

Carlton Lakes Community Development District

March 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 Chairperson
Nicholle Palmer, Assistant Secretary
Elizabeth Morales Diaz, Assistant Secretary
Fredrick Levatte, Assistant Secretary

District Staff
Alize Aninipot, District Manager
Nancy Hix, District Accountantr
Kathryn (“KC”) Hopkinson, District Counsel
David Hamstra, District Engineer
Alex West, Onsite Manager
Christina Fowler, District Inspections
Matt Jones, Crosscreek Environmental
Epifanio Carvajal, Pine Lake Landscape
Crystal Yem, District Admin

Final Meeting Agenda Wednesday, March 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 Page 3
 - C. Field Inspection Report..... Page 12
 - D. Landscape Inspection Report..... Page 33
 1. Consideration of Well Repair Proposal Page 34
 2. Consideration of Mulch Installation Proposal Page 39
 3. Consideration of Tree Removal Proposal Page 57
 - E. District Accountant
 1. Acceptance of the February 2026 Check Register.....Page 63
 - F. District Engineer
 1. Discussion of Hanley Pools Update
 - G. District Manager
 - H. 1. Update on Invoices Discussed on Check Register
 - I. Onsite Manager
 1. Onsite Manager ReportPage 115
 2. Discussion of Total Pressure Washing Contract
 3. Update on Amazon Refund
- 6. Business Items**
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from February 11, 2026.....Page 116
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, April 8, 2026, at 6:00 p.m.

District Office
Inframark
313 Campus St.
Celebration, Florida 34747

Meeting Location:
Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, FL 33579
<https://www.carltonlakescdd.org>

Carlton Lakes CDD Survey Report



Last Herbicide Treatment: 2/12/26

Next Herbicide Treatment: 3/23/26

Report by: Lloyd Tohill

Report Date: 3/2/26

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



Pond #1



Water levels are still low across the board. No algae, grasses, or submersed vegetation present.

Pond #2



No shoreline grasses, algae, or submersed vegetation present. Pond looks good.

Pond #3



No shoreline grasses, algae, or submersed vegetation present. Pond is healthy overall.

Pond #4



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

Pond #5



Some planktonic algae present at the far end of the pond. No shoreline grasses or submersed vegetation.

Pond #6



Minimal shoreline grasses present. No algae or submersed vegetation.

Pond #7



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



Carlton Lakes CDD February Field Inspection Report

Wednesday, 18 February 2026

Prepared For Board Of Supervisors

22 Items Identified

22 Items Incomplete



Christy Fowler

Inframark

Item 1

Assigned To: Onsite

Amenity Center – Ladies Restroom

Changing table is dusty.

Air vents need cleaning.

Drain vents have debris accumulation and require cleaning.

Toilet has a visible ring (discussed onsite with Alex).

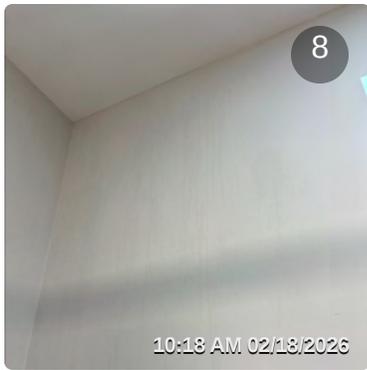
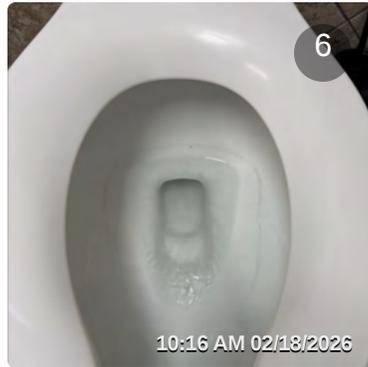
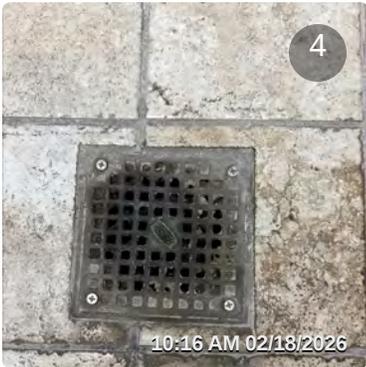
Toilets are dusty.

Restroom doors are dirty with insect debris present.

Paint has visible drip stains and should be refreshed.

Note: All items were discussed onsite with onsite and are primarily attributed to ongoing pool work.

Recommendation: Perform a detailed cleaning of the restroom, including vents, fixtures, doors, and surfaces. Refresh paint where staining is visible once pool work is completed to restore overall appearance.



Item 2

Assigned To: Onsite

Amenity Center – Men’s Restroom

Toilets are stained.

Changing table is dusty.

Sink shows visible buildup and requires cleaning.

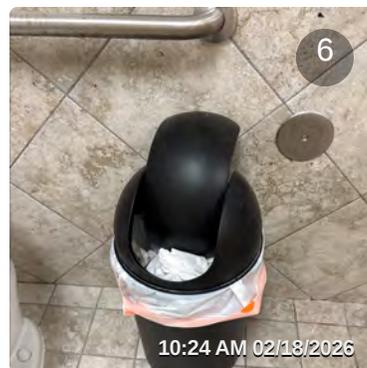
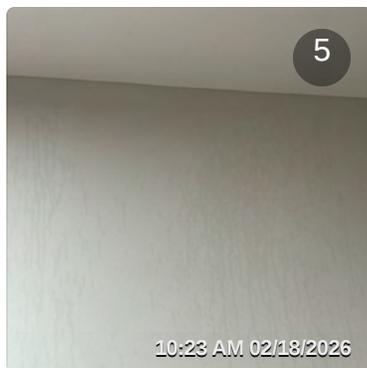
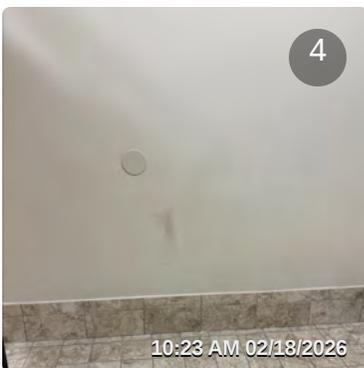
Stains observed on walls.

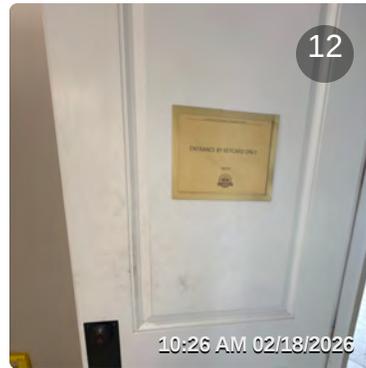
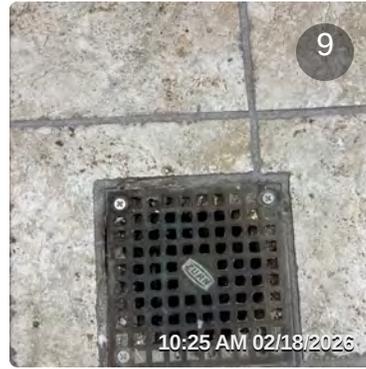
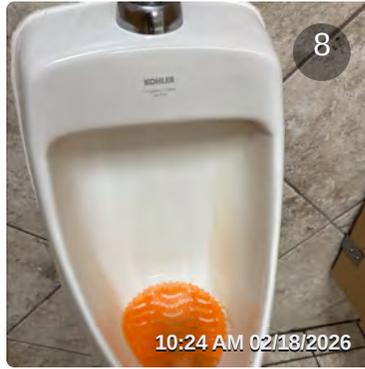
Doors require cleaning and repainting if necessary.

Trash removal needs to be monitored more regularly.

Recommendation: Perform a thorough cleaning of all restroom fixtures, walls, and doors. Repaint doors and affected wall areas if staining cannot be removed. Ensure routine trash removal to maintain cleanliness and presentation.

Note: All items were discussed onsite with onsite and are primarily attributed to ongoing pool work.





Item 3

Assigned To: Onsite

Amenity Center – Pool Deck & Common Area

Travertine pavers on the pool deck show visible stains and discoloration.

Doors and windows around the common area need cleaning.

Seating areas, including chairs and tables, should be wiped down prior to the pool reopening.

Photo 8: Utility box visible within the landscape bed.

Recommendation: Consider adding greenery or additional plant material to help screen and soften the appearance of the utility box.

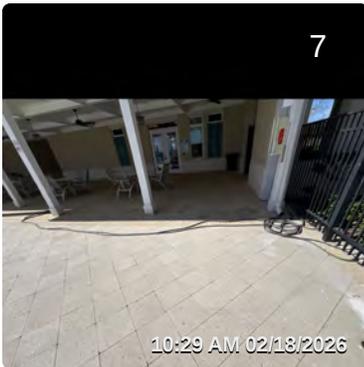
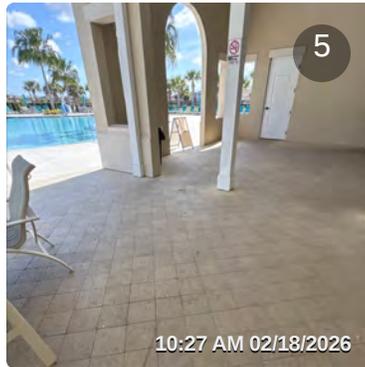
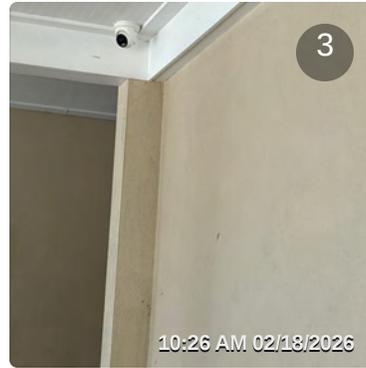
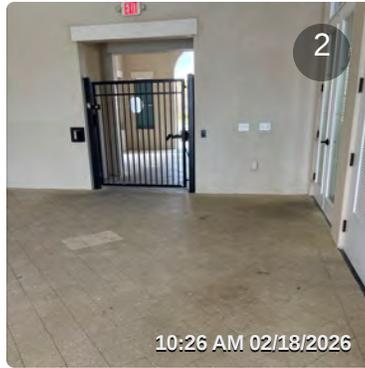
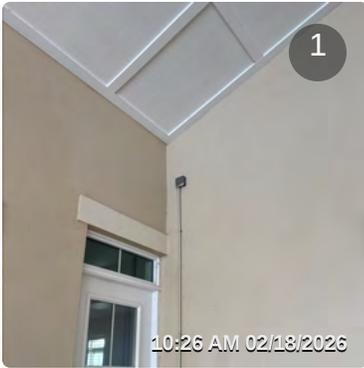
Screens show significant dust buildup due to ongoing pool construction.

Status: Screens were previously cleaned and discussed during onsite visit. Continue monitoring to ensure they remain clean through completion of construction.

Water hose observed laying across the pool deck, creating a trip hazard.

Recommendation: Remove or properly store hose to eliminate safety concern.

Note: It was noted that the pool area is already scheduled to be power washed prior to reopening.



Item 4

Assigned To: Pine Lake/ Onsite
Amenity Center – Pool Deck

Podocarpus and Flax Lily are looking healthy and well-maintained.

