

Carlton Lakes *Community Development* *District*

January 14, 2026

Revised Final Agenda Package

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



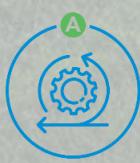
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Carlton Lakes Community Development District

Board of Supervisors

Freddy Barton, Chairman
Rena Vance, Vice Chairman
Nicholle Palmer, Assistant Secretary
Elizabeth Morales Diaz, Assistant Secretary
Fredrick Levatte, 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
Nancy Hix, District Accountant
Crystal Yem, District Admin

Revised Final Meeting Agenda

Wednesday, January 14, 2026 – 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. Approval of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Staff Reports**
 - A. District Counsel
 - B. Aquatics Report
 - C. Field Inspection Report.....
 - D. Landscape Inspection Report
 1. Discussion of Well Repair
 2. Discussion of Tree Straightening Proposal.....
 - E. District Accountant
 1. Review of December 2025 Financials.....
 2. Acceptance of the December 2025 Check Register.....
 - F. District Engineer
 - G. District Manager
 - H. Onsite Manager
 1. Onsite Manager Report.....
- 6. Business Items**
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from December 10, 2025.....
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, February 11, 2026, 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>

Carlton Lakes CDD Survey Report



Last Herbicide Treatment:12/22/25

Next Herbicide Treatment:1/26/26

Report by: Lloyd Tohill



Pond #1



Water levels are low across the board. Minimal shoreline grasses due to falling water levels. No algae or submersed vegetation present.

Pond #2



Minimal shoreline grasses. No submersed algae present. Pond looks good.

Pond #3



Minimal shoreline grasses and some filamentous algae present.

Pond #4



No algae or shoreline grasses are present. Overall, pond is in great shape.

Pond #5



Water level is very low. Small amounts of shoreline grasses are present. No algae or submersed vegetation present currently.

Pond #6



Water level is very low. Some shoreline grasses are present as well as small amount of filamentous algae.

Pond #7



No grasses, algae, or submersed vegetation is present. Pond is in good shape.



Carlton Lakes CDD

Wednesday, 07 January 2026

Prepared For Board Of supervisors

27 Items Identified

27 Items Incomplete

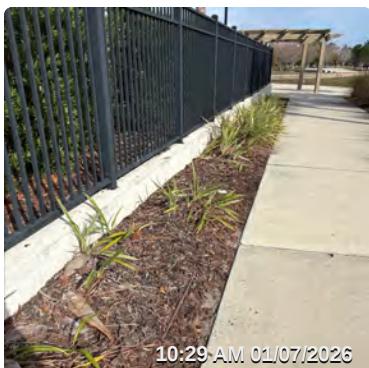
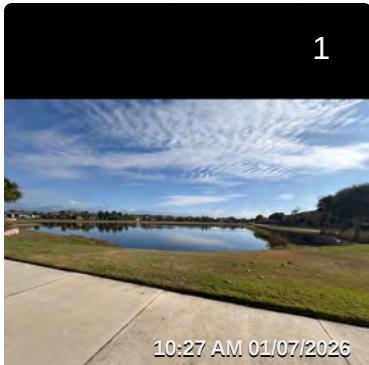
Christy Fowler

Inframark

Item 1

Assigned To: Onsite

The lake behind the clubhouse looks clear with no visible signs of algae growth. The entire retaining wall has visible dirt and staining. A pressure wash would help clean the surface and improve overall appearance.



Item 2

Assigned To: Pine Lake

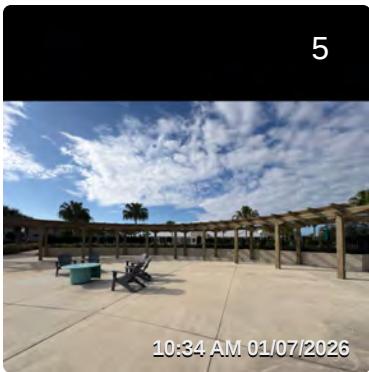
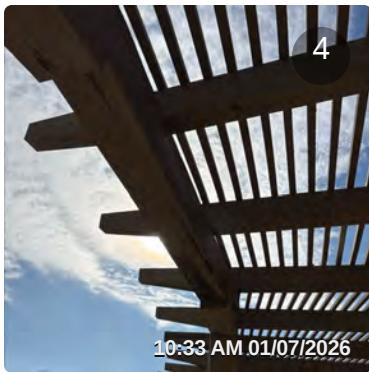
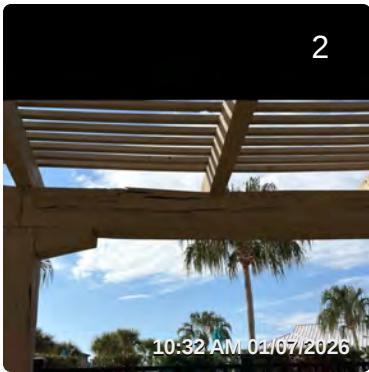
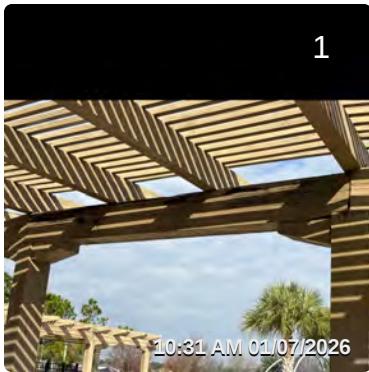
Flax Lily on the Northeast side of the outside pool perimeter need attention. Please remove dead material.

Item 3

Assigned To: Onsite

The wood pergola behind the pool has visible mildew present on the surface along with some sections showing signs of deterioration. Cleaning and repairs recommended.

Concrete deck outside the pergola has visible discoloration and needs to be pressure washed.



Item 4

Assigned To: Onsite

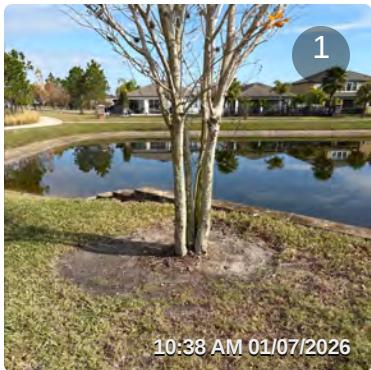
The community grill located at the rear of the pool on the northwest end would benefit from a thorough cleaning and may require painting. The concrete around community grill has visible discoloration and would benefit from pressure washing.



Item 5

Assigned To: Pine Lake

Minimal mulch is present around the tree rings throughout the community. Mulch is recommended around tree rings to help with weed suppression.



Item 6

Assigned To: Pine Lake

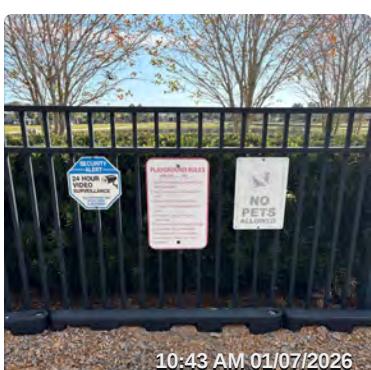
Weed growth is present in within the ornamental grasses in the playground area. Corrective maintenance is recommended.



Item 7

Assigned To: Pine Lake

Weeds around drain in playground area. Treatment is recommended.



Item 8

Assigned To: Onsite

The "No Pets Allowed" sign within the playground area is fading; replacement advised.



Item 9

Assigned To: Onsite

The bench in the playground area is in poor condition with visible deterioration. Recommend removal to eliminate potential injury hazards.

Item 10

Assigned To: Pine Lake

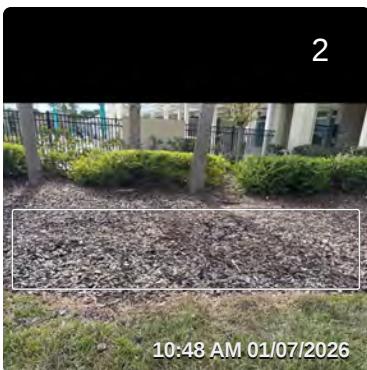
Trash in the ornamental grasses along Clement Pride BLVD west of the playground area.



Item 11

Assigned To: Pine Lake

There are two areas of pooled water in the plant bed to the northwest side of the clubhouse. Investigate possible break in irrigation.





Item 12

Assigned To: Onsite

Insect debris on walls and ceiling of the entrance to the pool on the northwest side entrance.



Item 13

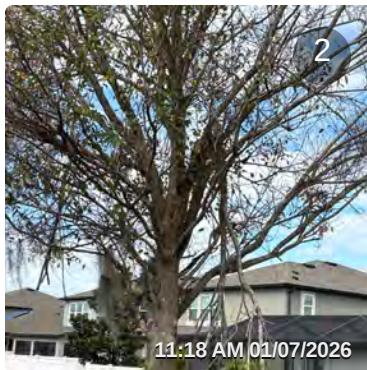
Assigned To: Pine Lake

The Landscaped Island at the entrance to the clubhouse have bare areas between existing plants. Recommend filling with additional plants to improve visual appeal and landscape density.

Item 14

Assigned To: Pine Lake

Dead tree limbs observed on trees and shrub along the berm at the east end of Balm Rd. Maintenance recommended.



