

Carlton Lakes *Community Development* *District*

February 11, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 242 518 210 136 79 **Passcode:** jd7Pe2fe

Call In Number: 646-838-1601 **Phone conference ID:** 409 039 798#

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

Alize Aninipot, District Manager
Nancy Hix, District Accountant
Kathryn ("KC") Hopkinson, District Counsel
David Hamstra, District Engineer
Alex West, Onsite Manager
Christina Fowler, District Inspections
Matt Jones, Crosscreek Environmental
Jessi Milch, Pine Lake Landscape
Crystal Yem, District Admin

Final Meeting Agenda

Wednesday, February 11, 2026 – 6:00 p.m.

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

- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Approval of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Staff Reports**
 - A. District Counsel
 - B. Aquatics Report
(Under Separate Cover)
 - C. Field Inspection Report.....
 - D. Landscape Inspection Report
 1. Consideration of Well Repair Proposal
 2. Consideration of Mulch Installation Proposal
(Under Separate Cover)
 3. Consideration of Palm Straightening Proposal
 4. Discussion of Hurricane Clean-Up Invoices.....
 5. Consideration of Fallen Tree Stump Grinding Proposal.....
 - E. District Accountant
 1. Review of January 2025 Financials.....
 2. Acceptance of the January 2025 Check Register.....
 - F. District Engineer
 - G. District Manager
 - H. Onsite Manager
 1. Onsite Manager Report.....
- 6. Business Items**
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from January 14, 2026.....
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, March 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

Wednesday, 28 January 2026

Prepared For Board Of Supervisors

9 Items Identified

9 Items Incomplete

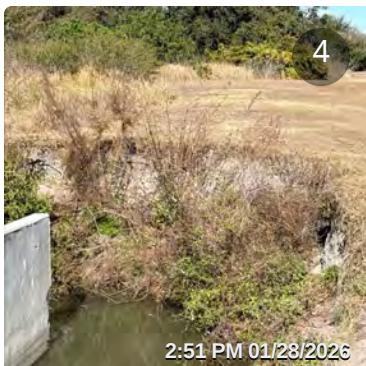
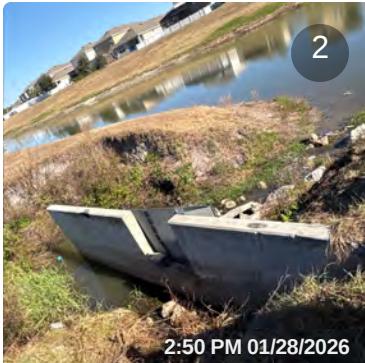
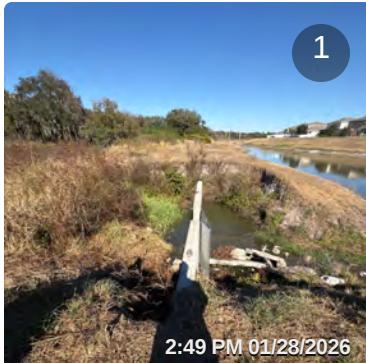
Christy Fowler

Inframark

Item 1

Assigned To: Board/Engineer

Photos of the weir.



Item 2

Assigned To: Aquatics

Trash observed along the lake perimeter.



Item 3

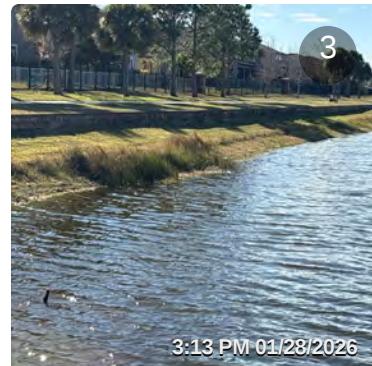
Assigned To: Pine Lake

Evidence of washout observed on the ground near the lift station. Repair status?

Item 4

Assigned To: Pine Lake/ Aquatics

Pick up Palm Debris along the tree line. Invasive plants and weeds observed below the water line. Recommend treatment to control invasive species and maintain pond health.



Item 5

Assigned To: Pine Lake

More palm debris Behind 11419 Leland



Item 6

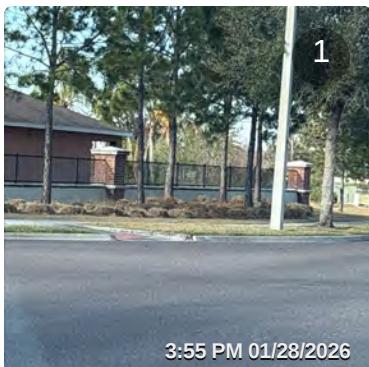
Assigned To: DM

Mattress observed discarded along the roadway on Balm Rd at the Clement Pride entrance.

Item 7

Assigned To: Board

Ornamental grasses are being cut back. This is an ideal time to apply mulch, especially in high-profile areas, to enhance appearance and reduce weed growth.



Item 9

Assigned To: Pine Lake

Clement Pride

Orchid tree observed down. Tree appears to have fallen over with root system exposed.
Quote for removal and replacement options.



Item 10

Assigned To: Onsite

NE side of Clement Pride/Leland Grove

Wall observed with visible staining. Recommend cleaning to improve appearance and maintain site aesthetics. Would the board like an estimate for power washing?



Carlton Lakes CDD - Well Repair on Arbor Pines 12-25

Date 12/10/2025

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

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

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.

Found Well not operational. Well runs for a few minutes and trips circuit breaker. Had Well company check the well and they found the Well Controller was shorting out. Proposal to replace the VFD device.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Replace VFD Grundfos 7.5HP	1.00	EA	\$9,473.75
Irrigation Enhancement:			\$9,464.00
PROJECT TOTAL:			\$9,464.00

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

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

**E
X
C
I
U
S
I
O
N
S**

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location

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

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost

and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Mate rial Toler anc es

- 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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the

one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By



Terry McLane

Date

12/10/2025

Pine Lake Services, LLC

By



Date

Inframark



Proposal #7807

7807 - Carlton Lakes - Palm Straightening & Bracing - February 2026

Date 2/3/2026

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

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

Account Manager Jessi Milch

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

Pine Lake to straighten (1) Queen Palm off of Clement Pride Blvd with a bracing kit to improve the appearance ensure proper future growth for the palm.



PALM STRAIGHTENING/BRACING

Items	Quantity	Unit
CAT Loader 908 - Machinery	1.00	Day
Palm Staking Kit	1.00	EA
Labor		
PALM STRAIGHTENING/BRACING:		\$904.89
PROJECT TOTAL:		\$904.89

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

replaced at the cost of Contractor

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

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

Material Tolerances

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

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

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

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

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

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

By



Jessi Milch

Date

2/3/2026

Pine Lake Services, LLC

By

Kristee Cole

Date

Inframark



Fw: Carlton Lakes Previous Mulch Proposal

From Aninipot, Alize <aaninipot@inframark.com>

Date Wed 2/4/2026 4:24 PM

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

Alize Aninipot | District Manager



Email: aaninipot@inframark.com

Phone: 656-207-2410

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION

***Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

From: Jessi Milch <jessi@pinelakellc.com>

Sent: Monday, January 19, 2026 4:00 PM

To: Aninipot, Alize <aaninipot@inframark.com>; John Amarosa <john@pinelakellc.com>

Cc: Cole, Kristee <kristee.cole@inframark.com>

Subject: Re: Carlton Lakes Previous Mulch Proposal

This Message Is From an External Sender

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

Hi Alize! Thanks for your patience as I looked into this.

According to our records, the last time the mulch was done was April 2024, however this was in-contract, so Carlton Lakes would not have seen this as a separate invoice. In 2025, mulch was removed from the in-contract services.

With that said, I am currently putting together a proposal for mulch, as discussed in last week's meeting. I will send it over once it's ready.

Hurricane clean up: I believe you have all of them, except for Nicole (Nov '22), invoice #1622. Let me know if you'd like that sent to you.

Also following up on the question Frederic had about removing wooden braces from straightened trees from after the hurricane: we will be removing them over the next few months during our normal service.

Thank you!

Sincerely,

Jessi Milch



O : 813.948.4736

C : 813.205.2479

12980 Tarpon Springs Road | Odessa, FL 33556

From: Aninipot, Alize <aaninipot@inframark.com>

Sent: Thursday, January 15, 2026 2:43 PM

To: John Amarosa <john@pinelakellc.com>

Cc: Jessi Milch <jessi@pinelakellc.com>; Cole, Kristee <kristee.cole@inframark.com>

Subject: Carlton Lakes Previous Mulch Proposal

Hi, John:

At last night's meeting, the Board requested copies of the previous mulch installation quotes from Pine Lake from the past few years as well as any previous tree straightening proposals from 2022 and 2024 ranging between 27-30k. Would you happen to have these in your records and be able to send them to me? I do have the proposal from Ian and Milton damage, I just wanted to check there was no additional proposals.

The Board is requesting a new proposal for mulch installation at the upcoming meeting and would like to compare it with the prior quotes.

Thank you,

Alize Aninipot | District Manager



Email: aaninipot@inframark.com

Phone: 656-207-2410



Carlton Lakes CDD Storm Clean Up

Date 10/10/2022

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

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

Pine Lake Services, Inc. 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@pinelakenurseryinc.com or (813) 948-4736.

Storm Damage Clean up

General Debris Clean up & Tree Removal

Remove Serval fallen trees and debris

Items	Quantity	Unit	Price
Labor - Crew	200.00	Hr	\$13,000.00
Labor - Chainsaw	30.00	Hr	\$2,250.00
Crew Truck + Install Trailer	5.00	Day	\$3,000.00
Dumping Charge	6.00	EA	\$1,800.00
Tree Staking kits	71.00	EA	\$6,942.19
Mobilization	1.00	EA	\$600.00
CAT Loader 908	5.00	Day	\$1,381.63

General Debris Clean up & Tree Removal: \$28,973.82

PROJECT TOTAL: **\$28,973.82**

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Exclusion

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly,

- use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By



John Amarosa

Date

10/10/2022

Pine Lake Services, LLC

By



Kristee Cole

Date





12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/01/24	5743
Terms	Due Date
Net 30	12/01/24

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/24	5956
Terms	Due Date
Net 30	12/31/24

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/01/25	6006
Terms	Due Date
Net 30	01/31/25

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
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
02/01/25	6195
Terms	Due Date
Net 30	03/03/25

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/01/25	6409
Terms	Due Date
Net 30	03/31/25

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
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/01/25	6643
Terms	Due Date
Net 30	05/01/25

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/25	7082
Terms	Due Date
Net 30	05/31/25

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
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

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

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$3,517.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	#4553 - Carlton Lakes Hurricane Milton Clean-up Enhancement Proposal 10/2024		\$3,517.50	\$0.00	\$3,517.50
	<i>Demo and Prep</i>		\$3,517.50	\$0.00	\$3,517.50
	Total		\$3,517.50	\$0.00	\$3,517.50

**Invoice #1612**

12980 Tarpon Springs Road
Odessa, FL 33556

Date 11/18/2022
Terms Net 30
PO #
Sales Rep John Amarosa

Bill To

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

Property Address

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Description	Amount
#1666 - Carlton Lakes CDD Storm Clean Up- Hurricane Nicole	
Fallen Tree removals, tree staking, broken limb trimming, and general clean up.	
General Debris Clean up & Tree Removal - 11/17/2022	\$2,058.61

Subtotal	\$2,058.61
Sales Tax	\$0.00
Total	\$2,058.61
Credits/Payments	(\$2,058.61)
Balance Due	\$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$12,534.59	\$0.00	\$0.00	\$0.00	\$0.00



7842 - Carlton Lakes - Hong Kong Orchid Tree Removal & Stump Grind - February 2026

Date 2/4/2026

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

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

Account Manager Jessi Milch

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

Pine Lake to cut and stump grind a fallen Hong Kong Orchid on Clement Pride Blvd at Carlton Lakes.

Proposal includes off-site disposal of tree, as well as topsoil and St. Augustine replacement.



TREE REMOVAL

CUT & STUMP GRIND

Items

TREE WORK

CUT & STUMP GRIND: \$429.00

ST. AUGUSTINE AND TOPSOIL

SOD REPLACEMENT

Items

St. Augustine Pieces

Quantity

20.00

Unit

EA

Topsoil

0.25

cuyd

SOD REPLACEMENT: \$459.50

PROJECT TOTAL: \$888.50

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of

landscape and irrigation work

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

information from appropriate government and other authorities.

