

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

**January 14, 2026**

**Revised Final Agenda Package**

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



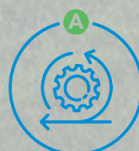
**COLLABORATION**



**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.

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

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- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Approval of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Staff Reports**
  - A. District Counsel
  - B. Aquatics Report ..... Page 3
  - C. Field Inspection Report..... Page 9
  - D. Landscape Inspection Report
    1. Discussion of Well Repair
    2. Discussion of Tree Straightening Proposal..... Page 22
  - E. District Accountant
    1. Review of December 2025 Financials.....Page 29
    2. Acceptance of the December 2025 Check Register.....Page 41
  - F. District Engineer
  - G. District Manager
  - H. Onsite Manager
    1. Onsite Manager Report..... Page 92
- 6. Business Items**
- 7. Business Administration**
  - A. Consideration of the Regular Meeting Minutes from December 10, 2025.....Page 93
- 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



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





### **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 of 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

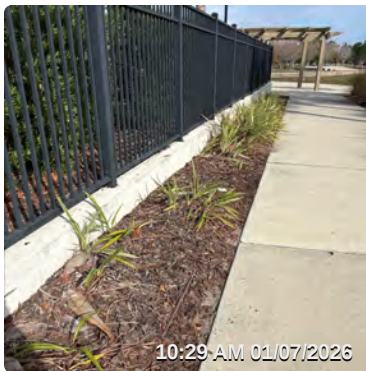
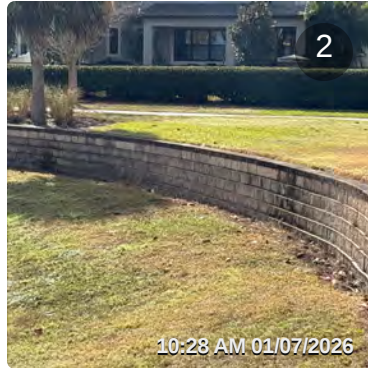
Christy Fowler

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.

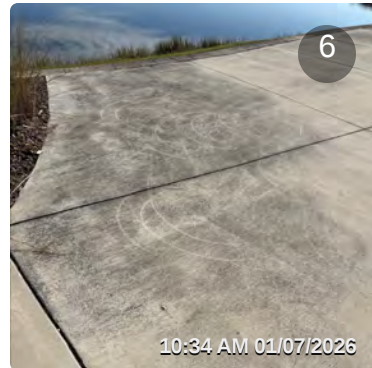
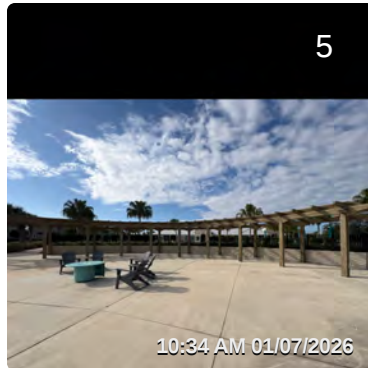
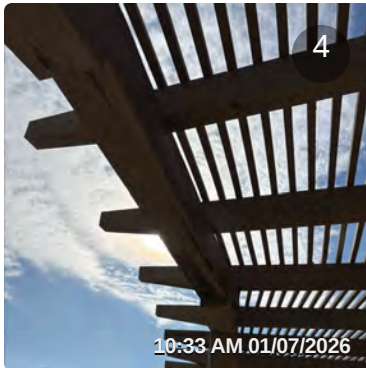
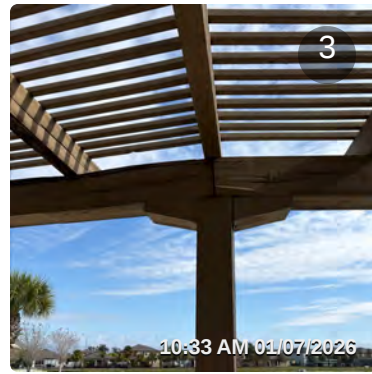
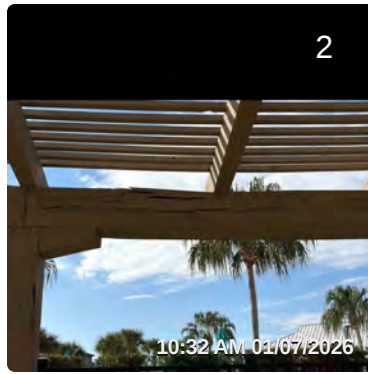
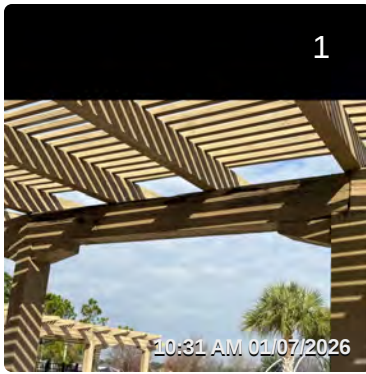
## Item 3