Item 15

Assigned To: Pine Lake

Several shrubs are missing along the berm on Balm Rd. Replacement is recommended to restore landscape continuity and help reduce debris entering neighborhood. Would the board like proposals?

Item 16

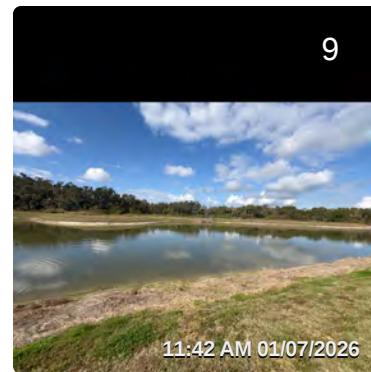
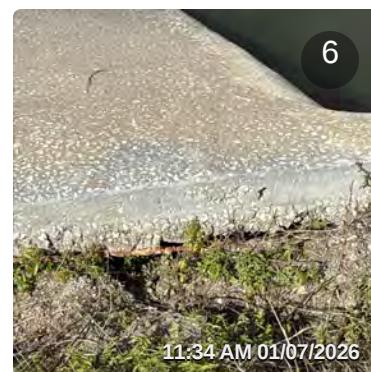
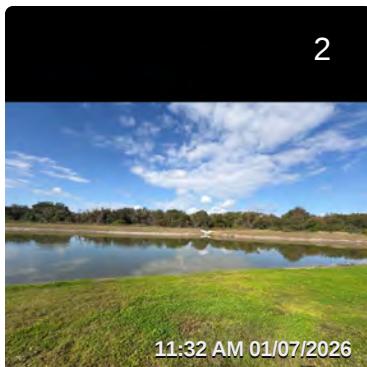
Assigned To: Aquatics

Photo #3 shows holes likely caused by an animal. Investigation is recommended to determine the source and address potential issues.

Photos #4 and #7: Trash present along the water's edge behind the residence at address 11132 Leland Grove Dr. Recommend removal.

Evidence of erosion under the storm water outfalls behind 11118, 11142 Leland Grove Dr. Recommend backfill.

Photo #14 Depression present at the Southeast end of the lake. Recommend further investigation.

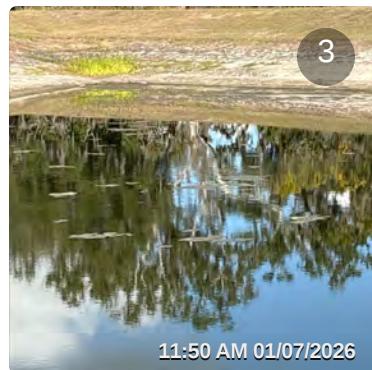




Item 17

Assigned To: Aquatics

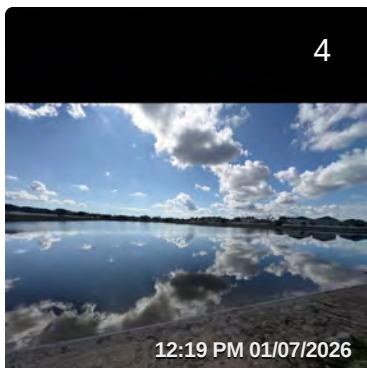
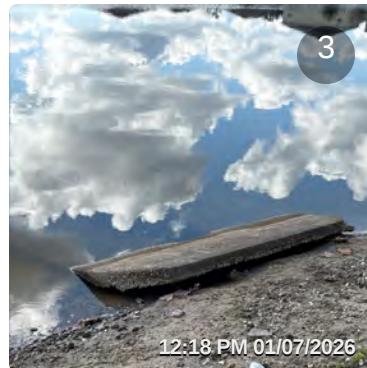
Small pond at the east end of Carlton Fields Drive. Some algae present. Monitor and maintain.



Item 18

Assigned To: Aquatics

Pond behind Arbor Pines Drive has no visible signs of algae and banks look good.



Item 19

Assigned To: Onsite

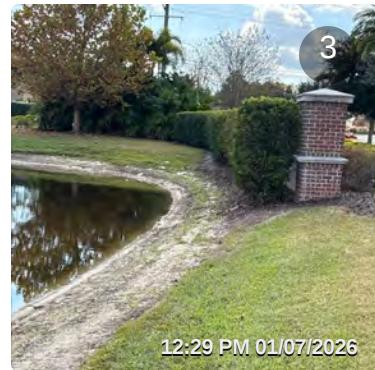
The bullnoses at Arbor Pines Drive in front of the mailboxes are faded and could benefit from a fresh coat of paint to maintain visual appeal.



Item 20

Assigned To: Aquatics

Trash present around pond and in water by mailboxes and also behind the monument

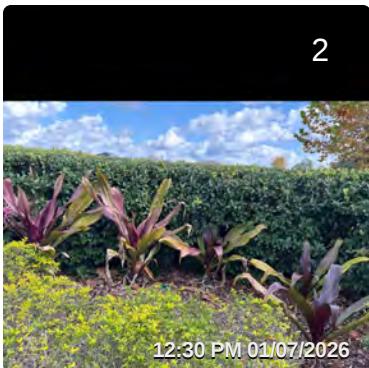


Item 21

Assigned To: Pine Lake

Some of the Gold Mound is not thriving. Maybe replace with Gold Dust Croton. Would the board like a proposal for this?

Crinum Lilies have dead foliage and discoloration. Recommend removing spent leaves to improve appearance.

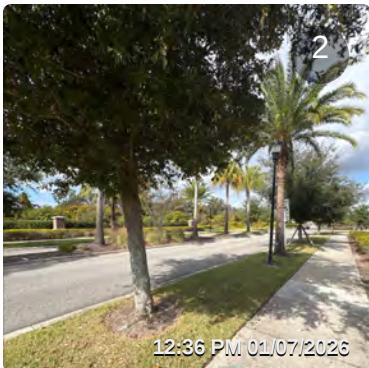
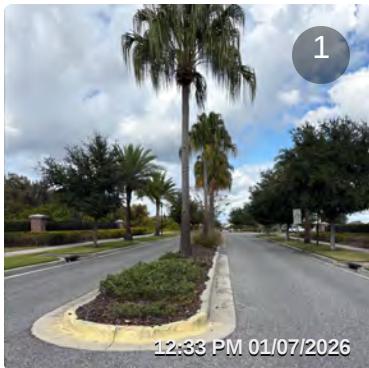


Item 22

Assigned To: Onsite/Pine Lake

Island at Arbor Pines Dr. could benefit from a fresh coat of paint to maintain visual appeal

Recommend mulch throughout the community in tree rings for visual appeal and weed suppression.

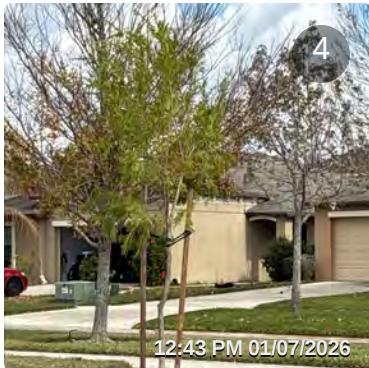
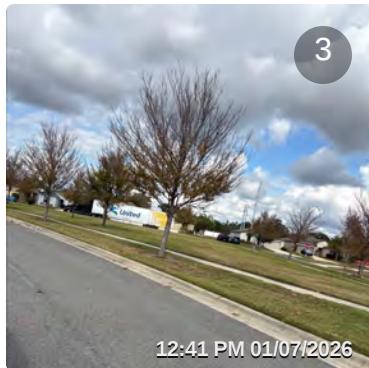
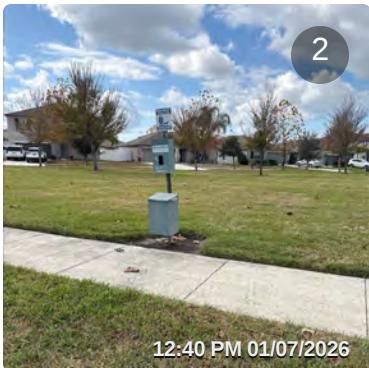
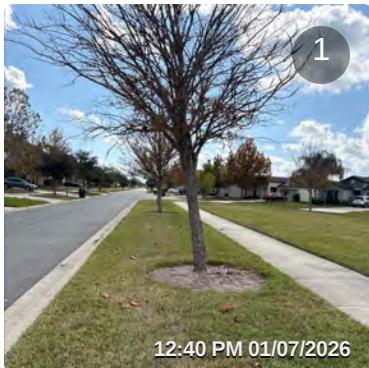


Item 23

Assigned To: Pine Lake

Common area at Leland Grove and Cover Green Place Mulch, entry rings and around pet waste station

Monitor newly planted tree for establishment.



Item 24

Assigned To: Pine Lake

Mulch, trash in the lawn at Poke Ridge Drive and Leland Grove

Turf weeds present. Recommend treating

Stressed, dry areas in the turf. Recommend checking irrigation coverage.

There is a hole located in the area between the sidewalk and the curb that could be a potential fall hazard and should be filled in. It looks like maybe there was a tree there before and grass has grown over the area.



Item 25

Assigned To: Onsite

Concrete stains under the downspouts. Recommend addressing.

Item 26

Assigned To: Pine Lake

Remove dead and declining shrubs in the island Clement Pride Blvd.

