



# *Carlton Lakes Community Development District*

**May 13, 2026**

## **Final Agenda Package**

### TEAMS MEETING INFORMATION

**Meeting ID:** 265 820 633 722 68    **Passcode:** 4zf9s9JK

**Call In Number:** 646-838-1601    **Phone conference ID:** 929589711#

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  
Kathryn (“KC”) Hopkinson, District Counsel  
David Hamstra, District Engineer  
Christina Fowler, Field Service Manager  
Lucus Mc Donald, District Accountant  
Melinda Gallo, District Admin  
Epi Carvajal from Pine Lake  
Matt Jones Cross Creek Environmental

## Regular Meeting Agenda

Wednesday, May 13, 2026, at 6:00 p.m.

The Regular Meeting of the **Carlton Lakes Community Development District** will be held on Wednesday, May 13, 2026 at 6:00 p.m. at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, FL 33579. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### Join:

<https://teams.microsoft.com/meet/26582063372268?p=D9aXUrEnqtjTvVBH18>

**Meeting ID:** 265 820 633 722 68    **Passcode:** 4zf9s9JK

**Dial-in by Phone:** +16468381601    **Pin:** 929589711

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. PLEDE OF ALLEGIANCE
2. CALL TO ORDER/ROLL CALL
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 5. STAFF REPORTS

- A. District Counsel
- B. Aquatic Report .....P. 4
- C. Field Inspection Report.....P. 9
- D. Landscape Inspection Report
  - i. Consideration of Mulch Installation Proposals
    - a. Pine Lake Proposal #7906 for Entrances and Amenity Center.....P. 18
    - b. Pine Lake Proposal #7907 for Entire Community .....P. 24
    - c. Natural Solutions Proposal #1117 for the Entire Community.....P. 30
    - d. Natural Solutions Proposal #1118 for Areas along Berm Street.....P. 31
    - e. Natural Solutions Proposal #1119 for Common Areas/Amenity Center .....P. 33

ii.	Consideration of Ribbon Palm Pruning Proposals	
a.	Pine Lake Proposal #8320 for Amenity Center.....	P. 35
b.	Pine Lake Proposal #8397 for Entire Community.....	P. 40
<b>E.</b>	<b>Pool Report</b>	
i.	Consideration of Zebra Cleaning Team Proposal for Phosphate Remover Treatment for Pool .....	P. 47
ii.	Consideration of Zebra Cleaning Team Pool Maintenance Agreement for Fiscal Year 2026-2027.....	P. 48
iii.	Consideration of Hanley Pools Proposal for Pool Motor Repair and Replacement Options Proposal .....	P. 52
iv.	Ratification of Pine Lake Services Proposal for Well 2 Repair .....	P. 54
<b>F.</b>	<b>District Accountant</b>	
i.	Acceptance of March and April 2026 Financials, Check Register, and Expenditure Reports.....	P. 59
<b>G.</b>	<b>District Engineer</b>	
i.	Discussion of Pedestrian Improvements	
<b>H.</b>	<b>District Manager</b>	
i.	Discussion Regarding Summer Staffing Hours Pursuant to the Amenity Management Contract	
ii.	Discussion of a Past Due invoice for Pegasus Engineering .....	P. 100
iii.	Consideration of Resolution 2026-01, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing.....	P. 102
<b>I.</b>	<b>On-Site Manager</b>	
i.	On-Site Manager Report .....	P. 124
ii.	Consideration of Trusted Brush Painting Proposal for Clubhouse Epoxy Flooring System Installation.....	P. 125
iii.	Consideration of Ballfer Fence Company Installation of Commercial Grade Privacy Mesh Screening Proposal .....	P. 129
<b>6.</b>	<b>BUSINESS ADMINISTRATION</b>	
A.	Consideration of Minutes from the Meeting held April 8, 2026.....	P. 130
B.	Consideration of Minutes from the Budget Workshop held April, 16, 2026 .....	P. 136
<b>7.</b>	<b>BOARD OF SUPERVISORS REQUESTS AND COMMENTS</b>	
<b>8.</b>	<b>PUBLIC COMMENTS</b>	
	<i>(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)</i>	
<b>9.</b>	<b>ADJOURNMENT</b>	



# Project Photos

Photo 1



Photo 2



## Project Photos

Photo 3



Photo 4



## Project Photos

Photo 5



Photo 6



## Project Photos

Photo 7



Photo 8





## Carlton Lakes CDD April 2026

Wednesday, 15 April 2026

Prepared For Board Of Supervisors

12 Issues Identified

12 Issues Incomplete

## Item 1

Assigned To: Pine Lake/ Field team

Outstanding from Last inspection

Palm seed pods- tabled at last meeting

Retaining wall cap- I am trying to locate a match replacement

## Item 2

Assigned To: Pine Lake

Balm Rd & Clement Pride Blvd – Both Monument Areas

Observations:

Some lantana have begun to recover from frost damage.

Other lantana appear not to have recovered and may require replacement.

Bird of Paradise need attention.

Palm located behind the monument requires inspection.

Recommendations:

Monitor recovering lantana and prune as needed to encourage new growth.

Replace lantana that have not recovered to restore uniform appearance.

Inspect the palm behind the monument and provide recommendations for any necessary maintenance or treatment.

Clean out Bird of Paradise.



**Item 3**

Assigned To: Pine Lake  
Mailbox Area

Observations:

Firebush exhibits freeze damage.

Recommendations:

Cut back freeze-damaged firebush to encourage healthy regrowth and restore appearance around the mailbox area.



#### Item 4

Assigned To: Pine Lake

Carlton Lakes – Entrance Median on Clement Pride

Observations:

Jasmine requires trimming within the entrance median.  
Irrigation system requires evaluation.

Recommendations:

Cut back jasmine to maintain proper shape, visibility, and overall appearance of the entrance median.  
Evaluate irrigation coverage and system performance in the area, and address any deficiencies as needed.

#### Item 5

Assigned To: Inframark Maintenance

Outside Pool Area – East Side

Observations:

Damage noted to the stucco wall outside the pool area on the east side.

Recommendations:

Inspect the damaged stucco and complete necessary repairs to restore appearance and prevent further deterioration.



**Item 6**

Assigned To: Pine Lake  
Amenity Center – East Side

Observations:

Area requires sod replacement.

Recommendations:

Replace damaged or missing sod on the east side of the Amenity Center to restore turf coverage and improve overall appearance.

Monitor irrigation coverage to support establishment of new sod.



### Item 7

Assigned To: Pine Lake

Amenity Center – Mailbox Area

Observations:

Eight Maui Ixora are declining in health.

Recommendations:

Remove and replace eight declining Maui Ixora to restore plant uniformity, and overall appearance of the mailbox landscape area.



### Item 8

Assigned To: Pine Lake

Amenity Center – Parking Lot Median in Front of Mailboxes

Observations:

Sod within the median is showing signs of stress.

Recommendations:

Inspect irrigation coverage and system performance in the area to verify adequate watering.

Evaluate for possible insect activity or other contributing factors and treat as needed.

Recommend corrective measures to restore turf health and appearance.



### Item 10

Assigned To: Pine Lake  
Clubhouse Median Area

#### Observations:

Missing shrubs identified within the clubhouse median (approximately 29 plant locations).

#### Recommendations:

Replace missing shrubs (29 total) to restore full planting design, uniformity, and overall appearance of the median area. Verify irrigation coverage in the median to support establishment of new plantings.

### Item 10

Due By: Sunday, 26 April 2026

Assigned To: Cross Creek Environmental

Pond 2

#### Observations:

Trash present around the pond shoreline.  
Trash also observed within the pond.

#### Recommendations:

Collect and properly dispose of all trash from both the shoreline and within the pond. Continue routine monitoring to prevent accumulation and maintain pond appearance and water quality.



**Item 11**

Assigned To: Onsite/Pine Lake

Amenity Center – Parking Lot

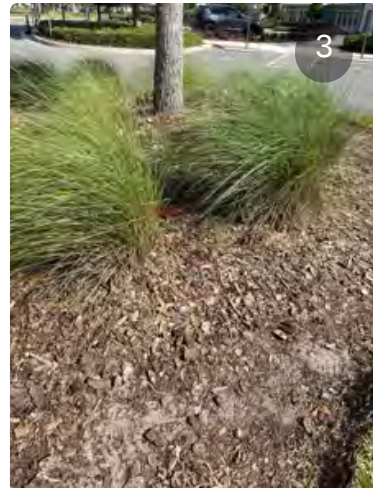
Observations:

Trash and litter present throughout the parking lot area.

Recommendations:

Pine Lake to pick up during services.

Onsite schedule walk throughs on days Pine Lake is not onsite.





## Item 12

Assigned To: Pine Lake

Amenity Center at Trash collection enclosure

Observations:

Shrub contains a dead section.

Recommendations:

Prune and remove the dead section of the shrub to promote healthy growth and improve visual appearance.