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

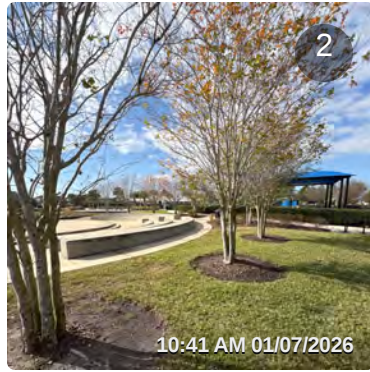
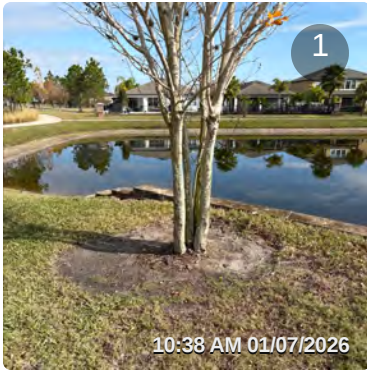
The community grill located at the rear of the pool on the northwest end would benefit from a thorough cleaning and may require painting. The concrete around community grill has visible discoloration and would benefit from pressure washing.



#### 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

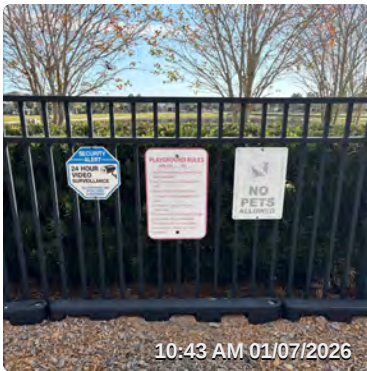
Weed growth is present in within the ornamental grasses in the playground area. Corrective maintenance is recommended.



## 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

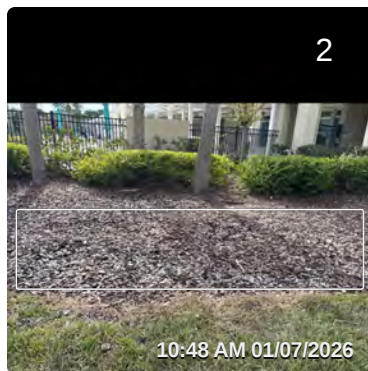
Trash in the ornamental grasses along Clement Pride BLVD west of the playground area.