Overspray on the tree rings in the island coming in the neighborhood on Clement pride across from the lift station. Recommend not spraying with winds greater than 10 mph.

Turf weeds in the outbound side of Clement Pride Blvd. Recommend treatment.



Item 27

Assigned To: Pine Lake

Diagnose and treat a few declining shrubs in the median island at the monuments on Clement Pride Blvd and Acacia Grove Ln. Remove any dead or disease material.



7021 - Carlton Lakes CDD - Tree Straightening - October-November 2025

Date 11/7/2025

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.

Pine Lake to straighten a total of 34 trees the following trees throughout the Carlton Lakes community:

1 on Corner of Amenity Center (Clement Pride/Carlton Fields)

6 in front of Amenity Center on Carlton Fields

7 on berm of Balm Rd, west of Clement Pride

2 on Balm Rd, near Balm Rd

4 on berm of Balm Rd, east of Clement Pride

6 at park on Leland Groves/Covert Green

3 at park on Leland Groves/Poke Ridge

4 on Clement Pride just south of Acacia Grove

1 on Clement Pride across from amenity (near pond)

Trees are 3-5" caliper and will require machinery and tree staking material.

Pine Lake not responsible for damaged turf. If sod needs to be replaced after the fact, it will need to be a separate proposal



Demo and Prep

TREE STRAIGHTENING

Items	Quantity	Unit
Machinery	3.00	Day
Palm Staking Kit	34.00	EA
TREE STRAIGHTENING:		\$9,222.66
PROJECT TOTAL:		\$9,222.66

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

11/7/2025

Pine Lake Services, LLC

By

Kristee Cole

Date

Inframark

Carlton Lakes Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FIXED ASSETS FUND	LONG-TERM ASSETS FUND	
ASSETS							
Cash - Operating Account	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Cash In Bank	1,857,113	-	-	-	-	-	1,857,113
Cash in Transit	-	12,685	6,320	6,274	-	-	25,279
Due From Developer	19,299	-	-	-	-	-	19,299
Due From Other Funds	-	100,805	11,523	21,554	-	-	133,882
Investments:							
Prepayment Account	-	118	147	-	-	-	265
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	695,326	224,603	290,276	-	-	1,210,205
Deposits	21	-	-	-	-	-	21
Fixed Assets							
Buildings and Improvements	-	-	-	-	3,516,676	-	3,516,676
Improvements other than Buildings	-	-	-	-	3,121,209	-	3,121,209
Infrastructure	-	-	-	-	2,846,350	-	2,846,350
Equipment	-	-	-	-	9,419	-	9,419
Amount Avail In Debt Services	-	-	-	-	-	1,185,149	1,185,149
Amount To Be Provided	-	-	-	-	-	12,364,851	12,364,851
TOTAL ASSETS	\$ 1,876,474	\$ 1,060,378	\$ 383,093	\$ 421,949	\$ 9,493,654	\$ 13,550,000	\$ 26,785,548

LIABILITIES

Accounts Payable	\$ 1,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,937
Bonds Payable	-	-	-	-	-	13,550,000	13,550,000
Due To Other Funds	133,882	-	-	-	-	-	133,882
TOTAL LIABILITIES	135,819	-	-	-	-	13,550,000	13,685,819

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	FUND	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
		GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	
FUND BALANCES							
Restricted for:							
Debt Service	-	1,060,378		383,093	421,949	-	1,865,420
Unassigned:	1,740,655		-	-	-	9,493,654	-
TOTAL FUND BALANCES	1,740,655	1,060,378		383,093	421,949	9,493,654	- 13,099,729
TOTAL LIABILITIES & FUND BALANCES	\$ 1,876,474	\$ 1,060,378		\$ 383,093	\$ 421,949	\$ 9,493,654	\$ 13,550,000 \$ 26,785,548

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10,430	\$ 10,430	0.00%
Rental Income	-	1,300	1,300	0.00%
Special Assmnts- Tax Collector	1,364,601	1,296,861	(67,740)	95.04%
Other Miscellaneous Revenues	-	825	825	0.00%
TOTAL REVENUES	1,364,601	1,309,416	(55,185)	95.96%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	18,000	1,600	16,400	8.89%
ProfServ-Trustee Fees	12,000	-	12,000	0.00%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	676	11,324	5.63%
District Engineer	24,000	-	24,000	0.00%
District Manager	43,054	10,763	32,291	25.00%
Auditing Services	7,050	-	7,050	0.00%
Website Compliance	4,000	-	4,000	0.00%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,366	(110)	2,476	-4.65%
Public Officials Insurance	2,762	2,602	160	94.21%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	100	381	(281)	381.00%
Office Supplies	1,000	180	820	18.00%
Dues, Licenses, Subscriptions	175	185	(10)	105.71%
Loan Expense	30,000	-	30,000	0.00%
Total Administration	173,107	16,277	156,830	9.40%
<u>Electric Utility Services</u>				
Utility - Electric	234,000	56,079	177,921	23.97%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	56,079	178,921	23.86%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	1,557	4,743	24.71%
Total Garbage/Solid Waste Services	6,300	1,557	4,743	24.71%
<u>Water-Sewer Comb Services</u>				
Utility - Water	35,000	2,664	32,336	7.61%
Total Water-Sewer Comb Services	35,000	2,664	32,336	7.61%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Services	7,416	1,854	5,562	25.00%
Pest Control	1,250	297	953	23.76%
Contracts-Waterway Maint.	7,200	1,770	5,430	24.58%
Contracts-Pools	25,000	6,884	18,116	27.54%
Security	20,000	-	20,000	0.00%
Onsite Staff	148,350	35,791	112,559	24.13%
Clubhouse Internet, TV, Phone	3,600	1,168	2,432	32.44%
Insurance - General Liability	3,813	3,515	298	92.18%
Insurance -Property & Casualty	34,839	32,071	2,768	92.05%
Insurance - Crime	500	-	500	0.00%
R&M-Other Landscape	20,000	-	20,000	0.00%
R&M-Pools	15,000	3,228	11,772	21.52%
R&M-Fitness Center	5,000	-	5,000	0.00%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	37,584	112,831	24.99%
Clubhouse Facility - Other	17,644	7,771	9,873	44.04%
Plant Replacement Program	5,000	3,066	1,934	61.32%
Landscape- Storm Clean Up & Tree Removal	30,000	3,489	26,511	11.63%
Irrigation Maintenance	14,000	1,463	12,537	10.45%
Misc-Holiday Lighting	1,167	-	1,167	0.00%
Special Events	5,000	-	5,000	0.00%
Total Other Physical Environment	522,694	139,951	382,743	26.77%
<u>Reserves</u>				
Capital Improvements	200,000	14,499	185,501	7.25%
Reserve	200,000	-	200,000	0.00%
Total Reserves	400,000	14,499	385,501	3.62%
TOTAL EXPENDITURES & RESERVES	1,372,101	231,027	1,141,074	16.84%
Excess (deficiency) of revenues				
Over (under) expenditures	(7,500)	1,078,389	1,085,889	-14378.52%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(7,500)	-	7,500	0.00%
TOTAL FINANCING SOURCES (USES)	(7,500)	-	7,500	0.00%
Net change in fund balance	<u>\$ (7,500)</u>	<u>\$ 1,078,389</u>	<u>\$ 1,100,889</u>	<u>-14378.52%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		662,266		
FUND BALANCE, ENDING		<u>\$ 1,740,655</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 7,132	\$ 7,132	0.00%
Special Assmnts- Tax Collector	524,588	504,928	(19,660)	96.25%
TOTAL REVENUES	524,588	512,060	(12,528)	97.61%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	145,000	(10,000)	107.41%
Interest Expense	363,444	178,263	185,181	49.05%
Total Debt Service	498,444	323,263	175,181	64.85%
TOTAL EXPENDITURES	498,444	323,263	175,181	64.85%
Excess (deficiency) of revenues				
Over (under) expenditures	26,144	188,797	162,653	722.14%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
TOTAL FINANCING SOURCES (USES)	26,144	-	(26,144)	0.00%
Net change in fund balance	\$ 26,144	\$ 188,797	\$ 110,365	722.14%
FUND BALANCE, BEGINNING (OCT 1, 2025)			871,582	
FUND BALANCE, ENDING			\$ 1,060,379	

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,060	\$ 2,060	0.00%
Special Assmnts- Tax Collector	-	242,113	242,113	0.00%
Special Assmnts- CDD Collected	259,480	-	(259,480)	0.00%
TOTAL REVENUES	259,480	244,173	(15,307)	94.10%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	170,244	98,544	71,700	57.88%
Total Debt Service	245,244	98,544	146,700	40.18%
TOTAL EXPENDITURES	245,244	98,544	146,700	40.18%
Excess (deficiency) of revenues				
Over (under) expenditures	14,236	145,629	131,393	1022.96%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
TOTAL FINANCING SOURCES (USES)	14,236	-	(14,236)	0.00%
Net change in fund balance	\$ 14,236	\$ 145,629	\$ 102,921	1022.96%
FUND BALANCE, BEGINNING (OCT 1, 2025)		237,464		
FUND BALANCE, ENDING		\$ 383,093		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2017 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,880	\$ 2,880	0.00%
Special Assmnts- Tax Collector	-	246,629	246,629	0.00%
Special Assmnts- CDD Collected	247,561	-	(247,561)	0.00%
TOTAL REVENUES	247,561	249,509	1,948	100.79%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	80,000	85,000	(5,000)	106.25%
Interest Expense	197,088	86,078	111,010	43.67%
Total Debt Service	277,088	171,078	106,010	61.74%
TOTAL EXPENDITURES	277,088	171,078	106,010	61.74%
Excess (deficiency) of revenues				
Over (under) expenditures	(29,527)	78,431	107,958	-265.62%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(29,527)	-	29,527	0.00%
TOTAL FINANCING SOURCES (USES)	(29,527)	-	29,527	0.00%
Net change in fund balance	\$ (29,527)	\$ 78,431	\$ 167,012	<u>-265.62%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		343,518		
FUND BALANCE, ENDING			\$ 421,949	

