105**Routing #:** 081018998**Account #:** 16763806**SWIFT:** STLFUS44XXX**Please include the invoice number in the description if possible.****For Payment by Check:**

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

[Click here](#) to view our W-9.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 27, 2025

Client: 001463

Matter: 000001

Invoice #: 27049

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/10/2025	KCH	PREPARE POOL MAINTENANCE AGREEMENT WITH ZEBRA CLEANING TEAM.	1.5	\$457.50
7/17/2025	LC	REVIEW CORRESPONDENCE RECEIVED FROM J. GASKINS, FLORIDA COMMERCE, RE FAILURE TO FILE ANNUAL FINANCIAL REPORT AND AUDIT REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
Total Professional Services			1.7	\$492.50

August 27, 2025
Client: 001463
Matter: 000001
Invoice #: 27049

Page: 2

Total Services	\$492.50	
Total Disbursements	\$0.00	
Total Current Charges		\$492.50
Previous Balance		\$431.50
Less Payments		(\$431.50)
PAY THIS AMOUNT		\$492.50

Please Include Invoice Number on all Correspondence



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

Statement Date: September 04, 2025

Amount Due: \$19,387.02

Due Date: September 18, 2025

Account #: 321000026203

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Previous Amount Due	\$19,225.70
Payment(s) Received Since Last Statement	-\$19,225.70
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$19,387.02

Amount Due by September 18, 2025 \$19,387.02

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

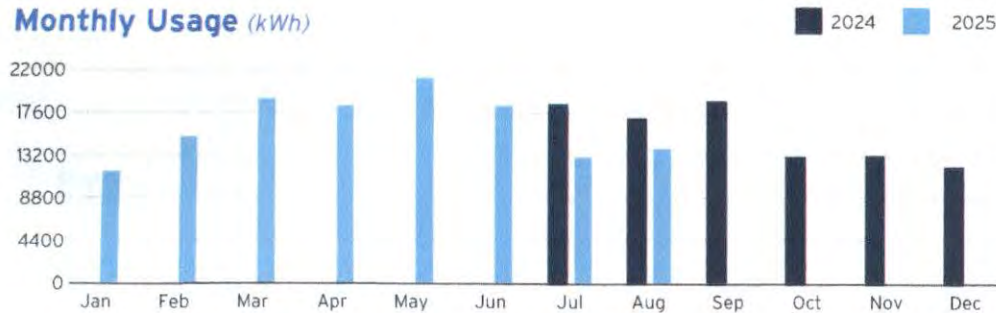
Your Locations With The Highest Usage

11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094	9,320 KWH
13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579	2,497 KWH



Scan here to interact
with your bill online.

Monthly Usage (kWh)



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



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

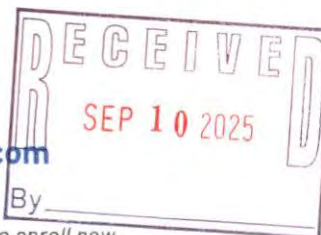


Pay your bill online at TampaElectric.com

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

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

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



Account #: 321000026203

Due Date: September 18, 2025

Amount Due: \$19,387.02

Payment Amount: \$ _____

700125004395

Your account will be
drafted on September 18, 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	08/14/2025	48,764		46,894		1,870 kWh	1	29 Days	\$335.40
									1.6%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: 866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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	08/14/2025	32,580		30,083		2,497 kWh	1	29 Days	\$441.06
									▼ 1.5%

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	08/14/2025	2,027		2,015		12 kWh	1	29 Days	\$22.35
									▼ 7.7%

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	08/14/2025	9,501		9,330		171 kWh	1	29 Days	\$49.14
									▼ 3.4%

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	08/14/2025	43,609		43,560		49 kWh	1	29 Days	\$28.57
									▼ 66.7%

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	08/14/2025	26,834		26,368		9,320 kWh	20.0000	29 Days	\$1,231.76
1000790429	08/14/2025	1.28		0		25.58 kW	20.0000	29 Days	▲ 12.3%

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

\$19,387.02



Sub-Account #: 211005443505
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	2168 kWh @ \$0.03412/kWh	\$73.97
Fixture & Maintenance Charge	97 Fixtures	\$2452.92
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2168 kWh @ \$0.03363/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
Lighting Charges		\$5,794.51

Current Month's Electric Charges \$5,794.51

Billing information continues on next page →

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Sub-Account #: 211005443687
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: Lighting Service

Charge Details



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Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	2448 kWh @ \$0.03412/kWh	\$83.53
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03363/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
Lighting Charges		\$6,432.06

Current Month's Electric Charges **\$6,432.06**

Billing information continues on next page →



Sub-Account #: 211005443919
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1126 kWh @ \$0.03412/kWh	\$38.42
Fixture & Maintenance Charge	49 Fixtures	\$1318.94
Lighting Pole / Wire	49 Poles	\$1387.68
Lighting Fuel Charge	1126 kWh @ \$0.03363/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 →

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Sub-Account #: 221000718207
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: Lighting Service

Charge Details



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 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	120 kWh @ \$0.03412/kWh	\$4.09
Fixture & Maintenance Charge	5 Fixtures	\$147.80
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	120 kWh @ \$0.03363/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
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Billing information continues on next page →



Sub-Account #: 221000723645
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	158 kWh @ \$0.03412/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$181.02
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	158 kWh @ \$0.03363/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

Lighting Charges **\$422.82**

Current Month's Electric Charges

\$422.82

Billing information continues on next page →



Sub-Account #: 221000778375
Statement Date: 08/29/2025

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

Meter Read

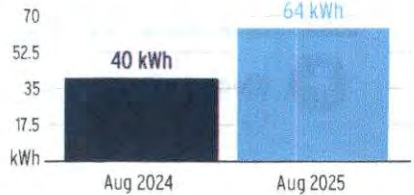


Service Period: 07/17/2025 - 08/14/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851107	08/14/2025	48,764		46,894		1,870 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



⚡ Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1,870 kWh @ \$0.08641/kWh		\$161.59
Fuel Charge	1,870 kWh @ \$0.03391/kWh		\$63.41
Storm Protection Charge	1,870 kWh @ \$0.00577/kWh		\$10.79
Clean Energy Transition Mechanism	1,870 kWh @ \$0.00418/kWh		\$7.82
Storm Surcharge	1,870 kWh @ \$0.02121/kWh		\$39.66
Florida Gross Receipt Tax			\$7.73
Electric Service Cost			\$309.27
State Tax			\$26.13
Total Electric Cost, Local Fees and Taxes			\$335.40

Current Month's Electric Charges \$335.40

Billing information continues on next page →



Sub-Account #: 221000778391
Statement Date: 08/29/2025

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

Meter Read

Meter Location: WELL

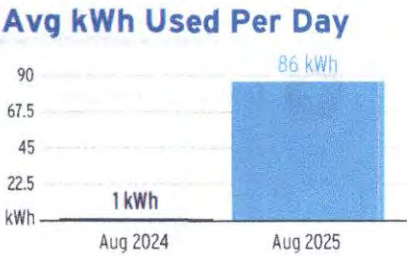
Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000488713	08/14/2025	32,580	30,083	2,497 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	2,497 kWh @ \$0.08641/kWh	\$215.77
	Fuel Charge	2,497 kWh @ \$0.03391/kWh	\$84.67
	Storm Protection Charge	2,497 kWh @ \$0.00577/kWh	\$14.41
	Clean Energy Transition Mechanism	2,497 kWh @ \$0.00418/kWh	\$10.44
	Storm Surcharge	2,497 kWh @ \$0.02121/kWh	\$52.96
	Florida Gross Receipt Tax		\$10.17
	Electric Service Cost		\$406.69
	State Tax		\$34.37
	Total Electric Cost, Local Fees and Taxes		\$441.06