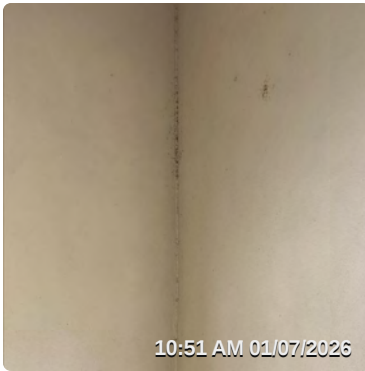
## Item 11

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

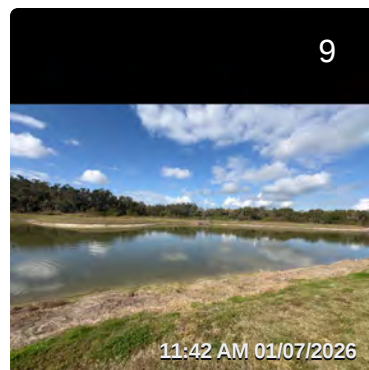
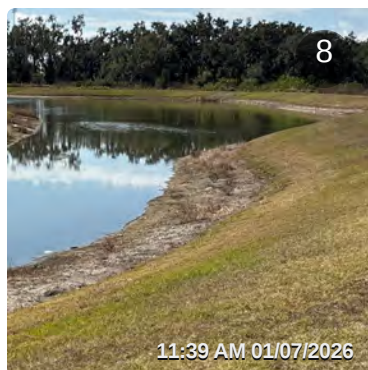
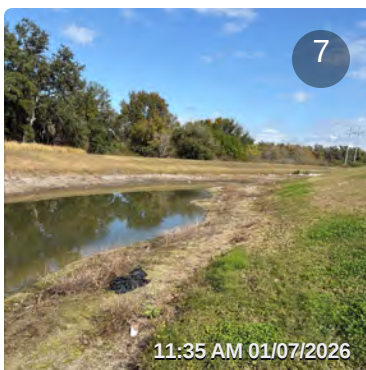
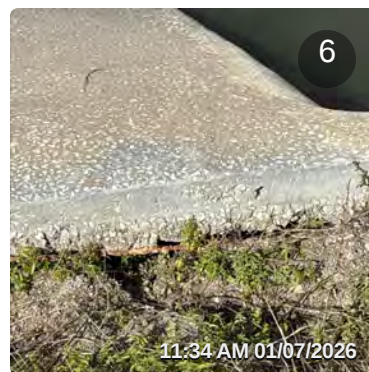
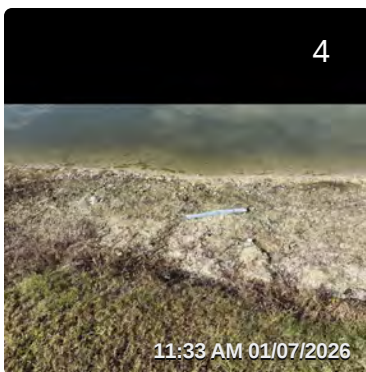
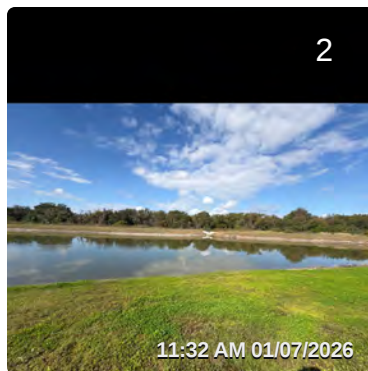
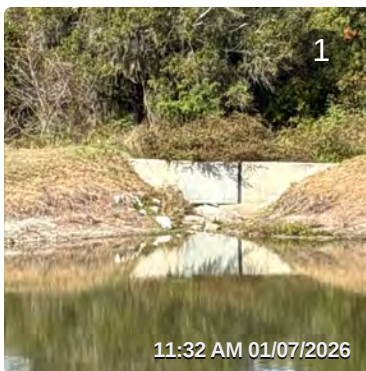
Assigned To: Aquatics

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

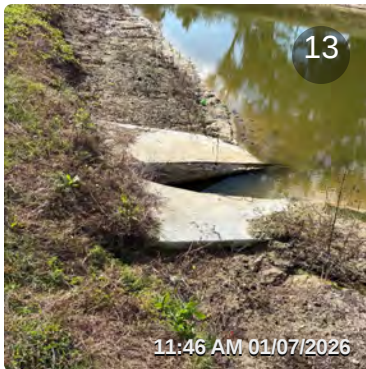
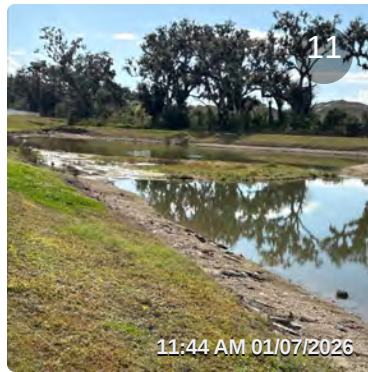
Photos #4 and #7: Trash present along the water's edge behind the residence at address 11132 Leland Grove Dr. Recommend removal.

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.