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600

Statement No. 25_12

Statement Date

12/31/2025

G/L Account No. 101002 Balance	1,857,112.52	Statement Balance	1,885,456.07
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,857,112.52	Subtotal	1,885,456.07
Negative Adjustments	0.00	Outstanding Checks	-28,343.55
Ending G/L Balance	1,857,112.52	Ending Balance	1,857,112.52

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/05/2025		JE001389	Special Assmnts-Tax Collector	Valley National Bank	1,944,467.23	1,944,467.23	0.00
12/17/2025		JE001408		Transfer Truist Balance to	56,063.99	56,063.99	0.00
12/18/2025		JE001409	Rental Income	Valley National Bank	1,875.00	1,875.00	0.00
12/18/2025		JE001412	Special Assmnts-Tax Collector	Valley National Bank	58,272.44	58,272.44	0.00
12/31/2025		JE001443	Interest - Investments	Interest Earned	6,436.14	6,436.14	0.00
12/03/2025		JE001445	Special Assmnts-Tax Collector	Valley National Bank	180,432.87	180,432.87	0.00
12/18/2025		JE001446	Other Miscellaneous Revenues	Valley National Bank	250.00	250.00	0.00
Total Deposits					2,247,797.67	2,247,797.67	0.00
Checks							
11/18/2025	Payment	1236	FREDDY BARTON	Payment of Invoice 001946	-200.00	-200.00	0.00
11/18/2025	Payment	1237	NICHOLLE D. PALMER	Payment of Invoice 001948	-200.00	-200.00	0.00
11/25/2025	Payment	100142	CROSSCREEK ENVIRONMENTAL INC	Inv: 23501	-590.00	-590.00	0.00
12/02/2025	Payment	100144	STRALEY ROBIN VERICKER	Inv: 27532	-244.00	-244.00	0.00
12/05/2025	Payment	1238	CARLTON LAKES CDD	Payment of Invoice 001956	-10,827.23	-10,827.23	0.00
12/05/2025	Payment	1239	CARLTON LAKES CDD	Payment of Invoice 001959	-13,680.24	-13,680.24	0.00
12/05/2025	Payment	1240	CARLTON LAKES CDD	Payment of Invoice 001960	-15,156.48	-15,156.48	0.00
12/10/2025	Payment	1241	CARLTON LAKES CDD	Payment of Invoice 001961	-843,542.00	-843,542.00	0.00
12/15/2025	Payment	100145	INFRAMARK LLC	Inv: 165653	-16,136.66	-16,136.66	0.00
12/15/2025	Payment	100146	GOTO TECHNOLOGIES USA, LLC	Inv: IN7104488665	-114.21	-114.21	0.00

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600

Statement No. 25_12

Statement Date

12/31/2025

12/15/2025	Payment	100147	PINE LAKE SERVICES RENA DIANE VANCE - EFT NICHOLLE D. PALMER	Inv: 8684 Payment of Invoice 001968 Payment of Invoice 001969	-12,534.58 -200.00 -200.00	-12,534.58 -200.00 -200.00	0.00 0.00 0.00
12/15/2025	Payment	DD584		Transfer Bank Fee to Truist	-127.00	-127.00	0.00
12/30/2025	Payment	100150	INFRAMARK LLC	Inv: 166672, Inv: 159246A	-12,602.22	-12,602.22	0.00
12/31/2025		JE001438	Dues, Licenses, Subscriptions	Valley CC ADJE	-368.71	-368.71	0.00
12/31/2025		JE001439	Utility - Water	BOCC ACH ADJE	-1,147.94	-1,147.94	0.00
12/31/2025		JE001440	Clubhouse Internet, TV, Phone	Spectrum ACH ADJE	-265.00	-265.00	0.00
12/31/2025		JE001441	Utility - Electric	TECO ACH ADJE	-17,886.41	-17,886.41	0.00
12/31/2025		JE001442	Garbage Collection	Waste management ACH	-518.98	-518.98	0.00
Total Checks					-946,541.66	-946,541.66	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/19/2025	Payment	1229	EGIS INSURANCE	Check for Vendor V00024	-365.00
11/18/2025	Payment	1235	ELIZABETH DIAZ	Payment of Invoice 001947	-200.00
12/15/2025	Payment	100148	PEST CEMETERY LLC	Inv: 78432	-99.00
12/15/2025	Payment	100149	ZEBRA CLEANING TEAM	Inv: 8342	-2,000.00
12/15/2025	Payment	1242	ELIZABETH DIAZ	Payment of Invoice 001970	-200.00
12/15/2025	Payment	1243	FREDDY BARTON	Payment of Invoice 001967	-200.00
12/30/2025	Payment	1245	CARLTON LAKES CDD	Payment of Invoice 001976	-25,279.55
Total Outstanding Checks					-28,343.55

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3638

Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101001 Balance	41.21	Statement Balance	41.21
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	41.21
Subtotal	41.21	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	41.21
Ending G/L Balance	41.21		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/23/2025	JE001411			Transfer Bank Fee to Truist	127.00	127.00	0.00
12/31/2025	JE001444	Interest - Investments		Interest Earned	41.21	41.21	0.00
Total Deposits					168.21	168.21	0.00
Checks							
12/17/2025	JE001408			Transfer Truist Balance to	-56,063.99	-56,063.99	0.00
12/22/2025	JE001410	Bank Fees		Truist December Bank Fee	-127.00	-127.00	0.00
Total Checks					-56,190.99	-56,190.99	0.00

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

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

001	100144	12/02/25	V00040	STRALEY ROBIN VERICKER	27532	October 2025 District Counsel	LEGAL COUNSEL OCT 25	531146-51301	\$244.00
001	100145	12/15/25	V00075	INFRAMARK LLC	165653	12/2025 District Management, Amenity Management, Field Management	Amenity Management Services	534215-53908	\$11,930.83
001	100145	12/15/25	V00075	INFRAMARK LLC	165653	12/2025 District Management, Amenity Management, Field Management	District Manager	531150-51301	\$3,587.83
001	100145	12/15/25	V00075	INFRAMARK LLC	165653	12/2025 District Management, Amenity Management, Field Management	Field Services	531122-53908	\$618.00
001	100146	12/15/25	V000142	GOTO TECHNOLOGIES USA, LLC	IN7104488665	December 2025 Monthly Phone Line	Clubhouse Internet, TV, Phone	541036-53908	\$114.21
001	100147	12/15/25	V00054	PINE LAKE SERVICES	8684	December 2025 Landscape Maintenance Contract	Landscape Maintenance	546300-53908	\$12,534.58
001	100148	12/15/25	V000140	PEST CEMETERY LLC	78432	December 2025 Pest Control	DEC 2025 PEST CONTROL SVCS	531170-53908	\$99.00
001	100149	12/15/25	V00029	ZEBRA CLEANING TEAM	8342	December 2025 Pool Maintenance	Contracts-Pools	534078-53908	\$2,000.00
001	100150	12/30/25	V00075	INFRAMARK LLC	166672	Nov 2025 Postage	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	1242	12/15/25	V00072	ELIZABETH DIAZ	ED-121025	BOARD 12/10/25	Supervisor Fees	511100-51301	\$200.00
001	1243	12/15/25	V00074	FREDDY BARTON	FB-121025	BOARD 12/10/25	Supervisor Fees	511100-51301	\$200.00
001	1244	12/15/25	V00053	NICHOLLE D. PALMER	NP-121025	BOARD 12/10/25	Supervisor Fees	511100-51301	\$200.00
001	DD584	12/15/25	V00065	RENA DIANE VANCE - EFT	RV-121025-EFT	BOARD 12/10/25	Supervisor Fees	511100-51301	\$200.00
Fund Total								\$31,930.67	

SERIES 2015 DEBT SERVICE FUND - 200

200	1238	12/05/25	V00056	CARLTON LAKES CDD	11072025 - 02	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2015 DS 11.03.2025	103200	\$5,432.93
200	1239	12/05/25	V00056	CARLTON LAKES CDD	11142025 1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2015 DS 11.03.2025	103200	\$6,864.53
200	1240	12/05/25	V00056	CARLTON LAKES CDD	11212025 1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2015 DS 11.03.25	103200	\$7,605.28
200	1241	12/10/25	V00056	CARLTON LAKES CDD	12052025-1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2015 FY26 DS 11.03.2025	103200	\$423,276.05
200	1245	12/30/25	V00056	CARLTON LAKES CDD	12292025-1218	SERIES 2015, 2017, 2018 DS 12.18.25	SERIES 2015 FY26 TAX DIST ID 12.18.2025	103200	\$12,684.88
Fund Total								\$455,863.67	