Current Month's Electric Charges \$441.06

Billing information continues on next page →

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Sub-Account #: 221003311729
Statement Date: 08/29/2025

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

Meter Read

Meter Location: GATE

Service Period: 07/17/2025 - 08/14/2025

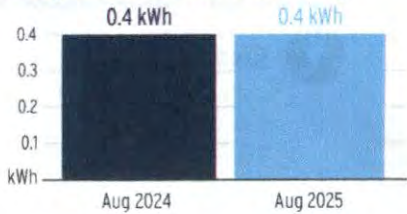
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503543	08/14/2025	2,027	2,015	12 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04	
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41	
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07	
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05	
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25	
Florida Gross Receipt Tax		\$0.52	
Electric Service Cost		\$20.61	
State Tax		\$1.74	
Total Electric Cost, Local Fees and Taxes		\$22.35	

Avg kWh Used Per Day



Current Month's Electric Charges \$22.35

Billing information continues on next page →



Sub-Account #: 221003344704
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503523	08/14/2025	9,501	9,330	171 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	171 kWh @ \$0.08641/kWh	\$14.78
Fuel Charge	171 kWh @ \$0.03391/kWh	\$5.80
Storm Protection Charge	171 kWh @ \$0.00577/kWh	\$0.99
Clean Energy Transition Mechanism	171 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	171 kWh @ \$0.02121/kWh	\$3.63
Florida Gross Receipt Tax		\$1.13
Electric Service Cost		\$45.31
State Tax		\$3.83
Total Electric Cost, Local Fees and Taxes		\$49.14

Current Month's Electric Charges

\$49.14

Billing information continues on next page →



Sub-Account #: 221003357052
Statement Date: 08/29/2025

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

Meter Read

Meter Location: WELL

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	08/14/2025	43,609		43,560		49 kWh	1	29 Days

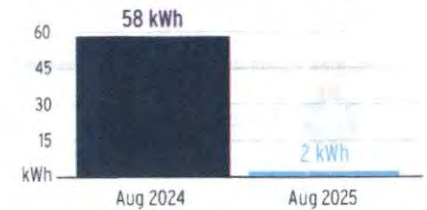
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	49 kWh @ \$0.08641/kWh	\$4.23
Fuel Charge	49 kWh @ \$0.03391/kWh	\$1.66
Storm Protection Charge	49 kWh @ \$0.00577/kWh	\$0.28
Clean Energy Transition Mechanism	49 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	49 kWh @ \$0.02121/kWh	\$1.04
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.34
State Tax		\$2.23
Total Electric Cost, Local Fees and Taxes		\$28.57

Avg kWh Used Per Day



Current Month's Electric Charges

\$28.57

Billing information continues on next page →



Sub-Account #: 221004695112
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000790429	08/14/2025	26,834	26,368	9,320 kWh	20.0000	29 Days
1000790429	08/14/2025	1.28	0	25.58 kW	20.0000	29 Days

Charge Details



Electric Charges

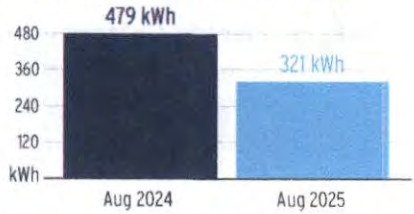
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
Energy Charge	9,320 kWh @ \$0.00773/kWh	\$72.04
Fuel Charge	9,320 kWh @ \$0.03391/kWh	\$316.04
Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
Environmental Cost Recovery	9,320 kWh @ \$0.00068/kWh	\$6.34
Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
Storm Surcharge	9,320 kWh @ \$0.01035/kWh	\$96.46
Florida Gross Receipt Tax		\$28.39

Electric Service Cost **\$1,135.79**

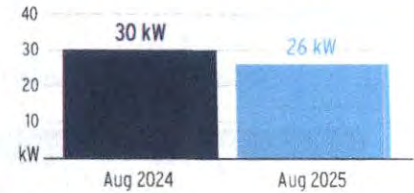
State Tax \$95.97

Total Electric Cost, Local Fees and Taxes **\$1,231.76**

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$1,231.76

Billing information continues on next page →



Sub-Account #: 221004936375
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: Lighting Service

Charge Details



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 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	299 kWh @ \$0.03412/kWh	\$10.20
Fixture & Maintenance Charge	9 Fixtures	\$265.17
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	299 kWh @ \$0.03363/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 →



Sub-Account #: 221007674692
Statement Date: 08/29/2025

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

Service Period: 07/17/2025 - 08/14/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	266 kWh @ \$0.03412/kWh	\$9.08
Fixture & Maintenance Charge	14 Fixtures	\$232.54
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	266 kWh @ \$0.03363/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 **\$19,387.02**



INVOICE

Customer ID:

22-06270-03004

Customer Name:

CARLTON LAKES

Service Period:

09/01/25-09/30/25

Invoice Date:

08/26/2025

Invoice Number:

0182246-2206-0

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Sep 25, 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
09/25/2025: **\$ 501.16**

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

IMPORTANT MESSAGES

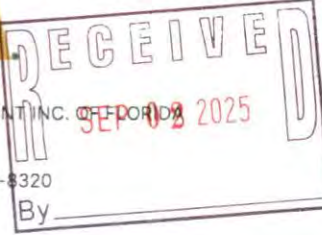
***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



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



WASTE MANAGEMENT INC. OFFICE
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)
08/26/2025	0182246-2206-0	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 09/25/2025	\$488.94	
If Received after 09/25/2025	\$501.16	

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

2206000220627003004001822460000004889400000048894 8

0028229 01 A8 0.64 **AUTO T7 0 7237 33607-600875 -C04-P28257-1

10290C79



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



Remit To:



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



Printed on
recycled paper.

405-0233578-2206-5

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	09/01/25		1.00	162.44
6 Yard Dumpster 1X Week	09/01/25		1.00	326.50
Total Current Charges				488.94

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us Visit wm.com/MyWM	How Payment is Due 10/25/2022	Your Total Due \$123.45 If payment is received after 10/23/2022 \$128.45
Previous Balance \$123.45	Payments (\$123.45)	Adjustments 0.00
	Current Invoice Charges \$123.45	Total Account Balance Due \$123.45

DETAILS OF SERVICE

Service location details the total current charges of this invoice.

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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

☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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

Email	
Date	
Bank Account Holder Signature	

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

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

Please send all bankruptcy correspondence to 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)

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02642H

Date 09/05/2025

Attn:
Carlton Lakes CDD Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02642H Notice of Request for Proposals RE: Carlton Lakes CDD Published: 9/5/2025	\$260.31
--	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$260.31

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

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.: 8157
Terms: Due on receipt
Invoice date: 09/02/2025
Due date: 10/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Chemical Pump		1	\$650.00	\$650.00

Total

\$650.00

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.: 8096
Terms: Due on receipt
Invoice date: 08/01/2025
Due date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Impeller	Motor 1 - 10 hp impeller	1	\$719.57	\$719.57
2.	Shaft Seal	Motor 1 - 10 hp shaft seal	1	\$78.00	\$78.00
3.	Labor		3	\$250.00	\$750.00

Total

\$1,547.57

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

Overdue

08/01/2025

Note to customer
This was actually marked as motor 1 instead of motor 2 like it was previously.