## Proposal #7906

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

**Date** 2/11/2026

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

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

**Account Manager** Jessi Milch

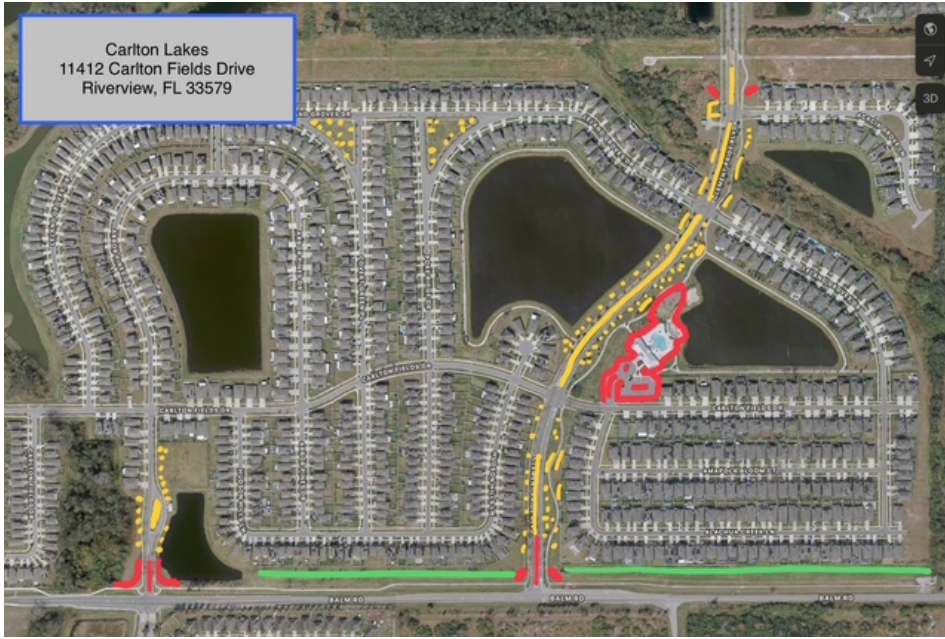
Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

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**

PINE BARK MULCH

**Quantity**

139.00

**Unit**

cuyd

**Mulch Install:**

\$8,935.71

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**PROJECT TOTAL:**

**\$8,935.71**

## Terms & Conditions

### Terms & Conditions

#### Payment Terms

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

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

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

#### Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

#### Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

#### **Procedure for Extra Work, Changes and Escalation**

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

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

### **Escalation Clause**

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

### **Warranty and Tolerances**

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

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

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

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

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

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

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

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

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

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

**Material Tolerances**

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

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

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

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

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

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

By   
\_\_\_\_\_  
**Jessi Milch**  
Date 2/11/2026  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Alize Aninipot**  
Date \_\_\_\_\_  
**Inframark**



## Proposal #7907

### 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

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

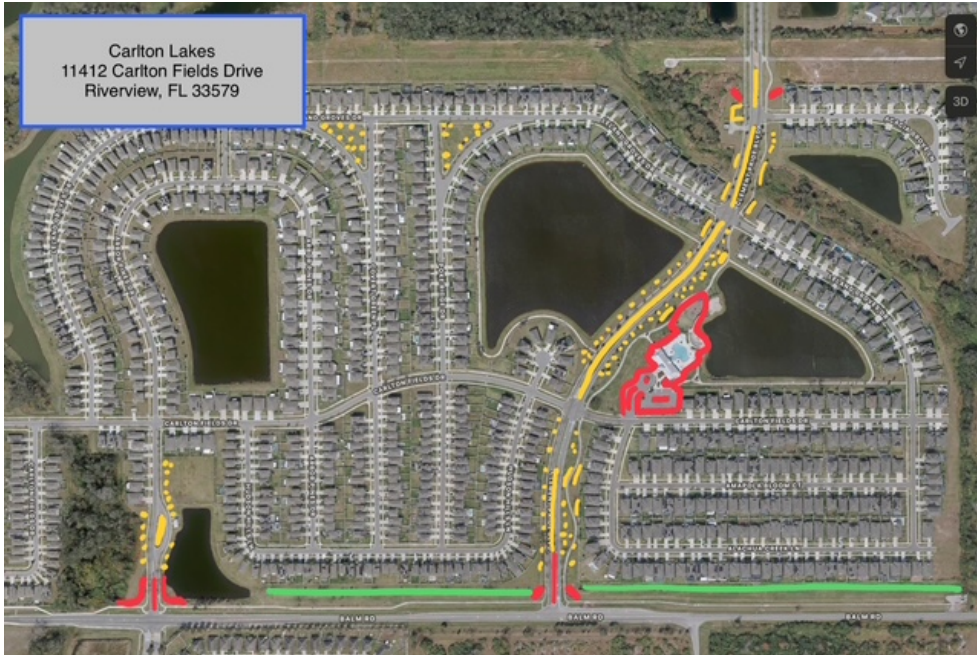
383 yards of mulch

1" to 1.5" depth

Entrances & Monument Signs

Amenity Center

CDD Beds and Tree Rings



**Plant Material Install**

**Mulch Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
PINE BARK MULCH	383.00	cuyd
	<b>Mulch Install:</b>	\$24,621.43
<hr/>		
	<b>PROJECT TOTAL:</b>	<b>\$24,621.43</b>

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By   
\_\_\_\_\_

**Jessi Milch**

Date 2/11/2026  
\_\_\_\_\_

**Pine Lake Services, LLC**

By \_\_\_\_\_

**Alize Aninipot**

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 1117**

**DATE 04/05/2026**

**SALES REP**  
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	383	55.00	21,065.00

Contact Natural Solutions LLC to pay.  
This quote is for a 1.5" topdressing to all existing mulch beds  
and tree rings identified on the map attached.

<b>SUBTOTAL</b>	21,065.00
<b>TAX</b>	0.00

**TOTAL \$21,065.00**

Accepted By

Accepted Date

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.

<b>SUBTOTAL</b>	6,215.00
<b>TAX</b>	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



**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 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.

<b>SUBTOTAL</b>	7,425.00
<b>TAX</b>	0.00

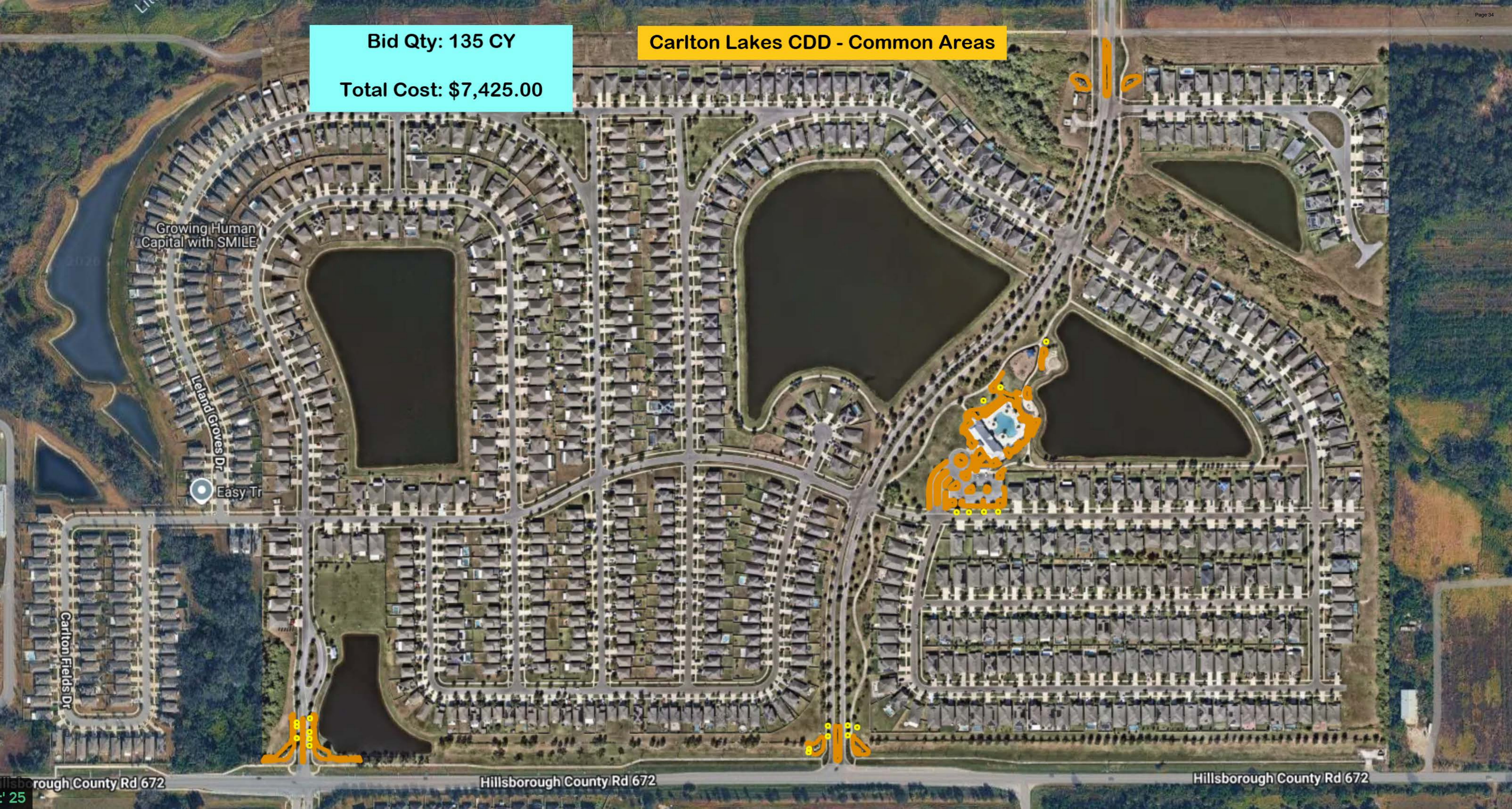
**TOTAL \$7,425.00**

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



# Proposal #8320

## Carlton Lakes - Ribbon Palm Pruning (Amenity Center Only)

**Date** 4/1/2026  
**Customer** Alize Anipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579  
**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736

**Prune 14 total Ribbon Palms outside of the Amenity Center and inside the pool area.**

### Tree/Palm Pruning

#### Palm Pruning

Items	Quantity	Unit
Palm Pruning	14.00	EA
<b>Palm Pruning:</b>		<b>\$800.80</b>
<b>PROJECT TOTAL:</b>		<b>\$800.80</b>

### 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

pipng and these markers have been damaged, buried, or removed by others.

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

### **Procedure for Extra Work, Changes and Escalation**

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

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

### **Escalation Clause**

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

### **Warranty and Tolerances**

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

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

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

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

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

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

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

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

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

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

### **Material Tolerances**

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

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


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

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

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

there is an approved irrigation system

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

By   
\_\_\_\_\_  
**Patrick Baldwin**  
Date 4/1/2026  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Alize Aninipot**  
Date \_\_\_\_\_  
**Inframark**



# Proposal #8397

## Carlton Lakes - Palm Pruning 4-26

**Date** 4/15/2026  
**Customer** Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579  
**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

Palm pruning 214 palms.