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

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

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

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

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

Material Tolerances

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

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

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

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

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

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

By



Jessi Milch

By

Kristee Cole

Date

2/4/2026

Date

Pine Lake Services, LLC

Inframark

*Carlton Lakes
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	FUND	GENERAL	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
		DEBT SERVICE	FUND	FUND	DEBT SERVICE	FIXED ASSETS	LONG-TERM ASSETS FUND	
ASSETS								
Cash In Bank	\$ 1,741,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,741,603
Accounts Receivable	200	-	-	-	-	-	-	200
Due From Developer	19,299	-	-	-	-	-	-	19,299
Due From Other Funds	-	61,528	-	-	2,126	-	-	63,654
Investments:								
Prepayment Account	-	119	147	-	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	-	495,789
Revenue Fund	-	757,926	255,470	321,014	-	-	-	1,334,410
Prepaid Items	12,965	-	-	-	-	-	-	12,965
Deposits	21	-	-	-	-	-	-	21
Fixed Assets								
Buildings and Improvements	-	-	-	-	3,516,676	-	-	3,516,676
Improvements other than Buildings	-	-	-	-	3,121,209	-	-	3,121,209
Infrastructure	-	-	-	-	2,846,350	-	-	2,846,350
Equipment	-	-	-	-	9,419	-	-	9,419
Amount Avail In Debt Services	-	-	-	-	-	-	1,185,149	1,185,149
Amount To Be Provided	-	-	-	-	-	-	12,364,851	12,364,851
TOTAL ASSETS	\$ 1,774,088	\$ 1,071,017	\$ 396,117	\$ 426,985	\$ 9,493,654	\$ 13,550,000	\$ 26,711,861	
LIABILITIES								
Accounts Payable	\$ 20,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,654
Bonds Payable	-	-	-	-	-	-	13,550,000	13,550,000
Due To Other Funds	55,607	-	8,047	-	-	-	-	63,654
TOTAL LIABILITIES	76,261	-	8,047	-	-	13,550,000	13,634,308	

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM ASSETS FUND	
FUND BALANCES							
Nonspendable:							
Prepaid Items	12,965		-	-	-	-	12,965
Restricted for:							
Debt Service	-	1,071,017	388,070	426,985	-	-	1,886,072
Unassigned:	1,684,862	-	-	-	9,493,654	-	11,178,516
TOTAL FUND BALANCES	1,697,827	1,071,017	388,070	426,985	9,493,654	-	13,077,553
TOTAL LIABILITIES & FUND BALANCES	\$ 1,774,088	\$ 1,071,017	\$ 396,117	\$ 426,985	\$ 9,493,654	\$ 13,550,000	\$ 26,711,861

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 18,049	\$ 18,049	0.00%
Rental Income	-	1,300	1,300	0.00%
Special Assmnts- Tax Collector	1,364,601	1,318,752	(45,849)	96.64%
Other Miscellaneous Revenues	-	825	825	0.00%
TOTAL REVENUES	1,364,601	1,338,926	(25,675)	98.12%
EXPENDITURES				
Administration				
Supervisor Fees	18,000	2,600	15,400	14.44%
ProfServ-Trustee Fees	12,000	-	12,000	0.00%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	798	11,202	6.65%
District Engineer	24,000	7,461	16,539	31.09%
District Manager	43,054	14,351	28,703	33.33%
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	(108)	2,474	-4.56%
Public Officials Insurance	2,762	2,602	160	94.21%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	100	537	(437)	537.00%
Office Supplies	1,000	180	820	18.00%
Dues, Licenses, Subscriptions	175	185	(10)	105.71%
Loan Expense	30,000	-	30,000	0.00%
Total Administration	173,107	28,606	144,501	16.53%
Electric Utility Services				
Utility - Electric	234,000	74,008	159,992	31.63%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	74,008	160,992	31.49%
Garbage/Solid Waste Services				
Garbage Collection	6,300	2,076	4,224	32.95%
Total Garbage/Solid Waste Services	6,300	2,076	4,224	32.95%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Utility - Water	35,000	4,875	30,125	13.93%
Total Water-Sewer Comb Services	35,000	4,875	30,125	13.93%
<u>Other Physical Environment</u>				
Field Services	7,416	2,472	4,944	33.33%
Pest Control	1,250	396	854	31.68%
Contracts-Waterway Maint.	7,200	2,360	4,840	32.78%
Contracts-Pools	25,000	8,884	16,116	35.54%
Security	20,000	-	20,000	0.00%
Onsite Staff	148,350	48,220	100,130	32.50%
Clubhouse Internet, TV, Phone	3,600	1,576	2,024	43.78%
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	538	19,462	2.69%
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	50,118	100,297	33.32%
Clubhouse Facility - Other	17,644	5,305	12,339	30.07%
Plant Replacement Program	5,000	3,066	1,934	61.32%
Landscape- Storm Clean Up & Tree Removal	30,000	3,489	26,511	11.63%
Irrigation Maintenance	14,000	1,463	12,537	10.45%
Misc-Holiday Lighting	1,167	-	1,167	0.00%
Special Events	5,000	-	5,000	0.00%
Total Other Physical Environment	522,694	166,701	355,993	31.89%
<u>Reserves</u>				
Capital Improvements	200,000	14,499	185,501	7.25%
Reserve	200,000	-	200,000	0.00%
Total Reserves	400,000	14,499	385,501	3.62%
TOTAL EXPENDITURES & RESERVES	1,372,101	290,765	1,081,336	21.19%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
Excess (deficiency) of revenues				
Over (under) expenditures	(7,500)	1,048,161	1,055,661	-13975.48%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(7,500)	-	7,500	0.00%
TOTAL FINANCING SOURCES (USES)	(7,500)	-	7,500	0.00%
Net change in fund balance	<u><u>\$ (7,500)</u></u>	<u><u>\$ 1,048,161</u></u>	<u><u>\$ 1,070,661</u></u>	<u><u>-13975.48%</u></u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		649,666		
FUND BALANCE, ENDING		<u><u>\$ 1,697,827</u></u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 9,353	\$ 9,353	0.00%
Special Assmnts- Tax Collector	524,588	513,345	(11,243)	97.86%
TOTAL REVENUES	524,588	522,698	(1,890)	99.64%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	145,000	(10,000)	107.41%
Interest Expense	363,444	178,263	185,181	49.05%
Total Debt Service	498,444	323,263	175,181	64.85%
TOTAL EXPENDITURES	498,444	323,263	175,181	64.85%
Excess (deficiency) of revenues				
Over (under) expenditures	26,144	199,435	173,291	762.83%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
TOTAL FINANCING SOURCES (USES)	26,144	-	(26,144)	0.00%
Net change in fund balance	\$ 26,144	\$ 199,435	\$ 121,003	762.83%
FUND BALANCE, BEGINNING (OCT 1, 2025)			871,582	
FUND BALANCE, ENDING			\$ 1,071,017	

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,843	\$ 2,843	0.00%
Special Assmnts- Tax Collector	-	246,307	246,307	0.00%
Special Assmnts- CDD Collected	259,480	-	(259,480)	0.00%
TOTAL REVENUES	259,480	249,150	(10,330)	96.02%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	170,244	98,544	71,700	57.88%
Total Debt Service	245,244	98,544	146,700	40.18%
TOTAL EXPENDITURES	245,244	98,544	146,700	40.18%
Excess (deficiency) of revenues				
Over (under) expenditures	14,236	150,606	136,370	1057.92%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
TOTAL FINANCING SOURCES (USES)	14,236	-	(14,236)	0.00%
Net change in fund balance	\$ 14,236	\$ 150,606	\$ 107,898	1057.92%
FUND BALANCE, BEGINNING (OCT 1, 2025)		237,464		
FUND BALANCE, ENDING			\$ 388,070	

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2017 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3,753	\$ 3,753	0.00%
Special Assmnts- Tax Collector	-	250,792	250,792	0.00%
Special Assmnts- CDD Collected	247,561	-	(247,561)	0.00%
TOTAL REVENUES	247,561	254,545	6,984	102.82%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	80,000	85,000	(5,000)	106.25%
Interest Expense	197,088	86,078	111,010	43.67%
Total Debt Service	277,088	171,078	106,010	61.74%
TOTAL EXPENDITURES	277,088	171,078	106,010	61.74%
Excess (deficiency) of revenues				
Over (under) expenditures	(29,527)	83,467	112,994	-282.68%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(29,527)	-	29,527	0.00%
TOTAL FINANCING SOURCES (USES)	(29,527)	-	29,527	0.00%
Net change in fund balance	\$ (29,527)	\$ 83,467	\$ 172,048	-282.68%
FUND BALANCE, BEGINNING (OCT 1, 2025)		343,518		
FUND BALANCE, ENDING			\$ 426,985	

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600

Statement No. 26_01

Statement Date

01/31/2026

G/L Account No. 101002 Balance	1,741,602.96	Statement Balance	1,757,871.49
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,741,602.96	Subtotal	1,757,871.49
Negative Adjustments	0.00	Outstanding Checks	-16,268.53
Ending G/L Balance	1,741,602.96	Ending Balance	1,741,602.96

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
---------------------	----------------------	---------------------	---------------	--------------------	---------------	-----------------------	-------------------

Deposits

01/06/2026		JE001452	Special Assmnts-Tax Collector	Valley National Bank	38,663.48	38,663.48	0.00
01/16/2026		JE001454	Interest - Investments	Valley National Bank	2,135.90	2,135.90	0.00
01/31/2026		JE001455	Interest - Investments	Interest Earned	5,483.60	5,483.60	0.00
01/31/2026		JE001456	Utility - Electric	TECO ACH ADJE	75.66	75.66	0.00
Total Deposits					46,358.64	46,358.64	0.00

Checks

11/18/2025	Payment	1235	ELIZABETH DIAZ PEST CEMETERY LLC	Payment of Invoice 001947 Inv: 78432	-200.00 -99.00	-200.00 -99.00	0.00 0.00
12/15/2025	Payment	100148	ZEBRA CLEANING TEAM	Inv: 8342	-2,000.00	-2,000.00	0.00
12/15/2025	Payment	100149	ELIZABETH DIAZ	Payment of Invoice 001970	-200.00	-200.00	0.00
12/15/2025	Payment	1242	FREDDY BARTON	Payment of Invoice 001967	-200.00	-200.00	0.00
12/30/2025	Payment	1245	CARLTON LAKES CDD	Payment of Invoice 001976	-25,279.55	-25,279.55	0.00
01/05/2026	Payment	1246	CARLTON LAKES CDD	Payment of Invoice 001983	-78,274.76	-78,274.76	0.00
01/07/2026	Payment	100151	CROSSCREEK ENVIRONMENTAL INC	Inv: 23883	-590.00	-590.00	0.00
01/07/2026	Payment	100153	STRALEY ROBIN VERICKER	Inv: 27707	-183.00	-183.00	0.00
01/07/2026	Payment	100154	HANLEY POOLS LLC	Inv: 1077, Inv: 1078, Inv: 8383, Inv: 8871, Inv: 8883	-2,577.87 -5,588.70	-2,577.87 -5,588.70	0.00 0.00
01/07/2026	Payment	100155	PINE LAKE SERVICES	CARLTON LAKES CDD	Payment of Invoice 001995	-16,772.85	-16,772.85
01/12/2026	Payment	1247		Valley National Bankm	-114.29	-114.29	0.00
01/14/2026		JE001453	TOTAL PRESSURE POWER-WASH AND SEAL	Payment of Invoice 001996	-2,981.00	-2,981.00	0.00
01/16/2026	Payment	1248					

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600

Statement No. 26_01

Statement Date

01/31/2026

01/21/2026	Payment	100157	CINTAS FIRE 636525	Inv: 0F32728415	-538.45	-538.45	0.00
01/21/2026	Payment	100159	INFRAMARK LLC GOTO	Inv: 167777	-16,136.66	-16,136.66	0.00
01/21/2026	Payment	100160	TECHNOLOGIES USA, LLC	Inv: IN7104765577	-113.52	-113.52	0.00
01/12/2026	Payment	300058	TECO ACH	Inv: 010726-6203-ACH	-18,004.66	-18,004.66	0.00
01/16/2026	Payment	300059	BOCC ACH WASTE	Inv: 011326-9495-ACH	-1,062.75	-1,062.75	0.00
01/28/2026	Payment	300060	MANAGEMENT ACH CHARTER	Inv: 0215569-2206-6-ACH	-518.98	-518.98	0.00
01/26/2026	Payment	300061	COMMUNICATION S ACH	Inv: 2510461010926-ACH	-265.00	-265.00	0.00
01/29/2026		JE001459	Supervisor Fees	Valley National Bank	-1,000.00	-1,000.00	0.00
01/02/2026		JE001460	Accounts Receivable	Duplicate check #1221 clearing on 09.15.25 and 01	-200.00	-200.00	0.00
01/27/2026	Payment	300062	VALLEY BANK	Inv: 123125-5032-ACH	-1,042.18	-1,042.18	0.00
Total Checks					-173,943.22	-173,943.22	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/19/2025	Payment	1229	EGIS INSURANCE	Check for Vendor V00024	-365.00
01/02/2026	Payment	300056	BOCC ACH	Inv: 121225-9495-ACH	-1,147.94
01/21/2026	Payment	100156	PINE LAKE SERVICES	Inv: 8900	-12,534.59
01/21/2026	Payment	100158	ZEBRA CLEANING TEAM	Inv: 8396	-2,000.00
01/21/2026	Payment	100161	PEST CEMETERY LLC	Inv: 79936	-99.00
01/29/2026	Payment	100162	STRALEY ROBIN VERICKER	Inv: 27776	-122.00
Total Outstanding Checks					-16,268.53

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3638

Statement No. 26_01

Statement Date

01/31/2026

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
--------------	---------------	--------------	--------	-------------	--------	----------------	------------

Deposits

01/14/2026	JE001453	Truist Bank-cover bank fee	114.29	114.29	0.00
Total Deposits			114.29	114.29	0.00