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100122	10/01/25	V000135	BUSINESS OBSERVER	25-02957H	LEGAL ADVERTISING 09/26/25	LEGAL AD	549002-51301	\$105.00
001	100123	10/02/25	V00040	STRALEY ROBIN VERICKER	27199	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL	531146-51401	\$1,251.00
001	100124	10/02/25	V00075	INFRAMARK LLC	159247B	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	100125	10/08/25	V00054	PINE LAKE SERVICES	8240	October 2025 Landscape Maintenance	Landscape Maintenance	546300-53908	\$12,534.58
001	100126	10/08/25	V000140	PEST CEMETERY LLC	75483	October 2025 Pest Control	Pest Control	531170-53908	\$99.00
001	100127	10/08/25	V000142	GOTO TECHNOLOGIES USA, LLC	IN7104270065	Telephone Line for call down system October 2025	call down system	541036-53908	\$114.21
001	100128	10/08/25	V00029	ZEBRA CLEANING TEAM	8146	September 2025 Pool Maintenance	Contracts-Pools	534078-53908	\$2,000.00
001	100128	10/08/25	V00029	ZEBRA CLEANING TEAM	8220	Chemical Pump	R&M-Pools	546074-53908	\$650.00
001	100129	10/08/25	V000139	TRIPLE D FENCING	3842	Fence Repair from Hurricane Milton	REMOVAL PANELS/BROKEN RAILS	563001-58100	\$14,499.00
001	100130	10/15/25	V00054	PINE LAKE SERVICES	8386	Sept 25 Palm Trimming at Arbor Pines Entrance	Landscape Maintenance	546300-53908	\$446.88
001	100131	10/17/25	V00054	PINE LAKE SERVICES	8394	Tree replacement on Leland Groves/Covert Green	SERVICE OCT24	546468-53908	\$500.00
001	100132	10/17/25	V000132	CROSSCREEK ENVIRONMENTAL INC	23092	October 2025 Aquatics Maintenance	WATERWAY MAINT	534045-53908	\$590.00
001	100133	10/17/25	V00029	ZEBRA CLEANING TEAM	8210	October 2025 Monthly Pool Service	pool	534078-53908	\$2,000.00
001	100134	10/17/25	V00075	INFRAMARK LLC	160868	District Management, Amenity Management, Field Management October 2025	MANAGEMENT FEE OCTOBER 2025	534215-53908	\$11,929.48
001	100134	10/17/25	V00075	INFRAMARK LLC	160868	District Management, Amenity Management, Field Management October 2025	MANAGEMENT FEE OCTOBER 2025	531150-51301	\$3,587.83
001	100134	10/17/25	V00075	INFRAMARK LLC	160868	District Management, Amenity Management, Field Management October 2025	MANAGEMENT FEE OCTOBER 2025	531122-53908	\$618.00
001	100135	10/28/25	V00054	PINE LAKE SERVICES	8407	Irrigation Repair	SERVICE OCT24	546930-53908	\$1,463.08
001	100136	10/28/25	V00040	STRALEY ROBIN VERICKER	27363	District Counsel September 2, 2025 - September 10, 2025	LEGAL COUNSEL	531146-51301	\$248.50
001	100137	10/29/25	V00075	INFRAMARK LLC	161777	September 2024 Postage	MANAGEMENT FEE MAY 2024	541024-51301	\$1.48
001	1232	10/15/25	V00009	FLORIDACOMMERCE	93288	Florida Commerce 2026 Filing Fees	DISTRICT FILING FEES	554020-51301	\$175.00
001	300042	10/02/25	V00102	BOCC ACH	091125-9495-ACH	Water Bill August 8, 2025 - September 9, 2025	WATER	543018-53600	\$911.94
001	300043	10/17/25	V00041	TECO ACH	100325-6203-ACH	Electric August 15, 2025 - September 15, 2025	ELECTRIC	543041-53100	\$19,834.69
001	300044	10/27/25	V00039	CHARTER COMMUNICATIONS ACH	2510461100925-ACH	SVC PRD 10/09-11/08/25 INTERNET	Clubhouse Internet, TV, Phone	541036-53908	\$265.00
001	300045	10/27/25	V000137	VALLEY BANK	093025-5032-ACH	SEP 2025 EXPENSES	LOWES	546385-53908	\$79.80
001	300045	10/27/25	V000137	VALLEY BANK	093025-5032-ACH	SEP 2025 EXPENSES	AMAZON	546385-53908	\$58.22
001	300045	10/27/25	V000137	VALLEY BANK	093025-5032-ACH	SEP 2025 EXPENSES	AMAZON	546385-53908	\$306.75
001	300045	10/27/25	V000137	VALLEY BANK	093025-5032-ACH	SEP 2025 EXPENSES	AMAZON	546385-53908	\$54.52
001	300045	10/27/25	V000137	VALLEY BANK	093025-5032-ACH	SEP 2025 EXPENSES	AMAZON	546385-53908	\$137.86
001	300045	10/27/25	V000137	VALLEY BANK	093025-5032-ACH	SEP 2025 EXPENSES	AMAZON	546385-53908	\$85.13
001	300046	10/30/25	V00012	WASTE MANAGEMENT ACH	0190319-2206-5-ACH	October 1, 2025 - October 31, 2025 Garbage Collection	GARBAGE	546913-53400	\$518.98
Fund Total									\$75,068.15

SERIES 2018 DEBT SERVICE FUND - 201

201	1231	10/06/25	V00056	CARLTON LAKES CDD	10032025 - 01	2018 DS BOND NOVEMBER BOND CALL SHORTAGE	2018 DS BOND - NOVEMBER BOND CALL SHORTAGE	103200	\$3,873.00
Fund Total									\$3,873.00