Some areas of the Flax Lily still require attention.

Recommendation: Continue maintenance and grooming to ensure a uniform appearance.

Photo 6: Old flags observed marking an area.

Recommendation: Provide update on purpose/status of flags and remove if no longer

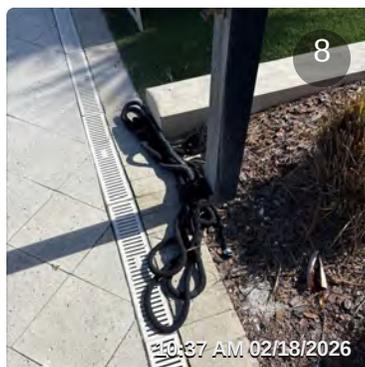
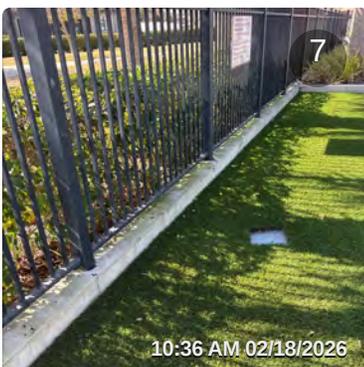
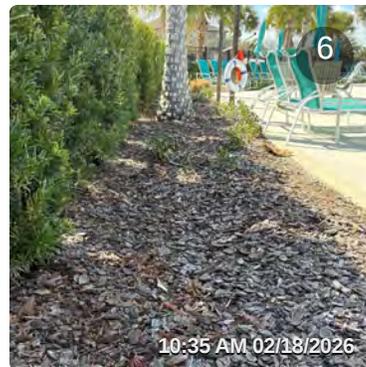
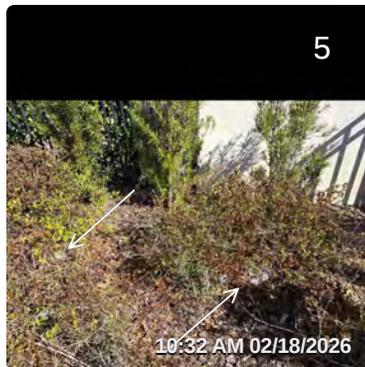
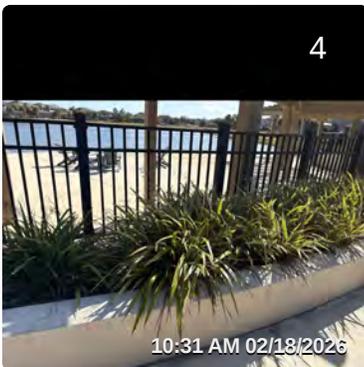
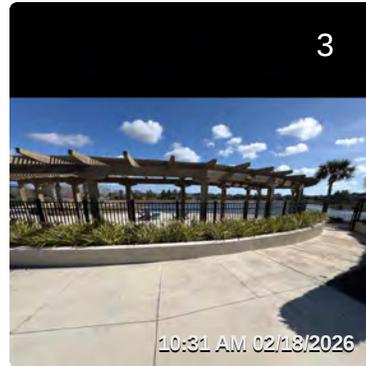
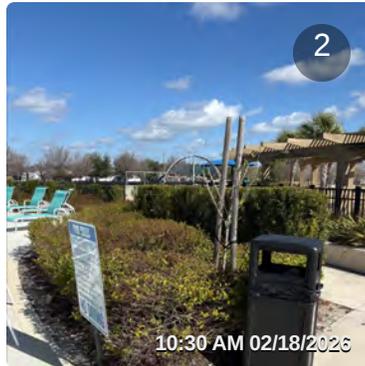
needed.

Photo 5: Trash present in the landscape area.

Recommendation: Remove debris and continue routine monitoring.

Wall along the grass/artificial turf area on the pool deck requires pressure washing.

Note: Discussed onsite to be included with scheduled power washing or completed by onsite staff.



Item 5

Assigned To: Pine Lake

Amenity Center – Entrance & East Side of Building

Trash observed along the east side of the building.

Recommendation: Remove debris and monitor regularly to maintain appearance.

Frost damage noted on plantings at the entrance.

Recommendation: Document current condition and reevaluate in the spring to determine if replacements are needed.



Item 6

Assigned To: Inframark Maintenance/ Pine Lake/ Onsite
Amenity Center – Northwest Pool Entrance

Small cracks observed in stucco.

Recommendation: Monitor cracks for expansion and repair as needed to maintain structural integrity and appearance. I am submitting to maintenance to review.

Insect debris observed along eaves, walls, and roof.

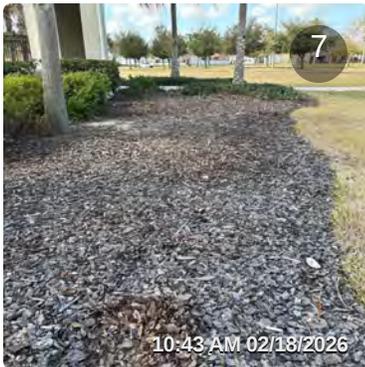
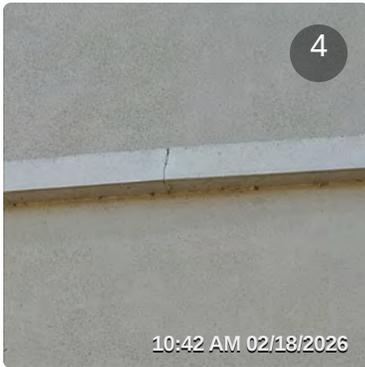
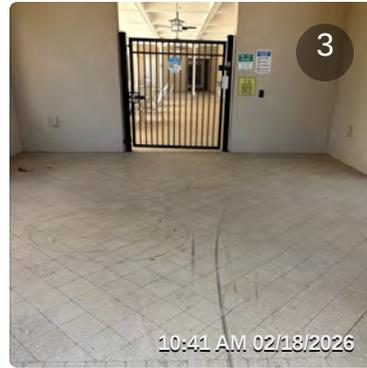
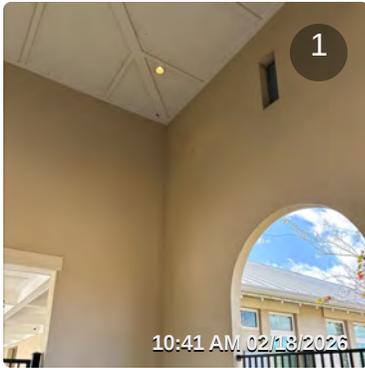
Recommendation: Clean surfaces to remove debris and prevent pest issues.

Tire tracks noted on travertine pavers.

Recommendation: Clean affected areas

Old flags along the perimeter of the pool in this area.

Recommendation: Remove or update flags to maintain a tidy, well-maintained appearance.



Item 7

Assigned To: Pine Lake/ Onsite
Playground Area & Irrigation

Irrigation lid has flipped upside down. (This was noted throughout the community)

Recommendation: Confirm status and properly reinstall lid to ensure safety and proper access.

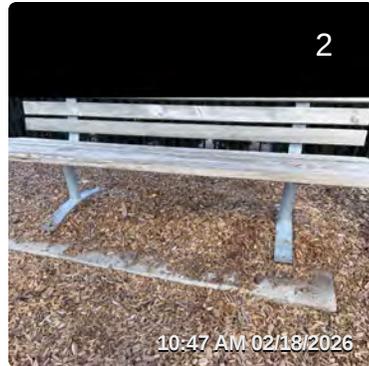
Bench in the far corner of the playground is unstable due to mulch buildup underneath. When sat on, it rocks forward, creating a safety concern.

Recommendation: Remove mulch buildup, level the bench, and assess stability. Repair or

replace bolting as necessary to ensure safe use.

Damaged bench remains unrepaired or unreplaced.

Recommendation: Schedule repair or replacement to maintain playground safety and functionality.



Item 8

Assigned To: Pine Lake/ Onsite

Pond Area Behind Amenity Center

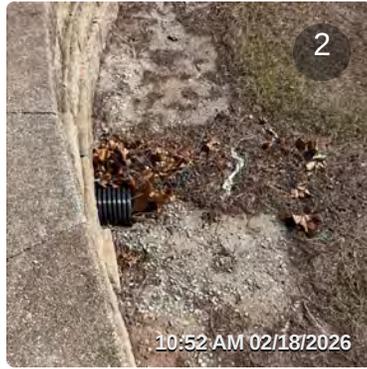
Graffiti observed on the viewing pad overlooking the pond.

Recommendation: Remove graffiti to maintain appearance and discourage further vandalism.

Please inform me if you would like me to submit a maintenance request through Inframark.

Debris buildup noted near drainage areas.

Recommendation: Clear debris to ensure proper water flow and prevent potential backup.



Item 9

Assigned To: Pine Lake
Dog Park Area

Limbs observed overhanging the sidewalk outside the dog park.
Recommendation: Prune and remove overhanging limbs to eliminate pedestrian safety hazards and maintain clear walkway access.

Item 10

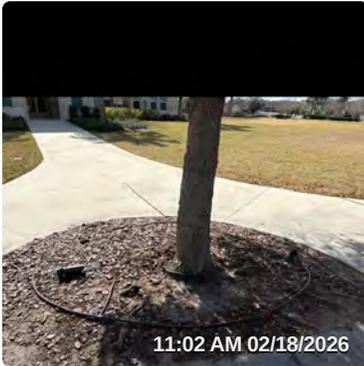
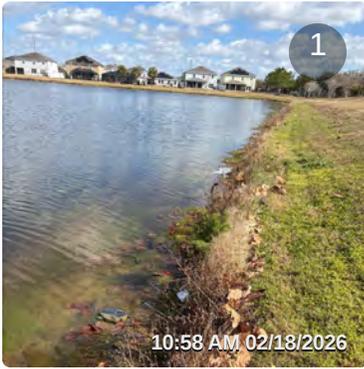
Assigned To: Aquatics/ Inframark Maintenance
Pond Area – Across from Clubhouse

Debris observed along the pond bank.

Recommendation: Remove debris to maintain water quality, appearance, and safety along the pond edge.

Dog waste station is very wobbly.

Recommendation: Re-secure the station to ensure stability and safe use.



Item 11

Assigned To: Inframark Maintenance

Amenity Center – Northwest Pool Entrance

Light fixtures near the oak tree outside the northwest entrance of the pool are misaligned.

Recommendation: Adjust, redirect, and securely fasten the fixtures to ensure proper illumination and safety.

Item 12

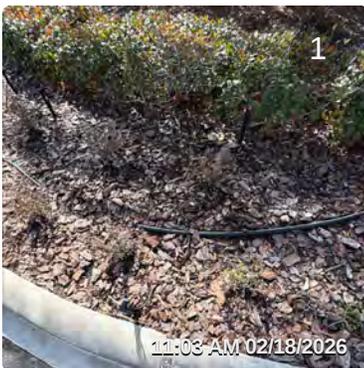
Assigned To: Pine Lake

Clubhouse Island Plantings

Blue Daze: Showing signs of recovery, with green growth emerging at the base.

Lantana: Struggling, but some signs of life are present.

Recommendation: Continue monitoring plant health and provide supplemental care (fertilization, pruning, irrigation) as needed to encourage full recovery. Some Lantana may need replaced.