Checks

01/31/2026	JE001461	Bank Fees	Service Charges	-155.50	-155.50	0.00
Total Checks				-155.50	-155.50	0.00

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

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

GENERAL FUND - 001

001	100151	01/07/26	V000132	CROSSCREEK ENVIRONMENTAL INC	23883	December 2025 Stormwater Pond Maintenance	DEC 2025 WATERWAY MAINT	546255-53908	\$590.00
001	100153	01/07/26	V00040	STRALEY ROBIN VERICKER	27707	Nov 2025 District Counsel	NOV 2025 LEGAL COUNSEL	531146-51301	\$183.00
001	100154	01/07/26	V000146	HANLEY POOLS LLC	1077	8/6/25 Changing of Pumps	POOL SVCS	546074-53908	\$1,933.85
001	100154	01/07/26	V000146	HANLEY POOLS LLC	1078	8/6/25 Install of auxiliary	POOL SVCS 8/6/25 install of auxiliary	546074-53908	\$182.33
001	100154	01/07/26	V000146	HANLEY POOLS LLC	1092	8/27/25 Pool Services	POOL SVCS 8/27/25	546074-53908	\$461.69
001	100155	01/07/26	V00054	PINE LAKE SERVICES	8383	10/8/25 Palm Trimming 52 palms around Amenity Center Pool	Landscape Maintenance	546300-53908	\$2,307.50
001	100155	01/07/26	V00054	PINE LAKE SERVICES	8871	12/19/25 Installation of Perennials	Installation of Perennials	546468-53908	\$2,566.20
001	100155	01/07/26	V00054	PINE LAKE SERVICES	8883	12/22/25 remove a dead Pine Tree via flush cut at Carlton Lakes on Balm Rd.	remove a dead Pine Tree via flush cut at Carlton Lakes on Balm Rd.	546300-53908	\$715.00
001	100156	01/21/26	V00054	PINE LAKE SERVICES	8900	JAN 2026 Landscape Contract Renewal	Landscape Maintenance	546300-53908	\$12,534.59
001	100157	01/21/26	V00050	CINTAS FIRE 636525	0F32728415	11/12/25 Fire Inspections	Fire Inspections	546036-53908	\$538.45
001	100158	01/21/26	V00029	ZEBRA CLEANING TEAM	8396	JAN 2026 Commercial Pool Service	JAN 2026 Pool Service	534078-53908	\$2,000.00
001	100159	01/21/26	V00075	INFRA MARK LLC	167777	JAN 2026 Amenity, District, and Field Management	JAN 2026 Amenity Management Servies	531142-51301	\$11,930.83
001	100159	01/21/26	V00075	INFRA MARK LLC	167777	JAN 2026 Amenity, District, and Field Management	JAN 2026 District Management Fee	531150-51301	\$3,587.83
001	100159	01/21/26	V00075	INFRA MARK LLC	167777	JAN 2026 Amenity, District, and Field Management	JAN 2026 Field Management	531122-53908	\$618.00
001	100160	01/21/26	V000142	GOTO TECHNOLOGIES USA, LLC	IN7104765577	January 2026 Monthly Phone Line	Phone/ Internet	541036-53908	\$113.52
001	100161	01/21/26	V000140	PEST CEMETERY LLC	79936	JAN 2026 Pest Control	JAN 2026 PEST CONTROL SVCS	531170-53908	\$99.00
001	100162	01/29/26	V00040	STRALEY ROBIN VERICKER	27776	Dec 2025 District Counsel	District Counsel	531146-51301	\$122.00
001	1248	01/16/26	V00090	TOTAL PRESSURE POWER-WASH AND SEAL	121325A DEPOSIT	12/13/25 Pressure Washing Deposit	Clubhouse Facility - Other	546385-53908	\$2,981.00
001	300056	01/02/26	V00102	BOCC ACH	121225-9495-ACH	Water Bill 12/12/25	12/12/25 WATER	543018-53600	\$1,147.94
001	300058	01/12/26	V00041	TECO ACH	010726-6203-ACH	1/7/26 TECO Bill	JAN 2026 ELECTRIC	543041-53100	\$18,004.66
001	300059	01/16/26	V00102	BOCC ACH	011326-9495-ACH	Water Bill 1/13/26	Utility - Water	543018-53600	\$1,062.75
001	300060	01/28/26	V00012	WASTE MANAGEMENT ACH	0215569-2206-6-ACH	JAN 2026 Garbage Service	Garbage Collection	546913-53400	\$518.98
001	300061	01/26/26	V00039	CHARTER COMMUNICATIONS ACH	2510461010926-ACH	Spectrum	INTERNET	541036-53908	\$265.00
001	300062	01/27/26	V000137	VALLEY BANK	123125-5032-ACH	DECEMBER EXPENSES	AMAZON	546385-51301	\$345.67
001	300062	01/27/26	V000137	VALLEY BANK	123125-5032-ACH	DECEMBER EXPENSES	LOWES	546385-53908	\$168.72
001	300062	01/27/26	V000137	VALLEY BANK	123125-5032-ACH	DECEMBER EXPENSES	Onsite Staff	534215-51301	\$497.79
001	300062	01/27/26	V000137	VALLEY BANK	123125-5032-ACH	DECEMBER EXPENSES	Spectrum	541036-51301	\$30.00

Fund Total **\$65,506.30**

SERIES 2015 DEBT SERVICE FUND - 200

200	1246	01/05/26	V00056	CARLTON LAKES CDD	01052025-1203	SERIES 2015, 2017, 2018 DS 12.03.25	SERIES 2015 FY26 TAX DIST ID 12.03.25	103200	\$39,277.04
200	1247	01/12/26	V00056	CARLTON LAKES CDD	01062026-0106	SERIES 2015, 2017, 2018 DS 01.06.25	SERIES 2015 FY26 DS 01.06.26	103200	\$8,416.35

Fund Total **\$47,693.39**

SERIES 2018 DEBT SERVICE FUND - 201

201	1246	01/05/26	V00056	CARLTON LAKES CDD	01052025-1203	SERIES 2015, 2017, 2018 DS 12.03.25	SERIES 2018 FY26 TAX DIST ID 12.03.25	103200	\$19,569.93
201	1247	01/12/26	V00056	CARLTON LAKES CDD	01062026-0106	SERIES 2015, 2017, 2018 DS 01.06.25	SERIES 2018 FY26 DS 01.06.26	103200	\$4,193.48

Fund Total **\$23,763.41**

SERIES 2017 DEBT SERVICE FUND - 203

203	1246	01/05/26	V00056	CARLTON LAKES CDD	01052025-1203	SERIES 2015, 2017, 2018 DS 12.03.25	SERIES 2017 FY26 TAX DIST ID 12.03.25	103200	\$19,427.79
203	1247	01/12/26	V00056	CARLTON LAKES CDD	01062026-0106	SERIES 2015, 2017, 2018 DS 01.06.25	SERIES 2017 FY26 DS 01.06.26	103200	\$4,163.02

Fund Total **\$23,590.81**

Total Checks Paid **\$160,553.91**

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CROSCREEK ENVIRONMENTAL INC	1/15/2026	24355	\$590.00			JAN 2026 WATERWAY MAINT
VALLEY BANK	11/30/2025	113025-5032-ACH	\$30.00			SPECTRUM
Monthly Contract Subtotal			\$620.00			
Variable Contract						
PEGASUS ENGINEERING, LLC	1/26/2026	227953-1	\$7,461.40			05/04/2025 - 12/24/2025 District Engineer
Variable Contract Subtotal			\$7,461.40			
Utilities						
BOCC ACH	12/12/2025	121225-9495-ACH	\$1,147.94			12/12/25 WATER
BOCC ACH	1/13/2026	011326-9495-ACH	\$1,062.75		\$2,210.69	Water Bill 1/13/26
TECO ACH	12/5/2025	120525-6203-ACH	\$17,886.41			ELECTRIC 12/5/25 TECO Bill
TECO ACH	1/7/2026	010726-6203-ACH	\$18,004.66		\$35,891.07	JAN 2026 ELECTRIC
Utilities Subtotal			\$38,101.76			
Regular Services						
CHARTER COMMUNICATIONS ACH	12/9/2025	2510461120925-ACH	\$265.00			INTERNET Dec 2025
CHARTER COMMUNICATIONS ACH	1/9/2026	2510461010926-ACH	\$265.00		\$530.00	INTERNET
CINTAS FIRE 636525	11/12/2025	0F32728415	\$538.45			Fire Inspections
GOTO TECHNOLOGIES USA, LLC	1/1/2026	IN7104765577	\$113.52			Phone/ Internet
INFRAMARK LLC	1/2/2026	167777	\$11,930.83			JAN 2026 Amenity Management Servies
INFRAMARK LLC	1/2/2026	167777	\$3,587.83			JAN 2026 District Management Fee
INFRAMARK LLC	1/2/2026	167777	\$618.00	\$16,136.66		JAN 2026 Field Management
INFRAMARK LLC	1/20/2026	169015	\$2.22		\$16,138.88	MANAGEMENT FEE MAY 2024
PEST CEMETERY LLC	1/1/2026	79936	\$99.00			JAN 2026 PEST CONTROL SVCS
PINE LAKE SERVICES	1/1/2026	8900	\$12,534.59			JAN 2026 Landscape Contract Renewal
STRALEY ROBIN VERICKER	1/14/2026	27776	\$122.00			Dec 2025 District Counsel

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
VALLEY BANK	11/30/2025	113025-5032-ACH	\$9.50			CC PAYMENT
VALLEY BANK	11/30/2025	113025-5032-ACH	\$37.87			AMAZON
VALLEY BANK	11/30/2025	113025-5032-ACH	\$142.48		\$189.85	AMAZON
WASTE MANAGEMENT ACH	11/25/2025	0206288-2206-4	\$518.98			GARBAGE
WASTE MANAGEMENT ACH	12/29/2025	0215569-2206-6-ACH	\$518.98		\$1,037.96	JAN 2026 Garbage Service
ZEBRA CLEANING TEAM	1/1/2026	8396	\$2,000.00			JAN 2026 Pool Service
Regular Services Subtotal			\$33,304.25			
Additional Services						
CARLTON LAKES CDD	1/5/2026	01052025-1203	\$19,427.79			SERIES 2017 FY26 TAX DIST ID 12.03.25
CARLTON LAKES CDD	1/5/2026	01052025-1203	\$39,277.04			SERIES 2015 FY26 TAX DIST ID 12.03.25
CARLTON LAKES CDD	1/5/2026	01052025-1203	\$19,569.93	\$78,274.76		SERIES 2018 FY26 TAX DIST ID 12.03.25
CARLTON LAKES CDD	1/6/2026	01062026-0106	\$8,416.35			SERIES 2015 FY26 DS 01.06.26
CARLTON LAKES CDD	1/6/2026	01062026-0106	\$4,163.02			SERIES 2017 FY26 DS 01.06.26
CARLTON LAKES CDD	1/6/2026	01062026-0106	\$4,193.48	\$16,772.85	\$95,047.61	SERIES 2018 FY26 DS 01.06.26
TOTAL PRESSURE POWER-WASH AND SEAL	12/13/2025	121325A DEPOSIT	\$2,981.00			12/13/25 Pressure Washing Deposit
VALLEY BANK	11/30/2025	113025-5032-ACH	\$41.97			LOWES
VALLEY BANK	11/30/2025	113025-5032-ACH	\$106.89		\$148.86	AMAZON
Additional Services Subtotal			\$98,177.47			
TOTAL			\$177,664.88			



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

Invoice

Date: 1/15/2026

Invoice # 24355

Due Date: 2/14/2026

Bill To

Carlton Lakes CDD
313 Campus St.
Celebration, FL 34747

Project Info

Current Month's Maintenance

P.O. #

Terms: Net 30

Description	Amount
Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the seven (7) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year.	590.00
Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.	
Total maintenance cost = \$590/Month	
This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment.	
In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc.	
Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed.	
Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds	

Thank you for your business

Crosscreek Environmental Inc.

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due



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

Invoice

Date: 1/15/2026

Invoice # 24355

Due Date: 2/14/2026

Bill To
Carlton Lakes CDD
313 Campus St.
Celebration, FL 34747

Project Info

Current Month's Maintenance

P.O. #

Terms: Net 30

Thank you for your business

Crosscreek Environmental Inc.