Total Checks Paid	\$78,941.15
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CARLTON LAKES CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	10/9/2025	2510461100925-ACH	\$265.00	\$265.00	SVC PRD 10/09-11/08/25 INTERNET
CROSSCREEK ENVIRONMENTAL INC	10/13/2025	23092	\$590.00	\$590.00	WATERWAY MAINT
GOTO TECHNOLOGIES USA, LLC	10/1/2025	IN7104270065	\$114.21	\$114.21	call down system
INFRAMARK LLC	10/15/2025	160868	\$11,929.48		MANAGEMENT FEE OCTOBER 2025
INFRAMARK LLC	10/15/2025	160868	\$3,587.83		MANAGEMENT FEE OCTOBER 2025
INFRAMARK LLC	10/15/2025	160868	\$618.00	\$16,135.31	MANAGEMENT FEE OCTOBER 2025
WASTE MANAGEMENT ACH	9/30/2025	0190319-2206-5-ACH	\$518.98	\$518.98	GARBAGE
ZEBRA CLEANING TEAM	9/1/2025	8146	\$2,000.00	\$2,000.00	September 2025 Pool Maintenance
ZEBRA CLEANING TEAM	10/1/2025	8210	\$2,000.00	\$2,000.00	pool
Monthly Contract Subtotal			\$21,623.50	\$21,623.50	
Variable Contract					
INFRAMARK LLC	10/24/2025	161777	\$1.48	\$1.48	MANAGEMENT FEE MAY 2024
PINE LAKE SERVICES	10/19/2025	8407	\$1,463.08	\$1,463.08	SERVICE OCT24
STRALEY ROBIN VERICKER	10/22/2025	27363	\$248.50	\$248.50	LEGAL COUNSEL
Variable Contract Subtotal			\$1,713.06	\$1,713.06	
Utilities					
TECO ACH	10/3/2025	100325-6203-ACH	\$19,834.69	\$19,834.69	ELECTRIC
Utilities Subtotal			\$19,834.69	\$19,834.69	
Regular Services					
BOCC ACH	9/11/2025	091125-9495-ACH	\$911.94	\$911.94	WATER
FLORIDACOMMERCE	10/1/2025	93288	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159247B	\$2.22	\$2.22	POSTAGE
PEST CEMETERY LLC	10/1/2025	75483	\$99.00	\$99.00	October 2025 Pest Control
PINE LAKE SERVICES	10/1/2025	8240	\$12,534.58	\$12,534.58	October 2025 Landscape Maintenance
PINE LAKE SERVICES	10/8/2025	8386	\$446.88	\$446.88	Sept 25 Palm Trimming at Arbor Pines Entrance
STRALEY ROBIN VERICKER	9/26/2025	27199	\$1,251.00	\$1,251.00	DISTRICT COUNSEL
VALLEY BANK	9/30/2025	093025-5032-ACH	\$79.80		LOWES
VALLEY BANK	9/30/2025	093025-5032-ACH	\$58.22		AMAZON
VALLEY BANK	9/30/2025	093025-5032-ACH	\$306.75		AMAZON
VALLEY BANK	9/30/2025	093025-5032-ACH	\$54.52		AMAZON
VALLEY BANK	9/30/2025	093025-5032-ACH	\$137.86		AMAZON
VALLEY BANK	9/30/2025	093025-5032-ACH	\$85.13	\$722.28	AMAZON
ZEBRA CLEANING TEAM	10/6/2025	8220	\$650.00	\$650.00	Chemical Pump
Regular Services Subtotal			\$16,792.90	\$16,792.90	
Additional Services					
CARLTON LAKES CDD	10/3/2025	10032025 - 01	\$3,873.00	\$3,873.00	2018 DS BOND - NOVEMBER BOND CALL SHORTAGE
PINE LAKE SERVICES	10/13/2025	8394	\$500.00	\$500.00	SERVICE OCT24
TRIPLE D FENCING	10/3/2025	3842	\$14,499.00	\$14,499.00	REMOVAL PANELS/BROKEN RAILS
Additional Services Subtotal			\$18,872.00	\$18,872.00	
TOTAL					
			\$78,836.15	\$78,836.15	

October 9, 2025
Invoice Number: 2510461100925
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
Or, call us at **855-252-0675**

Summary *Service from 10/09/25 through 11/08/25
details on following pages*

Previous Balance	265.00
Payments Received -Thank You!	-265.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
<i>YOUR AUTO PAY WILL BE PROCESSED 10/26/25</i>	
Total Due by Auto Pay	\$265.00

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.



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 10102025 NNNNNNNN 01 000990 0004

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



October 9, 2025

Carlton Lakes Community

Invoice Number: 2510461100925
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: 2510461100925
 Account Number: 8337 12 029 2510461
 Security Code: 2597

Carlton Lakes Community

Contact Us

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

8633 2390 DY RP 09 10102025 NNNNNNNN 01 000990 0004

Charge Details

Previous Balance		265.00
EFT Payment	09/26	-265.00
Remaining Balance		\$0.00

Payments received after 10/09/25 will appear on your next bill.

Service from 10/09/25 through 11/08/25

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$230.00

Spectrum Business™ Voice

Phone number (813) 442-4870

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

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

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

Other Charges Continued

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

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.13, 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**.





Invoice Number: 2510461100925
Account Number: 8337 12 029 2510461
Security Code: **2597**

[Carlton Lakes Community](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 000990 0004

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2510461100925
Account Number:: 8337 12 029 2510461
Security Code: **2597**

[Carlton Lakes Community](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 000990 0004





Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 10/13/2025

Invoice # 23092

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

11/12/2025

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: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor. 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.

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

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



GoTo Communications, Inc.

INVOICE

Invoice Date 10/01/2025
Invoice # IN7104270065
PO #
Customer ID CN-710379-2009
Terms Net 15
Due Date 10/16/2025
Currency US Dollar

Make your credit card payment now using our
secure link:  **PAY NOW** 

Bill To

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

INVOICE Total:\$114.21

Amount Due:\$114.21

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 10/01/2025 - 10/31/2025	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 10/01/2025 - 10/31/2025	2	5	\$10.00
Primary	Included minutes in plan 09/01/2025 - 09/30/2025	87.9	0	\$0.00
Primary	Monthly Rental Equipment Charge 10/01/2025 - 10/31/2025	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.85	\$8.85
Primary	Universal Service Fee (USF)	1	4.5833	\$4.58
Primary	Cost Recovery Fee	1	5.0255	\$5.03

Total \$114.21

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.

*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	10/01/2025
Invoice #	IN7104270065
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	10/16/2025
Currency	US Dollar

Make your credit card payment now using our
secure link:  [PAY NOW](#) 

Payment by Wire Transfer Under Reference of Invoice #:

Remit To Wire Info:

Beneficiary: GoTo Communications, Inc

Bank Name: Bank of America

Bank Account #: 4451285234

ACH Routing #: 111000012

Wire Routing #: 026009593

SWIFT Code: BOFAUS3N

To ensure accurate posting, please send remittance instructions to remit@goto.com when making payment.

.....
Detach and Return with Payment

Make Checks Payable To:

GoTo Communications, Inc.
PO BOX 412252
Boston, MA 02241-2252

Customer: Carlton Lakes CDD

Customer #: CN-710379-2009

Invoice #: IN7104270065

Amount Due: \$114.21

Amount Paid: _____

Make your credit card payment now using our
secure link:  [PAY NOW](#) 



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160868

CUSTOMER ID

C2277

PO#**DATE**

10/15/2025

NET TERMS

Due On Receipt

DUE DATE

10/15/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Amenity Management Services	1	Ea	11,929.48		11,929.48
District Management	1	Ea	3,587.83		3,587.83
Field Management	1	Ea	618.00		618.00
Subtotal					16,135.31

Subtotal	\$16,135.31
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$16,135.31
------------------	-------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

Page 1 of 2

Customer ID:

22-06270-03004

Customer Name:

CARLTON LAKES

Service Period:

10/01/25-10/31/25

Invoice Date:

09/30/2025

Invoice Number:

0190319-2206-5

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Oct 30, 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

\$518.98

If payment is received after
10/30/2025: **\$ 531.95**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
488.94		(488.94)		0.00		518.98		518.98

IMPORTANT MESSAGES

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.

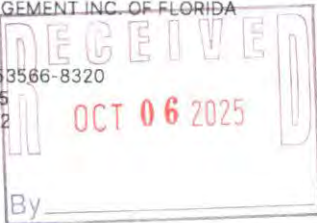
***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



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



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



By _____

Invoice Date	Invoice Number	Customer ID (Include with your payment)
09/30/2025	0190319-2206-5	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 10/30/2025	\$518.98	
If Received after 10/30/2025	\$531.95	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$518.98.