SERIES 2018 DEBT SERVICE FUND - 201

201	1238	12/05/25	V00056	CARLTON LAKES CDD	11072025 - 02	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2018 DS 11.03.2025	103200	\$2,706.98
201	1239	12/05/25	V00056	CARLTON LAKES CDD	11142025 1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2018 DS 11.03.25	103200	\$3,420.28
201	1240	12/05/25	V00056	CARLTON LAKES CDD	11212025 1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2018 DS 11.03.25	103200	\$3,789.36
201	1241	12/10/25	V00056	CARLTON LAKES CDD	12052025-1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2018 FY26 DS 11.03.25	103200	\$210,898.90
201	1245	12/30/25	V00056	CARLTON LAKES CDD	12292025-1218	SERIES 2015, 2017, 2018 DS 12.18.25	SERIES 2018 FY26 TAX DIST ID 12.18.2025	103200	\$6,320.29
Fund Total								\$227,135.81	

SERIES 2017 DEBT SERVICE FUND - 203

203	1238	12/05/25	V00056	CARLTON LAKES CDD	11072025 - 02	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2017 DS 11.03.2025	103200	\$2,687.32
203	1239	12/05/25	V00056	CARLTON LAKES CDD	11142025 1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2017 DS 11.03.25	103200	\$3,395.43
203	1240	12/05/25	V00056	CARLTON LAKES CDD	11212025 1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2017 DS 11.03.25	103200	\$3,761.84
203	1241	12/10/25	V00056	CARLTON LAKES CDD	12052025-1103	SERIES 2015, 2017, 2018 DS 11.03.25	SERIES 2017 FY26 DS 11.03.25	103200	\$209,367.05
203	1245	12/30/25	V00056	CARLTON LAKES CDD	12292025-1218	SERIES 2015, 2017, 2018 DS 12.18.25	SERIES 2017 FY26 TAX DIST ID 12.18.2025	103200	\$6,274.38
Fund Total								\$225,486.02	

Total Checks Paid	\$940,416.17
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CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CROSCREEK ENVIRONMENTAL INC	12/11/2025	23883	\$590.00			DEC 2025 WATERWAY MAINT
GOTO TECHNOLOGIES USA, LLC	12/1/2025	IN7104488665	\$114.21			December 2025 Monthly Phone Line
INFRAMARK LLC	12/1/2025	165653	\$3,587.83			District Manager
INFRAMARK LLC	12/1/2025	165653	\$618.00		\$4,205.83	Field Services
PINE LAKE SERVICES	12/1/2025	8684	\$12,534.58			December 2025 Landscape Maintenance Contract
VALLEY BANK	10/31/2025	103125-ACH	\$60.00			SPECTRUM
Monthly Contract Subtotal			\$17,504.62			
Utilities						
BOCC ACH	11/12/2025	111225-9495-ACH	\$1,140.11			Water Bill October 10th, 2025 - November 7th, 2025
Utilities Subtotal			\$1,140.11			
Regular Services						
ELIZABETH DIAZ	12/10/2025	ED-121025	\$200.00			BOARD 12/10/25
FREDDY BARTON	12/10/2025	FB-121025	\$200.00			BOARD 12/10/25
INFRAMARK LLC	12/1/2025	165653	\$11,930.83			Amenity Management Services
INFRAMARK LLC	12/22/2025	166672	\$2.22		\$11,933.05	Nov 2025 Postage
NICHOLLE D. PALMER	12/10/2025	NP-121025	\$200.00			BOARD 12/10/25
PATRICK HANLEY	8/6/2025	1077	\$1,933.85			POOL SVCS
PATRICK HANLEY	8/6/2025	1078	\$182.33			POOL SVCS 8/6/25 install of auxiliary
PATRICK HANLEY	8/27/2025	1092	\$461.69		\$2,577.87	POOL SVCS 8/27/25
PEST CEMETERY LLC	12/1/2025	78432	\$99.00			DEC 2025 PEST CONTROL SVCS
PINE LAKE SERVICES	10/8/2025	8383	\$2,307.50			10/8/25 Palm Trimming 52 palms around Amenity Center Pool
PINE LAKE SERVICES	12/19/2025	8871	\$2,566.20			Installation of Perennials
PINE LAKE SERVICES	12/22/2025	8883	\$715.00		\$5,588.70	remove a dead Pine Tree via flush cut at Carlton Lakes on Balm Rd.
RENA DIANE VANCE - EFT	12/10/2025	RV-121025-EFT	\$200.00			BOARD 12/10/25
STRALEY ROBIN VERICKER	11/20/2025	27532	\$244.00			LEGAL COUNSEL OCT 25
STRALEY ROBIN VERICKER	12/23/2025	27707	\$183.00		\$427.00	NOV 2025 LEGAL COUNSEL
VALLEY BANK	10/31/2025	103125-ACH	\$12.25			ALL PAID

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
VALLEY BANK	10/31/2025	103125-ACH	\$85.36			LOWES
VALLEY BANK	10/31/2025	103125-ACH	\$60.73			AMAZON
VALLEY BANK	10/31/2025	103125-ACH	\$141.31			AMAZON
VALLEY BANK	10/31/2025	103125-ACH	\$17.78			LOWES
VALLEY BANK	10/31/2025	103125-ACH	\$90.03			LOWES
VALLEY BANK	10/31/2025	103125-ACH	\$470.52		\$877.98	AMAZON
ZEBRA CLEANING TEAM	12/1/2025	8342	\$2,000.00			December 2025 Pool Maintenance
Regular Services Subtotal			\$24,303.60			
Additional Services						
CARLTON LAKES CDD	11/7/2025	11072025 - 02	\$5,432.93			SERIES 2015 DS 11.03.2025
CARLTON LAKES CDD	11/7/2025	11072025 - 02	\$2,687.32			SERIES 2017 DS 11.03.2025
CARLTON LAKES CDD	11/7/2025	11072025 - 02	\$2,706.98	\$10,827.23		SERIES 2018 DS 11.03.2025
CARLTON LAKES CDD	11/14/2025	11142025 1103	\$6,864.53			SERIES 2015 DS 11.03.2025
CARLTON LAKES CDD	11/14/2025	11142025 1103	\$3,395.43			SERIES 2017 DS 11.03.25
CARLTON LAKES CDD	11/14/2025	11142025 1103	\$3,420.28	\$13,680.24		SERIES 2018 DS 11.03.25
CARLTON LAKES CDD	11/21/2025	11212025 1103	\$7,605.28			SERIES 2015 DS 11.03.25
CARLTON LAKES CDD	11/21/2025	11212025 1103	\$3,761.84			SERIES 2017 DS 11.03.25
CARLTON LAKES CDD	11/21/2025	11212025 1103	\$3,789.36	\$15,156.48		SERIES 2018 DS 11.03.25
CARLTON LAKES CDD	12/5/2025	12052025-1103	\$423,276.05			SERIES 2015 FY26 DS 11.03.2025
CARLTON LAKES CDD	12/5/2025	12052025-1103	\$209,367.05			SERIES 2017 FY26 DS 11.03.25
CARLTON LAKES CDD	12/5/2025	12052025-1103	\$210,898.90	\$843,542.00		SERIES 2018 FY26 DS 11.03.25
CARLTON LAKES CDD	12/29/2025	12292025-1218	\$12,684.88			SERIES 2015 FY26 TAX DIST ID 12.18.2025
CARLTON LAKES CDD	12/29/2025	12292025-1218	\$6,274.38			SERIES 2017 FY26 TAX DIST ID 12.18.2025
CARLTON LAKES CDD	12/29/2025	12292025-1218	\$6,320.29	\$25,279.55	\$908,485.50	SERIES 2018 FY26 TAX DIST ID 12.18.2025
TOTAL PRESSURE POWER-WASH AND SEAL	12/13/2025	121325	\$5,962.00			12/13/25 Pressure Washing
Additional Services Subtotal			\$914,447.50			
TOTAL			\$957,395.83			



Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221

Invoice

Date: 12/11/2025

Invoice # 23883

Due Date: 1/10/2026

Bill To

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

Project Info

Current Month's Maintenance

P.O.

Terms: Net 30

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.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

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



GoTo Communications, Inc.