Item 13

Assigned To: Pine Lake

What is the status of the orchid on the ground?

Item 14

Assigned To: Pine Lake

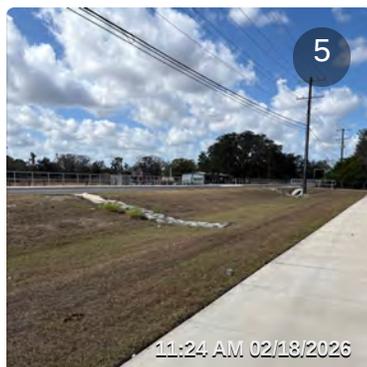
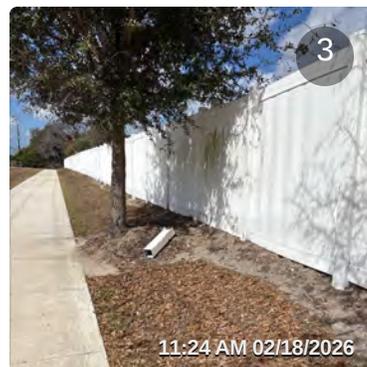
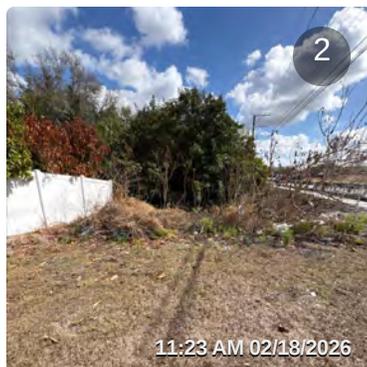
Balm Road – Southwest Side (Behind Carlton Fields Drive Residents)

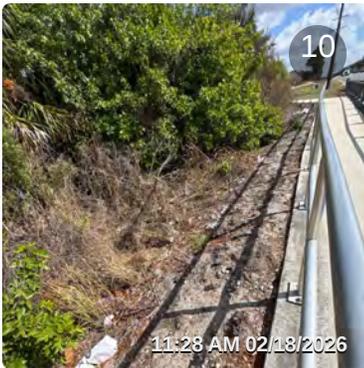
Carpet padding and a mattress observed dumped in the ditch/drain area.

Area leading to the preserve appears poorly maintained.

Significant trash accumulation noted along the perimeter of the property.

Recommendation: Remove all debris, including carpet padding and mattress, to maintain proper drainage, preserve aesthetics, and ensure safety. Implement routine monitoring and maintenance to prevent future dumping and trash buildup.





Item 15

Assigned To: Pine Lake/ Aquatics

Reserve Area East Side Exiting Community and Southeast End of Pond (Balm Road Entry)

Landscape debris observed behind the monument in the reserve area; appears to have been illegally dumped.

String trimming needed in the ditch to maintain a clean edge and proper drainage.

Southeast end of the pond behind the monument shows debris accumulation.

Recommendation: Remove all landscape debris from the reserve and pond areas. Perform string trimming along the ditch to maintain proper drainage and aesthetics. Implement routine monitoring to prevent future dumping and maintain property appearance.



Item 16

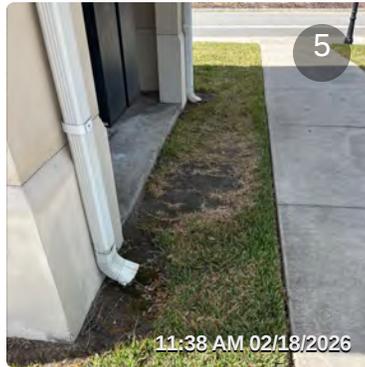
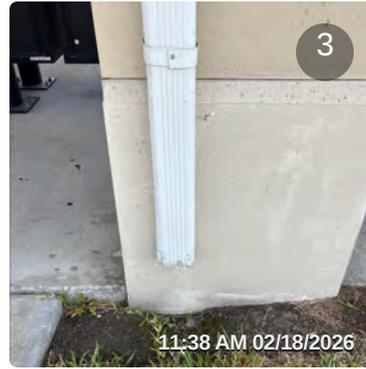
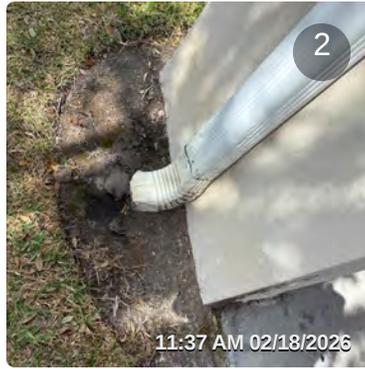
Assigned To: Pine Lake/ Inframark Maintenance

Mailbox Area

Replace four damaged gutter downspout elbows and add an additional elbow on the front side of the mailboxes. Would the board like a proposal for replacements.

Edging dirt observed along perimeter of mailbox.

Recommendation: Blow off excess dirt to maintain clean and defined bed edges.



Item 17

Assigned To: Aquatics/ Pine Lake

Pond – Across from Carlton Fields Drive

Trash and debris observed along the lake bank.

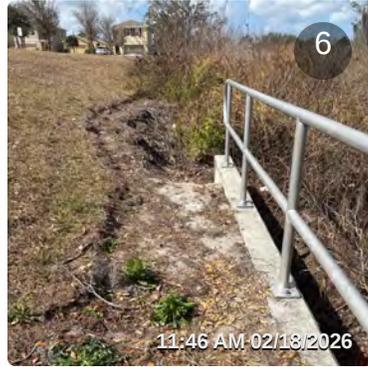
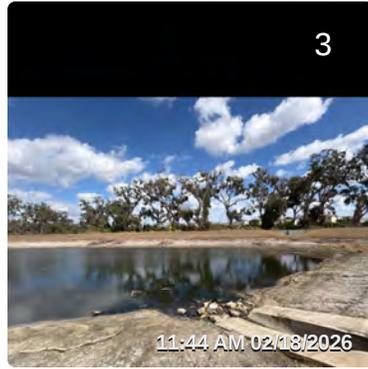
Vegetation around the edge of the reserve area appears overgrown in some areas.

Graffiti present on the drain structure.

Fence line along the CDD boundary could use trimming or spray treatment for maintenance.

Recommendation:

Remove trash and debris from the lake bank, clean graffiti from the drain to maintain appearance and discourage vandalism, trim or treat overgrown vegetation along the shoreline and fence line, and continue routine monitoring to preserve property aesthetics and accessibility.





Item 18

Assigned To: Inframark Maintenance

Corner of Carlton Fields Drive & Carlton Fields Drive

Dog waste receptacle is falling forward and needs to be re-secured.

Trash observed around the receptacle.

Recommendation: Re-secure the dog waste station to ensure stability and safe use. Remove surrounding trash and continue routine monitoring to maintain cleanliness and presentation.

Item 19

Assigned To: Inframark Field Team

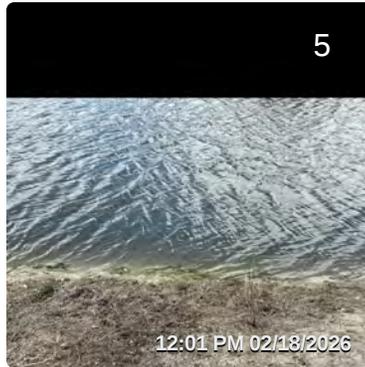
Pond – Behind Leland Grove (Near Carlton Fields Drive)

General monitoring of lake bank conditions.

Behind 11138 Leland Grove

Depression observed in the ground behind the residence.

Recommendation: I will continue monitoring for additional movement.



Item 20

Assigned To: Pine Lake

Covert Green Place & Leland Groves Island

Pesticide sign observed with no visible date posted.

Recommendation: Update sign to include the appropriate application date in accordance with posting requirements and remove at next service.

Item 21

Assigned To: Pine Lake/ Onsite

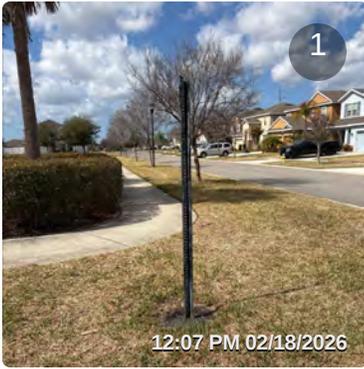
Leeland Grove & Poke Ridge Drive

Sign stake is missing from previously posted sign.

Recommendation: Reinstall signage as needed or remove stake.

Holes from trees removed present in the area.

Recommendation: Backfill holes with appropriate fill dirt, compact, and regrade to restore a level surface and eliminate potential trip hazards.



Item 22

Assigned To: Aquatics/ Pine Lake/Inframark Maintenance

Pond & Drain Area on Clement Pride Blvd.

Trash observed along the pond bank.

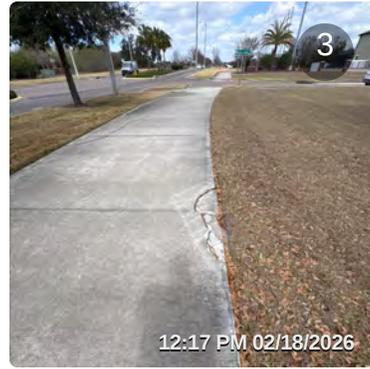
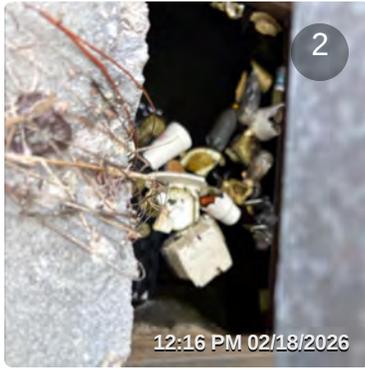
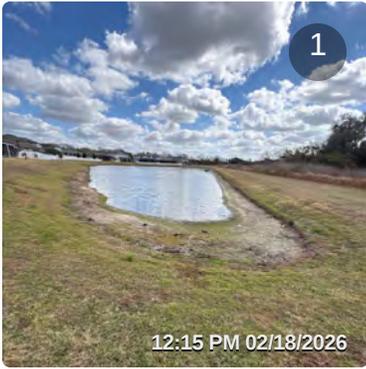
Trash also present in the drain.

Recommendation: Remove all debris from the pond bank and drain to maintain water flow, safety, and appearance. Implement routine monitoring to prevent future accumulation.

Corner of Clement Pride & Akasha Grove

Pesticide sign posted with no treatment date listed.

Recommendation: Update sign to include the proper application date in accordance with posting requirements as well as removal at next service.