### Palm Pruning

#### Palm Pruning

Items	Quantity	Unit	Price
Prune 214 Palms	214.00	EA	\$11,934.78
<b>Palm Pruning :</b>			<b>\$11,934.78</b>
<b>PROJECT TOTAL:</b>			<b>\$11,934.78</b>

### Terms & Conditions

#### Terms & Conditions

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Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and

professional quality, and in full conformity with the requirements of the contract

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

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

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**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



**Palm Counts**

114 Sabal

85 Rubbon

8 Medjils

4 Queen

3 Whashingtonias

# Untitled Map

Write a description for your map.

## Legend

Untitled Path



# Google Earth

Image Landsat / Copernicus

100 ft

# ESTIMATE

**Zebra Cleaning Team**

219 Flamingo Dr PMB 3456  
 Apollo Beach, FL 33572-7000

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

**Bill to**

Carlton Lakes CDD  
 11404 Carlton Fields Drive  
 FL.  
 Riverview, FL 33579

**Estimate details**

Estimate no.: 1091

Estimate date: 04/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Phosphates Remover (fl oz)</b>	5 gallons. First time we need to add 1 gallon. After that, it will be 16 oz per day. After the original gallon, each 5 gallon should last about 40 days of treatment. It needs to be placed in an area outside of the equipment area and it cannot be stored in direct sunlight.	1	\$418.60	\$418.60
2.	<b>Freight</b>		1	\$15.00	\$15.00
				<b>Total</b>	<b>\$433.60</b>

**Note to customer**

We recommend using a phosphate remover as a preventative measure to help avoid black algae.

Standard black algae treatments, such as using granular 90 and Cal-hypo, can damage and eat away at a pool's surface. By focusing on prevention, we can better protect the integrity of the new pool surface.

**Accepted date**

**Accepted by**

## Pool Maintenance Contract Carlton Lakes CDD

THIS Contract made during the month of April 2026, is between Carlton Lakes CDD, the (Proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

**Engagement:** Contractor agrees to provide pool service to Carlton Lakes CDD and to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of October 1, 2026, or before if pool is done with resurfacing and shall terminate on the 31st of September 31, 2027. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with thirty days' written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Carlton Lakes CDD shall have the right to add to, change or modify the specifications during the term of this contract and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

**Labor and Supervision:** All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or subcontracted labor may be utilized but all required insurances will be provided prior to any sub-contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and follow all safety procedures related to the scope of work as defined in this agreement.

### 5. Disclaimers and Limitations of Liability

- a. The Proprietor agrees that the Contractor is not responsible for any repair of any present damages at the facility.

- b. The Proprietor agrees that the Contractor assumes no responsibility for damages to the Proprietor's property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Contractor waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Contractor, with the sole exception of claims for damages due to gross negligence on the part of the Contractor and/or its employees.

## 6. Arbitration

The Contractor and the Proprietor herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsborough County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Contractor from the Proprietor, or for any to amounts due to the Proprietor from the Contractor. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

**7. Governing Law:** This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

**8. Insurance:** Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$1,000,000 Property Damage \$1,000,000 and Workers  
Compensation Statutory Minimum. \$100,000**

**9. Payment:** As compensation for monthly service for pool service performed by Contractor as follows:

Three (3) Days a Week Service

October 1, 2026 (or before)- September 31, 2027, \$2100 monthly

This is payable monthly on or before the 30th day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

**10. ASSIGNMENT:** This Contract may not be assigned by either party without the expressed written consent of the other.

**11. NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

**12. ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

**13. HOURS OF OPERATION:** The hours of operation for the pool will be 6:00am to 11:00pm. The normal scheduled cleaning and maintenance of the pool is to be completed during this time. We reserve the right to miss 4 days throughout the year due to inclement weather, holidays or things outside of our control. Our holidays are New Years Day, Jan 2nd, Thanksgiving Day, Christmas Eve, Christmas Day.

**14. CERTIFICATION REQUIRED:** Certified Pool Operator

## **STATEMENT OF WORK**

**The Contractor shall furnish all labor, material and equipment to perform the following services.**

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. The pool floor will be vacuumed as needed.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to ensure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance is conducted to meet the requirements of Hillsborough County Health Dept.
14. Maintain a service logbook and keep property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

**Following is a list of chemicals provided by contractor:**

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM.
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed.

**Additional chemicals-special chemicals additives such as:**

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to the pool at no additional cost.
- Phosphate treatment \$200 per treatment.
- Black algae remover at cost of \$300 per treatment.

**Additional fees for services such as:**

- Labor hourly rate for repairs \$200.00
- Minimum Repair Charge \$100.00
- Fecal Clean-up Pool (Loose, Blood, Vomit) \$200.00
- Fecal Clean-up Pool (Solid) \$200.00
- Filter grids to be changed at minimum every two years.
- Hurricane, Tropical Storm and/or Acts of God clean-up fees with priority service to commercial contracts. \$500 Cleanup fee

**Additional services such as:**

- Pool Filter and Equipment shall be inspected, and any necessary repairs shall be reported to the Operations Manager. Any repairs not included in the contract must be submitted in the form of bid (whether in-house or outsourced) and must have prior approval of the management over the amount of \$100.
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.
- Please contact us via phone call or text if it is an emergency. Do not email emergencies.
  - Lance Wood : 813-291-0456
  - Misty McCormick: 813-446-0151

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Position

\_\_\_\_\_  
Position

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Carlton Lakes CDD  
11404 Carlton Fields Dr  
Riverview, FL 33579

Zebra Cleaning Team, Inc  
P.O. Box 3456  
Apollo Beach, FL 33572

**Proposal to NO.**

202633Carlton LCDD Motor OPT 1&2

DATE 2026-05-04



<b>CONTRACT / PROPOSAL</b>	
<b>CONTACT</b>	
<b>NAME</b>	Carlton Lakes CDD
<b>ADDRESS</b>	11404 Carlton Fields Dr, Riverview, FL 33579
<b>JOB SITE:</b>	
<b>EMAIL</b>	<a href="mailto:aaninipot@inframark.com">aaninipot@inframark.com</a>
<b>TEL</b>	

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Rewind 10 HP single-phase motor, including winding materials and complete installation		\$1,577.50

Hanley Pools will perform the work as follows;	QT	Cost
Install new 10 HP single-phase motor, including removal of existing unit and complete installation		\$4,623.00

<p>Any additional repairs or unforeseen issues may require a separate estimate. All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)</p> <p>With payments to be made as follows:                      If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875                      Or call 813-839-7665 during business hours.                      If paying by check:                      Make checks payable to: Hanley Pools LLC</p>	<b>Payment structure / OPT 1 TOTAL</b>	
	Down payment 50%	<b>\$788.75</b>
	Final 50%	<b>\$788.75</b>
	<b>Payment structure / OPT 2 TOTAL</b>	
Down payment 50%	<b>\$2,311.50</b>	
Final 50%	<b>\$2,311.50</b>	
Hanley Pools LLC PO Box 6004 Sun City Center, FL 33571 Phone 813-839-7665 info@flapools.com L# CPC1461025	<b>OPT 1 TOTAL</b>	<b>\$1,577.50</b>
	<b>OPT 2 TOTAL</b>	<b>\$4,623.00</b>

Respectfully submitted by

*Pat Hanley*

INT

**Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.**

\*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

\*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

\*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

\*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

\*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

\*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

\*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

\*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

\*If well-pointing is needed to control groundwater, there will be an additional cost.

\*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

**LIEN LAW ADDENDUM**

*ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.*

**Note-This proposal may be withdrawn by us if not accepted within 7 days.**

**ACCEPTANCE OF CONTRACT**

**The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.**

SIGNATURE OF AGGREMENT OF CONTRACT

\_\_\_\_\_

DATE \_\_\_\_\_

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.

All agreements are contingent upon strikes, accidents, or delays beyond our control.

**NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5%, plus all costs of collection and reasonable attorney's fees. These late fees are non-removable.**



# Proposal #8404

## Carlton Lakes - Well 2 Repair

**Date** 4/16/2026  
**Customer** Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579  
**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.

During the irrigation inspection it was found that Well 2 was not working again. We had the Well Company come out and check it as we just repaired this well last month. The Well Company found that there is a Sensor that was damaged that is causing the well to shut down.

### Well Repair

#### Irrigation Enhancement

Items	Quantity	Unit	
VFD Packard with Cable	1.00	EA	
Installation Fee	1.00	EA	
		<b>Irrigation Enhancement:</b>	\$1,036.75
		<b>PROJECT TOTAL:</b>	<b>\$1,036.75</b>

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

#### **Escalation Clause**

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

## **Warranty and Tolerances**

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


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

## Material Tolerances

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

use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

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

By   
 \_\_\_\_\_  
**Terry McLane**

Date 4/16/2026  
 \_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Alize Aninipot**