INVOICE

Invoice Date 12/01/2025
Invoice # IN7104488665
PO #
Customer ID CN-710379-2009
Terms Net 15
Due Date 12/16/2025
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 12/01/2025 - 12/31/2025	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 12/01/2025 - 12/31/2025	2	5	\$10.00
Primary	Included minutes in plan 11/01/2025 - 11/30/2025	37.8	0	\$0.00
Primary	Monthly Rental Equipment Charge 12/01/2025 - 12/31/2025	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	12/01/2025
Invoice #	IN7104488665
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	12/16/2025
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 #:	IN7104488665
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

BILL TO	INVOICE#	DATE
Carlton Lakes CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	165653	12/1/2025
	CUSTOMER ID	NET TERMS
	C2277	Due On Receipt
	PO#	DUE DATE
		12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Amenity Management Services	1	Ea	11,930.83		11,930.83
District Management	1	Ea	3,587.83		3,587.83
Field Management	1	Ea	618.00		618.00
Subtotal					16,136.66

Subtotal	\$16,136.66
Tax	\$0.00
Total Due	\$16,136.66

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.
12/01/25	8684
Terms	Due Date
Net 30	12/31/25

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 25-26 RENEWAL December 2025		\$12,534.58	\$0.00	\$12,534.58
#6202 - Carlton Lakes CDD Maintenance 25-26 RENEWAL December 2025		\$12,534.58	\$0.00	\$12,534.58
Total		\$12,534.58	\$0.00	\$12,534.58



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$19,062.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	31
Previous Balance	\$722.28
Payments & Credits	\$814.04
Purchases & Other Charges	\$1,029.74
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$937.98

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	\$937.98
Minimum Payment Due	\$937.98
Payment Due Date	November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXX 5032 \$722.28-	
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	722.28-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXX 5949 \$0.00	
		ALEXANDER J WEST	TOTAL XXXXXXXXXX 2695 \$937.98	
10/02	10/02	55432868K635EW7LK	LOWES #01911* RIVERVIEW FL CREDIT	91.76-
			MCC: 5200 MERCHANT ZIP:	
10/02	10/02	55432868K635EW75X	LOWES #01911* RIVERVIEW FL	85.36
			MCC: 5200 MERCHANT ZIP: 335785427	
10/02	10/02	55432868K635EW765	LOWES #01911* RIVERVIEW FL	91.76
			MCC: 5200 MERCHANT ZIP: 335785427	
10/06	10/06	55432868P5V5541QG	SPECTRUM MOBILE 855-707-7328 MO	30.00
			MCC: 4899 MERCHANT ZIP:	
10/09	10/09	75418238S7014JQ15	ALLPAID*HILLSBOROUGH TAMPA FL	1.50
			MCC: 9399 MERCHANT ZIP:	
10/09	10/09	75418238S7014L24E	ALLPAID*HILLSBOROUGH TAMPA FL	10.75
			MCC: 9399 MERCHANT ZIP:	

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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	November 25, 2025
New Balance	\$937.98
Minimum Payment Due	\$937.98
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/17	10/17	823050993EHMBF97Q	AMAZON MARK* NU7KH2LX0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	60.73
10/17	10/17	823050993EHMLH578	AMAZON MARK* NM6IT2XQ2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	141.31
10/20	10/20	5543286955ZR09HQ8	LOWES #01911* RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 335785427	17.78
10/21	10/21	5543286966034PBV0	LOWES #01911* RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 335785427	90.03
10/27	10/27	82305099QEHP5QS7T	AMAZON MARK* N49B39FA2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	470.52
10/28	10/28	55432869D6279L86W	SPECTRUM MOBILE 855-707-7328 MO MCC: 4899 MERCHANT ZIP:	30.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$937.98 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$14.38	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.34	\$0-\$500,000 = 0.25%
New Cashback Balance	\$16.72	\$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>
\$0 - \$500,000	0.25
\$500,001 - \$1,500,000	0.60
\$1,500,001 - \$4,000,000	0.75
\$4,000,001 - \$12,500,000	0.90
\$12,500,001 +	1.00

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.



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#: S19110N1 5201538 TRANS#: 210741814 10-02-25

759033 3/4-IN SIIKA BACKER ROD	7.18
7.98 DISCOUNT EACH	-0.80
153963 28-OZ PL PREM CONSTRUCTN	22.46
12.48 DISCOUNT EACH	-1.25
2 @ 11.23	
73258 10.1-OZ SIIKA GRY SELF LVL	26.94
9.98 DISCOUNT EACH	-1.00
3 @ 8.98	
5639313 NTN 5-IN TURBO RIM	28.78
31.98 DISCOUNT EACH	-3.20

SUBTOTAL:	85.36
TOTAL TAX:	0.00
INVOICE 78552 TOTAL:	85.36
M/C:	85.36

TOTAL SAVINGS THIS TRIP: \$9.50

SEPTEMBER 8, 2025

Mobile

Account Holder Information ▾

AMOUNT DUE

\$30.00

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

[Expand All Items](#)

Previous Account Activity

Previous Balance	\$30.00	▼
Credits and Payments	-\$30.00	▼

Order Summary

Order placed October 17, 2025 | Order # 114-7028284-0436212

Print

Ship to	Payment method	Order Summary
Carlton Lakes CDD 11404 CARTHON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Mastercard ending in 2695 View related transactions	Item(s) Subtotal: \$49.99 Shipping & Handling: \$6.99 Total before tax: \$56.98 Estimated tax to be collected: \$3.75 Grand Total: \$60.73
Placed by	Carlton Lakes CDD	

Arriving Monday



Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black

Garbage Bags | Made in USA

Sold by: Reli.

Supplied by: Other

\$49.99

Order Summary

Order placed October 17, 2025 | Order # 114-0830390-9537834

Print

Ship to	Payment method	Order Summary
Carlton Lakes Clubhouse 11404 CARTHON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Mastercard ending in 2695 View related transactions	Item(s) Subtotal: \$124.95 Shipping & Handling: \$6.99 Total before tax: \$131.94 Estimated tax to be collected: \$9.37 Grand Total: \$141.31
Placed by	Carlton Lakes	

Arriving Monday



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

Supplied by: Other

\$124.95



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#: 700501821 10-20-25

92165 ALUMINUM FENCE TIES 30-CT 17.78

9.88 DISCOUNT EACH -0.99

2 @ 8.89

SUBTOTAL: 17.78

TOTAL TAX: 0.00

INVOICE 89281 TOTAL: 17.78

M/C: 17.78

TOTAL SAVINGS THIS TRIP: \$1.98

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 26*

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



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#: FSTLAN06 5059546 TRANS#: 744952123 10-21-25

867968 1/2-IN UTR TRN SILCOCK	10.33
11.48 DISCOUNT EACH	-1.15
839699 NTN RH 4-1/2-IN 80 GRT FL	32.34
11.98 DISCOUNT EACH	-1.20
3 @ 10.78	
5271563 12-02 2X FLAT BLACK	47.36
6.58 DISCOUNT EACH	-0.66
6 @ 5.92	

SUBTOTAL:	90.03
TOTAL TAX:	0.00
INVOICE 94962 TOTAL:	90.03
M/D:	90.03

TOTAL SAVINGS THIS TRIP: \$10.03



Final Details for Order #111-0870001-8833845

Paid By: Carlton Lakes CDD

Placed By: Carlton Lakes CDD

Order Placed: October 27, 2025

Amazon.com order number: 111-0870001-8833845

Order Total: \$470.52

Shipped on October 27, 2025	
Items Ordered	Price
1 of: NUWATT 25W LED Bullet Spot Light for Outdoor Landscapes, 3500 LM Bright Illumination for Yard, 3000K/4000K/5000K Selectable, 1/2" Knuckle Mount, 120-277V Waterproof Flag Pole Light (12-Pack)	\$431.19
Sold by: NUWATT (seller profile)	
Business Price	
Condition: New	
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$431.19 Shipping & Handling: \$6.99 ----- Total before tax: \$438.18 Sales Tax: \$32.34 ----- Total for This Shipment: \$470.52 -----
Shipping Speed: Standard Shipping	
Payment information	
Payment Method: MasterCard Last digits: 2695	Item(s) Subtotal: \$431.19 Shipping & Handling: \$6.99 ----- Total before tax: \$438.18 Estimated Tax: \$32.34 ----- Grand Total: \$470.52
Credit Card transactions	MasterCard ending in 2695: October 27, 2025: \$470.52

OCTOBER 8, 2025

Mobile

Account Holder Information ▾

AMOUNT DUE

\$30.00

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

[Expand All Items](#)

Previous Account Activity

Previous Balance	\$30.00	▼
Credits and Payments	-\$30.00	▼
Remaining Balance	\$0.00	▼

Services **\$30.00**



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CARLTON LAKES CDD	9466499495	11/12/2025	12/03/2025

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	10/10/2025	105641	11/07/2025	105786	14500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$43.79
Water Base Charge	\$283.55
Water Usage Charge	\$16.24
Sewer Base Charge	\$687.47
Sewer Usage Charge	\$102.52

Summary of Account Charges

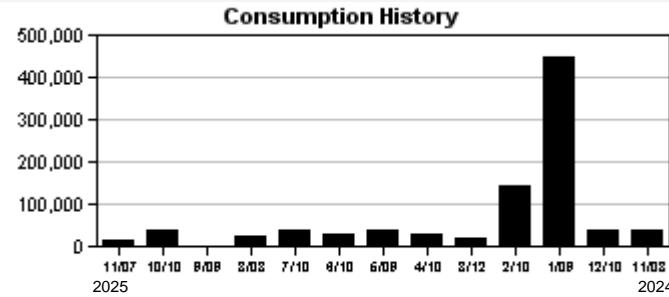
Previous Balance	\$1,288.23
Net Payments - Thank You	\$-1,288.23
Total Account Charges	\$1,140.11
AMOUNT DUE	\$1,140.11

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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.