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



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$19,631.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$937.98
Payments & Credits	\$937.98
Purchases & Other Charges	\$368.71
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$368.71

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	\$368.71
Minimum Payment Due	\$368.71
Payment Due Date	December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXX 5032 \$937.98-	
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	937.98-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXX 5949 \$0.00	
		ALEXANDER J WEST	TOTAL XXXXXXXXXX 2695 \$368.71	
11/03	11/03	55432869K5V2JN5SR	AMAZON MKTPL*NK6M800I2 SEATTLE WA	37.87
			MCC: 5942 MERCHANT ZIP:	
11/04	11/04	75418239L71V1GR8M	ALLPAID*HILLSBOROUGH TAMPA FL	1.50
			MCC: 9399 MERCHANT ZIP:	
11/04	11/04	75418239L71V21AYN	ALLPAID*HILLSBOROUGH TAMPA FL	8.00
			MCC: 9399 MERCHANT ZIP:	
11/04	11/04	82305099LEHP12TPL	AMAZON MARK* NK4PZ7YW0 SEATTLE WA	142.48
			MCC: 5999 MERCHANT ZIP:	
11/07	11/07	55432869P5W9JP22Z	LOWES #01911* RIVERVIEW FL	41.97
			MCC: 5200 MERCHANT ZIP: 335785427	
11/21	11/21	8230509A5EHPK463A	AMAZON MARK* B02JM62B2 SEATTLE WA	106.89

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	December 25, 2025
New Balance	\$368.71
Minimum Payment Due	\$368.71
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5999 MERCHANT ZIP:	
11/28	11/28	5543286AQ631KQVNB	SPECTRUM MOBILE 855-707-7328 MO	30.00
			MCC: 4899 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$368.71 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$16.72	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.92	\$0-\$500,000 = 0.25%
New Cashback Balance	\$17.64	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jan 2026	\$1,500,00-\$4,000,000 = 0.75% \$4,000,001-\$12,500,000 = 0.90% \$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

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

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

Date	Vendor Name	Amount	Description	Description	Code	Code
3-Nov-25	Amazon	\$142.48	Office Supplies	R&M Clubhouse	551002	546015
3-Nov-25	Amazon	\$37.87	Office Supplies	R&M Clubhouse	551002	546015
7-Nov-25	Lowes	\$41.97	R&M Clubhouse		546015	
21-Nov-25	Amazon	\$106.89	R&M Clubhouse	Office Supplies	546015	551002
	Total	\$329.21				



Details for Order #114-3124080-9208202

Paid By: Carlton Lakes CDD

Placed By: Carlton Lakes CDD

Order Placed: November 3, 2025

Amazon.com order number: 114-3124080-9208202

Order Total: \$37.87

Not Yet Shipped

Items Ordered

1 of: Paper Mate InkJoy Gel Pens Medium Point (0.7mm) Black 36 Count

Price

\$35.23

Sold by: MyOfficeInnovations/Staples, Inc. [\(seller profile\)](#)

Business Price

Condition: New

Shipping Address:

Carlton Lakes CDD
11404 CECILIA DR
RIVERVIEW, FL 33579-4094
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

MasterCard | Last digits: 2695

Item(s) Subtotal: \$35.23

Shipping & Handling: \$0.00

Total before tax: \$35.23

Estimated Tax: \$2.64

Grand Total: \$37.87

Paid By: Carlton Lakes CDD

Placed By: Carlton Lakes CDD

Order Placed: November 3, 2025

Amazon.com order number: 114-7519811-5641834

Order Total: \$142.48

Not Yet Shipped

Items Ordered

Price

1 of: Heavy Duty Duster Refill Kit for Swiffer Duster with 3 ft Extension Pole & 20 Count Refills, 4X Microfibers Multisurface Dusters for Cleaning Home, Ceiling Fan, Blinds, Vent & Shelves
Sold by: Lovelylefly (seller profile)
Condition: New

1 of: SUNEE 25 Pack Hanging File Folders, Black Folders, Hanging File Folders Letter Size with 1/5-cut Tabs, Stay Organized for Your Home and Office Bulk File and Documents
Sold by: Sunee Merchants (seller profile)
Condition: New

1 of: OUTNEE Instant Display Easel Stand, 63" Collapsible Portable Adjustable Height Art Easel - Easy Folding Telescoping Metal Floor Poster Tripod for Display, Black(3 Pack)
Sold by: NBTM (seller profile)
Condition: New

1 of: 30 Count Heavy Duty Duster Refills for Swiffer, Multisurface 360° Larger Size Dusters with 4X Microfibers, Unscented Disposable Dusters for Cleaning Home, Blinds, Fans, Corners (Only Duster)
Sold by: Lovelylefly (seller profile)
Condition: New

1 of: Logitech M510 Wireless Mouse, Mouse for Laptop and PC with USB Unifying Receiver, Programmable Buttons - Graphite
Sold by: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:

Carlton Lakes CDD
11404 CARLTON FIELDS DR
RIVERVIEW, FL 33579-4094
United States

Shipping Speed:

FREE Shipping

Payment Information

Payment Method:

MasterCard | Last digits: 2695

Item(s) Subtotal: \$ 134.92

Shipping & Handling: \$6.99

Promotion applied: -\$9.37

Total before tax: \$ 132.54

Estimated Tax: \$9.94



SIGN IN TO TRACK REWARDS AND DOWNLOAD FLYERS

LOWE'S HOME CENTERS, LLC
10425 BIRMINGHAM DR #100
RIVERVIEW, FL 33578 (813) 333-1424

MILITARY PERSONNEL USE S.A.F.E.

S.A.F.E. 3/1402050 11-07-25
SALES# 81911052 2385615 TRANS#: 3/1402050 11-07-25

43748 FIN 16 JUMBO DUP RECEIPT P	1.51
1.68 DISCOUNT EACH	-0.17
753619 TRK SWIVEL MOUNT PC C-795	13.48
14.98 DISCOUNT EACH	-1.50
955291 16 ULTRA FLAT UV BASE A	26.98
29.98 DISCOUNT EACH	-3.00

SUBTOTAL:	41.97
TOTAL TAX:	0.00
INVOICE 99084 TOTAL:	41.97
M/C:	41.97

TOTAL SAVINGS THIS TRIP: \$4.67

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

EST. POINTS EARNED: 62*

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

THANK YOU FOR YOUR

Not Yet Shipped

Items Ordered	Price
1 Of: sprookber Stainless Steel Spring Snap Hook Carabiner - 304 Stainless Steel Carbeener Clips, Set of 6 Sold by: Sprookber (seller profile) Business Price Condition: New	\$9.89
1 Of: Glade Plugins Refills Air Freshener, Warm Apple & Spices, Scented and Essential Oils for Home and Bathroom, 0.67 Fl Oz, 10 Count Sold by: Amazon.com Condition: New	\$23.79
1 Of: Glade Plugins Refills Air Freshener, Balsam & Spruce, Scented and Essential Oils for Home and Bathroom, 0.67 Fl Oz, 10 Count Sold by: Amazon.com Condition: New	\$23.96
2 Of: Beiruoyu Water Floating Lifesaving Rope 98.4FT,Outdoor Professional Throwing Rope Rescue Lifeguard Rescue Lifeline with Bracelet/Hand Ring for Swimming Boating Fishing Sold by: Elegant as you (seller profile) Business Price Condition: New	\$17.65
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	
Shipping Speed: Standard Shipping	

Payment information

Payment Method: MasterCard Last digits: 2695	Item(s) Subtotal: \$92.94
	Shipping & Handling: \$6.99
	Total before tax: \$99.93
	Estimated Tax: \$6.96
Grand Total: \$106.89	

DECEMBER 8, 2025

Mobile

AMOUNT DUE**\$30.00**Your Auto Pay is scheduled for **December 28**.

Account Holder Information ▾

Carlton Lakes Community
11404 Carlton Field Dr Riverview, FL 33579

Account Number: 1018484040

 ⓘ IMPORTANT SPECTRUM MOBILE UPDATES

The Annual Notices are now available online and reflect the latest updates to the Privacy Policy and Terms of Service. View our [Privacy Policy] (<https://spectrum.com/privacypolicy>), [Business Terms Of Service] (<https://spectrum.com/businessterms>) and [Mobile Terms] (<https://spectrum.com/mobilebusinessterms>).

Previous Account Activity

Previous Balance	\$30.00	▾
Credits and Payments	-\$30.00	▾
Auto Pay Payment -	-\$30.00	
Mastercard ending in 2695		
<i>Paid on November 28</i>		

Remaining Balance	\$0.00	▼
-------------------	--------	---

Services	\$30.00
----------	---------

Unlimited Line	\$30.00	▼
----------------	---------	---

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

CARLTON LAKES - Phone (813) 404-2881	\$30.00
--------------------------------------	---------

Business Unlimited	\$30.00
--------------------	---------

December 8 - January 7

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

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

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

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

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

Your Auto Pay is scheduled for
December 28.

Included Taxes, Fees & Charges ▼

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

E911 Surcharge	\$0.40
----------------	--------

Federal Universal Service Fund	\$0.13
--------------------------------	--------

Florida Communications Services Tax	\$0.11
Local Communications Services Tax	\$0.07

INVOICE

Email: inframarkcms@payableslockbox.com

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

INVOICE DATE: January 26, 2026
INVOICE NO.: 227953
BILLING NO.: 1

DWH

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

FOR:
Carlton Lakes Community Development District
Fiscal Year 2024/2025 District Engineer Services
Project No.: MSC-22115
Period of Service: 05/04/25 – 12/27/25
(8 months of service)

Authorization: Fiscal Year 2025/2026 Adopted Annual Budget (Hourly Not-to-Exceed \$24,000.00).

Scope of Work:

- On Thursday, May 14, 2025, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting via Teams.
- The week of May 18, 2025, Pegasus Engineering (Mike Bruegger) continued coordination with the Southwest Florida Water Management District (SWFWMD) regarding the outstanding O&M SWFWMD submittal requirements.
- The week of May 25, 2025, Pegasus Engineering (David Hamstra) coordinated with Kristee Cole and Mike Bruegger regarding the new subsidence associated with 11138 Leland Groves Drive.
- On Wednesday, June 11, 2025, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting.
- On Wednesday, July 9, 2025, Pegasus Engineering (David Hamstra) prepared for and participated in the CDD meeting via Teams.
- On Wednesday, August 13, 2025, Pegasus Engineering (David Hamstra) prepared for and attended the CDD meeting.
- The week of September 7, 2025, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting via Teams on 09/10/25.
- The week of October 5, 2025, Pegasus Engineering (David Hamstra) prepared for the 10/08/25 CDD meeting which was later cancelled due to lack of quorum.
- The week of October 19, 2025, Pegasus Engineering (David Hamstra) coordinated with the Chairman (Freddy Barton) and Kristee Cole on 10/24/25 regarding options pertaining to Control Structure CS-25A and emailed the construction plans and the Southwest Florida Water Management District (SWFWMD) permit to Freddy Barton afterwards.

- The week of November 2, 2025, Pegasus Engineering (David Hamstra and Priscilla Villanueva) prepared and submitted the Fiscal Year 25/26 Letter Proposal.
- On Wednesday, November 12, 2025, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting.

LABOR COSTS

Project Manager, Hamstra, P.E.	30.5 hrs	@	\$ 195.00/hr	=	\$ 5,947.50
Sr. Project Engineer, Bruegger, P.E.	2.0 hrs	@	\$ 180.00/hr	=	\$ 360.00
Word Processor/Clerical, Villanueva	<u>7.5 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 600.00</u>
	40.0 hrs				
Sub-Total Labor Costs					\$ 6,907.50
(Total Labor Costs to Date \$6,907.50)					

OTHER DIRECT COSTS

In-house plots, prints, and copies	\$ 220.10
Travel expenses (CDD meetings and site inspections)	<u>\$ 333.80</u>
Sub-Total Other Direct Costs	\$ 553.90
(Total Other Direct Costs to Date \$553.90)	
Amount Due This Invoice	\$ 7,461.40

Total Authorization	\$ 24,000.00
Total Amount Billed to Date	<u>\$ 7,461.40</u>
Balance Remaining	\$ 16,538.60



November 10, 2025

MSC-22115

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

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

Dear Ms. Cole:

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

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

"Engineering a Higher Standard"

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

Ms. Kristee Cole
November 10, 2025
Page 2

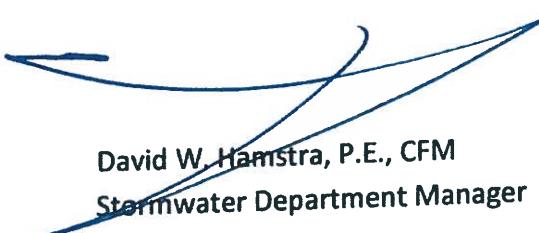
6. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations,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

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

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

Respectfully,

PEGASUS ENGINEERING, LLC



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

cc: Kathryn Hopkinson, District Counsel

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

Approved for Pegasus Engineering, LLC



Fursan Munjed, P.E.

Principal

Officer's Title

November 10, 2025

Date

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



Authorized Signature



Officer's Title



Date

Attachment "A"

Hourly Rate Sheet



FISCAL YEAR 2025/2026 HOURLY RATE SCHEDULE

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CARLTON LAKES CDD	9466499495	12/12/2025	01/02/2026

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	11/07/2025	105786	12/09/2025	105938	15200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$45.90
Water Base Charge	\$283.55
Water Usage Charge	\$17.02
Sewer Base Charge	\$687.47
Sewer Usage Charge	\$107.46

Summary of Account Charges

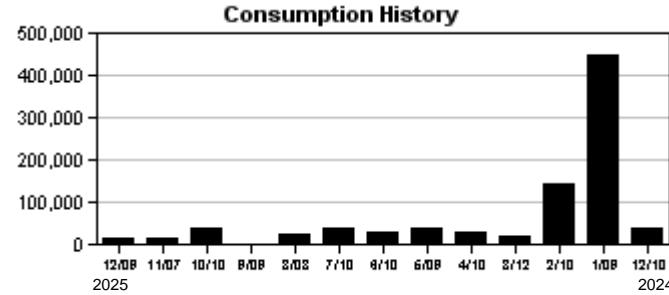
Previous Balance	\$1,140.11
Net Payments - Thank You	\$-1,140.11
Total Account Charges	\$1,147.94
AMOUNT DUE	\$1,147.94

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. 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.