Date \_\_\_\_\_  
 \_\_\_\_\_  
**Inframark**

*Carlton Lakes  
Community  
Development  
District*

*Financial Report*

*March 31, 2026*

**CLEAR PARTNERSHIPS**



**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2015	SERIES 2018	SERIES 2017	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	ASSETS FUND	
<b>ASSETS</b>							
Cash In Bank	\$ 1,546,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,546,310
Accounts Receivable	200	-	-	-	-	-	200
Due From Developer	19,299	-	-	-	-	-	19,299
Due From Other Funds	-	61,528	-	2,126	-	-	63,654
Investments:							
Prepayment Account	-	-	147	-	-	-	147
Reserve Fund	-	251,169	140,500	103,845	-	-	495,514
Revenue Fund	-	764,178	260,318	326,005	-	-	1,350,501
Prepaid Items	800	-	-	-	-	-	800
Deposits	21	-	-	-	-	-	21
Fixed Assets							
Buildings and Improvements	-	-	-	-	3,516,676	-	3,516,676
Improvements other than Buildings	-	-	-	-	3,121,209	-	3,121,209
Infrastructure	-	-	-	-	2,846,350	-	2,846,350
Equipment	-	-	-	-	9,419	-	9,419
Amount Avail In Debt Services	-	-	-	-	-	1,185,149	1,185,149
Amount To Be Provided	-	-	-	-	-	12,359,851	12,359,851
<b>TOTAL ASSETS</b>	<b>\$ 1,566,630</b>	<b>\$ 1,076,875</b>	<b>\$ 400,965</b>	<b>\$ 431,976</b>	<b>\$ 9,493,654</b>	<b>\$ 13,545,000</b>	<b>\$ 26,515,100</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 4,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,126
Accrued Expenses	800	-	-	-	-	-	800
Bonds Payable	-	-	-	-	-	13,545,000	13,545,000
Due To Other Funds	55,607	-	8,047	-	-	-	63,654
<b>TOTAL LIABILITIES</b>	<b>60,533</b>	<b>-</b>	<b>8,047</b>	<b>-</b>	<b>-</b>	<b>13,545,000</b>	<b>13,613,580</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<b><u>FUND BALANCES</u></b>							
Nonspendable:							
Prepaid Items	800	-	-	-	-	-	800
Restricted for:							
Debt Service	-	1,076,875	392,918	431,976	-	-	1,901,769
Unassigned:	1,505,297	-	-	-	9,493,654	-	10,998,951
<b>TOTAL FUND BALANCES</b>	<b>1,506,097</b>	<b>1,076,875</b>	<b>392,918</b>	<b>431,976</b>	<b>9,493,654</b>	<b>-</b>	<b>12,901,520</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,566,630</b>	<b>\$ 1,076,875</b>	<b>\$ 400,965</b>	<b>\$ 431,976</b>	<b>\$ 9,493,654</b>	<b>\$ 13,545,000</b>	<b>\$ 26,515,100</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 27,721	\$ 27,721	0.00%
Rental Income	-	1,300	1,300	0.00%
Special Assmnts- Tax Collector	1,364,601	1,327,998	(36,603)	97.32%
Special Assmnts- CDD Collected	-	4,532	4,532	0.00%
Other Miscellaneous Revenues	-	825	825	0.00%
<b>TOTAL REVENUES</b>	<b>1,364,601</b>	<b>1,362,376</b>	<b>(2,225)</b>	<b>99.84%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	18,000	4,400	13,600	24.44%
ProfServ-Trustee Fees	12,000	4,256	7,744	35.47%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	798	11,202	6.65%
District Engineer	24,000	10,699	13,301	44.58%
District Manager	43,054	21,527	21,527	50.00%
Auditing Services	7,050	7,050	-	100.00%
Website Compliance	4,000	-	4,000	0.00%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,366	(108)	2,474	-4.56%
Public Officials Insurance	2,762	2,602	160	94.21%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	100	537	(437)	537.00%
Payroll Services	-	43	(43)	0.00%
Office Supplies	1,000	180	820	18.00%
Dues, Licenses, Subscriptions	175	238	(63)	136.00%
Loan Expense	30,000	-	30,000	0.00%
<b>Total Administration</b>	<b>173,107</b>	<b>52,222</b>	<b>120,885</b>	<b>30.17%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	234,000	108,330	125,670	46.29%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>235,000</b>	<b>108,330</b>	<b>126,670</b>	<b>46.10%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	6,300	3,114	3,186	49.43%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>3,114</b>	<b>3,186</b>	<b>49.43%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	35,000	8,305	26,695	23.73%
<b>Total Water-Sewer Comb Services</b>	<b>35,000</b>	<b>8,305</b>	<b>26,695</b>	<b>23.73%</b>
<b><u>Other Physical Environment</u></b>				
Field Services	7,416	3,708	3,708	50.00%
Pest Control	1,250	594	656	47.52%
Contracts-Waterway Maint.	7,200	2,950	4,250	40.97%
Contracts-Pools	25,000	10,884	14,116	43.54%
Security	20,000	-	20,000	0.00%
Onsite Staff	148,350	72,081	76,269	48.59%
Clubhouse Internet, TV, Phone	3,600	2,278	1,322	63.28%
Insurance - General Liability	3,813	3,515	298	92.18%
Insurance -Property & Casualty	34,839	32,071	2,768	92.05%
Insurance - Crime	500	-	500	0.00%
R&M-Other Landscape	20,000	4,028	15,972	20.14%
R&M-Pools	15,000	5,213	9,787	34.75%
R&M-Fitness Center	5,000	37	4,963	0.74%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	76,076	74,339	50.58%
Clubhouse Facility - Other	17,644	21,511	(3,867)	121.92%
Plant Replacement Program	5,000	3,066	1,934	61.32%
Landscape- Storm Clean Up & Tree Removal	30,000	-	30,000	0.00%
Irrigation Maintenance	14,000	1,463	12,537	10.45%
Misc-Holiday Lighting	1,167	-	1,167	0.00%
Special Events	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>522,694</b>	<b>239,475</b>	<b>283,219</b>	<b>45.82%</b>
<b><u>Reserves</u></b>				
Capital Improvements	200,000	94,499	105,501	47.25%
Reserve	200,000	-	200,000	0.00%
<b>Total Reserves</b>	<b>400,000</b>	<b>94,499</b>	<b>305,501</b>	<b>23.62%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,372,101</b>	<b>505,945</b>	<b>866,156</b>	<b>36.87%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	(7,500)	856,431	863,931	-11419.08%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(7,500)	-	7,500	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(7,500)</b>	<b>-</b>	<b>7,500</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (7,500)</u>	<u>\$ 856,431</u>	<u>\$ 878,931</u>	<u>-11419.08%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>649,666</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,506,097</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14,985	\$ 14,985	0.00%
Special Assmnts- Tax Collector	524,588	516,900	(7,688)	98.53%
Special Assmnts- CDD Collected	-	1,742	1,742	0.00%
<b>TOTAL REVENUES</b>	<b>524,588</b>	<b>533,627</b>	<b>9,039</b>	<b>101.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	150,000	(15,000)	111.11%
Interest Expense	363,444	178,334	185,110	49.07%
<b>Total Debt Service</b>	<b>498,444</b>	<b>328,334</b>	<b>170,110</b>	<b>65.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>498,444</b>	<b>328,334</b>	<b>170,110</b>	<b>65.87%</b>
Excess (deficiency) of revenues Over (under) expenditures	26,144	205,293	179,149	785.24%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>26,144</b>	<b>-</b>	<b>(26,144)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 26,144</u>	<u>\$ 205,293</u>	<u>\$ 126,861</u>	<u>785.24%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>871,582</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,076,875</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,052	\$ 5,052	0.00%
Special Assmnts- Tax Collector	-	248,078	248,078	0.00%
Special Assmnts- CDD Collected	259,480	868	(258,612)	0.33%
<b>TOTAL REVENUES</b>	<b>259,480</b>	<b>253,998</b>	<b>(5,482)</b>	<b>97.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	170,244	98,544	71,700	57.88%
<b>Total Debt Service</b>	<b>245,244</b>	<b>98,544</b>	<b>146,700</b>	<b>40.18%</b>
<b>TOTAL EXPENDITURES</b>	<b>245,244</b>	<b>98,544</b>	<b>146,700</b>	<b>40.18%</b>
Excess (deficiency) of revenues Over (under) expenditures	14,236	155,454	141,218	1091.98%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>14,236</b>	<b>-</b>	<b>(14,236)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 14,236</u>	<u>\$ 155,454</u>	<u>\$ 112,746</u>	<u>1091.98%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>237,464</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 392,918</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,124	\$ 6,124	0.00%
Special Assmnts- Tax Collector	-	252,550	252,550	0.00%
Special Assmnts- CDD Collected	247,561	862	(246,699)	0.35%
<b>TOTAL REVENUES</b>	<b>247,561</b>	<b>259,536</b>	<b>11,975</b>	<b>104.84%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	85,000	(5,000)	106.25%
Interest Expense	197,088	86,078	111,010	43.67%
<b>Total Debt Service</b>	<b>277,088</b>	<b>171,078</b>	<b>106,010</b>	<b>61.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>277,088</b>	<b>171,078</b>	<b>106,010</b>	<b>61.74%</b>
Excess (deficiency) of revenues Over (under) expenditures	(29,527)	88,458	117,985	-299.58%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(29,527)	-	29,527	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(29,527)</b>	<b>-</b>	<b>29,527</b>	<b>0.00%</b>
Net change in fund balance	\$ (29,527)	\$ 88,458	\$ 177,039	-299.58%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>343,518</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 431,976</b>		

# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600  
**Statement No.** 26\_03

**Statement Date** 03/31/2026

<b>G/L Account No. 101002 Balance</b>	1,546,310.44	<b>Statement Balance</b>	1,555,870.84
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	1,546,310.44	<b>Subtotal</b>	1,555,870.84
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-9,560.40
<b>Ending G/L Balance</b>	1,546,310.44	<b>Ending Balance</b>	1,546,310.44