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: December 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

12/11/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: December 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

12/11/2025
Date

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
166672

DATE
12/22/2025

CUSTOMER ID
C2277

NET TERMS
Due On Receipt

PO#

DUE DATE
12/22/2025

Services provided for the Month of: November 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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: December 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

12/11/2025
Date

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

Hanley Pools LLC
Po Box 6004
Sun City Center, FL 33571
8139409875
info@hanleypools.com

Invoice 1077

**BILL TO**

Carlton Lakes CDD
11404 Carlton Fields Dr
Riverview, FL 33579

DATE	PLEASE PAY	DUE DATE
08/06/2025	\$1,933.85	08/06/2025

DESCRIPTION	AMOUNT
Southfork Lake Change 2 motor starters for recirculation pump 1 & 2. wire stiners through auxiliary contacts. Tested both pumps drawing 30 A under load. Both primed and running.	1,590.98
5% - Applied on Sep 6, 2025	79.55
5% - Applied on Oct 6, 2025	83.53
5% - Applied on Nov 6, 2025	87.70
5% - Applied on Dec 6, 2025	92.09

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or call 813-839-7665 during business hours. Zelle to 813-940-9875

If paying by check:

Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571

SUBTOTAL	1,933.85
TAX	0.00
TOTAL	1,933.85
TOTAL DUE	\$1,933.85

[Pay invoice](#)

THANK YOU.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Hanley Pools LLC
Po Box 6004
Sun City Center, FL 33571
8139409875
info@hanleypools.com

Invoice 1078

**BILL TO**

Carlton Lakes CDD
11404 Carlton Fields Dr
Riverview, FL 33579

DATE	PLEASE PAY	DUE DATE
08/06/2025	\$182.33	08/06/2025

DESCRIPTION	AMOUNT
Installation of auxiliary GFCI receptacle	150.00
5% - Applied on Sep 6, 2025	7.50
5% - Applied on Oct 6, 2025	7.88
5% - Applied on Nov 6, 2025	8.27
5% - Applied on Dec 6, 2025	8.68
If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or call 813-839-7665 during business hours. Zelle to 813-940-9875	SUBTOTAL 182.33
If paying by check:	TAX 0.00
Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571	TOTAL 182.33
	<hr/> TOTAL DUE \$182.33

[Pay invoice](#)

THANK YOU.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Hanley Pools LLC
Po Box 6004
Sun City Center, FL 33571
8139409875
info@hanleypools.com

Invoice 1092

**BILL TO**

Carlton Lakes CDD
11404 Carlton Fields Dr
Riverview, FL 33579

DATE	PLEASE PAY	DUE DATE
08/27/2025	\$461.69	08/27/2025

DESCRIPTION	AMOUNT
Pump 1 working Pump 2 would not start, despite good voltage on load side of starter. checked capacitors 3 of the 5 slightly high but within +5% of label. Checked motor connections and found melted wire nut and open hot phase. Had to replace wire from starter to motor. Tested and motor works draws 35A under load, FLA is 40. Replaced GFI for chemical pumps and verified only comes on when recirculation pumps do.	398.82
5% - Applied on Sep 27, 2025	19.94
5% - Applied on Oct 27, 2025	20.94
5% - Applied on Nov 27, 2025	21.99
If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or call 813-839-7665 during business hours. Zelle to 813-940-9875	SUBTOTAL 461.69
If paying by check:	TAX 0.00
Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571	TOTAL 461.69
	TOTAL DUE \$461.69

[Pay invoice](#)

THANK YOU.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees



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 # 78432

Invoice 12/01/2025

Date: Monday

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: 12/01/2025

PO Number: Invoice #: 78432

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.
10/08/25	8383
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
\$2,307.50	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	\$2,307.50		\$0.00	\$2,307.50

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 #6468 for the palm trimming of 52 palms around the Amenity Center Pool at Carlton Lakes CDD.

This includes the removal of seed pods and dead fronds (if applicable) for Sabal Palms and Ribbon Palms inside the pool area, as well as surrounding beds outside of the fence, but within the clubhouse area.





<i>Palm Trimming</i>	\$2,307.50	\$0.00	\$2,307.50
Total	\$2,307.50	\$0.00	\$2,307.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/19/25	8871
Terms	Due Date
Net 30	01/18/26

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
\$2,566.20	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	\$2,566.20		\$0.00	\$2,566.20

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.

Installation of Perennials

Plant Material Install	\$2,566.20	\$0.00	\$2,566.20
Total	\$2,566.20	\$0.00	\$2,566.20



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/22/25	8883
Terms	Due Date
Net 30	01/21/26

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
\$715.00	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	\$715.00		\$0.00	\$715.00

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 remove a dead
Pine Tree via flush cut at
Carlton Lakes on Balm Rd.

Removal includes off-site
disposal.



FLUSH CUT

\$715.00

\$0.00

\$715.00

Total

\$715.00

\$0.00

\$715.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Carlton Lakes CDD

Board Meeting Date: December 10th, 2025

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

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

Approved for payment:

Alize Aninipot
District Manager Signature

12/11/2025
Date

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

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.: 8342
Terms: Net 15
Invoice date: 12/01/2025
Due date: 12/16/2025

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

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

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 11/7/2025

Payable To Carlton Lakes CDD

Check Amount \$5,432.93

Check Description 2015 DS Payment 11/3/25

Code to 200.103200.100

Check Amount 2,687.32

Check Description 2017 DS Payment 11/3/25

Code to 203.103200.100

Check Amount 2,706.98

Check Description 2018 DS Payment 11/3/25

Code to 201.103200.100

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	_____
Chk	# <u> </u> Date <u> </u>

CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	2%
Net DS 2018	261,378.00	10.846%	0.108500	
Net Total	2,409,879.60	100.00%	1.000000	

200

203

201

Date Received	Amount Received	56.62%	21.77%	10.77%	10.85%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/3/2025	15,929.15	9,018.82	3,467.49	1,715.14	1,727.69	0.01		1190
11/7/2025	24,958.09	14,130.86	5,432.93	2,687.32	2,706.98	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1192
		-	-	-	-	-		1193
		-	-	-	-	-		1194
		-	-	-	-	-		1198
		-	-	-	-	-		1199
		-	-	-	-	-		1204
		-	-	-	-	-		1216
		-	-	-	-	-		1218
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	40,887.24	23,149.68	8,900.43	4,402.46	4,434.67	0.01		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	(2,368,992.36)							

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 11/14/2025

Payable To Carlton Lakes CDD

Check Amount **\$6,864.53**

Check Description 2015 DS Payment 11/3/25

Code to **200.103200.100**

Check Amount **3,395.43**

Check Description 2017 DS Payment 11/3/25

Code to **203.103200.100**

Check Amount **3,420.28**

Check Description 2018 DS Payment 11/3/25

Code to **201.103200.100**

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	_____
Chk	# _____ Date _____

CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	3%
Net DS 2018	261,378.00	10.846%	0.108500	
Net Total	2,409,879.60	100.00%	1.000000	

200

203

201

Date Received	Amount Received	56.62%	21.77%	10.77%	10.85%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/3/2025	15,929.15	9,018.82	3,467.49	1,715.14	1,727.69	0.01		1190
11/7/2025	24,958.09	14,130.86	5,432.93	2,687.32	2,706.98	-		1190
11/14/2025	31,534.61	17,854.37	6,864.53	3,395.43	3,420.28	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1192
		-	-	-	-	-		1193
		-	-	-	-	-		1194
		-	-	-	-	-		1198
		-	-	-	-	-		1199
		-	-	-	-	-		1204
		-	-	-	-	-		1216
		-	-	-	-	-		1218
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	72,421.85	41,004.05	15,764.95	7,797.89	7,854.95	0.01		
Net Total on Roll	2,409,879.60							
Collection Surplus / (Deficit)	(2,337,457.75)							

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2025

Payable To Carlton Lakes CDD

Check Amount \$7,605.28

Check Description 2015 DS Payment 11/3/25

Code to 200.103200.100

Check Amount 3,761.84

Check Description 2017 DS Payment 11/3/25

Code to 203.103200.100

Check Amount 3,789.36

Check Description 2018 DS Payment 11/3/25

Code to 201.103200.100

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	_____
Chk #	_____ Date _____

CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	4%
Net DS 2018	261,378.00	10.846%	0.108500	
Net Total	2,409,879.60	100.00%	1.000000	

200

203

201

Date Received	Amount Received	56.62%	21.77%	10.77%	10.85%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/3/2025	15,929.15	9,018.82	3,467.49	1,715.14	1,727.69	0.01		1190
11/7/2025	24,958.09	14,130.86	5,432.93	2,687.32	2,706.98	-		1190
11/14/2025	31,534.61	17,854.37	6,864.53	3,395.43	3,420.28	-		1190
11/21/2025	34,937.53	19,781.05	7,605.28	3,761.84	3,789.36	-		1190
		-	-	-	-	-		1190
		-	-	-	-	-		1192
		-	-	-	-	-		1193
		-	-	-	-	-		1194
		-	-	-	-	-		1198
		-	-	-	-	-		1199
		-	-	-	-	-		1204
		-	-	-	-	-		1216
		-	-	-	-	-		1218
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	107,359.38	60,785.11	23,370.23	11,559.73	11,644.31	0.01		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	(2,302,520.22)							

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/5/2025</u>
Payable To	<u>Carlton Lakes CDD</u>
Check Amount	<u>\$423,276.05</u>
Check Description	<u>2015 DS Payment 11/3/25</u>
Code to	<u>200.103200.100</u>
Check Amount	<u>209,367.05</u>
Check Description	<u>2017 DS Payment 11/3/25</u>
Code to	<u>203.103200.100</u>
Check Amount	<u>210,898.90</u>
Check Description	<u>2018 DS Payment 11/3/25</u>
Code to	<u>201.103200.100</u>