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9466499495



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

6690

DUE DATE	01/02/2026
Auto Pay Scheduled DO NOT PAY	

0094664994954 00001147941





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
CARLTON LAKES CDD	9466499495	01/13/2026	02/03/2026

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	12/09/2025	105938	01/12/2026	106014	7600 GAL	ACTUAL	WATER

Service Address Charges

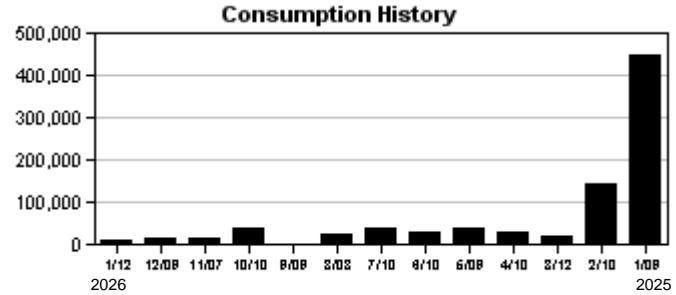
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.95
Water Base Charge	\$283.55
Water Usage Charge	\$8.51
Sewer Base Charge	\$687.47
Sewer Usage Charge	\$53.73

Summary of Account Charges

Previous Balance	\$1,147.94
Net Payments - Thank You	\$-1,147.94
Total Account Charges	\$1,062.75
AMOUNT DUE	\$1,062.75

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.



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9466499495



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

6180

DUE DATE	02/03/2026
Auto Pay Scheduled DO NOT PAY	

0094664994954 00001062751





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

Statement Date: December 05, 2025

Amount Due: \$17,886.41

Due Date: December 19, 2025

Account #: 321000026203

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

Account Summary

Previous Amount Due	\$18,357.87
Payment(s) Received Since Last Statement	-\$18,357.87
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$17,886.41

Amount Due by December 19, 2025 \$17,886.41

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

00000026-0000279-Page 3 of 18

Your Locations With The Highest Usage



11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094

12,440 KWH



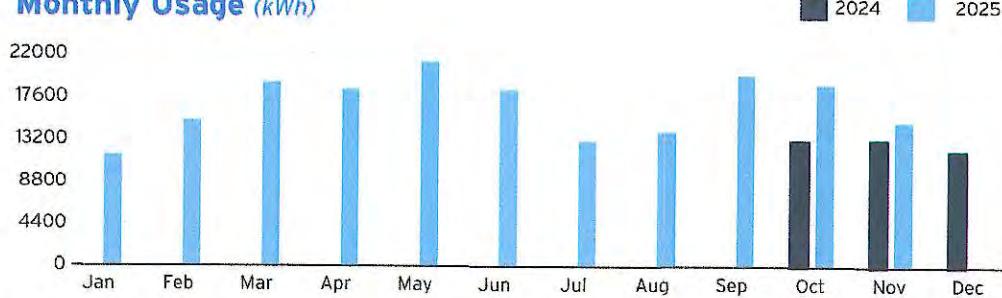
14286 CLEMENT PRIDE BLVD, B, RIVERVIEW, FL 33579

2,169 KWH



Scan here to interact with your bill online.

Monthly Usage (kWh)



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



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

Account #: 321000026203

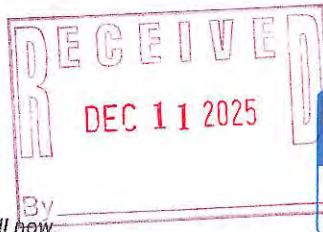
Due Date: December 19, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$17,886.41

Payment Amount: \$ _____

700750003651

Your account will be drafted on December 19, 2025

CARLTON LAKES CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2359

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488713	11/13/2025	38,891	-	38,804	=	87 kWh	1	30 Days	\$32.90

97.3%

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

Sub-Account Number: 211005443505

Amount: \$5,391.34

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

Sub-Account Number: 211005443687

Amount: \$5,992.23

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

Sub-Account Number: 211005443919

Amount: \$2,792.63

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

Sub-Account Number: 221000718207

Amount: \$299.99

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

Sub-Account Number: 221000723645

Amount: \$393.20

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

▲ Increased ■ Same ▼ Decreased

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

Sub-Account Number: 221000778375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000851107	11/13/2025	54,907	-	52,738	=	2,169 kWh	1	30 Days	\$356.37

▲ 12.0%

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

Sub-Account Number: 22100331729

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503543	11/13/2025	2,120	-	2,065	=	55 kWh	1	30 Days	\$27.94

▲ 139.1%

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

Sub-Account Number: 221003344704

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503523	11/13/2025	10,043	-	9,864	=	179 kWh	1	30 Days	\$47.20

▲ 3.5%

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

Sub-Account Number: 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	11/13/2025	43,947	-	43,910	=	37 kWh	1	30 Days	\$25.12

▼ 75.8%

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

Sub-Account Number: 221004695112

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000790429	11/13/2025	28,843	-	28,221	=	12,440 kWh	20.0000	30 Days	\$1,328.53
1000790429	11/13/2025	1.34	-	0	=	26.8 kW	20.0000	30 Days	▼ 7.2%

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

Sub-Account Number: 221004936375

Amount: \$546.45

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

Sub-Account Number: 221007674692

Amount: \$652.51

Total Current Month's Charges

\$17,886.41



Sub-Account #: 221000778391
Statement Date: 12/04/2025

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

Meter Read

Meter Location: WELL

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	11/13/2025	38,891	38,804		87 kWh	1	30 Days

Charge Details



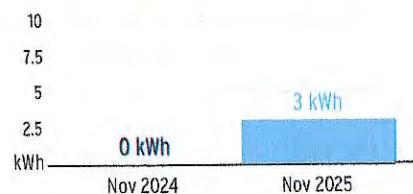
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	87 kWh @ \$0.08641/kWh	\$7.52
Fuel Charge	87 kWh @ \$0.03391/kWh	\$2.95
Storm Protection Charge	87 kWh @ \$0.00577/kWh	\$0.50
Clean Energy Transition Mechanism	87 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	87 kWh @ \$0.02121/kWh	\$1.85
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.90

Current Month's Electric Charges

\$32.90

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211005443505
Statement Date: 12/02/2025

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

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2168 kWh @ \$0.03412/kWh	\$73.97
Fixture & Maintenance Charge	97 Fixtures	\$2452.92
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2168 kWh @ \$0.03363/kWh	\$72.91
Storm Protection Charge	2168 kWh @ \$0.00559/kWh	\$12.12
Clean Energy Transition Mechanism	2168 kWh @ \$0.00043/kWh	\$0.93
Storm Surcharge	2168 kWh @ \$0.01230/kWh	\$26.67
Florida Gross Receipt Tax		\$4.78
Lighting Charges		\$5,391.34

Current Month's Electric Charges **\$5,391.34**

Billing information continues on next page →



Sub-Account #: 211005443687
Statement Date: 12/02/2025

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

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2448 kWh @ \$0.03412/kWh	\$83.53
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03363/kWh	\$82.33
Storm Protection Charge	2448 kWh @ \$0.00559/kWh	\$13.68
Clean Energy Transition Mechanism	2448 kWh @ \$0.00043/kWh	\$1.05
Storm Surcharge	2448 kWh @ \$0.01230/kWh	\$30.11
Florida Gross Receipt Tax		\$5.40
Lighting Charges		\$5,992.23

Current Month's Electric Charges

\$5,992.23

Billing information continues on next page →



Sub-Account #: 211005443919
Statement Date: 12/02/2025

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

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1121 kWh @ \$0.03412/kWh	\$38.25
Fixture & Maintenance Charge	49 Fixtures	\$1305.99
Lighting Pole / Wire	49 Poles	\$1387.68
Lighting Fuel Charge	1121 kWh @ \$0.03363/kWh	\$37.70
Storm Protection Charge	1121 kWh @ \$0.00559/kWh	\$6.27
Clean Energy Transition Mechanism	1121 kWh @ \$0.00043/kWh	\$0.48
Storm Surcharge	1121 kWh @ \$0.01230/kWh	\$13.79
Florida Gross Receipt Tax		\$2.47
Lighting Charges		\$2,792.63

Current Month's Electric Charges

\$2,792.63

Billing information continues on next page →



Sub-Account #: 221000718207
Statement Date: 12/02/2025

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

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	120 kWh @ \$0.03412/kWh	\$4.09
Fixture & Maintenance Charge	5 Fixtures	\$147.80
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	120 kWh @ \$0.03363/kWh	\$4.04
Storm Protection Charge	120 kWh @ \$0.00559/kWh	\$0.67
Clean Energy Transition Mechanism	120 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	120 kWh @ \$0.01230/kWh	\$1.48
Florida Gross Receipt Tax		\$0.26
Lighting Charges		\$299.99

Current Month's Electric Charges **\$299.99**

Billing information continues on next page →



Sub-Account #: 221000723645
Statement Date: 12/02/2025

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

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	158 kWh @ \$0.03412/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$181.02
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	158 kWh @ \$0.03363/kWh	\$5.31
Storm Protection Charge	158 kWh @ \$0.00559/kWh	\$0.88
Clean Energy Transition Mechanism	158 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	158 kWh @ \$0.01230/kWh	\$1.94
Florida Gross Receipt Tax		\$0.35
Lighting Charges		\$393.20

Current Month's Electric Charges

\$393.20

Billing information continues on next page →



Sub-Account #: 221000778375
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/15/2025 - 11/13/2025

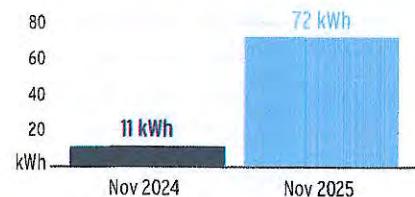
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851107	11/13/2025	54,907	52,738	2,169 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,169 kWh @ \$0.08641/kWh	\$187.42
Fuel Charge	2,169 kWh @ \$0.03391/kWh	\$73.55
Storm Protection Charge	2,169 kWh @ \$0.00577/kWh	\$12.52
Clean Energy Transition Mechanism	2,169 kWh @ \$0.00418/kWh	\$9.07
Storm Surcharge	2,169 kWh @ \$0.02121/kWh	\$46.00
Florida Gross Receipt Tax		\$8.91
Electric Service Cost		\$356.37

Avg kWh Used Per Day



Current Month's Electric Charges **\$356.37**

Billing information continues on next page →



Sub-Account #: 221003311729
Statement Date: 12/02/2025

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

Meter Read

Meter Location: GATE

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	11/13/2025	2,120	2,065	=	55 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	55 kWh @ \$0.08641/kWh	\$4.75
Fuel Charge	55 kWh @ \$0.03391/kWh	\$1.87
Storm Protection Charge	55 kWh @ \$0.00577/kWh	\$0.32
Clean Energy Transition Mechanism	55 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	55 kWh @ \$0.02121/kWh	\$1.17
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$27.94

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.94

Billing information continues on next page →



Sub-Account #: 221003344704
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: General Service - Non Demand

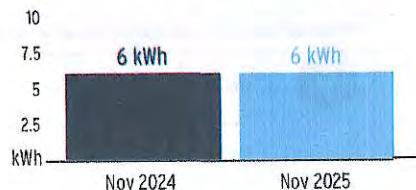
Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	11/13/2025	10,043	9,864		179 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	179 kWh @ \$0.08641/kWh	\$15.47
Fuel Charge	179 kWh @ \$0.03391/kWh	\$6.07
Storm Protection Charge	179 kWh @ \$0.00577/kWh	\$1.03
Clean Energy Transition Mechanism	179 kWh @ \$0.00418/kWh	\$0.75
Storm Surcharge	179 kWh @ \$0.02121/kWh	\$3.80
Florida Gross Receipt Tax		\$1.18
Electric Service Cost		\$47.20

Current Month's Electric Charges **\$47.20**

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 221003357052
Statement Date: 12/02/2025

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

Meter Read



Meter Location: WELL

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	11/13/2025	43,947	43,910	=	37 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	37 kWh @ \$0.08641/kWh	\$3.20
Fuel Charge	37 kWh @ \$0.03391/kWh	\$1.25
Storm Protection Charge	37 kWh @ \$0.00577/kWh	\$0.21
Clean Energy Transition Mechanism	37 kWh @ \$0.00418/kWh	\$0.15
Storm Surcharge	37 kWh @ \$0.02121/kWh	\$0.78
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.12

Current Month's Electric Charges **\$25.12**

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 221004695112
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	11/13/2025	28,843	28,221	=	12,440 kWh	20.0000	30 Days
1000790429	11/13/2025	1.34	0	=	26.8 kW	20.0000	30 Days