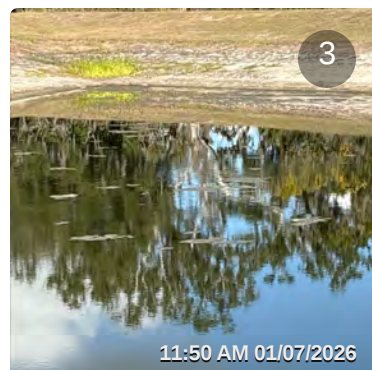




## Item 17

Assigned To: Aquatics

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

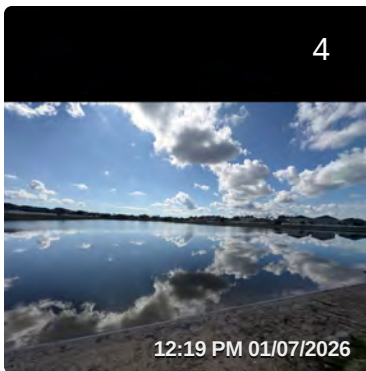
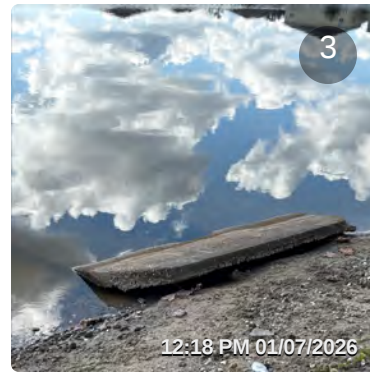
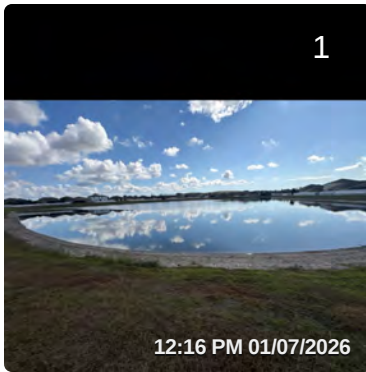


## Item 18

Assigned To: Aquatics

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

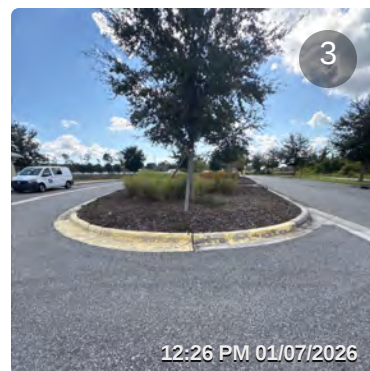




## Item 19

Assigned To: Onsite

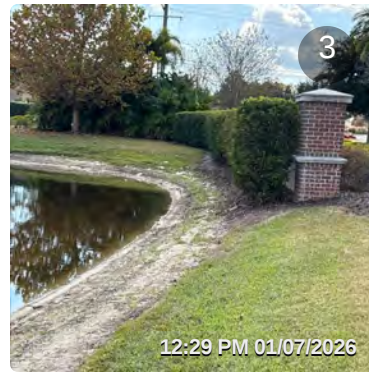
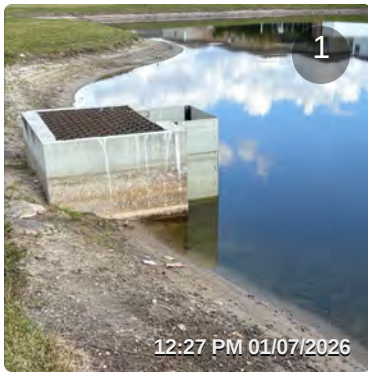
The bullnoses at Arbor Pines Drive in front of the mailboxes are faded and could benefit from a fresh coat of paint to maintain visual appeal.



## Item 20

Assigned To: Aquatics

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

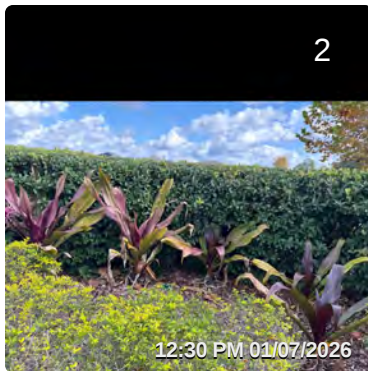


## Item 21

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.



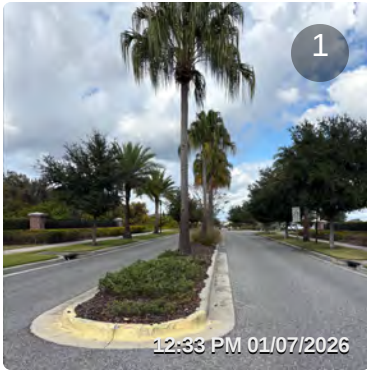
## Item 22

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.