Re: Carlton Lakes CDD February 2026 Field Inspection Report

From Jessi Milch <jessi@pinelakellc.com>

Date Tue 3/3/2026 5:27 PM

To Fowler, Christina <cfowler@inframark.com>; Epifanio Carvajal <EPI@pinelakellc.com>; Carlton Lakes <carltonlkclubhouse@gmail.com>

Cc Yem, Crystal <crystal.yem@inframark.com>; Giuffre, Jamie <jamie.giuffre@inframark.com>; Aninipot, Alize <aaninipot@inframark.com>; Howard Neal <howard.neal@inframark.com>; Liggett, Jason <jliggett@inframark.com>; Montagna, Nathaniel <nmontagna@inframark.com>

This Message Is From an External Sender

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

Hi all, below are Pine Lake's Responses for Carlton Lakes Inspection - February 2026

1. N/A
2. N/A
3. N/A
4. Now that the pool deck is more accessible, we can start to clean up the Flax Lily, however I recommend waiting another week, as old/cold damaged leaves may still be providing necessary nutrients for the recovering plants. Trash to be removed during our next visit.
5. Trash and debris to be removed during next visit, if still present.
6. Not sure why there are tire tracks — was this from the pool construction?
7. This may be intentional by the irrigation techs, for better accessibility. I will look into it and confirm either way.
8. Debris to be cleared around drains during our next visit.
9. Pine trees can be lifted if encroaching over sidewalk, to height as outlined in contract (12 ft high, 2" diameter).
10. N/A
11. N/A
12. Agreed — some signs of life are present, especially in the Blue Daze. I recommend waiting until more growth before cutting the cold-damaged branches/leaves off. Some Lantana is bouncing back, others not.
13. Jessi to follow up with scheduled date for Orchid tree removal and sod replacement.
14. Removing mattresses is not usually in our scope; I believe it has been removed by the county already. Crew to comb through this area during our next visit.
15. Crew to address this during our next visit.
16. Excess dirt/clippings to be removed during next visit.
17. Jessi to look into this further. PL to remove trash only above highwater mark of the ponds. Typically we only spray fence lines (no line trimming) — Jessi and team to assess and treat as necessary.
18. N/A
19. N/A
20. Will touch base with horticulture team to make sure dates are written, for best safety protocol.
21. Additional soil can be brought during our next visit.
22. N/A

Thanks and see you at the next meeting!



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 L 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.
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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 

Terry Mclane
Date 12/10/2025

Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS
Carlton Lakes CDD
2654 Cypress Ridge Blvd. Suite
101
Wesley Chapel, FL 33544

SHIP TO
Carlton Lakes CDD
11412 Carlton Fields Dr.
Riverview, FL 33579

Estimate 1118

DATE 02/27/2026

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Installation Service	113	55.00	6,215.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing to all existing mulch beds and
tree rings identified on the map attached.

SUBTOTAL 6,215.00
TAX 0.00

TOTAL **\$6,215.00**

Accepted By

Accepted Date



Carlton Lakes CDD - Berm

Bid Qty: 113 CY

Total Cost: \$6,215.00

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



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2654 Cypress Ridge Blvd. Suite
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Wesley Chapel, FL 33544

SHIP TO
Carlton Lakes CDD
11412 Carlton Fields Dr.
Riverview, FL 33579

Estimate 1119

DATE 03/02/2026

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Installation Service	135	55.00	7,425.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing to all existing mulch beds and
tree rings identified on the map attached.

SUBTOTAL 7,425.00
TAX 0.00

TOTAL \$7,425.00

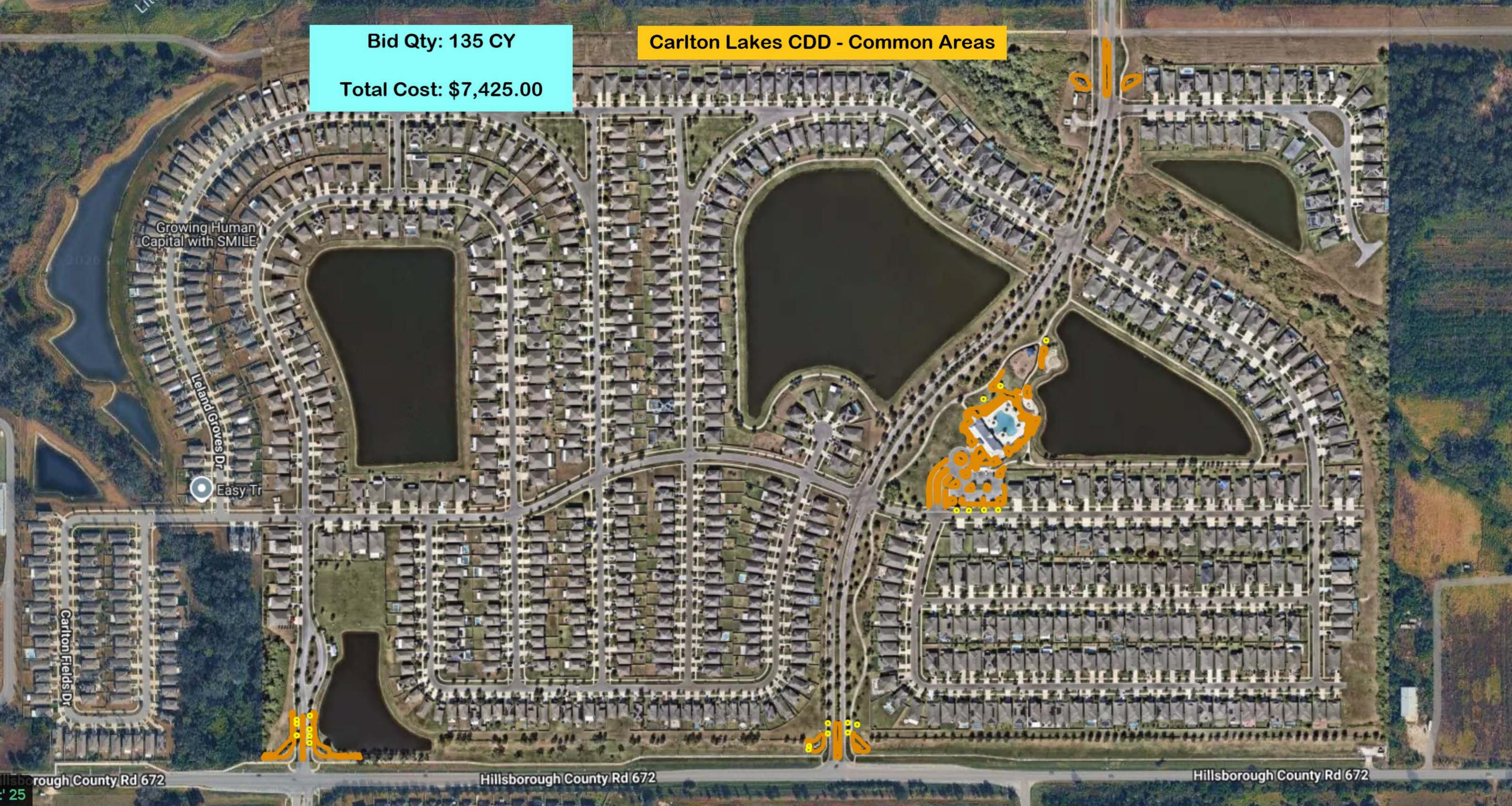
Accepted By

Accepted Date

Bid Qty: 135 CY

Total Cost: \$7,425.00

Carlton Lakes CDD - Common Areas



Growing Human Capital with SMILE

Leland Groves Dr

Easy Tr

Carlton Fields Dr

Hillsborough County Rd 672

Hillsborough County Rd 672

Hillsborough County Rd 672

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



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Carlton Lakes CDD
2654 Cypress Ridge Blvd. Suite
101
Wesley Chapel, FL 33544

SHIP TO
Carlton Lakes CDD
11412 Carlton Fields Dr.
Riverview, FL 33579

Estimate 1117

DATE 02/27/2026

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Installation Service	288	55.00	15,840.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing to all existing mulch beds and
tree rings identified on the map attached.

SUBTOTAL 15,840.00
TAX 0.00

TOTAL **\$15,840.00**

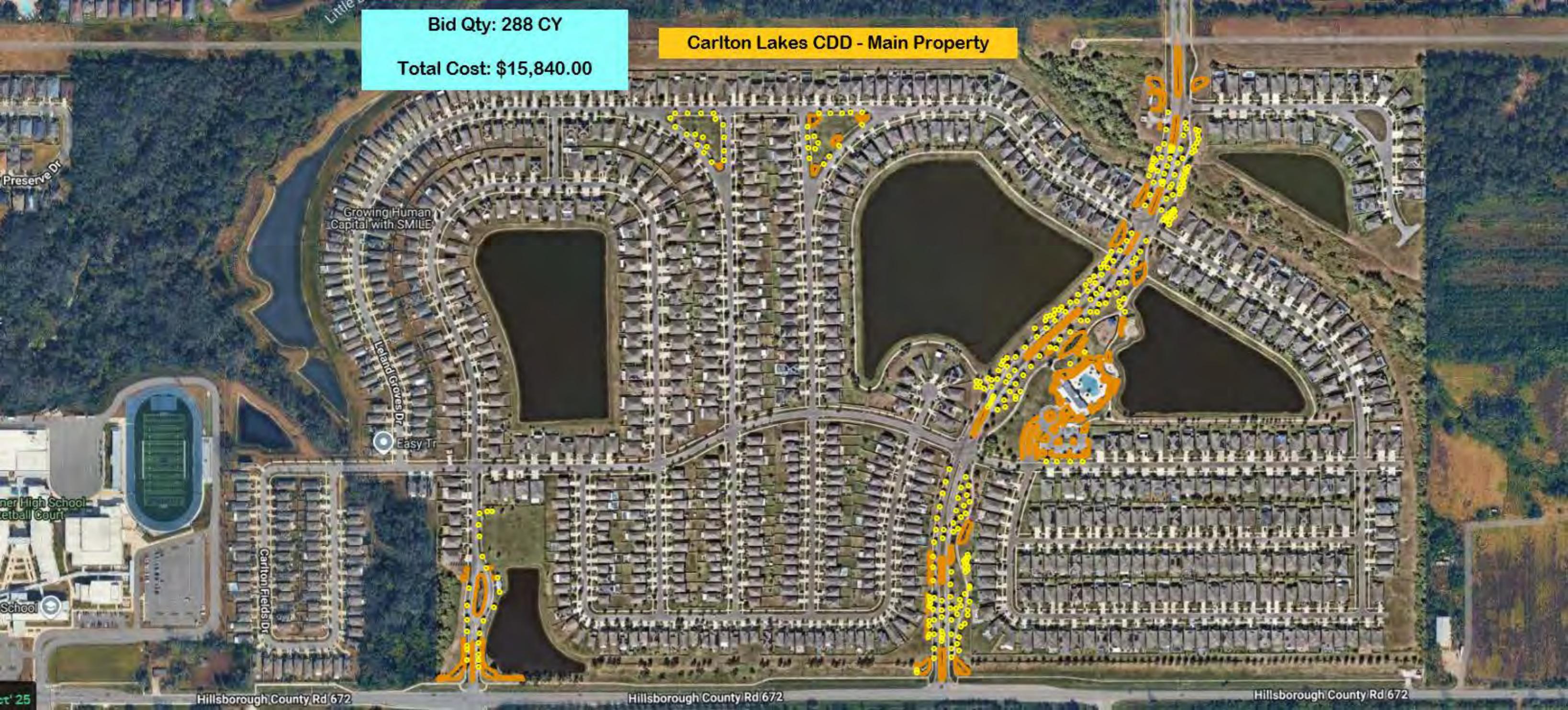
Accepted By

Accepted Date

Bid Qty: 288 CY

Total Cost: \$15,840.00

Carlton Lakes CDD - Main Property





7906 - Carlton Lakes - Mulch Installation ("Essential" Areas: Entrances and Amenity Center) - Spring 2026

Date 2/11/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

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 install bark mulch at Carlton Lakes in the "**essential areas**" only, as shown in map below in RED.