2206000220627003004001903190000005189800000051898 8

0026915 01 AB 0.64 **AUTO T2 0 7272 33607-600875 -C04-P26941-11

I0290C92

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



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



405-0233578-2206-5

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	10/01/25		1.00	192.48
6 Yard Dumpster 1X Week	10/01/25		1.00	326.50
Total Current Charges				518.98

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

The screenshot displays a web-based account statement for the Minnesota State Solid Waste Tax & Fund. The header includes a 'How to Contact Us' link, the account number '10/25/2023', and the current balance of '\$123.45'. Below this, a table summarizes the account activity:

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

Below the table, there is a section for 'Details of Service' with a 'Print' button. A detailed description of the service is provided in a box:

Description:
 95 cubic Yards
 MIN STATE SOLID WASTE TAX @ 75%
 COUNTY ENVIRONMENTAL CHARGE

At the bottom, there are fields for 'Pay To' (Minnesota Department of Transportation), 'Pay From' (County of Hennepin), and a 'Pay' button.

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

Continue to view and manage
your bills directly from
My WM (wm.com/mywm).

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

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
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 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)

0026915-0000001-0030568

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.: 8146
Terms: Net 15
Invoice date: 09/01/2025
Due date: 09/16/2025

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

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

Total\$2,000.00

Overdue09/16/2025

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.: 8210
Terms: Net 15
Invoice date: 10/01/2025
Due date: 10/16/2025

#	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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161777

CUSTOMER ID

C2277

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal

\$1.48

Tax

\$0.00

Total Due

\$1.48

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.
10/19/25	8407
Terms	Due Date
Net 30	11/18/25

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
\$1,463.08	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,463.08	\$0.00	\$1,463.08

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

**Replace 2 bad Valves, track
wiring on 1 valve and
replace missing valve lids**

Clock A zone 18	\$1,463.08	\$0.00	\$1,463.08
Total	\$1,463.08	\$0.00	\$1,463.08

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 22, 2025

Client: 001463

Matter: 000001

Invoice #: 27363

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	AM	REVIEW STATUS FOR 2026 GENERAL ELECTIONS FOR QUALIFIED ELECTORS.	0.2	\$35.00
9/5/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
9/10/2025	KCH	REVIEW EMAILS FROM D. HAMSTRA AND ASSOCIATED SUMMARY OF SCHEDULE FOR RFP.	0.3	\$91.50
Total Professional Services			0.9	\$248.50

October 22, 2025
Client: 001463
Matter: 000001
Invoice #: 27363

Page: 2

Total Services	\$248.50	
Total Disbursements	\$0.00	
Total Current Charges		\$248.50
Previous Balance		\$1,251.00
Less Payments		(\$1,251.00)
PAY THIS AMOUNT		\$248.50

Please Include Invoice Number on all Correspondence

Amount Due: **\$19,834.69**

Due Date: October 17, 2025

Account #: 321000026203

DO NOT PAY. Your account will be drafted on October 17, 2025

Account Summary

Previous Amount Due	\$19,387.02
Payment(s) Received Since Last Statement	-\$19,387.02
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$19,834.69

Amount Due by October 17, 2025 **\$19,834.69**

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

Your Locations With The Highest Usage



11404 CARLTON
FIELDS DR, RIVERVIEW,
FL 33579-4094

**14,340
KWH**



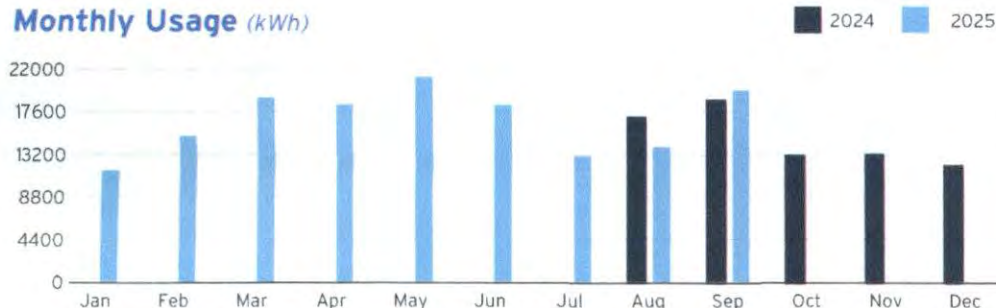
13991 CLEMENT PRIDE
BL, A, RIVERVIEW, FL
33579

**3,036
KWH**



Scan here to interact
with your bill online.

Monthly Usage (kWh)



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



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.



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

Account #: 321000026203

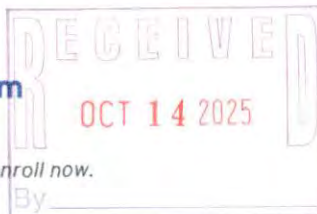
Due Date: October 17, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: **\$19,834.69**

Payment Amount: \$ _____

700625003526

Your account will be
drafted on October 17, 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	09/15/2025	50,802		48,764		2,038 kWh	1	32 Days	\$365.81
								 9.0%	

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

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

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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	09/15/2025	35,616		32,580		3,036 kWh	1	32 Days	\$533.96
									21.6%

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	09/15/2025	2,042		2,027		15 kWh	1	32 Days	\$24.97
									25.0%

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	09/15/2025	9,691		9,501		190 kWh	1	32 Days	\$54.43
									11.1%

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	09/15/2025	43,757		43,609		148 kWh	1	32 Days	\$47.36
									202.0%

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	09/15/2025	27,551		26,834		14,340 kWh	20.0000	32 Days	\$1,529.42
1000790429	09/15/2025	1.31		0		26.16 kW	20.0000	32 Days	53.9%

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

\$19,834.69



Sub-Account #: 211005443505
Statement Date: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	2168 kWh @ \$0.03412/kWh	\$73.97
Fixture & Maintenance Charge	97 Fixtures	\$2452.92
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2168 kWh @ \$0.03363/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
Lighting Charges		\$5,794.51

Current Month's Electric Charges **\$5,794.51**

Billing information continues on next page →

00000027-0000291-Page 6 of 18



Sub-Account #: 211005443687
Statement Date: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details



00000027-0000292-Page 7 of 18

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	2448 kWh @ \$0.03412/kWh	\$83.53
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03363/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
Lighting Charges		\$6,432.06

Current Month's Electric Charges **\$6,432.06**

Billing information continues on next page →



Sub-Account #: 211005443919
Statement Date: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

00000027-0000293-Page 8 of 18



Sub-Account #: 221000723645
Statement Date: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	158 kWh @ \$0.03412/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$181.02
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	158 kWh @ \$0.03363/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
Lighting Charges		\$422.82

Current Month's Electric Charges **\$422.82**

Billing information continues on next page →

00000027-0000293- Page 10 of 18



Sub-Account #: 221000778375
Statement Date: 09/30/2025

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

Meter Read

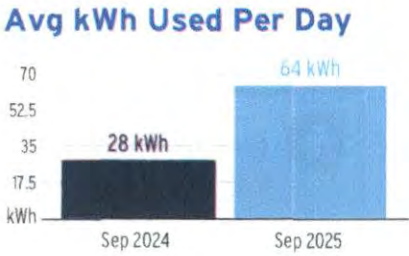


Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851107	09/15/2025	50,802	48,764	2,038 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,038 kWh @ \$0.08641/kWh	\$176.10
Fuel Charge	2,038 kWh @ \$0.03391/kWh	\$69.11
Storm Protection Charge	2,038 kWh @ \$0.00577/kWh	\$11.76
Clean Energy Transition Mechanism	2,038 kWh @ \$0.00418/kWh	\$8.52
Storm Surcharge	2,038 kWh @ \$0.02121/kWh	\$43.23
Florida Gross Receipt Tax		\$8.43
Electric Service Cost		\$337.31
State Tax		\$28.50
Total Electric Cost, Local Fees and Taxes		\$365.81