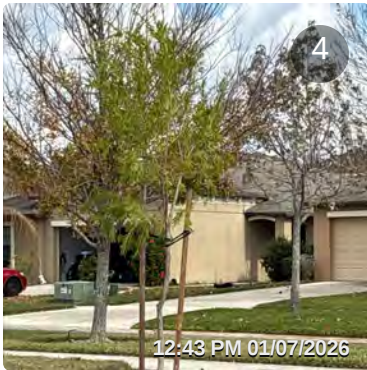
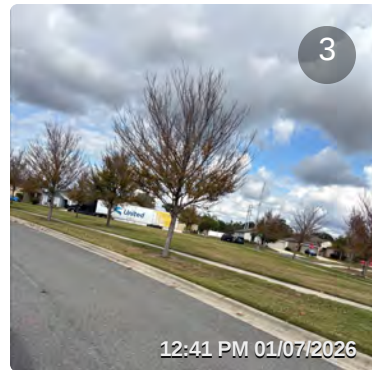
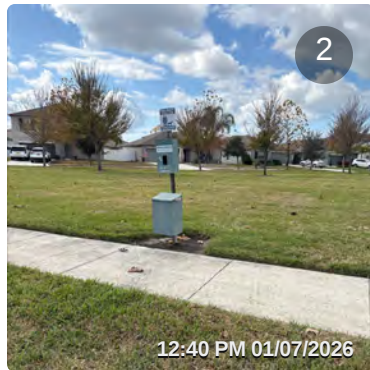
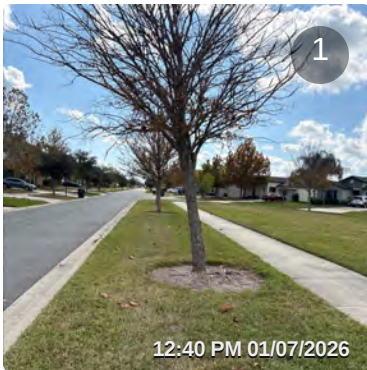


### Item 23

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 whole 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.



## Proposal #7021

### 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](mailto: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 it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

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

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

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

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

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

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

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

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

### **Material Tolerances**

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

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

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




installation

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

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

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

By  \_\_\_\_\_  
Jessi Milch  
Date 11/7/2025  
Pine Lake Services, LLC

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

***Carlton Lakes  
Community  
Development  
District***

***Financial Report***

***December 31, 2025***

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**



**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<b><u>ASSETS</u></b>							
Cash - Operating Account	\$ 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
<b>TOTAL ASSETS</b>	<b>\$ 1,876,474</b>	<b>\$ 1,060,378</b>	<b>\$ 383,093</b>	<b>\$ 421,949</b>	<b>\$ 9,493,654</b>	<b>\$ 13,550,000</b>	<b>\$ 26,785,548</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 1,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,937
Bonds Payable	-	-	-	-	-	13,550,000	13,550,000
Due To Other Funds	133,882	-	-	-	-	-	133,882
<b>TOTAL LIABILITIES</b>	<b>135,819</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,550,000</b>	<b>13,685,819</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	1,060,378	383,093	421,949	-	-	1,865,420
Unassigned:	1,740,655	-	-	-	9,493,654	-	11,234,309
<b>TOTAL FUND BALANCES</b>	<b>1,740,655</b>	<b>1,060,378</b>	<b>383,093</b>	<b>421,949</b>	<b>9,493,654</b>	<b>-</b>	<b>13,099,729</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,876,474</b>	<b>\$ 1,060,378</b>	<b>\$ 383,093</b>	<b>\$ 421,949</b>	<b>\$ 9,493,654</b>	<b>\$ 13,550,000</b>	<b>\$ 26,785,548</b>

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>1,364,601</b>	<b>1,309,416</b>	<b>(55,185)</b>	<b>95.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>173,107</b>	<b>16,277</b>	<b>156,830</b>	<b>9.40%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	234,000	56,079	177,921	23.97%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>235,000</b>	<b>56,079</b>	<b>178,921</b>	<b>23.86%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	6,300	1,557	4,743	24.71%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>1,557</b>	<b>4,743</b>	<b>24.71%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	35,000	2,664	32,336	7.61%
<b>Total Water-Sewer Comb Services</b>	<b>35,000</b>	<b>2,664</b>	<b>32,336</b>	<b>7.61%</b>



**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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>522,694</b>	<b>139,951</b>	<b>382,743</b>	<b>26.77%</b>
<b><u>Reserves</u></b>				
Capital Improvements	200,000	14,499	185,501	7.25%
Reserve	200,000	-	200,000	0.00%
<b>Total Reserves</b>	<b>400,000</b>	<b>14,499</b>	<b>385,501</b>	<b>3.62%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,372,101</b>	<b>231,027</b>	<b>1,141,074</b>	<b>16.84%</b>
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
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(7,500)	-	7,500	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(7,500)</b>	<b>-</b>	<b>7,500</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (7,500)</u>	<u>\$ 1,078,389</u>	<u>\$ 1,100,889</u>	<u>-14378.52%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>662,266</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1,740,655</b></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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,132	\$ 7,132	0.00%
Special Assmnts- Tax Collector	524,588	504,928	(19,660)	96.25%
<b>TOTAL REVENUES</b>	<b>524,588</b>	<b>512,060</b>	<b>(12,528)</b>	<b>97.61%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	145,000	(10,000)	107.41%
Interest Expense	363,444	178,263	185,181	49.05%
<b>Total Debt Service</b>	<b>498,444</b>	<b>323,263</b>	<b>175,181</b>	<b>64.85%</b>
<b>TOTAL EXPENDITURES</b>	<b>498,444</b>	<b>323,263</b>	<b>175,181</b>	<b>64.85%</b>
Excess (deficiency) of revenues Over (under) expenditures	26,144	188,797	162,653	722.14%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>26,144</b>	<b>-</b>	<b>(26,144)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 26,144</u>	<u>\$ 188,797</u>	<u>\$ 110,365</u>	<u>722.14%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>871,582</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,060,379</u></b>		