139 yards
1" to 1.5" depth

Entrances & Monument Signs

Amenity Center



Mulch Install

Items	Quantity	Unit
PINE BARK MULCH	139.00	cuyd
	Mulch Install:	\$8,935.71
PROJECT TOTAL:		\$8,935.71

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Exclusions

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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

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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.

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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

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By 

Jessi Milch
Date 2/11/2026

Pine Lake Services, LLC

By _____
Alize Aninipot
Date _____
Inframark



7907 - Carlton Lakes - Mulch Installation (Entire Community) - Spring 2026

Date 2/11/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

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 install bark mulch at Carlton Lakes in common areas of entire community, denoted in map below by RED and YELLOW.

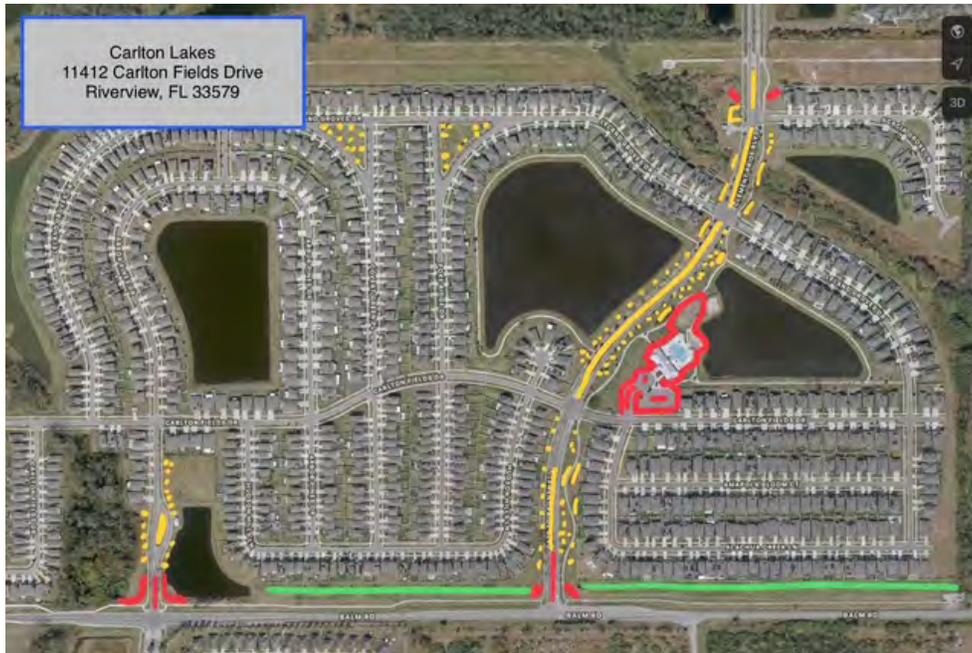
383 yards of mulch

1" to 1.5" depth

Entrances & Monument Signs

Amenity Center

CDD Beds and Tree Rings



Plant Material Install

Mulch Install

Items	Quantity	Unit
PINE BARK MULCH	383.00	cuyd
	Mulch Install:	\$24,621.43
PROJECT TOTAL:		\$24,621.43

Terms & Conditions

Terms & Conditions

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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 form 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 2/11/2026

Pine Lake Services, LLC

By _____
Alize Aninipot
Date _____

Inframark



8096 - Carlton Lakes - Flush Cut Queen Palm on Clement Prlde - March 2026

Date 3/4/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

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 flush cut a leaning Queen Palm in Carlton Lakes. Includes off-site disposal.



Demo and Prep

FLUSH CUT

Items

LABOR
DISPOSAL

FLUSH CUT: \$575.25

PROJECT TOTAL: \$575.25

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

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CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS ACH	2/9/2026	2510461020926-ACH	\$279.14			2-9-26 Spectrum Clubhouse Internet and Phone
INFRAMARK LLC	9/22/2025	159246A	\$12,600.00			MANAGEMENT FEE AUG 2025
Monthly Contract Subtotal			\$12,879.14			
Utilities						
TECO ACH	2/5/2026	020526-6203-ACH	\$17,086.37			ELECTRIC
Utilities Subtotal			\$17,086.37			
Regular Services						
GOTO TECHNOLOGIES USA, LLC	2/1/2026	IN7104951117	\$113.52			Phone 2/1/26-2/28/26
INFRAMARK LLC	2/1/2026	170625	\$618.00			February 2026 Field Management
INFRAMARK LLC	2/1/2026	170625	\$3,587.83			February 2026 District Management
INFRAMARK LLC	2/1/2026	170625	\$11,930.83	\$16,136.66	\$16,136.66	February 2026 Amenity Management
PEST CEMETERY LLC	2/2/2026	81470	\$99.00			2/2/26 Pest Control
PINE LAKE SERVICES	2/1/2026	9117	\$12,534.58			FEB 2026 Landscape Maintenance 25-26 Renewal Contract
US BANK	1/23/2026	8052106	\$4,256.13			Trustee Fees 1/1/26-12/31/26
VALLEY BANK	12/31/2025	123125-5032-ACH	\$168.72			LOWES
VALLEY BANK	12/31/2025	123125-5032-ACH	\$497.79			Onsite Staff
VALLEY BANK	12/31/2025	123125-5032-ACH	\$30.00			Spectrum
VALLEY BANK	1/31/2026	013126-5032-ACH	\$53.54			Valley fee
VALLEY BANK	1/31/2026	013126-5032-ACH	\$36.97			AMAZON
VALLEY BANK	1/31/2026	013126-5032-ACH	\$30.00		\$817.02	SPECTRUM
WASTE MANAGEMENT ACH	1/27/2026	012726-3004-ACH	\$518.98			2/26/26 Garbage Collection
Regular Services Subtotal			\$34,475.89			

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
ADP, INC	1/30/2026	712414608	\$23.00			2/6/26 1099 issuing fee
CARLTON LAKES CDD	2/3/2026	02032026-0203	\$1,742.29			SERIES 2015 FY26 DS 02.03.2026
CARLTON LAKES CDD	2/3/2026	02032026-0203	\$861.80			SERIES 2017 FY26 DS 02.03.2026
CARLTON LAKES CDD	2/3/2026	02032026-0203	\$868.10	\$3,472.19	\$3,472.19	SERIES 2018 FY26 DS 02.03.2026
VALLEY BANK	12/31/2025	123125-5032-ACH	\$345.67			AMAZON
VALLEY BANK	1/31/2026	013126-5032-ACH	\$28.59			AMAZON
VALLEY BANK	1/31/2026	013126-5032-ACH	\$24.59			AMAZON
VALLEY BANK	1/31/2026	013126-5032-ACH	\$326.74			AMAZON
VALLEY BANK	1/31/2026	013126-5032-ACH	\$38.00		\$763.59	AMAZON
Additional Services Subtotal			\$4,258.78			
TOTAL			\$68,700.18			

February 9, 2026
Invoice Number: 2510461020926
Account Number: **8337 12 029 2510461**
Security Code: **2597**
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Auto Pay Notice

NEWS AND INFORMATION

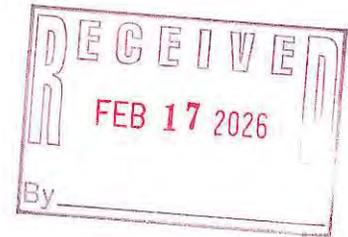
Contact Us

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

Summary

*Service from 02/09/26 through 03/08/26
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	5.00
Taxes, Fees and Charges	9.14
Current Charges	\$279.14
<i>YOUR AUTO PAY WILL BE PROCESSED 02/26/26</i>	
Total Due by Auto Pay	\$279.14



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



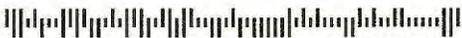
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 02102026 NNNNNNNN 01 000977 0004

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

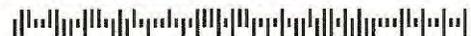
February 9, 2026
Carlton Lakes Community

Invoice Number: 2510461020926
Account Number: 8337 12 029 2510461
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Total Due by Auto Pay \$279.14



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029251046100279141



Carlton Lakes Community
 Invoice Number: 2510461020926
 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 02102026 NNNNNNNN 01 000977 0004

Charge Details

Previous Balance		265.00
EFT Payment	01/26	-265.00
Remaining Balance		\$0.00

Payments received after 02/09/26 will appear on your next bill.

Service from 02/09/26 through 03/08/26

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	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.64
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
Taxes, Fees and Charges Total	\$9.14

Current Charges	\$279.14
Total Due by Auto Pay	\$279.14

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.

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**.





Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 159246
 Invoice Date: 9/22/2025
 Due Date: 9/22/2025
 Terms: Due On Receipt
 Project ID:
 PO #:

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

Services provided for the Month of: August 2025

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Dissemination Services	1	Ea	\$12,600.00	\$12,600.00
			Subtotal	\$12,600.00
			Tax Total (0%)	\$0.00
			Total Due	\$12,600.00

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

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

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

*Account Name: INFRAMARK, LLC
 ACH - Bank Routing Number: 111000614 / Account Number: 912593196
 Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

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



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

Statement Date: February 05, 2026

Amount Due: \$17,086.37

Due Date: February 19, 2026

Account #: 321000026203

DO NOT PAY. Your account will be drafted on February 19, 2026

Your Locations With The Highest Usage

11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094 **2,900 KWH**

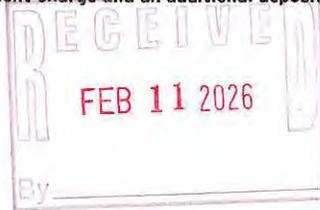
14286 CLEMENT PRIDE BLVD, B, RIVERVIEW, FL 33579 **2,406 KWH**

Account Summary

Previous Amount Due	\$17,929.00
Payment(s) Received Since Last Statement	-\$17,929.00
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$17,086.37

Amount Due by February 19, 2026 \$17,086.37

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



Scan here to interact with your bill online.