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
01/21/2026	Payment	100158	ZEBRA CLEANING TEAM	Inv: 8396			-2,000.00
02/06/2026	Payment	100163	PEGASUS ENGINEERING, LLC	Inv: 227953-1			-7,461.40
03/19/2026	Payment	100175	PEST CEMETERY LLC	Inv: 82979			-99.00
<b>Total Outstanding Checks</b>							-9,560.40
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 3/01/2026 to 3/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100171	03/06/26	BERGER, TOOMBS, ELAM & FRANK	374279	12/24/2025 Auditing Services	Auditing Services	532002-51301	\$7,050.00
001	100172	03/18/26	CROSSCREEK ENVIRONMENTAL INC	25073	March 2026 Pond Maintenance	Contracts-Waterway Maint.	534045-53908	\$590.00
001	100173	03/18/26	HANLEY POOLS LLC	1274	1/28/26 Pool Crack Repair 50% final payment	Capital Improvements	563001-58100	\$40,000.00
001	100173	03/18/26	HANLEY POOLS LLC	1264	1/16/26 Pool Crack Repair 50% downpayment	Capital Improvements	563001-58100	\$40,000.00
001	100174	03/19/26	PINE LAKE SERVICES	9316	March 2026 Landscape Maintenance Contract	Landscape Maintenance	546300-53908	\$12,534.59
001	100175	03/19/26	PEST CEMETERY LLC	82979	March 2026 Pest Control	Pest Control	531170-53908	\$99.00
001	100176	03/19/26	GOTO COMMUNICATIONS INC.	IN7105217544	March 2026 Phone Services	Clubhouse Facility - Other	546385-53908	\$113.52
001	100177	03/19/26	INFRAMARK LLC	173022	March 2026 Amenity Management, District Management, Field Management Services	District Manager	531150-51301	\$3,587.83
001	100177	03/19/26	INFRAMARK LLC	173022	March 2026 Amenity Management, District Management, Field Management Services	Onsite Staff	534215-53908	\$11,930.83
001	100177	03/19/26	INFRAMARK LLC	173022	March 2026 Amenity Management, District Management, Field Management Services	Field Services	531122-53908	\$618.00
001	100178	03/19/26	HANLEY POOLS LLC	1323	3/3/26 Installed 2 new pump lids and grids repair	R&M-Pools	546074-53908	\$1,985.00
001	100179	03/19/26	ZEBRA CLEANING TEAM	8491	March 2026 Zebra Pools Services	Contracts-Pools	534078-53908	\$2,000.00
001	1250	03/04/26	ELIZABETH DIAZ	ED-011426	REPLACE NEVER RECEIVED 1/14/26	Supervisor Fees	511100-51101	\$200.00
001	1251	03/04/26	FREDDY BARTON	FB-011426	REPLACE NEVER RECEIVED 1/14/26	Supervisor Fees	511100-51101	\$200.00
001	1252	03/04/26	FREDRICK LEVATTE	FL-111325	BOARD 11/13/25	Supervisor Fees	511100-51101	\$200.00
001	1252	03/04/26	FREDRICK LEVATTE	FL-0111426	REPLACE NEVER RECEIVED 1/14/26	Supervisor Fees	511100-51101	\$200.00
001	1253	03/04/26	NICHOLLE D. PALMER	NP-011426	REPLACE NEVER RECEIVED 1/14/26	Supervisor Fees	511100-51101	\$200.00
001	1255	03/19/26	TOTAL PRESSURE POWER-WASH AND SEAL	031726	Large Scale Pressure Washing	Clubhouse Facility - Other	546385-53908	\$15,380.00
001	300069	03/19/26	BOCC ACH	031226-9495-ACH	March 2026 Water Utility	Utility - Water	543018-53600	\$3,301.14
001	300070	03/20/26	TECO ACH	030626-6203-ACH	March 2026 TECO BILL	Utility - Electric	543041-53100	\$17,235.24
001	300071	03/27/26	WASTE MANAGEMENT ACH	0231675-2206-1-ACH	March 2026 garbage collection	Garbage Collection	546913-53400	\$518.98
001	300072	03/26/26	CHARTER COMMUNICATIONS ACH	2510461030926-ACH	SVC PRD 03/09-04/08/2026	Clubhouse Internet, TV, Phone	541036-53908	\$279.14
001	300073	03/25/26	VALLEY BANK	022826-5032-ACH	FEB 2026 EXPENSES	Clubhouse Facility - Other	546385-53908	\$295.84
<b>Fund Total</b>								<b>\$158,519.11</b>

**SERIES 2015 DEBT SERVICE FUND - 200**

200	1254	03/09/26	CARLTON LAKES CDD	03052025-0203	SERIES 2015, 2017, 2018 FY26 DS	Cash in Transit	103200	\$3,554.91
<b>Fund Total</b>								<b>\$3,554.91</b>

**SERIES 2018 DEBT SERVICE FUND - 201**

201	1254	03/09/26	CARLTON LAKES CDD	03052025-0203	SERIES 2015, 2017, 2018 FY26 DS	Cash in Transit	103200	\$1,771.25
<b>Fund Total</b>								<b>\$1,771.25</b>

**SERIES 2017 DEBT SERVICE FUND - 203**

203	1254	03/09/26	CARLTON LAKES CDD	03052025-0203	SERIES 2015, 2017, 2018 FY26 DS	Cash in Transit	103200	\$1,758.38
<b>Fund Total</b>								<b>\$1,758.38</b>

**Total Checks Paid \$165,603.65**

### Carlton Lakes Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Mar 31, 2026  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE</b>						
<b>Account Name: Supervisor Fees</b>						
11/13/25	511100-51301-5000	FB-111325	VENDOR	FREDDY BARTON	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	ED-111325	VENDOR	ELIZABETH DIAZ	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	NP-111325	VENDOR	NICHOLLE D. PALMER	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	RV-111325-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 11/13/25	200.00
12/10/25	511100-51301-5000	FB-121025	VENDOR	FREDDY BARTON	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	RV-121025-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	NP-121025	VENDOR	NICHOLLE D. PALMER	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	ED-121025	VENDOR	ELIZABETH DIAZ	BOARD 12/10/25	200.00
01/31/26	511100-51301-5000	JE001484	JE		R/C ADP wage pay JE001459 to Supervisor Fees	1,000.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	800.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	(800.00)
02/18/26	511100-51301-5000	JE001529	JE		Supervisor Fees	800.00
02/20/26	511100-51301-5000	712414608	VENDOR	ADP, INC	2/6/26 1099 issuing fee	23.00
02/26/26	511100-51301-5000	JE001524	JE		Supervisor Feesm Payroll processing fee	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	511100-51301-5000	JE001533	JE		Supervisor Fees	800.00
02/28/26	511100-51301-5000	JE001536	JE		Supervisor Fees	(800.00)
03/03/26	511100-51301-5000	JE001538	JE		RC Supervisor Fees	1,000.00
<b>YTD Total</b>						4,400.00
<b>Annual Budget</b>						\$18,000.00
<i>Amount Remaining / (Budget overage)</i>						\$13,600.00
<i>% of Budget</i>						24.4%
<b>Account Name: ProfServ-Trustee Fees</b>						
02/03/26	531045-51301-5000	8052106	VENDOR	US BANK	Trustee Fees 1/1/26-12/31/26	4,256.13
<b>YTD Total</b>						4,256.13
<b>Annual Budget</b>						\$12,000.00
<i>Amount Remaining / (Budget overage)</i>						\$7,743.87
<i>% of Budget</i>						35.5%
<b>Account Name: Disclosure Report</b>						
<b>YTD Total</b>						-
<b>Annual Budget</b>						\$12,600.00
<i>Amount Remaining / (Budget overage)</i>						\$12,600.00
<i>% of Budget</i>						0.0%
<b>Account Name: District Counsel</b>						
10/22/25	531146-51301-5000	27363	VENDOR	STRALEY ROBIN VERICKER	District Counsel September 2, 2025 - September 10, 2025	248.50
11/20/25	531146-51301-5000	27532	VENDOR	STRALEY ROBIN VERICKER	October 2025 District Counsel	244.00
12/23/25	531146-51301-5000	27707	VENDOR	STRALEY ROBIN VERICKER	Nov 2025 District Counsel	183.00
01/14/26	531146-51301-5000	27776	VENDOR	STRALEY ROBIN VERICKER	Dec 2025 District Counsel	122.00
<b>YTD Total</b>						797.50
<b>Annual Budget</b>						\$12,000.00
<i>Amount Remaining / (Budget overage)</i>						\$11,202.50
<i>% of Budget</i>						6.6%
<b>Account Name: District Engineer</b>						
01/26/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	05/04/2025 - 12/24/2025 District Engineer	7,461.40
03/16/26	531147-51301-5000	228304	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer Period of Service 12/28/25-01/24/26	3,237.50
<b>YTD Total</b>						10,698.90
<b>Annual Budget</b>						\$24,000.00
<i>Amount Remaining / (Budget overage)</i>						\$13,301.10
<i>% of Budget</i>						44.6%
<b>Account Name: District Manager</b>						
10/15/25	531150-51301-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management Octobe	3,587.83
11/11/25	531150-51301-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	3,587.83
11/26/25	531150-51301-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Managemen	3,587.83
01/02/26	531150-51301-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	JE001527	JE		District Manager inframark inv 170625	(3,587.83)
02/01/26	531150-51301-5000	JE001528	JE		District Manager inv170625	3,587.83
02/27/26	531150-51301-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managei	3,587.83
<b>YTD Total</b>						21,526.98
<b>Annual Budget</b>						\$43,053.96
<i>Amount Remaining / (Budget overage)</i>						\$21,526.98
<i>% of Budget</i>						50.0%
<b>Account Name: Auditing Services</b>						

### Carlton Lakes Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Mar 31, 2026  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/12/26	532002-51301-5000	374279	VENDOR	BERGER, TOOMBS, ELAM & FRANK	12/24/2025 Auditing Services	7,050.00
<b>YTD Total</b>						7,050.00
<b>Annual Budget</b>						\$7,050.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%
<b>Account Name: Postage, Phone, Faxes, Copies</b>						
10/24/25	541024-51301-5000	161777	VENDOR	INFRAMARK LLC	September 2024 Postage	1.48
10/31/25	541024-51301-5000	JE001345	JE		R/C Postage, Phone, Faxes, Copies	(113.93)
12/22/25	541024-51301-5000	166672	VENDOR	INFRAMARK LLC	Nov 2025 Postage	2.22
01/20/26	541024-51301-5000	169015	VENDOR	INFRAMARK LLC	Postage December 2025	2.22
<b>YTD Total</b>						(108.01)
<b>Annual Budget</b>						\$2,366.04
Amount Remaining / (Budget overage)						\$2,474.05
% of Budget						-4.6%
<b>Account Name: Public Officials Insurance</b>						
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	5,836.00
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	(5,836.00)
10/31/25	545008-51301-5000	JE001344	JE		R/C Public Officials Insurance	2,602.00
<b>YTD Total</b>						2,602.00
<b>Annual Budget</b>						\$2,762.00
Amount Remaining / (Budget overage)						\$160.00
% of Budget						94.2%
<b>Account Name: Bank Fees</b>						
10/31/25	549142-51301-5000	JE001323	JE		Service Charges	127.00
11/28/25	549142-51301-5000	JE001379	JE		Service Charges	127.00
12/22/25	549142-51301-5000	JE001410	JE		Truist December Bank Fee	127.00
01/31/26	549142-51301-5000	JE001461	JE		Service Charges	155.50
<b>YTD Total</b>						536.50
<b>Annual Budget</b>						\$100.00
Amount Remaining / (Budget overage)						(\$436.50)
% of Budget						536.5%
<b>Account Name: Payroll Services</b>						
02/18/26	549405-51301-5000	JE001518	JE		Payroll Services	800.00
02/26/26	549405-51301-5000	JE001524	JE		Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	549405-51301-5000	JE001533	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001534	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001536	JE		Payroll Services	800.00
03/12/26	549405-51301-5000	030626-1870-ACH	VENDOR	ADP, INC	2/11/26 ADP Payroll	20.40
03/13/26	549405-51301-5000	JE001539	JE		ADP Payroll Services	20.40
03/13/26	549405-51301-5000	JE001579	JE		Rev ADP Payroll Services	(20.40)
<b>YTD Total</b>						43.40
<b>Annual Budget</b>						\$0.00
Amount Remaining / (Budget overage)						(\$43.40)
% of Budget						n/a
<b>Account Name: Office Supplies</b>						
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	142.48
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	37.87
12/25/25	551002-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	9.50
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	37.87
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	142.48
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(142.48)
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(37.87)
02/01/26	551002-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	53.54
<b>YTD Total</b>						243.39
<b>Annual Budget</b>						\$1,000.00
Amount Remaining / (Budget overage)						\$756.61
% of Budget						24.3%
<b>Account Name: Dues, Licenses, Subscriptions</b>						
10/07/25	554020-51301-5000	93288	VENDOR	FLORIDA COMMERCE	Florida Commerce 2026 Filing Fees	175.00
12/25/25	554020-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	9.50
12/25/25	554020-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	(9.50)
12/31/25	554020-51301-5000	JE001438	JE		Valley CC ADJE	9.50
01/31/26	554020-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(9.50)
02/01/26	554020-51301-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	53.54
02/01/26	554020-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	(53.54)