**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>259,480</b>	<b>244,173</b>	<b>(15,307)</b>	<b>94.10%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	170,244	98,544	71,700	57.88%
<b>Total Debt Service</b>	<b>245,244</b>	<b>98,544</b>	<b>146,700</b>	<b>40.18%</b>
<b>TOTAL EXPENDITURES</b>	<b>245,244</b>	<b>98,544</b>	<b>146,700</b>	<b>40.18%</b>
Excess (deficiency) of revenues Over (under) expenditures	14,236	145,629	131,393	1022.96%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>14,236</b>	<b>-</b>	<b>(14,236)</b>	<b>0.00%</b>
Net change in fund balance	\$ 14,236	\$ 145,629	\$ 102,921	1022.96%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>237,464</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 383,093</b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>247,561</b>	<b>249,509</b>	<b>1,948</b>	<b>100.79%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	85,000	(5,000)	106.25%
Interest Expense	197,088	86,078	111,010	43.67%
<b>Total Debt Service</b>	<b>277,088</b>	<b>171,078</b>	<b>106,010</b>	<b>61.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>277,088</b>	<b>171,078</b>	<b>106,010</b>	<b>61.74%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(29,527)	78,431	107,958	-265.62%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(29,527)	-	29,527	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(29,527)</b>	<b>-</b>	<b>29,527</b>	<b>0.00%</b>
Net change in fund balance	\$ (29,527)	\$ 78,431	\$ 167,012	-265.62%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>343,518</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 421,949</b>		

# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600  
**Statement No.** 25\_12

**Statement Date** 12/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
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
<b>Total Deposits</b>					2,247,797.67	2,247,797.67	0.00
<b>Checks</b>							
							0.00
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	Inv: 8684	-12,534.58	-12,534.58	0.00
12/15/2025	Payment	DD584	RENA DIANE VANCE - EFT	Payment of Invoice 001968	-200.00	-200.00	0.00
12/15/2025	Payment	1244	NICHOLLE D. PALMER	Payment of Invoice 001969	-200.00	-200.00	0.00
12/23/2025		JE001411		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
<b>Total Checks</b>					-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

## Carlton Lakes CDD

**Statement Date** 12/31/2025

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

**Payment Register by Fund**  
For the Period from 12/01/2025 to 12/31/2025  
(Sorted by Check / ACH No.)

**GENERAL FUND - 001****SERIES 2015 DEBT SERVICE FUND - 200****SERIES 2018 DEBT SERVICE FUND - 201****SERIES 2017 DEBT SERVICE FUND - 203**

<b>Total Checks Paid</b>	<b>\$940,416.17</b>
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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						
CROSSCREEK 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: <ul style="list-style-type: none"><li>* Algae control</li><li>* Floating vegetation control</li><li>* Shoreline vegetation control</li><li>* Submersed vegetation control</li><li>* Aquatics consulting</li><li>* Management reporting</li><li>* Littoral shelf maintenance</li><li>* Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.</li></ul> Total maintenance cost = \$590/Month (\$7,080 annually)	
If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.	
Thank you for your business	
Crosscreek Environmental Inc.	
	<b>Subtotal</b> \$590.00
	<b>Sales Tax (0.0%)</b> \$0.00
	<b>Total</b> \$590.00
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$590.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com



www.crosscreekenvironmental.com



GoTo Communications, Inc.