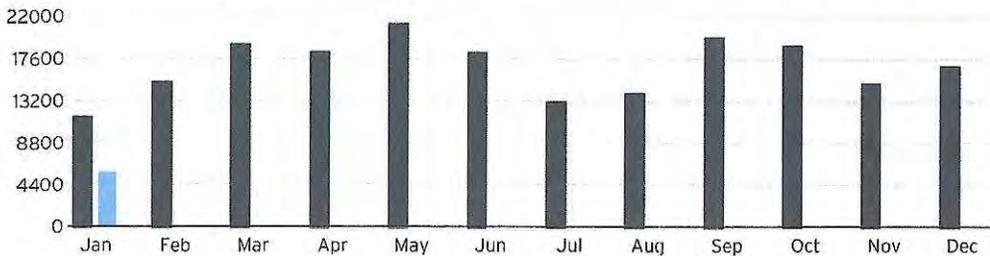


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

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: February 19, 2026

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: \$17,086.37

Payment Amount: \$ _____

700500003624

Your account will be drafted on February 19, 2026

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

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

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

▲ Increased
 ▬ Same
 ▼ Decreased

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

Sub-Account Number: 211005443505

Amount: \$5,390.11

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

Sub-Account Number: 211005443687

Amount: \$5,994.81

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

Sub-Account Number: 211005443919

Amount: \$2,780.42

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

Sub-Account Number: 221000718207

Amount: \$300.12

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

Sub-Account Number: 221000723645

Amount: \$393.37

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	01/15/2026	59,776		57,370		2,406 kWh	1	31 Days	\$411.50
									▼ 2.3%

Continued on next page →

00000028-0000237-Page 4 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other Correspondences:

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

Increased
 Same
 Decreased

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

Sub-Account Number: 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488713	01/15/2026	39,145		39,021		124 kWh	1	31 Days	\$41.11
									<input checked="" type="checkbox"/> 4.6%

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

Sub-Account Number: 221003311729

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503543	01/15/2026	2,348		2,255		93 kWh	1	31 Days	\$36.08
									<input checked="" type="checkbox"/> 31.1%

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	01/15/2026	10,421		10,235		186 kWh	1	31 Days	\$51.19
									<input checked="" type="checkbox"/> 3.1%

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

Sub-Account Number: 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	01/15/2026	44,041		44,029		12 kWh	1	31 Days	\$22.92
									<input checked="" type="checkbox"/> 85.4%

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	01/15/2026	29,675		29,530		2,900 kWh	20.0000	31 Days	\$465.20
1000790429	01/15/2026	0.54		0		10.74 kW	20.0000	31 Days	<input checked="" type="checkbox"/> 78.9%

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

Sub-Account Number: 221004936375

Amount: \$546.77

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

Sub-Account Number: 221007674692

Amount: \$652.77

Total Current Month's Charges

\$17,086.37





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

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	2166 kWh @ \$0.03411/kWh	\$73.88
Fixture & Maintenance Charge	97 Fixtures	\$2449.58
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2166 kWh @ \$0.03452/kWh	\$74.77
Storm Protection Charge	2166 kWh @ \$0.00574/kWh	\$12.43
Clean Energy Transition Mechanism	2166 kWh @ \$0.00043/kWh	\$0.93
Storm Surcharge	2166 kWh @ \$0.01230/kWh	\$26.64
Florida Gross Receipt Tax		\$4.84
Lighting Charges		\$5,390.11

Current Month's Electric Charges \$5,390.11

Billing information continues on next page →

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

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	2448 kWh @ \$0.03411/kWh	\$83.50
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03452/kWh	\$84.50
Storm Protection Charge	2448 kWh @ \$0.00574/kWh	\$14.05
Clean Energy Transition Mechanism	2448 kWh @ \$0.00043/kWh	\$1.05
Storm Surcharge	2448 kWh @ \$0.01230/kWh	\$30.11
Florida Gross Receipt Tax		\$5.47

Lighting Charges **\$5,994.81**

Current Month's Electric Charges

\$5,994.81

Billing information continues on next page →

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

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1116 kWh @ \$0.03411/kWh	\$38.07
Fixture & Maintenance Charge	49 Fixtures	\$1293.04
Lighting Pole / Wire	49 Poles	\$1387.68
Lighting Fuel Charge	1116 kWh @ \$0.03452/kWh	\$38.52
Storm Protection Charge	1116 kWh @ \$0.00574/kWh	\$6.41
Clean Energy Transition Mechanism	1116 kWh @ \$0.00043/kWh	\$0.48
Storm Surcharge	1116 kWh @ \$0.01230/kWh	\$13.73
Florida Gross Receipt Tax		\$2.49

Lighting Charges **\$2,780.42**

Current Month's Electric Charges **\$2,780.42**

Billing information continues on next page →

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

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	120 kWh @ \$0.03411/kWh	\$4.09
Fixture & Maintenance Charge	5 Fixtures	\$147.80
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	120 kWh @ \$0.03452/kWh	\$4.14
Storm Protection Charge	120 kWh @ \$0.00574/kWh	\$0.69
Clean Energy Transition Mechanism	120 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	120 kWh @ \$0.01230/kWh	\$1.48
Florida Gross Receipt Tax		\$0.27

Lighting Charges \$300.12

Current Month's Electric Charges \$300.12

Billing information continues on next page →

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

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 31 days		
	Lighting Energy Charge	158 kWh @ \$0.03411/kWh	\$5.39
	Fixture & Maintenance Charge	7 Fixtures	\$181.02
	Lighting Pole / Wire	7 Poles	\$198.24
	Lighting Fuel Charge	158 kWh @ \$0.03452/kWh	\$5.45
	Storm Protection Charge	158 kWh @ \$0.00574/kWh	\$0.91
	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		\$393.37

Current Month's Electric Charges \$393.37

Billing information continues on next page →

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

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

Meter Read

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851107	01/15/2026	59,776	57,370	2,406 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2,406 kWh @ \$0.09202/kWh	\$221.40
Fuel Charge	2,406 kWh @ \$0.03516/kWh	\$84.59
Storm Protection Charge	2,406 kWh @ \$0.00568/kWh	\$13.67
Clean Energy Transition Mechanism	2,406 kWh @ \$0.00418/kWh	\$10.06
Storm Surcharge	2,406 kWh @ \$0.02121/kWh	\$51.03
Florida Gross Receipt Tax		\$10.29
Electric Service Cost		\$411.50

Avg kWh Used Per Day



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Current Month's Electric Charges \$411.50

Billing information continues on next page →



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

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

Meter Read

Meter Location: WELL

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	01/15/2026	39,145	39,021		124 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	124 kWh @ \$0.09202/kWh	\$11.41
Fuel Charge	124 kWh @ \$0.03516/kWh	\$4.36
Storm Protection Charge	124 kWh @ \$0.00568/kWh	\$0.70
Clean Energy Transition Mechanism	124 kWh @ \$0.00418/kWh	\$0.52
Storm Surcharge	124 kWh @ \$0.02121/kWh	\$2.63
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.11

Avg kWh Used Per Day



Current Month's Electric Charges \$41.11

Billing information continues on next page →

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

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

Meter Read

Meter Location: GATE

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000503543	01/15/2026	2,348	2,255	93 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	93 kWh @ \$0.09202/kWh	\$8.56
Fuel Charge	93 kWh @ \$0.03516/kWh	\$3.27
Storm Protection Charge	93 kWh @ \$0.00568/kWh	\$0.53
Clean Energy Transition Mechanism	93 kWh @ \$0.00418/kWh	\$0.39
Storm Surcharge	93 kWh @ \$0.02121/kWh	\$1.97
Florida Gross Receipt Tax		\$0.90
Electric Service Cost		\$36.08

Avg kWh Used Per Day



Current Month's Electric Charges \$36.08

Billing information continues on next page →

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

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

Meter Read

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	01/15/2026	10,421		10,235		186 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	186 kWh @ \$0.09202/kWh	\$17.12
Fuel Charge	186 kWh @ \$0.03516/kWh	\$6.54
Storm Protection Charge	186 kWh @ \$0.00568/kWh	\$1.06
Clean Energy Transition Mechanism	186 kWh @ \$0.00418/kWh	\$0.78
Storm Surcharge	186 kWh @ \$0.02121/kWh	\$3.95
Florida Gross Receipt Tax		\$1.28
Electric Service Cost		\$51.19



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Current Month's Electric Charges \$51.19

Billing information continues on next page →



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

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

Meter Read

Meter Location: WELL

Service Period: 12/16/2025 - 01/15/2026

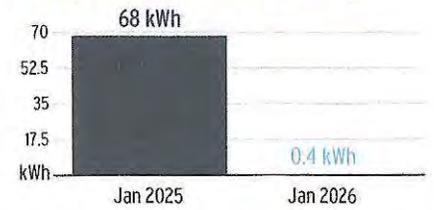
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	01/15/2026	44,041		44,029		12 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	12 kWh @ \$0.09202/kWh	\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh	\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.92

Avg kWh Used Per Day



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Current Month's Electric Charges **\$22.92**

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000790429	01/15/2026	29,675	29,530	2,900 kWh	20.0000	31 Days
1000790429	01/15/2026	0.54	0	10.74 kW	20.0000	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	11 kW @ \$19.06000/kW	\$209.66
Energy Charge	2,900 kWh @ \$0.00815/kWh	\$23.64
Fuel Charge	2,900 kWh @ \$0.03516/kWh	\$101.96
Capacity Charge	11 kW @ \$0.72000/kW	\$7.92
Storm Protection Charge	11 kW @ \$2.02000/kW	\$22.22
Energy Conservation Charge	11 kW @ \$0.79000/kW	\$8.69
Environmental Cost Recovery	2,900 kWh @ \$0.00072/kWh	\$2.09
Clean Energy Transition Mechanism	11 kW @ \$1.15000/kW	\$12.65
Storm Surcharge	2,900 kWh @ \$0.01035/kWh	\$30.02
Florida Gross Receipt Tax		\$11.63
Electric Service Cost		\$465.20

Avg kWh Used Per Day



Billing Demand (kW)



Current Month's Electric Charges \$465.20

Billing information continues on next page →

Load Factor



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

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

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	299 kWh @ \$0.03411/kWh	\$10.20
Fixture & Maintenance Charge	9 Fixtures	\$265.17
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	299 kWh @ \$0.03452/kWh	\$10.32
Storm Protection Charge	299 kWh @ \$0.00574/kWh	\$1.72
Clean Energy Transition Mechanism	299 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	299 kWh @ \$0.01230/kWh	\$3.68
Florida Gross Receipt Tax		\$0.67

Lighting Charges **\$546.77**

Current Month's Electric Charges **\$546.77**

Billing information continues on next page →

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Sub-Account #: 221007674692
Statement Date: 02/02/2026

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

Service Period: 12/16/2025 - 01/15/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	266 kWh @ \$0.03411/kWh	\$9.07
Fixture & Maintenance Charge	14 Fixtures	\$232.54
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	266 kWh @ \$0.03452/kWh	\$9.18
Storm Protection Charge	266 kWh @ \$0.00574/kWh	\$1.53
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		\$652.77

Current Month's Electric Charges \$652.77

Total Current Month's Charges \$17,086.37

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GoTo Communications, Inc.