**Carlton Lakes Community Development District**

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<b>YTD Total</b>	175.00
<b>Annual Budget</b>	\$175.00
Amount Remaining / (Budget overage)	\$0.00
% of Budget	100.0%

<b>Financial And Administrative Department Total:</b>	<b>\$52,221.79</b>
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**DEPARTMENT NAME: ELECTRIC UTILITY SERVICES**

**Account Name: Utility - Electric**

10/14/25	543041-53100-5000	100325-6203-ACH	VENDOR	TECO ACH	Electric August 15, 2025 - September 15, 2025	19,834.69
11/07/25	543041-53100-5000	110325-6203-ACH	VENDOR	TECO ACH	Electric September 16,2025 - October 14, 2025	18,357.87
12/11/25	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	12/5/25 TECO Bill	17,886.41
12/31/25	543041-53100-5000	JE001441	JE		TECO ACH ADJE	17,886.41
01/12/26	543041-53100-5000	010726-6203-ACH	VENDOR	TECO ACH	1/7/26 TECO Bill	18,004.66
01/31/26	543041-53100-5000	JE001456	JE		TECO ACH ADJE	(75.66)
01/31/26	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	Credit Memo 000065	(17,886.41)
02/11/26	543041-53100-5000	020526-6203-ACH	VENDOR	TECO ACH	02/05/26 TECO BILL	17,086.37
03/12/26	543041-53100-5000	030626-6203-ACH	VENDOR	TECO ACH	March 2026 TECO BILL	17,235.24

<b>YTD Total</b>	108,329.58
<b>Annual Budget</b>	\$234,000.00
Amount Remaining / (Budget overage)	\$125,670.42
% of Budget	46.3%

<b>Electric Utility Services Department Total:</b>	<b>\$108,329.58</b>
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**DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES**

**Account Name: Garbage Collection**

10/06/25	546913-53400-5000	0190319-2206-5-ACH	VENDOR	WASTE MANAGEMENT ACH	October 1, 2025 - October 31, 2025 Garbage Collection	518.98
10/31/25	546913-53400-5000	0198397-2206-3-ACH	VENDOR	WASTE MANAGEMENT ACH	November 1, 2025-November 30th, 2025 Garbage Collection	518.98
12/25/25	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 12/01-12/31/25	518.98
12/31/25	546913-53400-5000	JE001442	JE		Waste management ACH ADJE	518.98
01/05/26	546913-53400-5000	0215569-2206-6-ACH	VENDOR	WASTE MANAGEMENT ACH	JAN 2026 Garbage Service	518.98
01/31/26	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	Credit Memo 000062	(518.98)
02/03/26	546913-53400-5000	012726-3004-ACH	VENDOR	WASTE MANAGEMENT ACH	2/26/26 Garbage Collection	518.98
03/02/26	546913-53400-5000	0231675-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	March 2026 garbage collection	518.98
03/30/26	546913-53400-5000	0239550-2206-8-ACH	VENDOR	WASTE MANAGEMENT ACH	Apr 2026 garbage collection	518.98

<b>YTD Total</b>	3,632.86
<b>Annual Budget</b>	\$6,300.00
Amount Remaining / (Budget overage)	\$2,667.14
% of Budget	57.7%

<b>Garbage/Solid Waste Services Department Total:</b>	<b>\$3,632.86</b>
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**DEPARTMENT NAME: WATER-SEWER COMB SERVICES**

**Account Name: Utility - Water**

10/15/25	543018-53600-5000	101425-9495-ACH	VENDOR	BOCC ACH	Water Bill September 9th, 2025- October 10th, 2025	1,288.23
11/14/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Water Bill October 10th, 2025 - November 7th, 2025	1,140.11
11/28/25	543018-53600-5000	091125-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000058	(911.94)
11/30/25	543018-53600-5000	JE001387	JE		BOCC -ACH adj. JE	1,140.11
12/15/25	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Water Bill 12/12/25	1,147.94
12/31/25	543018-53600-5000	JE001439	JE		BOCC ACH ADJE	1,147.94
12/31/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000059	(1,140.11)
01/16/26	543018-53600-5000	011326-9495-ACH	VENDOR	BOCC ACH	Water Bill 1/13/26	1,062.75
02/25/26	543018-53600-5000	021126-9495-ACH	VENDOR	BOCC ACH	WATER	1,276.86
02/28/26	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000067	(1,147.94)
03/13/26	543018-53600-5000	031226-9495-ACH	VENDOR	BOCC ACH	March 2026 Water Utility	3,301.14

<b>YTD Total</b>	8,305.09
<b>Annual Budget</b>	\$35,000.04
Amount Remaining / (Budget overage)	\$26,694.95

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						% of Budget 23.7%
<b>Water-Sewer Comb Services Department Total:</b>						<b>\$8,305.09</b>

**DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT**

**Account Name: Field Services**

10/15/25	531122-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management Octobe	618.00
11/11/25	531122-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	618.00
11/26/25	531122-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Managemen	618.00
01/02/26	531122-53908-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	JE001527	JE		Field Services inframark inv 170625	(618.00)
02/01/26	531122-53908-5000	JE001528	JE		Field Services inv170625	618.00
02/27/26	531122-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managei	618.00
<b>YTD Total</b>						<b>3,708.00</b>
<b>Annual Budget</b>						<b>\$7,416.00</b>
Amount Remaining / (Budget overage)						\$3,708.00
% of Budget						50.0%

**Account Name: Pest Control**

10/01/25	531170-53908-5000	75483	VENDOR	PEST CEMETERY LLC	October 2025 Pest Control	99.00
11/03/25	531170-53908-5000	76986	VENDOR	PEST CEMETERY LLC	November 2025 Pest Control	99.00
12/01/25	531170-53908-5000	78432	VENDOR	PEST CEMETERY LLC	December 2025 Pest Control	99.00
01/01/26	531170-53908-5000	79936	VENDOR	PEST CEMETERY LLC	JAN 2026 Pest Control	99.00
02/02/26	531170-53908-5000	81470	VENDOR	PEST CEMETERY LLC	2/2/26 Pest Control	99.00
03/02/26	531170-53908-5000	82979	VENDOR	PEST CEMETERY LLC	March 2026 Pest Control	99.00
<b>YTD Total</b>						<b>594.00</b>
<b>Annual Budget</b>						<b>\$1,250.04</b>
Amount Remaining / (Budget overage)						\$656.04
% of Budget						47.5%

**Account Name: Contracts-Waterway Maint.**

10/13/25	534045-53908-5000	23092	VENDOR	CROSSCREEK ENVIRONMENTAL INC	October 2025 Aquatics Maintenance	590.00
11/13/25	534045-53908-5000	23501	VENDOR	CROSSCREEK ENVIRONMENTAL INC	November 2025 Aquatics Maintenance	590.00
12/31/25	534045-53908-5000	JE001447	JE		R/C CROSSCREEK ENVIRONMENTAL INC inv 23883 to Contracts-W:	590.00
01/21/26	534045-53908-5000	24355	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Jan 2026 Stormwater Pond Maintenance	590.00
02/28/26	534045-53908-5000	JE001530	JE		Contracts-Waterway Maint. accrue for Feb	590.00
03/01/26	534045-53908-5000	JE001531	JE		Contracts-Waterway Maint. rvs accrual	(590.00)
03/12/26	534045-53908-5000	25073	VENDOR	CROSSCREEK ENVIRONMENTAL INC	March 2026 Pond Maintenance	590.00
<b>YTD Total</b>						<b>2,950.00</b>
<b>Annual Budget</b>						<b>\$7,200.00</b>
Amount Remaining / (Budget overage)						\$4,250.00
% of Budget						41.0%

**Account Name: Contracts-Pools**

10/01/25	534078-53908-5000	8146	VENDOR	ZEBRA CLEANING TEAM	September 2025 Pool Maintenance	2,000.00
10/14/25	534078-53908-5000	8210	VENDOR	ZEBRA CLEANING TEAM	October 2025 Monthly Pool Service	2,000.00
11/04/25	534078-53908-5000	8291	VENDOR	ZEBRA CLEANING TEAM	Nov 2025 pool service	732.41
11/05/25	534078-53908-5000	8292	VENDOR	ZEBRA CLEANING TEAM	Water Valve replaced due to pool overflowing	152.00
12/01/25	534078-53908-5000	8342	VENDOR	ZEBRA CLEANING TEAM	December 2025 Pool Maintenance	2,000.00
01/01/26	534078-53908-5000	8396	VENDOR	ZEBRA CLEANING TEAM	JAN 2026 Commercial Pool Service	2,000.00
02/28/26	534078-53908-5000	JE001530	JE		Contracts-Pools accrue Feb	2,000.00
03/01/26	534078-53908-5000	JE001532	JE		Contracts-Pools rev accrual	(2,000.00)
03/01/26	534078-53908-5000	8491	VENDOR	ZEBRA CLEANING TEAM	March 2026 Zebra Pools Services	2,000.00
<b>YTD Total</b>						<b>10,884.41</b>
<b>Annual Budget</b>						<b>\$24,999.96</b>
Amount Remaining / (Budget overage)						\$14,115.55
% of Budget						43.5%