DM _____
Fund 001
G/L 20702
Object Code
Chk # _____ Date _____

CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	85%
Net DS 2018	261,378.00	10.846%	0.108500	
Net Total	2,409,879.60	100.00%	1.000000	

200

203

201

Date Received	Amount Received	56.62%	21.77%	10.77%	10.85%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/3/2025	15,929.15	9,018.82	3,467.49	1,715.14	1,727.69	0.01		1190
11/7/2025	24,958.09	14,130.86	5,432.93	2,687.32	2,706.98	-		1190
11/14/2025	31,534.61	17,854.37	6,864.53	3,395.43	3,420.28	-		1190
11/21/2025	34,937.53	19,781.05	7,605.28	3,761.84	3,789.36	-		1190
12/5/2025	1,944,467.23	1,100,925.21	423,276.05	209,367.07	210,898.90	-		1190
		-	-	-	-	-		1192
		-	-	-	-	-		1193
		-	-	-	-	-		1194
		-	-	-	-	-		1198
		-	-	-	-	-		1199
		-	-	-	-	-		1204
		-	-	-	-	-		1216
		-	-	-	-	-		1218
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	2,051,826.61	1,161,710.31	446,646.29	220,926.80	222,543.21	0.01		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	(358,052.99)							

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 12/29/2025

Payable To Carlton Lakes CDD

Check Amount **\$12,684.88**

Check Description 2015 DS Payment 12/18/25

Code to **200.103200.100**

Check Amount **6,274.38**

Check Description 2017 DS Payment 12/18/25

Code to **203.103200.100**

Check Amount **6,320.29**

Check Description 2018 DS Payment 12/18/25

Code to **201.103200.100**

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	_____
Chk	# <u> </u> Date <u> </u>

CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	88%
Net DS 2018	261,378.00	10.846%	0.108500	
Net Total	2,409,879.60	100.00%	1.000000	

200

203

201

Date Received	Amount Received	56.62%	21.77%	10.77%	10.85%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/3/2025	15,929.15	9,018.82	3,467.49	1,715.14	1,727.69	0.01		1234
11/7/2025	24,958.09	14,130.86	5,432.93	2,687.32	2,706.98	-		1238
11/14/2025	31,534.61	17,854.37	6,864.53	3,395.43	3,420.28	-		1239
11/21/2025	34,937.53	19,781.05	7,605.28	3,761.84	3,789.36	-		1240
12/5/2025	1,944,467.23	1,100,925.21	423,276.05	209,367.07	210,898.90	-		1241
12/18/2025	58,272.44	32,992.89	12,684.88	6,274.38	6,320.29	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	2,110,099.05	1,194,703.21	459,331.16	227,201.19	228,863.49	0.01		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	(299,780.55)							

Invoice

Total Pressure Power-Wash & Seal

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



Date: 12/13/2026

To: Carlton Lakes CDD

Address:
11404 Carlton Lakes Drive
Riverview FL, 33579

	Job Title	Payment Terms	
	Pressure Wash	50% Deposit / 50% Upon Completion	

Item	Description	#	Amount
Pressure Washing	All areas are to be pressure washed using our High Output 8GPM Commercial Grade Machines as discussed during walkthrough.		\$5,962
Clubhouse	Exterior of clubhouse to be Soft-Washed. (Roof Excluded)		
Sidewalks	Sidewalks fro, front of clubhouse to the bike racks by the mail kiosk are to bye pressure washed.		
Mail Boxes	Both Mail Box Kiosks will be soft washed. (Roofs Excluded)		
Retaining Wall	Pressure Wash 1,224 linear feet of Retaining Wall.		
Miscellaneous	All caps, columns, community monuments and playground are to be washed.		
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Grand Total: \$5,962

Deposit Due: \$2,981

Balance Upon Completion: \$2,981

Monthly Manager's Report – Carlton Lakes CDD 1/6/2026



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

- Assisted 10 residents with access cards for Amenities.
- Renewed Access to over 25 Residents who own homes or renewed leases.
- Completed community drive through weekly.
- Timothy and Aine performed regular duties.
- Performed regular maintenance duties daily.
- INFRAMARK annual training courses
- Maintained security of property and enforced community rules.
- Remounted sinks in the Bathrooms.
- Got Trimlights fixed.
- Fixed 2 Toilets that were leaking due to failed vacuum breaker.
- Mounted a bracket for hanging the gym mats.

Vendors on site

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

**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, December 10, 2025, and called to order at 6:00 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present were:

Senior District Manager, Inframark
District Manager, Inframark
Field Inspection Coordinator, Inframark
District Accountant, Inframark
Onsite Manager, Inframark
Representative, PineLake Environment
Representative, PineLake Environment
Representative, PineLake Environment

Audience Members

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Everyone participated in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 6:00 p.m. A roll call was conducted, and a quorum was established.

THIRD ORDER OF BUSINESS

Adoption of the Agenda

On MOTION by Ms. Vance, seconded by Ms. Diaz, with all in favor, the Board adopted the Final Agenda for December 10, 2025.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda

41 There were no audience comments.

42

43 FIFTH ORDER OF BUSINESS Staff Reports

44 A. District Counsel

45 There were no updates at this time.

46

47 B. Aquatics Report

48 Mr. Greene presented his report to the Board, he also introduced his colleague
49 to the Board.

50

51 C. Field Inspection Report

52 Mr. Neldinger presented his report to the Board.

53

54 D. Landscape Inspection Report

55 Ms. Milch provided an update regarding the plants installed last week. She also
56 informed the Board of a required well repair at Arbor Pines, with an estimated
57 cost of \$9,464.00, and a recommendation that the repair be completed by
58 March 2026. Although the item had been tabled for the February agenda, the
59 Board requested that the well repair discussion be placed on the January
60 agenda.

61

1. Consideration of Tree Straightening Proposal

63 Tabled until the next meeting.

64

2. Consideration of Dead Pine Tree Removal Proposal

66

On MOTION by Ms. Diaz, seconded by Ms. Palmer, with all in favor, the Board approved the Dead Pine Tree Removal Proposal.

67

E. District Accountant

69 Ms. Hix presented the current financials to the Board. Board requested 3-month
70 projection out based on the burn rate on the next agenda. It was mentioned
71 that Carlton Lakes has \$56,579.21 in Truist Bank, which was paying between

72 \$127-\$177 per month in banking fees. It is suggested to transfer to Valley Bank
73 with a 4.33% interest rate.
74

On MOTION by Mr. Barton, seconded by Ms. Palmer, with all in favor, the Board
approved to transfer funds to Valley Bank with a 4.33% interest rate.

75

76 **F. District Engineer**

77 There were no updates at this time.
78

79 **G. District Manager**

80 Ms. Cole introduced Alize Aninipot as the new District Manager for Carlton
81 Lakes. The Board was informed that the next regularly scheduled meeting will
82 be held on Wednesday, January 14, 2026, at 6:00 p.m. The Board reported no
83 conflicts with the scheduled date. Additionally, the Board instructed staff to
84 contact the pool vendor to discuss pool maintenance and service expectations.
85

86 **1. Update on Pool Closure**

87 Discussion ensued regarding the pool closure during the second week
88 of December.
89

90 **2. Update of Grilling Lawsuit**

91 Ms. Aninipot provided an update to the Board, the CDD was not
92 named liable in the lawsuit.
93

94 **H. Onsite Manager**

95 **1. Onsite Manager Report**

96 Mr. West presented his report to the Board, and a brief discussion on Yard
97 Signs ensued.
98

99 **SIXTH ORDER OF BUSINESS Business Items**

100 **A. Consideration of Pressure Washing Proposal**

101 The Board requested that the on-site manager reach out to the vendor on
102 the scope of work to be completed.

On MOTION by Ms. Diaz, seconded by Ms. Vance, with all in favor, the Regular Board approved the Total Pressure Washing Proposal for \$5,962.

103

104 **SEVENTH ORDER OF BUSINESS** **Business Administration**

105 **A. Consideration of the Regular Meeting Minutes of November 12, 2025**

106

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

107

108 **B. Consideration of September, October, and November 2025 Financials**

109 The Board requested that the Onsite Manager submit the District's tax-exempt
110 documentation and pursue a refund from Amazon for any purchases that
111 included sales tax. The Board further requested that, going forward, a
112 preliminary draft of the prior month's financial statements be included with the
113 meeting agendas.

114

115 **C. Consideration of September, October, and November 2025 Check Register**

116

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the September, October, and November 2025 Check Registers were approved as presented.

117

118 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

119 The Board approved the issuance of a \$250 gift card for the Onsite Manager, \$150 gift
120 cards for onsite staff, and a \$50 gift card for the new hire.

121

122 The Board requested that staff contact the Florida Department of Transportation regarding
123 the potential addition of a crosswalk.

124

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board approved a \$250 gift card for the Onsite Manager, \$150 for Onsite Staff, and \$50 for the new hire.

125

126 **NINTH ORDER OF BUSINESS** **Audience Comments**

127

128 There were no audience comments.

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
December 10, 2025 - Minutes of Meeting
Page 5

129 TENTH ORDER OF BUSINESS Adjournment

130

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the meeting was adjourned at 7:32 p.m.

131

132