INVOICE

Invoice Date 02/01/2026
Invoice # IN7104951117
PO #
Customer ID CN-710379-2009
Terms Net 15
Due Date 02/16/2026
Currency US Dollar

Make your credit card payment now using our secure link: 

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 02/01/2026 - 02/28/2026	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 02/01/2026 - 02/28/2026	2	5	\$10.00
Primary	Included minutes in plan 01/01/2026 - 01/31/2026	11.5	0	\$0.00
Primary	Monthly Rental Equipment Charge 02/01/2026 - 02/28/2026	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	02/01/2026
Invoice #	IN7104951117
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	02/16/2026
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 #: IN7104951117
 Amount Due: \$113.52

Amount Paid: _____

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170625

DATE

2/1/2026

BILL TO

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

CUSTOMER ID

C2277

NET TERMS

Due On Receipt

PO#**DUE DATE**

2/1/2026

Services provided for the Month of: February 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.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
02/01/26	9117
Terms	Due Date
Net 30	03/03/26

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
\$12,534.58	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6202 - Carlton Lakes CDD Maintenance 25-26 RENEWAL February 2026		\$12,534.58	\$0.00	\$12,534.58
Total			\$12,534.58	\$0.00	\$12,534.58



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8052106
Account Number: 252468000
Invoice Date: 01/23/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Carlton Lakes Community Devel Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

CARLTON LAKES CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CARLTON LAKES CDD 2015

Invoice Number: 8052106
Account Number: 252468000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 252468000
Invoice # 8052106
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8052106
 Invoice Date: 01/23/2026
 Account Number: 252468000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

CARLTON LAKES CDD 2015

Accounts Included 252468000 252468001 252468002 252468003 252468004 252468007
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$3,950.00
Incidental Expenses 01/01/2026 to 12/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$18,957.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$368.71
Payments & Credits	\$368.71
Purchases & Other Charges	\$1,042.18
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,042.18

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	\$1,042.18
Minimum Payment Due	\$1,042.18
Payment Due Date	January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 5032	\$368.71-
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	368.71-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 5949	\$0.00
		ALEXANDER J WEST	TOTAL XXXXXXXXXXXX 2695	\$1,042.18
12/12	12/12	8230509ASEHNXGPE3	AMAZON MARK* 9L3Y44YR3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	345.67
12/15	12/15	5543286AX60151P4Y	LOWES #01911* RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 335785427	168.72
12/17	12/17	0230537B000LYP8VJ	PUBLIX #1711 WIMAUMA FL MCC: 5411 MERCHANT ZIP: 33598	497.79
12/28	12/28	5543286BA5SX14D0A	SPECTRUM MOBILE 855-707-7328 MO MCC: 4899 MERCHANT ZIP:	30.00

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	January 26, 2026
New Balance	\$1,042.18
Minimum Payment Due	\$1,042.18
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,042.18 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

YOUR NEXT MONTHLY STATEMENT WILL CONTAIN YOUR ANNUAL FEE OF \$75.00. SEE THE STATEMENT BACK FOR CERTAIN TERMS THAT WILL APPLY AT RENEWAL.

REWARDS SUMMARY

Previous Cashback Balance	\$17.64	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.61	\$0-\$500,000 = 0.25%
New Cashback Balance	\$20.25	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jan 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

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

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

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

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

Date	Vendor Name	Amount	Description	Description	Code	Code
12/9/2025	Amazon	\$ 345.67	Clubhouse Facility - Other		546385	
12/15/2025	Lowes	\$ 168.72	Clubhouse Facility - Other		546385	
12/17/2025	Publix	\$ 497.79	Onsite Staff		534215	
12/28/2025	Spectrum	\$ 30.00	Clubhouse Internet, TV, Phone		541036	
		\$ 1,042.18				



Final Details for Order #112-7522221-3289837

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: December 9, 2025
Amazon.com order number: 112-7522221-3289837
Order Total: \$345.67

Shipped on December 10, 2025	
Items Ordered	Price
1 of: Scott Professional 100% Recycled Fiber Standard Roll Bulk Toilet Paper (13217), 2-Ply, Elevated Design, White, Individually Wrapped (80 Rolls of 473 Sheets, 37,840 Sheet Total) Sold by: Amazon.com Condition: New	\$54.98
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$54.98 Shipping & Handling: \$4.32 ----- Total before tax: \$59.30 Sales Tax: \$4.12 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$63.42 -----

Shipped on December 11, 2025	
Items Ordered	Price
1 of: Official Licensed Google TV Smart Projector, HAPPRUN 4K UHD Home Theater with Dolby Sound, Wi-Fi & Bluetooth, Built-in Streaming Apps, Compatible with Games Consoles & Smartphones, Indoor & Outdoor Use Sold by: HAPPRUN Direct-Sale (seller profile) Condition: New	\$237.45
Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Item(s) Subtotal: \$237.45 Shipping & Handling: \$0.68 ----- Total before tax: \$238.13 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$238.13 -----

Shipped on December 12, 2025	
Items Ordered	Price
1 of: KILZ Stainblocking Ceiling Paint, Interior, White, 1 Gallon Sold by: Amazon (seller profile) Business Price Condition: New	\$42.13

Shipping Address: Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4034 United States	Item(s) Subtotal: \$42.13 Shipping & Handling: \$1.99 ----- Total before tax: \$44.12 Sales Tax: \$0.00 ----- Total for This Shipment: \$44.12 -----
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: MasterCard Last digits: 2695	Item(s) Subtotal: \$334.56 Shipping & Handling: \$6.99 ----- Total before tax: \$341.55 Estimated Tax: \$4.12 ----- Grand Total: \$345.67
Credit Card transactions	MasterCard ending in 2695: December 12, 2025: \$345.67

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



SCAN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: S19112PD 5253721 TRANS#: 139572550 12-15-25

593663 BONDO FILLER SHORT STRAND	26.78
31.98 DISCOUNT EACH	-3.20
7430 BH FH PHIL WS 14X2 25CT	6.28
6.98 DISCOUNT EACH	-0.70
8334 BH FH PHIL WS 14X2 1/2 25	6.28
6.98 DISCOUNT EACH	-0.70
59074 5/16-IN X 1-IN Z BK LAG S	12.00
0.30 DISCOUNT EACH	-0.06
50 @	0.24
2132088 1/4X5-1/4 HEX TITENTURBO	26.98
29.98 DISCOUNT EACH	-3.00
2147450 GORILLA CLEAR MAX CON AD	62.90
13.98 DISCOUNT EACH	-1.40
5 @	12.58
776010 IRW 14-PC CLASSIC SPADE B	15.28
16.98 DISCOUNT EACH	-1.70
812436 LOC PSS WHT 10-FL OZ (-43	10.22
5.68 DISCOUNT EACH	-0.57
2 @	8.11

SUBTOTAL:	168.72
TOTAL TAX:	0.00
INVOICE 76781 TOTAL:	168.72
H/C:	168.72

Publix

Belmont Shopping Center
14323 S US Hwy 301
Wimauma, FL 33598
(813) 634-2117
Store Manager: Daniel Triak

Card Christmas	T	0.99
Card Christmas	T	0.99
Card Christmas	T	0.99
Mastercard \$25 - 1067		25.00
Service Fee: \$4.95		
Mastercard \$25 - 7538		25.00
Service Fee: \$4.95		
Mastercard \$100 - 9037		100.00
Service Fee: \$6.95		
Mastercard \$25 - 6375		25.00
Service Fee: \$4.95		
Mastercard \$25 - 7682		25.00
Service Fee: \$4.95		
Mastercard \$200 - 2553		200.00
Service Fee: \$7.95		
Mastercard \$25 - 0229		25.00
Service Fee: \$4.95		
Mastercard \$25 - 9615		25.00
Service Fee: \$4.95		
Subtotal		497.57
Sales Tax 7.5% - T		0.22
Total		497.79
Credit		497.79
Change		0.00

8 DE DICIEMBRE DE 2025

Móvil

SALDO A PAGAR

\$30.00

El Pago Automático está programado para **28 de diciembre**.

Información del titular de la cuenta 

Carlton Lakes Community
11404 Carlton Field Dr Riverview, FL 33579
Número de cuenta: 1018484040

i 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) (<https://spectrum.com/privacypolicy>), [Business Terms Of Service](https://spectrum.com/business/terms) (<https://spectrum.com/business/terms>) and [Mobile Terms](https://spectrum.com/mobile/terms) (<https://spectrum.com/mobile/terms>).

Actividad de la cuenta anterior

Saldo previo	\$30.00 
Créditos y Pagos	-\$30.00 
Pago Automático - Mastercard que termina en 2695 Pagado en 28 de noviembre	-\$30.00



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$19,461.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	\$1,042.18
Payments & Credits	\$1,115.64
Purchases & Other Charges	\$536.89
Balance Transfer	\$0.00
FEES CHARGED	\$75.00
INTEREST CHARGED	\$0.00
New Balance	\$538.43

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	\$538.43
Minimum Payment Due	\$538.43
Payment Due Date	February 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
TOTAL XXXXXXXXXXXX 5032				\$967.18-
01/26	01/26	F151500DA00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,042.18-
01/31	01/31	F151500DF000CYLAC	ANNUAL FEE 02/26 THROUGH 01/27	75.00
01/31	01/31		VALLEY ONECARD CASH REWARD CREDIT	21.46-
FREDRICK LEVATTE				TOTAL XXXXXXXXXXXX 5949
ALEXANDER J WEST				\$0.00
TOTAL XXXXXXXXXXXX 2695				\$484.89
01/03	01/03	8230509QLEHM80RZZ	AMAZON RETA* O84VR36J3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	36.97
01/04	01/04	8230509QLEHNSY5R0	AMAZON RETA* 4G8JO3U13 SEATTLE WA MCC: 5331 MERCHANT ZIP:	28.59
01/20	01/20	5543286D45ZMA5LX4	AMAZON MKTPL*UD3IB0KU3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	52.00
01/20	01/20	8230509D4EHNWDXYK	AMAZON MARK* AK2V933K3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	24.59
01/23	01/23	5543286D760KN68GM	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	52.00-

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	February 25, 2026
New Balance	\$538.43
Minimum Payment Due	\$538.43
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$	
----	--

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
01/25	01/25	5543286D9611DQF9J	SPECTRUM MOBILE 855-707-7328 MO MCC: 4899 MERCHANT ZIP:	30.00
01/27	01/27	8230509DQEHEMERQ97	AMAZON MARK* 9P4NK4363 SEATTLE WA MCC: 5999 MERCHANT ZIP:	326.74
01/27	01/27	8230509DQEHM69YG7	AMAZON RETA* CJ89392O3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	38.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$538.43 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
 TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$20.25	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.21	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$21	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Jan 2026	\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

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

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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.
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Date	Vendor Name	Amount	Description	Description	Code	Code
26-Jan-26	Valley	\$53.54	Annual Fee			
31-Dec-25	Amazon	\$36.97	R&M-Fitness Center		546137	
31-Dec-25	Amazon	\$28.59	Clubhouse Facility - Other		546385	
20-Jan-26	Amazon	\$52.00	Clubhouse Facility - Other	Cancelled	546385	
20-Jan-26	Amazon	\$24.59	Clubhouse Facility - Other		546385	
25-Jan-26	Spectrum	\$30.00				
20-Jan-26	Amazon	\$326.74	Clubhouse Facility - Other		546385	
23-Jan-26	Amazon Refund	-\$52.00	Clubhouse Facility - Other	Refund	546385	
23-Jan-26	Amazon	\$38.00	Clubhouse Facility - Other		546385	
	Total	\$538.43				



Details for Order #114-7117306-4306653

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: December 31, 2025
Amazon.com order number: 114-7117306-4306653
Order Total: \$36.97

Not Yet Shipped	
Items Ordered	Price
1 of: <i>SPRI Wall-Mounted Rack for Hanging Exercise Mats, Black</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$29.98
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: \$29.98 Shipping & Handling: \$6.99 ----- Total before tax: \$36.97 Estimated Tax: \$0.00 ----- Grand Total: \$36.97

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: December 31, 2025
Amazon.com order number: 114-5008311-6843441
Order Total: \$28.59

Not Yet Shipped	
Items Ordered	Price
2 of: <i>VACUUM BREAKER KIT</i> Sold by: Amazon.com Condition: New	\$10.80
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: \$21.60 Shipping & Handling: \$6.99 ----- Total before tax: \$28.59 Estimated Tax: \$0.00 ----- Grand Total: \$28.59

Not Yet Shipped

Items Ordered

Price

1 of: *IMILLET 2 Pack Wall Mount Broom Holder Stainless Steel 5 Racks with 4 Hooks Broom Organizer Self Adhesive Heavy Duty Lau*

\$24.59

ndry Room, Garage Organization Storage

Sold by: DaFang ([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:	\$24.59
Shipping & Handling:	\$6.99
Promotion applied:	-\$6.99

Total before tax:	\$24.59
Estimated Tax:	\$0.00

Grand Total:	\$24.59



8 DE ENERO DE 2026

Móvil

SALDO A PAGAR

\$30.00

El Pago Automático está programado para **25 de enero**.