Current Month's Electric Charges **\$365.81**

Billing information continues on next page →

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Sub-Account #: 221000778391
Statement Date: 09/30/2025

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

Meter Read

Meter Location: WELL

Service Period: 08/15/2025 - 09/15/2025

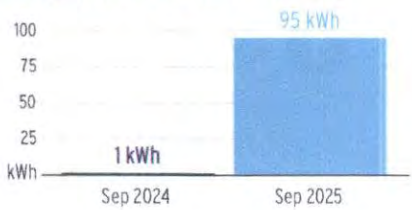
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000488713	09/15/2025	35,616	32,580	3,036 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3,036 kWh @ \$0.08641/kWh	\$262.34
Fuel Charge	3,036 kWh @ \$0.03391/kWh	\$102.95
Storm Protection Charge	3,036 kWh @ \$0.00577/kWh	\$17.52
Clean Energy Transition Mechanism	3,036 kWh @ \$0.00418/kWh	\$12.69
Storm Surcharge	3,036 kWh @ \$0.02121/kWh	\$64.39
Florida Gross Receipt Tax		\$12.31
Electric Service Cost		\$492.36
State Tax		\$41.60
Total Electric Cost, Local Fees and Taxes		\$533.96

Avg kWh Used Per Day



Current Month's Electric Charges

\$533.96

Billing information continues on next page →



Sub-Account #: 221003311729
Statement Date: 09/30/2025

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

Meter Read

Meter Location: GATE

Service Period: 08/15/2025 - 09/15/2025

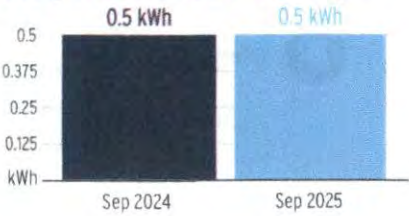
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	09/15/2025	2,042		2,027		15 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	15 kWh @ \$0.08641/kWh	\$1.30
	Fuel Charge	15 kWh @ \$0.03391/kWh	\$0.51
	Storm Protection Charge	15 kWh @ \$0.00577/kWh	\$0.09
	Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
	Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.02
	State Tax		\$1.95
	Total Electric Cost, Local Fees and Taxes		\$24.97

Avg kWh Used Per Day



Current Month's Electric Charges \$24.97

Billing information continues on next page →

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Sub-Account #: 221003344704
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503523	09/15/2025	9,691	9,501	190 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	190 kWh @ \$0.08641/kWh	\$16.42
Fuel Charge	190 kWh @ \$0.03391/kWh	\$6.44
Storm Protection Charge	190 kWh @ \$0.00577/kWh	\$1.10
Clean Energy Transition Mechanism	190 kWh @ \$0.00418/kWh	\$0.79
Storm Surcharge	190 kWh @ \$0.02121/kWh	\$4.03
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$50.19
State Tax		\$4.24
Total Electric Cost, Local Fees and Taxes		\$54.43



Current Month's Electric Charges **\$54.43**

Billing information continues on next page →

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Sub-Account #: 221003357052
Statement Date: 09/30/2025

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

Meter Read

Meter Location: WELL

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	09/15/2025	43,757		43,609		148 kWh	1	32 Days

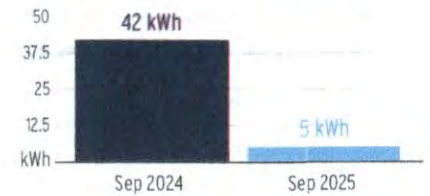
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	148 kWh @ \$0.08641/kWh	\$12.79
Fuel Charge	148 kWh @ \$0.03391/kWh	\$5.02
Storm Protection Charge	148 kWh @ \$0.00577/kWh	\$0.85
Clean Energy Transition Mechanism	148 kWh @ \$0.00418/kWh	\$0.62
Storm Surcharge	148 kWh @ \$0.02121/kWh	\$3.14
Florida Gross Receipt Tax		\$1.09
Electric Service Cost		\$43.67
State Tax		\$3.69
Total Electric Cost, Local Fees and Taxes		\$47.36

Avg kWh Used Per Day



Current Month's Electric Charges

\$47.36

Billing information continues on next page →



Sub-Account #: 221004695112
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000790429	09/15/2025	27,551	26,834	14,340 kWh	20.0000	32 Days
1000790429	09/15/2025	1.31	0	26.16 kW	20.0000	32 Days

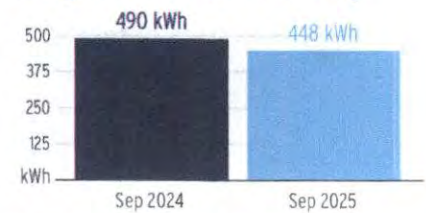
Charge Details



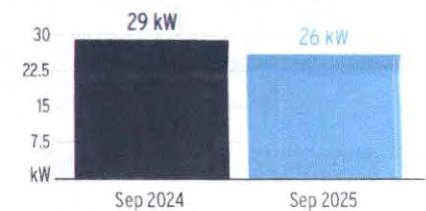
Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
Energy Charge	14,340 kWh @ \$0.00773/kWh	\$110.85
Fuel Charge	14,340 kWh @ \$0.03391/kWh	\$486.27
Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
Environmental Cost Recovery	14,340 kWh @ \$0.00068/kWh	\$9.75
Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
Storm Surcharge	14,340 kWh @ \$0.01035/kWh	\$148.42
Florida Gross Receipt Tax		\$35.26
Electric Service Cost		\$1,410.25
State Tax		\$119.17
Total Electric Cost, Local Fees and Taxes		\$1,529.42

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$1,529.42

Billing information continues on next page →



Sub-Account #: 221004936375
Statement Date: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →



Sub-Account #: 221007674692
Statement Date: 09/30/2025

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

Service Period: 08/15/2025 - 09/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 **\$19,834.69**



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	09/11/2025	10/02/2025

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	08/08/2025	105265	09/09/2025	105275	1000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$3.02
Water Base Charge	\$261.42
Water Usage Charge	\$1.03
Sewer Base Charge	\$633.92
Sewer Usage Charge	\$6.52

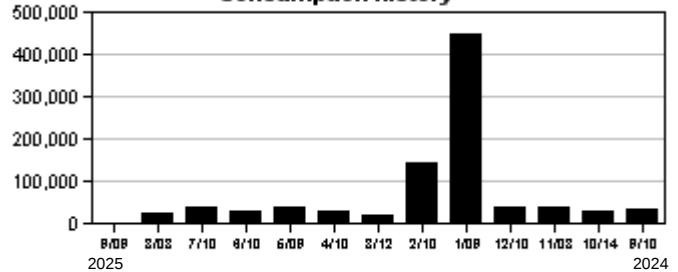
Summary of Account Charges

Previous Balance	\$1,177.24
Net Payments - Thank You	\$-1,177.24
Total Account Charges	\$911.94
AMOUNT DUE	\$911.94

Notice

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

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9466499495



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

707 0

DUE DATE

10/02/2025

**Auto Pay Scheduled
DO NOT PAY**



0094664994954 00000911941

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93288
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Carlton Lakes Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** carltonlakescdd.org
- 8. County(ies):** Hillsborough
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 07/09/2015
- 11. Creation Document on File:** 07/09/2015
- 12. Date Established:** 03/25/2015
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Hillsborough County
- 15. Creation Document(s):** County Ordinance 15-6
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159247

CUSTOMER ID

C2277

PO#

INVOICE

DATE

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal

\$2.22

Tax

\$0.00

Total Due

\$2.22

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.