## INVOICE

Invoice Date 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#**

165653

**CUSTOMER ID**

C2277

**PO#**

# INVOICE

**DATE**

12/1/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

12/1/2025

**BILL TO**

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

Services provided for the Month of: 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
<b>Subtotal</b>					<b>16,136.66</b>

<b>Subtotal</b>	\$16,136.66
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$16,136.66
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**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

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

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

*Account Name: INFRAMARK, LLC*

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

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

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



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
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
	<b>Total</b>		<b>\$12,534.58</b>	<b>\$0.00</b>	<b>\$12,534.58</b>



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 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
			<b>TOTAL XXXXXXXXXXXX 5032</b>	<b>\$722.28-</b>
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	722.28-
		<b>FREDRICK LEVATTE</b>	<b>TOTAL XXXXXXXXXXXX 5949</b>	<b>\$0.00</b>
		<b>ALEXANDER J WEST</b>	<b>TOTAL XXXXXXXXXXXX 2695</b>	<b>\$937.98</b>
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

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

#### PAYMENT INFORMATION

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

Amount Enclosed:

\$



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

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

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

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

### MAKING PAYMENTS

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

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

### BALANCE COMPUTATION METHOD

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

### INTEREST

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

### CREDIT BALANCE

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

### NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

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

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

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

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

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

### TELEPHONE MONITORING AND RECORDING.

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

Date	Vendor Name	Amount	Description	Description	Code	Code
2-Oct-25	Lowes	\$85.36	R&M Clubhouse		546015	
17-Oct-25	Amazon	\$60.73	R&M Clubhouse		546015	
17-Oct-25	Amazon	\$141.31	R&M Clubhouse		546015	
20-Oct-25	Lowes	\$17.78	R&M Clubhouse		546015	
21-Oct-25	Lowes	\$90.03	R&M Clubhouse		546015	
27-Oct-25	Amazon	\$470.52	R&M Clubhouse		546015	
	Total	\$865.73				





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 SIKI BACKER ROD	7.18
7.98 DISCOUNT EACH	-0.80
153963 28-0Z PL PREM CONSTRUCTN	22.46
12.48 DISCOUNT EACH	-1.25
2 @ 11.23	
73258 10.1-0Z SIKI GRV 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

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TOTAL SAVINGS THIS TRIP: \$9.50


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SEPTEMBER 8, 2025

 Mobile

AMOUNT DUE



\$30.00

Account Holder Information 

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

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

<b>Ship to</b> Carlton Lakes Clubhouse 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	<b>Payment method</b> Mastercard ending in 2695 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$124.95 Shipping & Handling: \$6.99 Total before tax: \$131.94 Estimated tax to be collected: \$9.37 <b>Grand Total: \$141.31</b>
<b>Placed by</b> 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#: 700501621 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 GIBSONTOWN DRIVE  
RIVERVIEW, FL 33578 (813) 313-1424

- MILITARY - PERSONAL USE SALE -  
- SALE -

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

867968 1/2-IN WTR TRN SILLCOCK	10.33
11.48 DISCOUNT EACH	-1.15
839699 NTN RH 4-1/2-IN BD 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/C:	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	
<b>Items Ordered</b>	<b>Price</b>
1 of: NUWATT 25W LED Bullet Spot Light for Outdoor Landscapes, 3500 LM Bright Illumination for Yard, 3000K/4000K/5000K Selecta ble, 1/2" Knuckle Mount, 120-277V Waterproof Flag Pole Light (12-Pack) Sold by: NUWATT ( <a href="#">seller profile</a> ) Business Price Condition: New	\$431.19
<b>Shipping Address:</b> 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 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$470.52</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 2695	Item(s) Subtotal: \$431.19 Shipping & Handling: \$6.99 ----- Total before tax: \$438.18 Estimated Tax: \$32.34 ----- <b>Grand Total: \$470.52</b>
<b>Credit Card transactions</b>	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	DUE 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	<b>\$1,140.11</b>

<b>AMOUNT DUE</b>	<b>\$1,140.11</b>
-------------------	-------------------

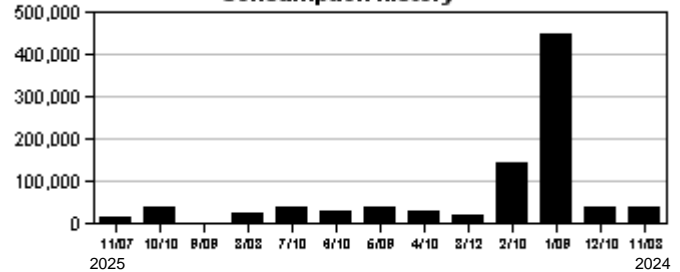
#### Important Message

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.

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9466499495



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](https://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

1,719 0

**DUE DATE**

**12/03/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0094664994954 00001140110

**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#**

166672

**CUSTOMER ID**

C2277

**PO#**

# INVOICE

**DATE**

12/22/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

12/22/2025

**BILL TO**

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

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
<b>Subtotal</b>					<b>2.22</b>

**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	1,590.98
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.	
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	SUBTOTAL 1,933.85 TAX 0.00 TOTAL 1,933.85
If paying by check: Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571	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
	TAX 0.00
	TOTAL 182.33
If paying by check: Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571	
	TOTAL DUE \$182.33

Pay invoice

THANK YOU.