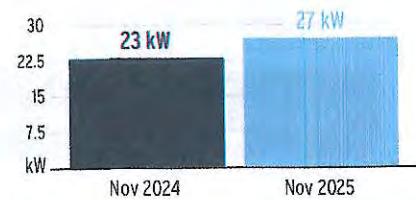
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	27 kW @ \$18.07000/kW	\$487.89
Energy Charge	12,440 kWh @ \$0.00773/kWh	\$96.16
Fuel Charge	12,440 kWh @ \$0.03391/kWh	\$421.84
Capacity Charge	27 kW @ \$0.30000/kW	\$8.10
Storm Protection Charge	27 kW @ \$2.08000/kW	\$56.16
Energy Conservation Charge	27 kW @ \$0.93000/kW	\$25.11
Environmental Cost Recovery	12,440 kWh @ \$0.00068/kWh	\$8.46
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	12,440 kWh @ \$0.01035/kWh	\$128.75
Florida Gross Receipt Tax		\$33.21
Electric Service Cost		\$1,328.53

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges **\$1,328.53**

Billing information continues on next page →



Sub-Account #: 221004936375
Statement Date: 12/02/2025

Service Address: 11404 CARTHAGE DR, RIVERVIEW, FL 33579-4094

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	299 kWh @ \$0.03412/kWh	\$10.20
Fixture & Maintenance Charge	9 Fixtures	\$265.17
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	299 kWh @ \$0.03363/kWh	\$10.06
Storm Protection Charge	299 kWh @ \$0.00559/kWh	\$1.67
Clean Energy Transition Mechanism	299 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	299 kWh @ \$0.01230/kWh	\$3.68
Florida Gross Receipt Tax		\$0.66
Lighting Charges		\$546.45

Current Month's Electric Charges **\$546.45**

Billing information continues on next page →



Sub-Account #: 221007674692
Statement Date: 12/02/2025

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

Service Period: 10/15/2025 - 11/13/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	266 kWh @ \$0.03412/kWh	\$9.08
Fixture & Maintenance Charge	14 Fixtures	\$232.54
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	266 kWh @ \$0.03363/kWh	\$8.95
Storm Protection Charge	266 kWh @ \$0.00559/kWh	\$1.49
Clean Energy Transition Mechanism	266 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	266 kWh @ \$0.01230/kWh	\$3.27
Florida Gross Receipt Tax		\$0.59
Lighting Charges		\$652.51

Current Month's Electric Charges **\$652.51**

Total Current Month's Charges **\$17,886.41**



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

Statement Date: January 07, 2026

Amount Due: \$17,929.00

Due Date: January 22, 2026

Account #: 321000026203

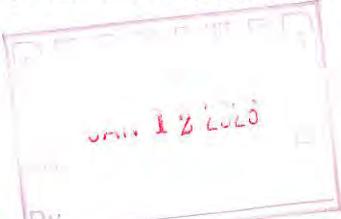
DO NOT PAY. Your account will be drafted on January 22, 2026

Account Summary

Previous Amount Due	\$17,886.41
Payment(s) Received Since Last Statement	-\$17,886.41
Miscellaneous Credits	-\$75.66
Credit Balance After Payments and Credits	-\$75.66
Current Month's Charges	\$18,004.66

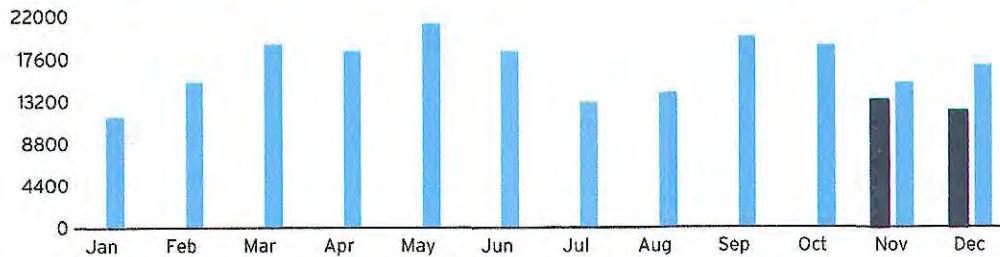
Amount Due by January 22, 2026 **\$17,929.00**

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



2024 2025

Monthly Usage (kWh)



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

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

Account #: 321000026203

Due Date: January 22, 2026

Amount Due: \$17,929.00

Payment Amount: \$ _____

700500003584

Your account will be
drafted on January 22, 2026

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3118

CARLTON LAKES CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2359

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211005443505

Amount: \$5,391.34

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

Sub-Account Number: 211005443687

Amount: \$5,992.23

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

Sub-Account Number: 211005443919

Amount: \$2,781.33

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

Sub-Account Number: 221000718207

Amount: \$299.99

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

Sub-Account Number: 221000723645

Amount: \$393.20

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

Sub-Account Number: 221000778375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000851107	12/15/2025	57,370	-	54,907	=	2,463 kWh	1	32 Days	\$403.34

13.6%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month
 Increased  Same  Decreased
Service Address: 13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579**Sub-Account Number:** 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488713	12/15/2025	39,021	-	38,891	=	130 kWh	1	32 Days	\$40.87

 49.4%
Service Address: 14298 ARBOR PINES DR, RIVERVIEW, FL 33579**Sub-Account Number:** 221003311729

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503543	12/15/2025	2,255	-	2,120	=	135 kWh	1	32 Days	\$41.65

 145.5%
Service Address: 14218 ARBOR PINES DR, RIVERVIEW, FL 33579**Sub-Account Number:** 221003344704

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503523	12/15/2025	10,235	-	10,043	=	192 kWh	1	32 Days	\$50.50

 7.3%
Service Address: 14217 ARBOR PINES DR, RIVERVIEW, FL 33579**Sub-Account Number:** 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	12/15/2025	44,029	-	43,947	=	82 kWh	1	32 Days	\$33.42

 121.6%
Service Address: 11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094**Sub-Account Number:** 221004695112

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000790429	12/15/2025	29,530	-	28,843	=	13,740 kWh	20.0000	32 Days	\$1,377.83
1000790429	12/15/2025	1.3	-	0	=	25.92 kW	20.0000	32 Days	10.5%

Service Address: 11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094**Sub-Account Number:** 221004936375

Amount: \$546.45

Service Address: CARLTON LKS, PH 1E1, RIVERVIEW, FL 33579-0000**Sub-Account Number:** 221007674692

Amount: \$652.51

Total Current Month's Charges**\$18,004.66**



Sub-Account #: 211005443505
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2168 kWh @ \$0.03412/kWh	\$73.97
Fixture & Maintenance Charge	97 Fixtures	\$2452.92
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2168 kWh @ \$0.03363/kWh	\$72.91
Storm Protection Charge	2168 kWh @ \$0.00559/kWh	\$12.12
Clean Energy Transition Mechanism	2168 kWh @ \$0.00043/kWh	\$0.93
Storm Surcharge	2168 kWh @ \$0.01230/kWh	\$26.67
Florida Gross Receipt Tax		\$4.78
Lighting Charges		\$5,391.34

Current Month's Electric Charges **\$5,391.34**

Billing information continues on next page →



Sub-Account #: 211005443687
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2448 kWh @ \$0.03412/kWh	\$83.53
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03363/kWh	\$82.33
Storm Protection Charge	2448 kWh @ \$0.00559/kWh	\$13.68
Clean Energy Transition Mechanism	2448 kWh @ \$0.00043/kWh	\$1.05
Storm Surcharge	2448 kWh @ \$0.01230/kWh	\$30.11
Florida Gross Receipt Tax		\$5.40
Lighting Charges		\$5,992.23

Current Month's Electric Charges

\$5,992.23

Billing information continues on next page →



Sub-Account #: 211005443919
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1117 kWh @ \$0.03412/kWh	\$38.11
Fixture & Maintenance Charge	49 Fixtures	\$1295.06
Lighting Pole / Wire	49 Poles	\$1387.68
Lighting Fuel Charge	1117 kWh @ \$0.03363/kWh	\$37.56
Storm Protection Charge	1117 kWh @ \$0.00559/kWh	\$6.24
Clean Energy Transition Mechanism	1117 kWh @ \$0.00043/kWh	\$0.48
Storm Surcharge	1117 kWh @ \$0.01230/kWh	\$13.74
Florida Gross Receipt Tax		\$2.46
Lighting Charges		\$2,781.33

Current Month's Electric Charges

\$2,781.33

Billing information continues on next page →



Sub-Account #: 221000718207
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	120 kWh @ \$0.03412/kWh	\$4.09
Fixture & Maintenance Charge	5 Fixtures	\$147.80
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	120 kWh @ \$0.03363/kWh	\$4.04
Storm Protection Charge	120 kWh @ \$0.00559/kWh	\$0.67
Clean Energy Transition Mechanism	120 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	120 kWh @ \$0.01230/kWh	\$1.48
Florida Gross Receipt Tax		\$0.26
Lighting Charges		\$299.99

Current Month's Electric Charges **\$299.99**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$13.24
Total Current Month's Credits	-\$13.24

Billing information continues on next page →



Sub-Account #: 221000723645
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	158 kWh @ \$0.03412/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$181.02
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	158 kWh @ \$0.03363/kWh	\$5.31
Storm Protection Charge	158 kWh @ \$0.00559/kWh	\$0.88
Clean Energy Transition Mechanism	158 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	158 kWh @ \$0.01230/kWh	\$1.94
Florida Gross Receipt Tax		\$0.35
Lighting Charges		\$393.20

Current Month's Electric Charges **\$393.20**



Miscellaneous Credits

Interest for Cash Security Deposit	-\$17.99
Total Current Month's Credits	-\$17.99

Billing information continues on next page →



Sub-Account #: 221000778375
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/14/2025 - 12/15/2025

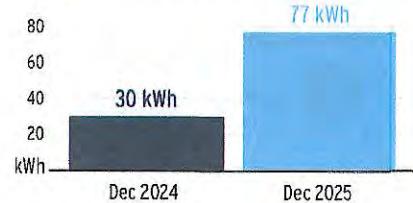
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851107	12/15/2025	57,370	54,907		2,463 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,463 kWh @ \$0.08641/kWh	\$212.83
Fuel Charge	2,463 kWh @ \$0.03391/kWh	\$83.52
Storm Protection Charge	2,463 kWh @ \$0.00577/kWh	\$14.21
Clean Energy Transition Mechanism	2,463 kWh @ \$0.00418/kWh	\$10.30
Storm Surcharge	2,463 kWh @ \$0.02121/kWh	\$52.24
Florida Gross Receipt Tax		\$10.08
Electric Service Cost		\$403.34

Avg kWh Used Per Day



Current Month's Electric Charges **\$403.34**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$2.08
Total Current Month's Credits		-\$2.08

Billing information continues on next page →



Sub-Account #: 221000778391
Statement Date: 01/02/2026

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

Meter Read

Meter Location: WELL

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000488713	12/15/2025	39,021	38,891	130 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	130 kWh @ \$0.08641/kWh	\$11.23
Fuel Charge	130 kWh @ \$0.03391/kWh	\$4.41
Storm Protection Charge	130 kWh @ \$0.00577/kWh	\$0.75
Clean Energy Transition Mechanism	130 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	130 kWh @ \$0.02121/kWh	\$2.76
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.87

Avg kWh Used Per Day



Current Month's Electric Charges **\$40.87**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$3.22
Total Current Month's Credits		-\$3.22

Billing information continues on next page →



Sub-Account #: 221003311729
Statement Date: 01/02/2026

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

Meter Read



Meter Location: GATE

Service Period: 11/14/2025 - 12/15/2025

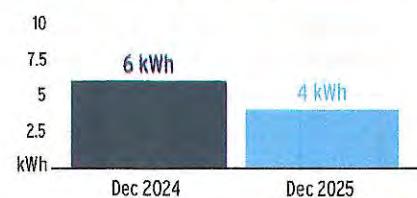
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503543	12/15/2025	2,255	2,120	135 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	135 kWh @ \$0.08641/kWh	\$11.67
Fuel Charge	135 kWh @ \$0.03391/kWh	\$4.58
Storm Protection Charge	135 kWh @ \$0.00577/kWh	\$0.78
Clean Energy Transition Mechanism	135 kWh @ \$0.00418/kWh	\$0.56
Storm Surcharge	135 kWh @ \$0.02121/kWh	\$2.86
Florida Gross Receipt Tax		\$1.04
Electric Service Cost		\$41.65

Avg kWh Used Per Day



Current Month's Electric Charges **\$41.65**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$1.20
Total Current Month's Credits		-\$1.20

Billing information continues on next page →



Sub-Account #: 221003344704
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/14/2025 - 12/15/2025

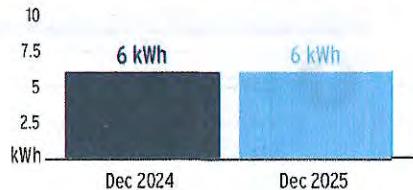
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	12/15/2025	10,235	10,043		192 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	192 kWh @ \$0.08641/kWh	\$16.59
Fuel Charge	192 kWh @ \$0.03391/kWh	\$6.51
Storm Protection Charge	192 kWh @ \$0.00577/kWh	\$1.11
Clean Energy Transition Mechanism	192 kWh @ \$0.00418/kWh	\$0.80
Storm Surcharge	192 kWh @ \$0.02121/kWh	\$4.07
Florida Gross Receipt Tax		\$1.26
Electric Service Cost		\$50.50

Avg kWh Used Per Day



Current Month's Electric Charges **\$50.50**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$1.47
Total Current Month's Credits		-\$1.47