**Account Name: Onsite Staff**

10/15/25	534215-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management Octobe	11,929.48
11/11/25	534215-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	11,930.83
11/26/25	534215-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Managemen	11,930.83
01/30/26	534215-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	11,930.83
01/30/26	534215-53908-5000	JE001527	JE		Onsite Staff inframark inv 170625	(11,930.83)
01/31/26	534215-53908-5000	JE001485	JE		R/C VALLEY BANK invoice 123125-5032 ACH to Onsite Staff	497.79
01/31/26	534215-53908-5000	JE001489	JE		R/C INFRAMARK LLC invoice 167777 to Onsite Staff	11,930.83
02/01/26	534215-53908-5000	JE001528	JE		Onsite Staff inv170625	11,930.83
02/27/26	534215-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managei	11,930.83

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						<b>YTD Total</b> 72,081.42
						<b>Annual Budget</b> \$148,350.00
						Amount Remaining / (Budget overage) \$76,268.58
						% of Budget 48.6%
<b>Account Name: Clubhouse Internet, TV, Phone</b>						
10/03/25	541036-53908-5000	IN7104270065	VENDOR	GOTO TECHNOLOGIES USA, LLC	Telephone Line for call down system October 2025	114.21
10/26/25	541036-53908-5000	2510461100925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 10/09-11/08/25 INTERNET	265.00
11/02/25	541036-53908-5000	IN7104349777	VENDOR	GOTO TECHNOLOGIES USA, LLC	November Telephone Line for call down system	114.21
11/17/25	541036-53908-5000	2510461110925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	November 2025 Spectrum Bill Service 11/9/25-12/8/25	265.00
11/26/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	OCTOBER EXPENSES	85.36
12/03/25	541036-53908-5000	IN7104488665	VENDOR	GOTO TECHNOLOGIES USA, LLC	December 2025 Monthly Phone Line	114.21
12/24/25	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
12/31/25	541036-53908-5000	JE001438	JE		Valley CC ADJE	30.00
12/31/25	541036-53908-5000	JE001440	JE		Spectrum ACH ADJE	265.00
12/31/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	Credit Memo 000060	(85.36)
01/02/26	541036-53908-5000	IN7104765577	VENDOR	GOTO TECHNOLOGIES USA, LLC	January 2026 Monthly Phone Line	113.52
01/26/26	541036-53908-5000	2510461010926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
01/31/26	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Credit Memo 000064	(265.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Intern	(30.00)
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	(60.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Intern	30.00
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	60.00
01/31/26	541036-53908-5000	JE001492	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Internet, T	30.00
02/03/26	541036-53908-5000	IN7104951117	VENDOR	GOTO TECHNOLOGIES USA, LLC	Phone 2/1/26-2/28/26	113.52
02/17/26	541036-53908-5000	2510461020926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	2-9-26 Spectrum Clubhouse Internet and Phone	279.14
02/28/26	541036-53908-5000	JE001515	JE		R/C VALLEY BANK 013126-5032-ACH to Clubhouse Internet, TV, Pho	30.00
03/16/26	541036-53908-5000	2510461030926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 03/09-04/08/2026	279.14
						<b>YTD Total</b> 2,277.95
						<b>Annual Budget</b> \$3,600.00
						Amount Remaining / (Budget overage) \$1,322.05
						% of Budget 63.3%
<b>Account Name: Insurance - General Liability</b>						
10/31/25	545002-53908-5000	JE001339	JE		R/C Insurance - General Liability	3,515.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	4,147.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	(4,147.00)
						<b>YTD Total</b> 3,515.00
						<b>Annual Budget</b> \$3,813.00
						Amount Remaining / (Budget overage) \$298.00
						% of Budget 92.2%
<b>Account Name: Insurance -Property &amp; Casualty</b>						
10/01/25	545009-53908-5000	JE001348	JE		Insurance -Property & Casualty	32,071.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	9,558.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	(9,558.00)
						<b>YTD Total</b> 32,071.00
						<b>Annual Budget</b> \$34,839.00
						Amount Remaining / (Budget overage) \$2,768.00
						% of Budget 92.1%
<b>Account Name: R&amp;M-Other Landscape</b>						
01/07/26	546036-53908-5000	0F32728415	VENDOR	CINTAS FIRE 636525	11/12/25 Fire Inspections	538.45
03/04/26	546036-53908-5000	JE001525	JE		R&M-Other Landscape Pine lake Services	3,489.38
						<b>YTD Total</b> 4,027.83
						<b>Annual Budget</b> \$20,000.04
						Amount Remaining / (Budget overage) \$15,972.21
						% of Budget 20.1%
<b>Account Name: R&amp;M-Pools</b>						
10/06/25	546074-53908-5000	8220	VENDOR	ZEBRA CLEANING TEAM	Chemical Pump	650.00
12/11/25	546074-53908-5000	1077	VENDOR	HANLEY POOLS LLC	8/6/25 Changing of Pumps	1,933.85
12/11/25	546074-53908-5000	1078	VENDOR	HANLEY POOLS LLC	8/6/25 install of auxiliary	182.33
12/11/25	546074-53908-5000	1092	VENDOR	HANLEY POOLS LLC	8/27/25 Pool Services	461.69
03/03/26	546074-53908-5000	1323	VENDOR	HANLEY POOLS LLC	3/3/26 Installed 2 new pump lids and grids repair	1,985.00
03/05/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank instal	708.75
03/10/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	Credit Memo 000068	(708.75)
						<b>YTD Total</b> 5,212.87
						<b>Annual Budget</b> \$15,000.00
						Amount Remaining / (Budget overage) \$9,787.13
						% of Budget 34.8%
<b>Account Name: R&amp;M-Fitness Center</b>						
02/01/26	546137-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	36.97

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<b>YTD Total</b>	36.97
<b>Annual Budget</b>	\$5,000.04
Amount Remaining / (Budget overage)	\$4,963.07
% of Budget	0.7%

**Account Name: Waterway Improvements & Repairs**

<b>YTD Total</b>	-
<b>Annual Budget</b>	\$7,500.00
Amount Remaining / (Budget overage)	\$7,500.00
% of Budget	0.0%

**Account Name: Landscape Maintenance**

10/01/25	546300-53908-5000	8240	VENDOR	PINE LAKE SERVICES	October 2025 Landscape Maintenance	12,534.58
10/08/25	546300-53908-5000	8386	VENDOR	PINE LAKE SERVICES	Sept 25 Palm Trimming at Arbor Pines Entrance	446.88
10/31/25	546300-53908-5000	8488	VENDOR	PINE LAKE SERVICES	November 2025 Landscape Maintenance	12,534.59
10/31/25	546300-53908-5000	JE001343	JE		R/C Landscape- Storm Clean Up & Tree Removal	(466.88)
11/28/25	546300-53908-5000	8684	VENDOR	PINE LAKE SERVICES	December 2025 Landscape Maintenance Contract	12,534.58
12/15/25	546300-53908-5000	8383	VENDOR	PINE LAKE SERVICES	10/8/25 Palm Trimming 52 palms around Amenity Center Pool	2,307.50
12/22/25	546300-53908-5000	8883	VENDOR	PINE LAKE SERVICES	12/22/25 remove a dead Pine Tree via flush cut at Carlton Lakes on Ba	715.00
12/31/25	546300-53908-5000	JE001448	JE		R/C PINE LAKE SERVICES inv 8383 to Landscape- Storm Clean Up &	(2,307.50)
12/31/25	546300-53908-5000	JE001449	JE		R/C PINE LAKE SERVICES inv 8883 to Landscape- Storm Clean Up &	(715.00)
01/05/26	546300-53908-5000	8900	VENDOR	PINE LAKE SERVICES	JAN 2026 Landscape Contract Renewal	12,534.59
02/02/26	546300-53908-5000	9117	VENDOR	PINE LAKE SERVICES	FEB 2026 Landscape Maintenance 25-26 Renewal Contract	12,534.58
03/02/26	546300-53908-5000	9316	VENDOR	PINE LAKE SERVICES	March 2026 Landscape Maintenance Contract	12,534.59
03/23/26	546300-53908-5000	9558	VENDOR	PINE LAKE SERVICES	3/20/26 cut and stump grind a fallen Hong Kong Orchid on Clement Pric	888.50

<b>YTD Total</b>	76,076.01
<b>Annual Budget</b>	\$150,414.96
Amount Remaining / (Budget overage)	\$74,338.95
% of Budget	50.6%

**Account Name: Clubhouse Facility - Other**

10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	85.13
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	137.86
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	54.52
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	306.75
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	58.22
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	79.80
11/30/25	546385-53908-5000	JE001388	JE		Valley ACH adj. JE	937.98
12/19/25	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing	5,962.00
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	41.97
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	106.89
01/01/26	546385-53908-5000	121325A DEPOSIT	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing Deposit	2,981.00
01/15/26	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Credit Memo 000061	(5,962.00)
01/26/26	546385-53908-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	168.72
01/31/26	546385-53908-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - (	345.67
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	38.00
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	326.74
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	24.59
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	28.59
03/02/26	546385-53908-5000	IN7105217544	VENDOR	GOTO COMMUNICATIONS INC.	March 2026 Phone Services	113.52
03/17/26	546385-53908-5000	031726	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Large Scale Pressure Washing	15,380.00
03/25/26	546385-53908-5000	022826-5032-ACH	VENDOR	VALLEY BANK	FEB 2026 EXPENSES	295.84
03/26/26	546385-53908-5000	JE001540	JE		Corr ACH posting	(0.30)