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 08/27/2025	PLEASE PAY \$461.69	DUE DATE 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	
If paying by check: Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571	
SUBTOTAL	461.69
TAX	0.00
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
		<b>SUBTOTAL</b> \$99.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$99.00
		<b>AMOUNT DUE</b> \$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.







*Palm Trimming*

\$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
<b>Total</b>	<b>\$2,566.20</b>	<b>\$0.00</b>	<b>\$2,566.20</b>



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.



<i>FLUSH CUT</i>	<i>\$715.00</i>	<i>\$0.00</i>	<i>\$715.00</i>
<b>Total</b>	<b>\$715.00</b>	<b>\$0.00</b>	<b>\$715.00</b>

**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

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	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
		-	-	-	-	-		1192
		-	-	-	-	-		1193
		-	-	-	-	-		1194
		-	-	-	-	-		1198
		-	-	-	-	-		1199
		-	-	-	-	-		1204
		-	-	-	-	-		1216
		-	-	-	-	-		1218
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	40,887.24	23,149.68	8,900.43	4,402.46	4,434.67	0.01		
<b>Net Total on Roll</b>	2,409,879.60					-		
<b>Collection Surplus / (Deficit)</b>	(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

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	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
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	72,421.85	41,004.05	15,764.95	7,797.89	7,854.95	0.01		
<b>Net Total on Roll</b>	2,409,879.60					-		
<b>Collection Surplus / (Deficit)</b>	(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

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
Net DS 2018	261,378.00	10.846%	0.108500
Net Total	2,409,879.60	100.00%	1.000000

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
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	107,359.38	60,785.11	23,370.23	11,559.73	11,644.31	0.01		
<b>Net Total on Roll</b>	2,409,879.60					-		
<b>Collection Surplus / (Deficit)</b>	(2,302,520.22)							

# CARLTON LAKES CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/5/2025

**Payable To** Carlton Lakes CDD

**Check Amount** \$423,276.05

**Check Description** 2015 DS Payment 11/3/25

**Code to** 200.103200.100

**Check Amount** 209,367.05

**Check Description** 2017 DS Payment 11/3/25

**Code to** 203.103200.100

**Check Amount** 210,898.90

**Check Description** 2018 DS Payment 11/3/25

**Code to** 201.103200.100

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
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	2,051,826.61	1,161,710.31	446,646.29	220,926.80	222,543.21	0.01		
<b>Net Total on Roll</b>	2,409,879.60					-		
<b>Collection Surplus / (Deficit)</b>	(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

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	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	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	2,110,099.05	1,194,703.21	459,331.16	227,201.19	228,863.49	0.01		
<b>Net Total on Roll</b>	2,409,879.60					-		
<b>Collection Surplus / (Deficit)</b>	(299,780.55)							

# Invoice

## Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.  
Riverview, FL 33579  
1-727-295-8592  
[totalpressurepowerwashandseal@gmail.com](mailto: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:

Kristee Cole	Senior District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Nathan Neldinger	Field Inspection Coordinator, Inframark
Nancy Hix	District Accountant, Inframark
Alex West	Onsite Manager, Inframark
John Amarosa	Representative, PineLake Environment
Jessi Milch	Representative, PineLake Environment
Connor Spears	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**

There were no audience comments.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There were no updates at this time.

**B. Aquatics Report**

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

**C. Field Inspection Report**

Mr. Neldinger presented his report to the Board.

**D. Landscape Inspection Report**

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

**1. Consideration of Tree Straightening Proposal**

Tabled until the next meeting.

**2. Consideration of Dead Pine Tree Removal Proposal**

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

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

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

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.

**F. District Engineer**

There were no updates at this time.

**G. District Manager**

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

**1. Update on Pool Closure**

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

**2. Update of Grilling Lawsuit**

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

**H. Onsite Manager**

**1. Onsite Manager Report**

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

**SIXTH ORDER OF BUSINESS                      Business Items**

**A. Consideration of Pressure Washing Proposal**

The Board requested that the on-site manager reach out to the vendor on 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.

**SEVENTH ORDER OF BUSINESS      Business Administration**

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

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.

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

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

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

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.

**EIGHTH ORDER OF BUSINESS      Supervisor Requests**

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

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

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.

**NINTH ORDER OF BUSINESS      Audience Comments**

There were no audience comments.

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.
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131

132

133	<hr/> Secretary / Assistant Secretary	<hr/> Chair / Vice Chair
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