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 # 75483

Invoice Date: 10/01/2025
Wednesday

Time: 12:00 AM

Bill-To: 3667

Location: 3667

Technician: Bryan Kennedy

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

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: 10/01/2025

PO Number:

Invoice #: 75483

Terms: COD

Technician: Bryan Kennedy

Amount Paid: _____

Check No.: _____

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/01/25	8240
Terms	Due Date
Net 30	10/31/25

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 October 2025		\$12,534.58	\$0.00	\$12,534.58
	#6202 - Carlton Lakes CDD Maintenance 24-25 RENEWAL October 2025		\$12,534.58	\$0.00	\$12,534.58
	Total		\$12,534.58	\$0.00	\$12,534.58



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/08/25	8386
Terms	Due Date
Net 30	11/07/25

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$446.88	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$446.88	\$0.00	\$446.88

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

**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

\$446.88

\$0.00

\$446.88

Total

\$446.88

\$0.00

\$446.88



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 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

PALM TRIMMING:	\$446.88
PROJECT TOTAL:	\$446.88

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

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.

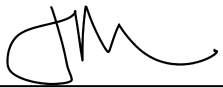
Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

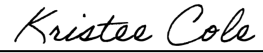
Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

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 9.11.25
Inframark

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 26, 2025
Client: 001463
Matter: 000001
Invoice #: 27199

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	KCH	REVIEW AND REVISE SERVICES AGREEMENT FOR POOL MAINTENANCE; EMAILS WITH M. BRUEGGER REGARDING REQUEST FOR PROPOSAL FOR CONTROL STRUCTURE IMPROVEMENTS WORK.	0.7	\$213.50
8/7/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
8/11/2025	KCH	REVIEW EDITS ON AGREEMENT WITH SCHOOLSTATUS; REVIEW BID DOCUMENTS AND DRAFT PROJECT MANUAL FROM D. HAMSTRA.	0.7	\$213.50
8/12/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
8/13/2025	KCH	REVIEW AGENCY ACCOUNT AGREEMENT; EMAILS WITH K. COLE REGARDING SAME.	0.3	\$91.50
8/18/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.2	\$366.00
8/18/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
8/20/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
Total Professional Services			4.4	\$1,251.00

September 26, 2025
Client: 001463
Matter: 000001
Invoice #: 27199

Page: 2

Total Services	\$1,251.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,251.00
Previous Balance		\$492.50
Less Payments		(\$492.50)
PAY THIS AMOUNT		\$1,251.00

Please Include Invoice Number on all Correspondence



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY		PAYMENT INFORMATION	
Credit Limit	\$20,000.00	New Balance	\$722.28
Credit Available	\$19,277.00	Minimum Payment Due	\$722.28
Statement Closing Date	September 30, 2025	Payment Due Date	October 27, 2025
Days in Billing Cycle	30		
Previous Balance	\$0.00		
Payments & Credits	\$177.14		
Purchases & Other Charges	\$899.42		
Balance Transfer	\$0.00		
FEES CHARGED	\$0.00		
INTEREST CHARGED	\$0.00		
New Balance	\$722.28		
Questions? Call Customer Service			
Toll Free - 1-844-626-6581			
International Collect - 1-301-665-4442			
TTY 1-301-665-4443			

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 5032	\$0.00
09/04	09/04	00000000000ATNEWA	BALANCE TRANSFER 5334 1100 0139 2243	177.14
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	177.14-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 5949	\$0.00
		ALEXANDER J WEST	TOTAL XXXXXXXXXXXX 2695	\$722.28
09/08	09/08	55432867V5VQQA136	LOWES #01911* RIVERVIEW FL	79.80
			MCC: 5200 MERCHANT ZIP: 335785427	
09/11	09/11	55432867Y5W986LE0	AMAZON MKTPL*RP1D818Z3 AMZN.COM/BILL WA	58.22
			MCC: 5942 MERCHANT ZIP:	
09/11	09/11	82305097YEHNZ1QAT	AMAZON MARK* P76D01XM3 SEATTLE WA	306.75
			MCC: 5999 MERCHANT ZIP:	
09/16	09/16	5543286835XX9JK05	AMAZON MKTPL*9M14E1KD3 AMZN.COM/BILL WA	54.52
			MCC: 5942 MERCHANT ZIP:	
09/16	09/16	823050983EHTN9W9R	AMAZON MARK* QF8ZZ0ZE3 SEATTLE WA	137.86
Transactions continued on next page				

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

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

PAYMENT INFORMATION	
Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	October 27, 2025
New Balance	\$722.28
Minimum Payment Due	\$722.28
Past Due Amount	\$0.00
Amount Enclosed:	\$

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/17	09/17	5543286845Y6W5ARK	MCC: 5999 MERCHANT ZIP: AMAZON MKTPL*OB86K6BZ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	85.13

IMPORTANT ACCOUNT INFORMATION

\$0 - \$722.28 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY		
Previous Cashback Balance	\$12.57	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.81	\$0-\$500,000 = 0.25%
New Cashback Balance	\$14.38	\$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.

Date	Vendor Name	Amount	Description	Description	Code	Code
8-Sep-25	Lowes	\$79.80	R&M Clubhouse		546015	
10-Sep-25	Amazon	\$58.22	R&M Clubhouse		546015	
10-Sep-25	Amazon	\$306.75	R&M Clubhouse		546015	
15-Sep-25	Amazon	\$54.52	R&M Clubhouse		546015	
15-Sep-25	Amazon	\$137.86	R&M Clubhouse		546015	
15-Sep-25	Amazon	\$85.13	R&M Clubhouse		546015	
	Total	\$722.28				



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
RIVERVIEW, FL 33578 (813) 313-1424

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: S1911SA0 3846804 TRANS#: 358503252 09-08-25

147475 1G STORMCOAT SEMI HH WHT	35.08
38.98 DISCOUNT EACH	-3.90
670351 1G 2000 SATIN WHT BASE A	24.28
26.98 DISCOUNT EACH	-2.70
812436 LOC PSS WHT 10-FL OZ (-43	20.44
5.68 DISCOUNT EACH	-0.57
4 @	5.11

SUBTOTAL:	79.80
TOTAL TAX:	0.00
INVOICE 75445 TOTAL:	79.80
N/C:	79.80

TOTAL SAVINGS THIS TRIP: \$8.88

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 119*

* Points are awarded on eligible purchases
for orders that have been settled and fulfilled



Final Details for Order #111-5950784-1425008

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: September 10, 2025
Amazon.com order number: 111-5950784-1425008
Seller's order number: 17136680
Order Total: \$58.22

Shipped on September 11, 2025	
Items Ordered	Price
1 of: Kutol Health Guard 69041 Foaming Luxury Hand Soap, 1000 mL Refill Bag, Pink with Tropical Fragrance (Pack of 6)	\$54.16
Sold by: Cleaning Solutions (seller profile)	
Business Price	
Condition: New	
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$54.16 Shipping & Handling: \$0.00 Total before tax: \$54.16 Sales Tax: \$4.06
Shipping Speed: Standard Shipping	Total for This Shipment: \$58.22

Payment information	
Payment Method: MasterCard Last digits: 2695	Item(s) Subtotal: \$54.16 Shipping & Handling: \$0.00 Total before tax: \$54.16 Estimated Tax: \$4.06 Grand Total: \$58.22
Credit Card transactions	MasterCard ending in 2695: September 11, 2025: \$58.22