Información del titular de la cuenta

Carlton Lakes Community
11404 Carlton Field Dr Riverview, FL 33579

Número de cuenta: 1018484040

i Important Spectrum Mobile Billing Update
 Your Spectrum Mobile plan will increase by \$10/month starting on your next bill. Add a mobile line to keep your current rate and save, visit Spectrum.com/business/mobile (<https://Spectrum.com/business/mobile>).

Actividad de la cuenta anterior

Saldo previo	\$30.00 <input type="checkbox"/>
Créditos y Pagos	-\$30.00 <input type="checkbox"/>



Details for Order #113-5240966-8269014

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: January 20, 2026
Amazon.com order number: 113-5240966-8269014
Order Total: \$351.26

Not Yet Shipped	
Items Ordered	Price
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 (seller profile) Business Price Condition: New	\$24.52
1 Of: Wireless Keyboard and Mouse Combo, EDJO 2.4G Full-Sized Ergonomic Computer Keyboard with Wrist Rest and 3 Level DPI Adjustable Wireless Mouse for Windows, Mac OS Desktop/Laptop/PC Sold by: KMT-US (seller profile) Condition: New	\$28.49
1 Of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary) Sold by: Amazon (seller profile) Business Price Condition: New	\$16.01
1 Of: Amazon Basics Dry Erase Markers For Whiteboards, Chisel Tip, Low-Odor, Assorted Colors, Pack of 12 Sold by: Amazon (seller profile) Business Price Condition: New	\$6.41
1 Of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Hawaiian Breeze, 6.7 Fl Oz, 10 Count (Packaging May Vary) Sold by: Amazon (seller profile) Business Price Condition: New	\$19.29
1 Of: Roshtia 30 Pieces Commercial Mop Head Replacement Floor Cleaning Wet Mop Heads Heavy Duty Large Cotton String Sweeper Refills for Industrial Home Use(Blue) Sold by: Youchenoei (seller profile) Condition: New	\$115.99
1 Of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Exotic Tropical Blossoms, 6.7 Fl Oz, 10 Count (Packaging May Vary) Sold by: Amazon (seller profile) Business Price Condition: New	\$16.48
1 Of: Glade PlugIns Refills Air Freshener, Sky & Sea Salt, Scented and Essential Oils for Home and Bathroom, 0.67 Fl Oz, 10 Count	\$20.29

Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
2 of: <i>Comfun 10 Pack Pumice Stone for Cleaning with Extra Long Handle, Toilet Pumice Stone Scouring Stick, Cleaning for Toilet, Sink, Bathtub and Pool, 1 Wand+10 Stones</i>	\$14.99
Sold by: Comfun Online (seller profile)	
Condition: New	
1 of: <i>Glade PlugIns Refills Air Freshener, Pumpkin & Ginger, Scented and Essential Oils for Home and Bathroom, 0.67 Fl Oz, 10 Count</i>	\$21.88
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
4 of: <i>No Pets Allowed Sign, 10x14 Inches, Rust Free, 040 Aluminum, Fade Resistant, Made in USA by My Sign Center</i>	\$12.98
Sold by: My Sign Center (seller profile)	
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: \$351.26
	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$351.26
	Estimated Tax: \$0.00

	Grand Total: \$351.26

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

Not Yet Shipped

Items Ordered

2 of: Rubbermaid Commercial Products Invader 60" Heavy Duty Fiberglass Wet Mop Handle, Gray, for Professional/Industrial Floor Cleaning, Compatible with 1" Headband Mops
Sold by: Amazon.com
Condition: New

Price
\$19.00

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: \$38.00
Shipping & Handling: \$6.99
Promotion applied: -\$6.99

Total before tax: \$38.00
Estimated Tax: \$0.00

Grand Total: \$38.00



INVOICE

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

22-06270-03004
CARLTON LAKES
02/01/26-02/28/26
01/27/2026
0223519-2206-1

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

Feb 26, 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 02/26/2026: **\$ 531.95**

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

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	02/01/26		1.00	192.48
6 Yard Dumpster 1X Week	02/01/26		1.00	326.50
Total Current Charges				518.98

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

WM

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

FEB 02 2026

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
01/27/2026	0223519-2206-1	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 02/26/2026	\$518.98	
If Received after 02/26/2026	\$531.95	

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

2206000220627003004002235190000005189800000051898 4

0028144 01 AB 0.64 **AUTO TO 0 7025 33607-600875 -C04-P28172-11 4



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



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



405-0233578-2206-5



ADVICE OF DEBIT

ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 712414608
Advice of Debit Date : 01/30/2026
Advice of Debit Due Date : 02/06/2026
Total Debited This Invoice : \$23.00

i Inquiries

For Product/Service inquiries, please contact your Client Service Team.

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

****IMPORTANT MESSAGE****

*****Year-End Billing Reminder*****

Please be advised that Year-End Fees for items such as W2s, W2Cs, and 1099s, will be invoiced on February 18, 2026. You will receive a separate Advice of Debit for these charges.

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-LUX	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 01/14/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-LUX \$23.00

Total Debited \$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX3600 on 02/06/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 2.3.2026

Payable To Carlton Lakes CDD

Check Amount **\$1,742.29**

Check Description 2015 DS Payment 2.3

Code to **200.103200.100**

Check Amount **\$861.80**

Check Description 2017 DS Payment 2.3

Code to **203.103200.100**

Check Amount **\$868.10**

Check Description 2018 DS Payment 2.3

Code to **201.103200.100**

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

Monthly Manager's Report – Carlton Lakes CDD 3/4/2026



**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 50 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.
- Repainted Doors.
- Removed Grates and deep cleaned underneath removing build up.
- Removed and cleaned vents.
- Bolted wooden park benches to the concrete.
- Replaced all the boards on the rotted-out park bench.

Vendors on site

- **Zebra Pools**
- **Pine Lakes**
- **Cross Creek**
- **Pest Cemetery**
- **FLA Pools**
- **Total Pressure Power Wash and Seal**

MINUTES OF MEETING
CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on Wednesday, February 11, 2026, and called to order at 6:01 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

Freddy Barton	Chairperson
Rena Vance	Vice Chairperson
Nichole Palmer	Assistant Secretary
Elizabeth Diaz	Assistant Secretary
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 6:01 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. Diaz, with all in favor, the Board adopted the Final Agenda for February 11, 2026.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda

41 There were no audience comments.

42

43 **FIFTH ORDER OF BUSINESS** **Staff Reports**

44 **A. District Counsel**

45 There were no updates at this time.

46

47 **B. Aquatics Report**

48 Mr. Greene presented his report to the Board. He requested that Inframark
49 state pond numbers on the report.

50

51 **C. Field Inspection Report**

52 Ms. Fowler presented her report to the Board. She reported observing signs of
53 erosion near the weir and requested that District Engineer staff evaluate the
54 area.

55

56 **D. Landscape Inspection Report**

57 Ms. Milch presented her report to the Board.

58

59 **1. Consideration of Well Repair Proposal**

60 Tabled.

61

62 **2. Consideration of Mulch Installation Proposal**

63 The Board requested Ms. Milch clarify areas in green. The Board tabled
64 the proposal until the next meeting.

65

66 **3. Consideration of Palm Straightening Proposal**

67 The Board requested a proposal to cut the tree down at the next meeting.

68

69 **4. Discussion of Hurricane Clean-Up Invoices**

70 Discussion ensued. Ms. Vance explained the on-site walk with Ms. Milch
71 regarding the leaning trees throughout the community.

72

73 **5. Consideration of Fallen Tree Stump Grinding Proposal**

On MOTION by Ms. Vance, seconded by Ms. Palmer, with all in favor, the Board accepted the Fallen Tree Stump Grinding Proposal for \$888.50.

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E. District Accountant

There were no updates for the Board.

1. Review of January 2026 Financials

The Board inquired as to whether the insurance premium had been remitted in full. The Board also requested clarification regarding the \$10 overage reflected under licenses, subscriptions, and dues. Additionally, the Board directed staff to review the supervisor fee transaction processed through Valley Bank on January 29, 2026, in the amount of \$1,000.

2. Acceptance of the January 2026 Check Register

On MOTION by Mr. Barton, seconded by Ms. Diaz, with all in favor, the Board accepted the January 2026 Check Register.

F. District Engineer

Mr. Hamstra asked when the Board would like to readvertise the bids for the control structure project. The Board requested that a note be made to include this item in the FY 2026–2027 budget.

G. District Manager

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

H. Onsite Manager

1. Onsite Manager Report

Mr. West presented his report to the Board. The Board requested a follow-up from the pressure washing vendor regarding an updated contract and asked for confirmation on whether Amazon has issued a refund for

103 previously charged taxes. Mr. West confirmed that he would follow up with
104 Amazon and Joey from Total PW.

105
106 **SIXTH ORDER OF BUSINESS Business Items**
107 The Board discussed the recent work performed by Hanley Pools. The Board requested
108 that the District Engineer review the agreement prepared by District Counsel to confirm
109 that a full inspection is required prior to the commencement of any work. The Board also
110 inquired whether any documentation or photographs of the pool work had been provided
111 by the on-site manager or the vendor; Mr. West confirmed that no such documentation
112 had been received.

113
114 The District Manager advised that the vendor did not comply with the Board-approved
115 motion, which required legal review and approval of the agreement, execution by the
116 Chair and Vice Chair, and verification of completed work prior to the release of payment.
117 Hanley Pools proceeded with the work based solely on a signed proposal, without
118 obtaining the required approvals. No payment has been issued.

119
120 The Board directed the District Manager to notify District Counsel and Hanley Pools that
121 the Board requires the pool to be drained, fully inspected, and refilled at no cost to the
122 District. The Board further directed the District Manager to coordinate with Zebra Pools
123 to confirm their approval of the inspection prior to the pool being refilled and before any
124 payment is considered.

125
126 **SEVENTH ORDER OF BUSINESS Business Administration**
127 **A. Consideration of the Regular Meeting Minutes of January 14, 2026**

128 On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Regular
 Meeting Minutes of January 14, 2026, were approved as presented.

129
130 **EIGHTH ORDER OF BUSINESS Supervisor Requests**
131 Ms. Palmer requested that on-site personnel adjust the trim lights to be off starting at 1 -
132 2 am.

133

134 **NINTH ORDER OF BUSINESS** **Audience Comments**

135 A resident stated he agrees with the Board regarding the trim lights and cutting down the
136 tree on Clement Pride Blvd.

137

138 **TENTH ORDER OF BUSINESS** **Adjournment**

139

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the meeting was adjourned at 7:13 p.m.

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142 _____
Secretary / Assistant Secretary

Chair / Vice Chair