Billing information continues on next page →



Sub-Account #: 221003357052
Statement Date: 01/02/2026

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

Meter Read

Meter Location: WELL

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	12/15/2025	44,029	43,947	=	82 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	82 kWh @ \$0.08641/kWh	\$7.09
Fuel Charge	82 kWh @ \$0.03391/kWh	\$2.78
Storm Protection Charge	82 kWh @ \$0.00577/kWh	\$0.47
Clean Energy Transition Mechanism	82 kWh @ \$0.00418/kWh	\$0.34
Storm Surcharge	82 kWh @ \$0.02121/kWh	\$1.74
Florida Gross Receipt Tax		\$0.84
Electric Service Cost		\$33.42

Avg kWh Used Per Day



Current Month's Electric Charges **\$33.42**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$1.47
Total Current Month's Credits		-\$1.47

Billing information continues on next page →



Sub-Account #: 221004695112
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000790429	12/15/2025	29,530	28,843	13,740 kWh	20.0000	32 Days
1000790429	12/15/2025	1.3	0	25.92 kW	20.0000	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
Energy Charge	13,740 kWh @ \$0.00773/kWh	\$106.21
Fuel Charge	13,740 kWh @ \$0.03391/kWh	\$465.92
Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
Environmental Cost Recovery	13,740 kWh @ \$0.00068/kWh	\$9.34
Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
Storm Surcharge	13,740 kWh @ \$0.01035/kWh	\$142.21
Florida Gross Receipt Tax		\$34.45
Electric Service Cost		\$1,377.83

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges **\$1,377.83**

Miscellaneous Credits		
Interest for Cash Security Deposit		-\$34.99
Total Current Month's Credits		-\$34.99

Billing information continues on next page →



Sub-Account #: 221004936375
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	299 kWh @ \$0.03412/kWh	\$10.20
Fixture & Maintenance Charge	9 Fixtures	\$265.17
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	299 kWh @ \$0.03363/kWh	\$10.06
Storm Protection Charge	299 kWh @ \$0.00559/kWh	\$1.67
Clean Energy Transition Mechanism	299 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	299 kWh @ \$0.01230/kWh	\$3.68
Florida Gross Receipt Tax		\$0.66
Lighting Charges		\$546.45

Current Month's Electric Charges **\$546.45**

Billing information continues on next page →



Sub-Account #: 221007674692

Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	266 kWh @ \$0.03412/kWh	\$9.08
Fixture & Maintenance Charge	14 Fixtures	\$232.54
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	266 kWh @ \$0.03363/kWh	\$8.95
Storm Protection Charge	266 kWh @ \$0.00559/kWh	\$1.49
Clean Energy Transition Mechanism	266 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	266 kWh @ \$0.01230/kWh	\$3.27
Florida Gross Receipt Tax		\$0.59
Lighting Charges		\$652.51

Current Month's Electric Charges **\$652.51**

Total Current Month's Charges **\$18,004.66**

December 9, 2025

Invoice Number: 2510461120925
 Account Number: 8337 12 029 2510461
 Security Code: 2597
 Service At: 11404 CARLTON FIELDS DR
 RIVERVIEW FL 33579-4094

Auto Pay Notice

Contact Us

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

Summary Service from 12/09/25 through 01/08/26
 details on following pages

NEWS AND INFORMATION

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



Previous Balance	265.00
Payments Received -Thank You!	-265.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
YOUR AUTO PAY WILL BE PROCESSED 12/26/25	
Total Due by Auto Pay	\$265.00

Thank you for choosing Spectrum Business.

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

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 12112025 NNNNNNNN 01 001005 0005

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

REC'D BY
 DEC 22 2025

December 9, 2025

Carlton Lakes Community

Invoice Number: 2510461120925
 Account Number: 8337 12 029 2510461
 Service At: 11404 CARLTON FIELDS DR
 RIVERVIEW FL 33579-4094

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

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712029251046100265009

Invoice Number: Carlton Lakes Community
2510461120925
Account Number: 8337 12 029 2510461
Security Code: 2597

Spectrum

BUSINESS

Contact Us

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

8633 2390 DY RP 08 12/11/2025 NNNNNNNN 01 001005 0005

Charge Details

Previous Balance	265.00
EFT Payment	11/26 -265.00
Remaining Balance	\$0.00

Payments received after 12/09/25 will appear on your next bill.

Service from 12/09/25 through 01/08/26

Spectrum Business™ Internet

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

Spectrum Business™ Voice

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

For additional call details,
please visit SpectrumBusiness.net

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

Other Charges

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

Other Charges Continued

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

Billing Information

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



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

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

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.13, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

Spectrum

BUSINESS



January 9, 2026
 Invoice Number: 2510461010926
 Account Number: 8337 12 029 2510461
 Security Code: 2597
 Service At: 11404 CARLTON FIELDS DR
 RIVERVIEW FL 33579-4094

Auto Pay Notice

Contact Us

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

Summary *Service from 01/09/26 through 02/08/26
 details on following pages*

Previous Balance	265.00
Payments Received -Thank You!	-265.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$265.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/26/26</i>	
Total Due by Auto Pay	\$265.00

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.



Thank you for choosing Spectrum Business.

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

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

January 9, 2026

Carlton Lakes Community

Invoice Number: 2510461010926
 Account Number: 8337 12 029 2510461
 Service At: 11404 CARLTON FIELDS DR
 RIVERVIEW FL 33579-4094

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 01102026 NNNNNNNN 01 000987 0004

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



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029251046100265009

Invoice Number: 2510461010926
 Account Number: 8337 12 029 2510461
 Security Code: 2597



Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
 8633 2390 DY RP 09 01102026 NNNNNNNN 01 000987 0004

Charge Details

Previous Balance	265.00
EFT Payment	12/26
Remaining Balance	\$0.00

Payments received after 01/09/26 will appear on your next bill.

Service from 01/09/26 through 02/08/26

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone number (813) 442-4870

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

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

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

Other Charges Continued

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

Billing Information

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



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

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

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

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

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



Invoice Number: **Carlton Lakes Community**
Account Number: **2510461010926**
Security Code: **8337 12 029 2510461**
2597

**Contact Us**

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 000987 0004

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

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

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

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

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



Invoice Number:
Account Number::
Security Code:

Carlton Lakes Community
2510461010926
8337 12 029 2510461
2597



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 000987 0004





Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32728415 Inv Date : 11/12/2025
Customer : 38080 Loc : F32
Type . . : CHG-S Route . : 08
PO Number : Acct # : 38080
WO Number : Acct Zip : 33607
Service Visit : 11596890

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813)621-6094

Bill to:
CARLTON LAKES COMMUNITY
EMAIL ALL INVOICES
DISTRICTINVOICES@MERITUSD
ISTRICTS.COM, FL 33607

Serviced:
CARLTON LAKES COMMUNITY
11404 CARLTON FIELDS DR
MERITUS CORPORATION
RIVERVIEW, FL 33579

Item	Qty	Description	Unit Price	Net Amount	Tx
INPTT	16	INSP, ELIGHT PUSH TO TEST	19.16	306.56	Y
IN	4	INSPECTION, EXTINGUISHER ANNUAL	14.16	56.64	Y
EESEAL	4	FLAG SEAL/TAMPER INDICATOR	5.00	20.00	Y
SC	1	Service Charge	155.25	155.25	Y
			SUB-TOTAL :	538.45	
			TAX :	.00	
			TOTAL :	538.45	

PLEASE PAY FROM THIS INVOICE.

TO MAKE A PAYMENT:

570.891.0421 OPTION 1

CUSTOMER SERVICE OR BILLING ISSUES:

813.628.4661

QUESTIONS OR FURTHER ASSISTANCE:

EVANSL@CINTAS.COM



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32728415 Inv Date : 11/12/2025
Customer : 38080 Loc : F32
Type . . : CHG-S Route . : 08
PO Number : Acct # : 38080
WO Number : Acct Zip : 33607
Service Visit : 11596890

Remit to:

CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813)621-6094

Bill to:

CARLTON LAKES COMMUNITY
EMAIL ALL INVOICES
DISTRICTINVOICES@MERITUSD
ISTRICTS.COM, FL 33607

Serviced:

CARLTON LAKES COMMUNITY
11404 CARLTON FIELDS DR
MERITUS CORPORATION
RIVERVIEW, FL 33579

Item	Qty	Description	Unit Price	Net Amount Tx
LICENSE NUMBERS: #EF20000872 #FPC23-000027 #94476600012007 #94476600022007				

Customer: CARLTON LAKES COMMUNITY 38080

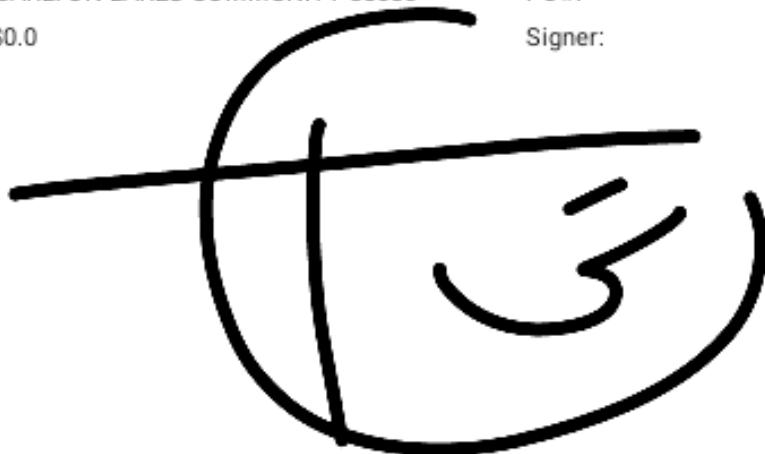
Collected: \$0.0

PO#:

Signer:

Invoice: 728415

Authorizer: FREDERICK LEVATT



A handwritten signature, appearing to read "F. G.", is enclosed within a circle. A horizontal line extends from the left side of the circle to the left of the signature.



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES.

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

22. **Governing Law.** To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. **Disputes.** Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules. The number of arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators to agree upon a third arbitrator. The place of arbitration shall be Warren County, Ohio and Ohio law shall apply. Judgment on the award rendered by the arbitrators may be entered in any court having jurisdiction. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.



GoTo Communications, Inc.

INVOICE

Invoice Date 01/01/2026
Invoice # IN7104765577
PO #
Customer ID CN-710379-2009
Terms Net 15
Due Date 01/16/2026
Currency US Dollar

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

Bill To

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

INVOICE Total:\$113.52

Amount Due:\$113.52

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 01/01/2026 - 01/31/2026	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 01/01/2026 - 01/31/2026	2	5	\$10.00
Primary	Included minutes in plan 12/01/2025 - 12/31/2025	39.9	0	\$0.00
Primary	Monthly Rental Equipment Charge 01/01/2026 - 01/31/2026	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.77	\$8.77
Primary	Universal Service Fee (USF)	1	3.9698	\$3.97
Primary	Cost Recovery Fee	1	5.0255	\$5.03
Total				\$113.52

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	01/01/2026
Invoice #	IN7104765577
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	01/16/2026
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 #:	IN7104765577
Amount Due:	\$113.52

Amount Paid: _____

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
167777

DATE
1/2/2026

CUSTOMER ID
C2277

NET TERMS
Due On Receipt

PO#

DUE DATE
1/2/2026

Services provided for the Month of: January 2026

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
169015

DATE
1/20/2026

CUSTOMER ID
C2277

NET TERMS
Due On Receipt

PO#

DUE DATE
1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal	\$2.22
Tax	\$0.00
Total Due	\$2.22

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



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

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

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

Invoice # 79936

Invoice 01/01/2026

Date: Thursday

Time: 12:00 AM

Bill-To: 3667

Location: 3667

Technician: Bryan Kennedy

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

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

Payment Receipt. Please Return with Payment Remittance

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

Account #: 3667 Date: 01/01/2026

PO Number: Invoice #: 79936

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.
01/01/26	8900
Terms	Due Date
Net 30	01/31/26

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
\$12,534.59	

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 January 2026		\$12,534.59	\$0.00	\$12,534.59
Total		\$12,534.59	\$0.00	\$12,534.59

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 14, 2026
Client: 001463
Matter: 000001
Invoice #: 27776

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/5/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
		Total Professional Services	0.4	\$122.00
		Total Services		\$122.00
		Total Disbursements		\$0.00
		Total Current Charges		\$122.00
		Previous Balance		\$183.00
		PAY THIS AMOUNT		\$305.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27707	December 23, 2025	\$183.00	\$0.00	\$0.00	\$0.00	\$305.00
Total Remaining Balance Due						\$305.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$305.00	\$0.00	\$0.00	\$0.00



INVOICE

Page 1 of 2

Customer ID:

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

22-06270-03004

CARLTON LAKES
12/01/25-12/31/25
11/25/2025
0206288-2206-4

How to Contact Us	Your Payment is Due	Your Total Due
<p>Visit wm.com/MyWM</p> <p>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.</p>    <p>Customer Service: (813) 621-3055</p>	Dec 25, 2025	\$518.98 If payment is received after 12/25/2025: \$ 531.95

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

IMPORTANT MESSAGES

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



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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
11/25/2025	0206288-2206-4	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 12/25/2025 If Received after 12/25/2025	\$518.98 \$531.95	

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

2206000220627003004002062880000005189800000051898 7

10290C17

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

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

DETAILS OF SERVICE

Details for Service Location:

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

Customer ID: 22-06270-03004

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	12/01/25		1.00	192.48
6 Yard Dumpster 1X Week	12/01/25		1.00	326.50
Total Current Charges				518.98

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**Set up recurring payments with us at wm.com/myaccount**Online**Use wm.com for quick and easy payments**By Phone**

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due																										
Visit wm.com/MyWM		10/25/2022		\$123.45																										
Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.				If payment is received after 10/25/2022: \$128.45																										
  																														
Previous Balance	+	Payments	+	Adjustments	+																									
\$123.45		(\$123.45)		0.00																										
				Current Invoice Charges \$123.45																										
				Total Account Balance Due \$123.45																										
DETAILS OF SERVICE																														
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627			Customer ID: 21-51809-22222																											
<table border="1"> <tr> <td>Description</td> <td>Date</td> <td>Ticket</td> <td>Quantity</td> <td>Amount</td> </tr> <tr> <td>90 GALLON</td> <td>10/01/22</td> <td></td> <td>1.00</td> <td>68.50</td> </tr> <tr> <td>MIN STATE SOLID WASTE TAX 9.75%</td> <td></td> <td></td> <td></td> <td>6.55</td> </tr> <tr> <td>COUNTY ENVIRONMENTAL CHARGE</td> <td></td> <td></td> <td></td> <td>25.45</td> </tr> <tr> <td>Total Current Charges</td> <td></td> <td></td> <td></td> <td>123.45</td> </tr> </table>			Description	Date	Ticket	Quantity	Amount	90 GALLON	10/01/22		1.00	68.50	MIN STATE SOLID WASTE TAX 9.75%				6.55	COUNTY ENVIRONMENTAL CHARGE				25.45	Total Current Charges				123.45			
Description	Date	Ticket	Quantity	Amount																										
90 GALLON	10/01/22		1.00	68.50																										
MIN STATE SOLID WASTE TAX 9.75%				6.55																										
COUNTY ENVIRONMENTAL CHARGE				25.45																										
Total Current Charges				123.45																										

1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3 Service location details the total current charges of this invoice.

New Payment Platform

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

**Expanded payment options.**

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

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

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

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

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



INVOICE

Page 1 of 2

22-06270-03004
CARLTON LAKES
01/01/26-01/31/26
12/29/2025
0215569-2206-6

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

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Jan 28, 2026

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

Your Total Due

\$518.98

If payment is received after
01/28/2026: **\$ 531.95**

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

IMPORTANT MESSAGES

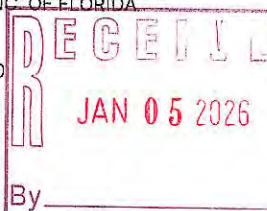
***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



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



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



Invoice Date	Invoice Number	Customer ID (Include with your payment)
12/29/2025	0215569-2206-6	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 01/28/2026	\$518.98	
If Received after 01/28/2026	\$531.95	

*** DO NOT PAY - AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$518.98.

220600022062700300400215569000000051898000000051898 9

0031725 01 AB 0.64 **AUTO T0 0 7362 33607-600875 -C04-P31756-11



I0290C29

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



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



Printed on
recycled paper.

DETAILS OF SERVICE

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

Customer ID: 22-06270-03004

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	01/01/26		1.00	192.48
6 Yard Dumpster 1X Week	01/01/26		1.00	326.50
Total Current Charges				518.98

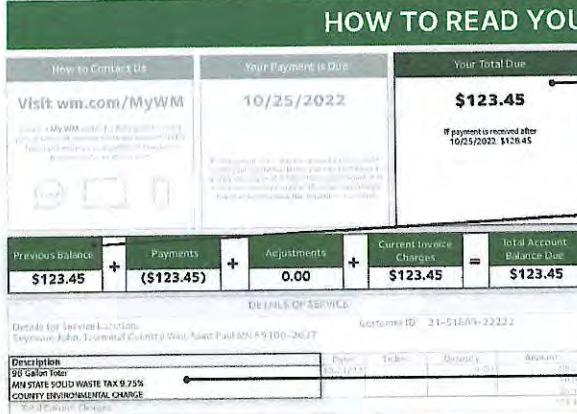
GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**Set up recurring payments with us at wm.com/myaccount**Online**Use wm.com for quick and easy payments**By Phone**

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



1 Your Total Due is the total amount of current charges and any previous unpaid balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3 Service location details the total current charges of this invoice.

New Payment Platform

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

**Expanded payment options.**

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

 Check Here to Change Contact Info

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

Address 1

Address 2

City

State

Zip

Email

Date Valid

 Check Here to Sign Up for Automatic Payment Enrollment

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

Email

Date

Bank Account Holder Signature

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

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

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

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.: 8396
Terms: Net 15
Invoice date: 01/01/2026
Due date: 01/16/2026

#	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 1/5/2025

Payable To Carlton Lakes CDD

Check Amount **\$39,277.04**

Check Description 2015 DS Payment 12/3/25

Code to **200.103200.100**

Check Amount **19,427.79**

Check Description 2017 DS Payment 12/3/25

Code to **203.103200.100**

Check Amount **19,569.93**

Check Description 2018 DS Payment 12/3/25

Code to **201.103200.100**

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

CARLTON LAKES CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	95%
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	-		
12/3/2025	180,432.87	102,158.11	39,277.04	19,427.79	19,569.93	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
TOTAL	2,290,531.92	1,296,861.32	498,608.20	246,628.98	248,433.43	0.01		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	(119,347.68)							

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 1/6/2026
Payable To Carlton Lakes CDD
Check Amount \$8,416.35
Check Description 2015 DS Payment 1/6/25
Code to 200.103200.100
Check Amount \$4,163.02
Check Description 2017 DS Payment 1/6/25
Code to 203.103200.100
Check Amount \$4,193.48
Check Description 2018 DS Payment 1/6/25
Code to 201.103200.100

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

CARLTON LAKES CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	97%
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	-		
12/3/2025	180,432.87	102,158.11	39,277.04	19,427.79	19,569.93	-		
1/6/2026	38,663.48	21,890.62	8,416.35	4,163.02	4,193.48	0.01		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	2,329,195.40	1,318,751.94	507,024.55	250,792.00	252,626.91	0.02		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	(80,684.20)							

Invoice

Total Pressure Power-Wash & Seal

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



Date: 12/13/2026

To: Carlton Lakes CDD

Address:
11404 Carlton Lakes Drive
Riverview FL, 33579

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

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

Grand Total: \$5,962

Deposit Due: \$2,981

Balance Upon Completion: \$2,981

Monthly Manager's Report – Carlton Lakes CDD 2/4/2026



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

- Assisted 5 residents with access cards for Amenities.
- Renewed Access to over 10 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.

Vendors on site

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

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
January 14, 2026 - Minutes of Meeting
Page 1

**MINUTES OF MEETING
CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

5 The meeting of the Board of Supervisors of the Carlton Lakes Community
6 Development District was held on Wednesday, January 14, 2026, and called to order at
7 6:02 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive,
8 Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present were:

Alize Aninipot	District Manager, Inframark
Christina Fowler	Field Inspection Coordinator, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Alex West	Onsite Manager, Inframark
CJ Greene	Representative, CrossCreek Environment
Jessi Milch	Representative, PineLake Environment
Patrick Baldwin	Representative, PineLake Environment
Tatiana Esposito	Representative, Hanley Pools
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 6:02 p.m. A roll call was conducted, and a quorum was established.

THIRD ORDER OF BUSINESS

Adoption of the Agenda

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board adopted the Final Agenda for January 14, 2026.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda

41 There were no audience comments. Sheriff E. Anderson addressed the Board,
42 during which members of the public provided brief introductions and discussed the
43 Sheriff's Office website as a resource for reporting crimes. The Board requested
44 that information and links for reporting crimes be added to the District's (CDD)
45 website.

46

47 FIFTH ORDER OF BUSINESS Staff Reports

48 A. District Counsel

49 There were no updates at this time.

50

51 B. Presentation from Hanley Pools

52 Hanley Pools presented their report regarding cracks discovered during the
53 pool resurfacing process. Two proposals were presented: one in the amount of
54 \$27,000 for Volcrum with Base Crete applied on top, and an alternative
55 proposal in the amount of \$80,000 for carbon fiber stitching with Volcrum and
56 Base Crete applied on top, which was described as a more permanent repair
57 solution. A discussion ensued.

58

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board approved a not-to-exceed amount of \$80,000 for the installation of carbon fiber stitching and Ultra Bond to repair all cracks that have been identified, as well as any additional cracks discovered prior to completion of the repairs. Payment terms shall be 50% upon commencement of work and 50% upon completion, subject to verification and acceptance of the work. The scope of work shall include a one (1) year warranty on labor and a seven (7) year warranty on the carbon fiber stitching. This authorization is contingent upon legal review and approval, and execution by the Board Chair and Vice Chair, at which time the Board shall release the initial 50% payment.

59

60 C. Aquatics Report

61 Mr. Greene presented his report to the Board. The Board requested that Cross
62 Creek follow up on the trash cleanup at Pond 3 and that this item be included
63 in future aquatics reports, along with supporting photographs.

64

65 D. Field Inspection Report

66 Ms. Fowler presented her report to the Board. The Board requested that a
67 scheduled monthly call be implemented among the onsite manager, PineLake,
68 and the field inspector.

69

70 **E. Landscape Inspection Report**

71 Ms. Milch presented her report to the Board. A discussion ensued regarding
72 mulch installation. The Board requested that Pinelake provide a quote for mulch
73 installation to be included on the next agenda. The Board instructed Pinelake
74 to repair the leaning tree located at Leland Groves and Clement Pride, as well
75 as a sprinkler head in that area. The Board further requested that a monthly
76 irrigation report be included in Pinelake's report moving forward. Additionally,
77 Ms. Aninipot requested that Pinelake cut back further on the weir.

78

79 **1. Discussion of Well Repair**

80 Ms. Milch stated that she would continue to monitor the well breaker.
81 The Board requested that this item be placed on a future agenda for
82 further discussion.

83 Mr. Barton provided an update on the weir. He reported that, following
84 discussions with the County, the possibility of County participation in
85 the project's cost was explored; however, the County was unable to
86 make contact with Reba. Mr. Barton further stated that the County
87 estimated the project cost to be approximately \$360,000 to \$370,000.

88 **2. Discussion of Tree Straightening Proposal**

89 The item was tabled. The Board requested that Pinelake provide an
90 adjusted proposal price for consideration at the next meeting.

91

92 **F. District Accountant**

93 **1. Review of December 2025 Financials**

94 Ms. Aninipot apologized on behalf of accounting for not being able to
95 attend. She explained to the Board the cash flow analysis and the current
96 financial standings.

97

98 **2. Acceptance of the December 2025 Check Register**

99 The Board requested reimbursement from Zebra Pools in the amount of
100 \$1,000, as the District had approved not being charged for the month of
101 December while the pool was under construction. Zebra Pools only
102 serviced the pool for the first two weeks of December and should have
103 billed only \$1,000. The Board further requested reimbursement of
104 multiple 5% late fees charged by Hanley Pools and directed that
105 payment to Total PW be stopped on the full invoice amount, with
106 payment limited to the deposit only.

107

On MOTION by Ms. Diaz, seconded by Mr. Barton, with all in favor, the Board accepted the December 2025 Check Register.

108

G. District Engineer

110 Mr. Hamstra discussed crosswalks and provided maps to the Board. The Board
111 requested that the District Engineer obtain quotes for a flashing crosswalk sign
112 and for crosswalk striping. The Board also requested that the District Engineer
113 seek the necessary approvals from the County. Mr. Hamstra stated that he
114 would provide an updated map to the District, Pinelake, Cross Creek, and
115 Inframark Field at no additional cost.

116

H. District Manager

118 The Board was informed that the next meeting is scheduled for February
119 11, 2026, at 6:00 p.m. The Board reported no conflicts.

120

I. Onsite Manager

1. Onsite Manager Report

123 Mr. West presented his report to the Board. The Board requested that the
124 Onsite Manager schedule monthly meetings with Pinelake, Inframark Field,
125 and Onsite during inspections to promote transparency and coordination.

126

127 **SIXTH ORDER OF BUSINESS**

Business Items

128 None.

129

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
January 14, 2026 - Minutes of Meeting
Page 5

130 **SEVENTH ORDER OF BUSINESS** **Business Administration**

131 **A. Consideration of the Regular Meeting Minutes of December 10, 2025**

132

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Regular Meeting Minutes of December 10, 2025, were approved as presented.

133

134 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

135 There were no supervisor requests.

136

137 **NINTH ORDER OF BUSINESS** **Audience Comments**

138 A resident noted that the yellow swing requires pressure washing. The Onsite Manager
139 stated that this task would be included as part of the pressure washing approved at the
140 previous meeting. Additionally, a HOA member distributed the event calendar to the Board.

141

142 **TENTH ORDER OF BUSINESS** **Adjournment**

143 Ms. Aninipot read follow-up action items for approval.

144

On MOTION by Mr. Barton, seconded by Mr. Levatte, with all in favor, the meeting was adjourned at 8:16 p.m.

145

146

147 Secretary / Assistant Secretary

Chair / Vice Chair