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

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e Dispenser (Pack of 4) - 5161-04

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

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

One-Day Shipping

Item(s) Subtotal: \$67.80

Shipping & Handling: \$7.76

Total before tax: \$75.56

Sales Tax: \$5.09

Total for This Shipment: \$80.65

Payment information

Payment Method:

MasterCard | Last digits: 2695

Item(s) Subtotal: \$242.13

Shipping & Handling: \$46.46

Total before tax: \$288.59

Estimated Tax: \$18.16

Grand Total: \$306.75

Credit Card transactions

MasterCard ending in 2695: September 11, 2025: \$306.75

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

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[Details for Order #111-6992703-7305836](#)

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: September 15, 2025
Amazon.com order number: 111-6992703-7305836
Order Total: \$54.52

Not Yet Shipped	
Items Ordered	Price
1 of: Health Guard Foaming Antibacterial Hand Soap #21352, for use with discontinued Member's Mark/Sam's Club/Ecobub soap dispenser, same formula as discontinued soap #9T5169, 4/1000 mL refill bags Sold by: Enterprise Distribution Partners, LLC (seller profile) Business Price Condition: New	\$50.72
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$50.72 Shipping & Handling: \$0.00 ----- Total before tax: \$50.72 Sales Tax: \$3.80 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$54.52 -----

Payment information	
Payment Method: MasterCard Last digits: 2695 Reference number: 698	Item(s) Subtotal: \$50.72 Shipping & Handling: \$0.00 ----- Total before tax: \$50.72



Details for Order #111-2052780-8384229

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: September 15, 2025
Amazon.com order number: 111-2052780-8384229
Order Total: \$137.86

Not Yet Shipped	
Items Ordered	Price
1 of: Sloan Regal 186 Exposed Manual Urinal Flushometer, 0.5 GPF Manual Flush Valve - Single Flush Non-Hold-Open Handle; <i>Fido</i> <i>ra Connection Top Spud. Polished Chrome Finish, 3982628</i> Sold by: Sloan Marketplace (Seller profile) Business Price Condition: New	\$128.24
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	
Shipping Speed: FREE Shipping	
Item(s) Subtotal: \$128.24 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 ----- Total before tax: \$128.24 Sales Tax: \$9.62 ----- Total for This Shipment: \$137.86 -----	

Payment information	
Payment Method: MasterCard Last digits: 2695 Reference number: 698	Item(s) Subtotal: \$128.24 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 ----- Total before tax: \$128.24 Estimated Tax: \$9.62 ----- Grand Total: \$137.86

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



Details for Order #111-8190417-7156250

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: September 15, 2025
Amazon.com order number: 111-8190417-7156250
Order Total: \$85.13

Not Yet Shipped	
Items Ordered	Price
1 of: GOJO Premium Foam Handwash with Skin Conditioners, Cranberry Scent, EcoLogo Certified, 1200 ml. Foam Hand Soap Refill TFX Touch-Free Dispenser (Pack of 2) - 5361-02 Sold by: SZ Sellers LLC (seller profile) Business Price Condition: New	\$41.99
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$41.99 Shipping & Handling: \$39.99 Total before tax: \$81.98 Sales Tax: \$3.15
Shipping Speed: Expedited Shipping	Total for This Shipment: \$85.13

Payment information	
Payment Method:	Item(s) Subtotal: \$41.99

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.: 8220
Terms: Due on receipt
Invoice date: 10/06/2025
Due date: 11/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Chemical Pump	Chlorine Chemical Pump	1	\$650.00	\$650.00

Total

\$650.00

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

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 10/3/2025

Payable To Carlton Lakes CDD

Check Amount **\$3,873.00**

Check Description 2018 DS Bond - November Bold Call Shortage

Check Amount

Check Description

Check Amount

Check Description

Special Instructions Mail via FedEx

Natasha Sowani

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

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

Invoice Date: 9/26/2025
Invoice Number: 3016389

Funds due on 11/3/2025

Carlton Lakes Community Development District (FL)
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Contact	Phone	Fax	Email
---------	-------	-----	-------

Account Number: 218485000

Carlton Lakes Community Development District Special Assessment Revenue Bond Series 2018

Invoice for Debt Service Payment on 11/1/2025

Cusip	Maturity Date	Accrual Start Date	Accrual End Date	No. of Days	Principal Balance	Interest Rate	Interest	Principal	Premium/Discount
143024AK3	5/1/2029	5/1/2025	10/31/2025	180	\$360,000.00	4.75%	\$8,550.00	\$0.00	
143024AL1	5/1/2038	5/1/2025	10/31/2025	180	\$1,120,000.00	5.125%	\$28,700.00	\$0.00	
143024AM9	5/1/2049	5/1/2025	10/31/2025	180	\$2,335,000.00	5.25%	\$61,293.75	\$0.00	
					\$3,815,000.00		\$98,543.75	\$0.00	

Interest Due:	\$98,543.75
Principal Deposit Due:	
218485000 Revenue:	(\$94,670.75)
Net Due:	\$3,873.00

PAYMENT SUMMARY

Total Interest Due: \$98,543.75

Total Credits: (\$94,670.75)

TOTAL DUE 11/3/2025 \$3,873.00

Notes

WIRING INSTRUCTIONS

US Bank must receive funds prior to 10:30 A.M. CST to ensure DTCC receives funds prior to their same day settlement deadline of 2:00 P.M. CST. Any payments received by DTCC after the 2:00 P.M. deadline will be allocated the next day.

ABA:	091000022
BBK:	U.S. Bank N.A.
A/C:	180121167365
BNF:	U.S. Bank Trust N.A.
OBI:	CARLTONLKC18



U.S. BANK CONTACTS

Prod Ops Brett Sawyer
Analyst

Email: brett.sawyer@usbank.com

Phone: 651-466-6191

Carlton Lakes 2018



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/13/25	8394
Terms	Due Date
Net 30	11/12/25

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
\$500.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$500.00	\$0.00	\$500.00

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

Pine Lake to install a
Bottlebrush Tree at the
southern tip of the pocket park
at Leland Groves/Covert
Green, with mulch and
irrigation check post-
installation (to be scheduled
around monthly inspection).







Plant Material Install

\$500.00

\$0.00

\$500.00

Total	\$500.00	\$0.00	\$500.00
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CK

Cole, Kristee <kristee.cole@inframark.com>



To: Jessi Milch; +2 others

Thu 9/18/2025 2:34 PM

Cc: Yem, Crystal <crystal.yem@inframark.com>

You replied on Thu 9/18/2025 2:44 PM



6803 - Carlton Lakes CDD - Tree I...

Save canceled

Good afternoon, Jessi:

I am not sure if I sent this or not, so I will send it now just in case.
Attached, please find the executed proposal.

Crystal, please save.

Thanks!

Kristee Cole | Senior District Manager

Triple D Fencing

1615 6th St SE Ruskin, FL 33570

Office:352-257-3086

BILL TO

Carlton Lakes CDD

11404 Carlton Fields Dr.

Riverview, FL 33579

INVOICE

Invoice # 3842

Invoice Date 10-3-25

Due Date 10-3-25

DESCRIPTION	QUANTITY	PRICE	TOTAL
Fence Repair & Replace Completion			\$14,499.00

Subtotal

Tax

TOTAL DUE

\$14,499.00

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: *Donald Buzbee***Thank you!**