<b>YTD Total</b>	21,511.49
<b>Annual Budget</b>	\$17,643.96
Amount Remaining / (Budget overage)	(\$3,867.53)
% of Budget	121.9%

**Account Name: Plant Replacement Program**

10/13/25	546468-53908-5000	8394	VENDOR	PINE LAKE SERVICES	Tree replacement on Leland Groves/Covert Green	500.00
12/19/25	546468-53908-5000	8871	VENDOR	PINE LAKE SERVICES	12/19/25 Installation of Perennials	2,566.20

<b>YTD Total</b>	3,066.20
<b>Annual Budget</b>	\$5,000.04
Amount Remaining / (Budget overage)	\$1,933.84
% of Budget	61.3%

**Account Name: Landscape- Storm Clean Up & Tree Removal**

<b>YTD Total</b>	-
<b>Annual Budget</b>	\$30,000.00
Amount Remaining / (Budget overage)	\$30,000.00
% of Budget	0.0%

**Account Name: Irrigation Maintenance**

10/20/25	546930-53908-5000	8407	VENDOR	PINE LAKE SERVICES	Irrigation Repair	1,463.08
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**Carlton Lakes Community Development District**

Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Mar 31, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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<b>YTD Total</b>	1,463.08
<b>Annual Budget</b>	\$14,000.04
<i>Amount Remaining / (Budget overage)</i>	\$12,536.96
<i>% of Budget</i>	10.5%

<b>Other Physical Environment Department Total:</b>	<b>\$239,476.23</b>
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**DEPARTMENT NAME: RESERVES**

**Account Name: Capital Improvements**

10/03/25	563001-58100-5000	3842	VENDOR	TRIPLE D FENCING	Fence Repair from Hurricane Milton	14,499.00
03/11/26	563001-58100-5000	1274	VENDOR	HANLEY POOLS LLC	1/28/26 Pool Crack Repair 50% final payment	40,000.00
03/11/26	563001-58100-5000	1264	VENDOR	HANLEY POOLS LLC	1/16/26 Pool Crack Repair 50% downpayment	40,000.00

<b>YTD Total</b>	94,499.00
<b>Annual Budget</b>	\$200,000.00
<i>Amount Remaining / (Budget overage)</i>	\$105,501.00
<i>% of Budget</i>	47.2%

<b>Reserves Department Total:</b>	<b>\$94,499.00</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$506,464.55</b>
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**Carlton Lakes Community Development District**

Expenditure Report - Series 2015 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Mar 31, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

11/03/25	571001-51701-5000	JE001360			Principal Debt Retirement	145,000.00
02/02/26	571001-51701-5000	JE001504	JE		Principal Expenses	5,000.00
<b>YTD Total</b>						150,000.00
<b>Annual Budget</b>						\$135,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$15,000.00)</i>
<i>% of Budget</i>						111.1%

**Account Name: Interest Expense**

11/03/25	572001-51701-5000	JE001358	JE		Interest Expense	178,262.51
02/02/26	572001-51701-5000	JE001508	JE		Interest Expenses	71.88
<b>YTD Total</b>						178,334.39
<b>Annual Budget</b>						\$363,444.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$185,109.61</i>
<i>% of Budget</i>						49.1%

<b>Debt Service Payments Department Total:</b>	<b>\$328,334.39</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 328,334.39</b>
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**Carlton Lakes Community Development District**

Expenditure Report - Series 2018 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Mar 31, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Interest Expense**

11/03/25	572001-51701-5000	JE001354			Interest Expense	98,543.75
<b>YTD Total</b>						98,543.75
<b>Annual Budget</b>						\$170,243.76
<i>Amount Remaining / (Budget overage)</i>						\$71,700.01
<i>% of Budget</i>						57.9%

<b>Debt Service Payments Department Total:</b>	<b>\$98,543.75</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 98,543.75</b>
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**Carlton Lakes Community Development District**  
 Expenditure Report - Series 2017 Debt Service Fund  
 For the Period(s) from Oct 01, 2025 to Mar 31, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

11/03/25	571001-51701-5000	JE001374			Principal Debt Retirement	85,000.00
						<b>YTD Total</b>
						85,000.00
						<b>Annual Budget</b>
						\$80,000.00
						<i>Amount Remaining / (Budget overage)</i>
						(\$5,000.00)
						<i>% of Budget</i>
						106.3%

**Account Name: Interest Expense**

11/03/25	572001-51701-5000	JE001372	JE		Interest Expense	86,078.13
						<b>YTD Total</b>
						86,078.13
						<b>Annual Budget</b>
						\$197,087.50
						<i>Amount Remaining / (Budget overage)</i>
						\$111,009.37
						<i>% of Budget</i>
						43.7%

<b>Debt Service Payments Department Total:</b>	<b>\$171,078.13</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 171,078.13</b>
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*Carlton Lakes  
Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2017 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM ASSETS FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>							
Cash In Bank	\$ 1,521,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,521,472
Accounts Receivable	200	-	-	-	-	-	200
Due From Developer	19,299	-	-	-	-	-	19,299
Due From Other Funds	-	71,653	-	7,134	-	-	78,787
Investments:							
Prepayment Account	-	-	147	-	-	-	147
Reserve Fund	-	251,915	140,500	103,845	-	-	496,260
Revenue Fund	-	766,441	260,735	327,279	-	-	1,354,455
Prepaid Items	800	-	-	-	-	-	800
Deposits	21	-	-	-	-	-	21
Fixed Assets							
Buildings and Improvements	-	-	-	-	3,516,676	-	3,516,676
Improvements other than Buildings	-	-	-	-	3,121,209	-	3,121,209
Infrastructure	-	-	-	-	2,846,350	-	2,846,350
Equipment	-	-	-	-	9,419	-	9,419
Amount Avail In Debt Services	-	-	-	-	-	1,185,149	1,185,149
Amount To Be Provided	-	-	-	-	-	12,359,851	12,359,851
<b>TOTAL ASSETS</b>	<b>\$ 1,541,792</b>	<b>\$ 1,090,009</b>	<b>\$ 401,382</b>	<b>\$ 438,258</b>	<b>\$ 9,493,654</b>	<b>\$ 13,545,000</b>	<b>\$ 26,510,095</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005
Bonds Payable	-	-	-	-	-	13,545,000	13,545,000
Due To Other Funds	75,786	-	3,002	-	-	-	78,788
<b>TOTAL LIABILITIES</b>	<b>76,791</b>	<b>-</b>	<b>3,002</b>	<b>-</b>	<b>-</b>	<b>13,545,000</b>	<b>13,624,793</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2017 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM ASSETS FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>							
Nonspendable:							
Prepaid Items	800	-	-	-	-	-	800
Restricted for:							
Debt Service	-	1,090,009	398,380	438,258	-	-	1,926,647
Unassigned:	1,464,201	-	-	-	9,493,654	-	10,957,855
<b>TOTAL FUND BALANCES</b>	<b>1,465,001</b>	<b>1,090,009</b>	<b>398,380</b>	<b>438,258</b>	<b>9,493,654</b>	<b>-</b>	<b>12,885,302</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,541,792</b>	<b>\$ 1,090,009</b>	<b>\$ 401,382</b>	<b>\$ 438,258</b>	<b>\$ 9,493,654</b>	<b>\$ 13,545,000</b>	<b>\$ 26,510,095</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 32,206	\$ 32,206	0.00%
Rental Income	-	1,300	1,300	0.00%
Special Assmnts- Tax Collector	1,364,601	1,354,333	(10,268)	99.25%
Special Assmnts- CDD Collected	-	4,532	4,532	0.00%
Other Miscellaneous Revenues	-	825	825	0.00%
<b>TOTAL REVENUES</b>	<b>1,364,601</b>	<b>1,393,196</b>	<b>28,595</b>	<b>102.10%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	18,000	5,400	12,600	30.00%
ProfServ-Trustee Fees	12,000	4,256	7,744	35.47%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	3,687	8,313	30.73%
District Engineer	24,000	11,576	12,424	48.23%
District Manager	43,054	25,115	17,939	58.33%
Auditing Services	7,050	7,050	-	100.00%
Website Compliance	4,000	-	4,000	0.00%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,366	(106)	2,472	-4.48%
Public Officials Insurance	2,762	2,602	160	94.21%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	100	537	(437)	537.00%
Payroll Services	-	64	(64)	0.00%
Office Supplies	1,000	283	717	28.30%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Expense	30,000	-	30,000	0.00%
<b>Total Administration</b>	<b>173,107</b>	<b>60,639</b>	<b>112,468</b>	<b>35.03%</b>
<b>Electric Utility Services</b>				
Utility - Electric	234,000	125,901	108,099	53.80%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
<b>Total Electric Utility Services</b>	<b>235,000</b>	<b>125,901</b>	<b>109,099</b>	<b>53.57%</b>
<b>Garbage/Solid Waste Services</b>				
Garbage Collection	6,300	3,633	2,667	57.67%
<b>Total Garbage/Solid Waste Services</b>	<b>6,300</b>	<b>3,633</b>	<b>2,667</b>	<b>57.67%</b>
<b>Water-Sewer Comb Services</b>				
Utility - Water	35,000	9,510	25,490	27.17%
<b>Total Water-Sewer Comb Services</b>	<b>35,000</b>	<b>9,510</b>	<b>25,490</b>	<b>27.17%</b>

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026  
General Fund (001)  
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Field Services	7,416	4,326	3,090	58.33%
Pest Control	1,250	693	557	55.44%
Contracts-Waterway Maint.	7,200	4,130	3,070	57.36%
Contracts-Pools	25,000	14,884	10,116	59.54%
Security	20,000	-	20,000	0.00%
Onsite Staff	148,350	84,366	63,984	56.87%
Clubhouse Internet, TV, Phone	3,600	2,670	930	74.17%
Insurance - General Liability	3,813	3,515	298	92.18%
Insurance -Property & Casualty	34,839	32,071	2,768	92.05%
Insurance - Crime	500	-	500	0.00%
R&M-Other Landscape	20,000	4,028	15,972	20.14%
R&M-Pools	15,000	5,957	9,043	39.71%
R&M-Fitness Center	5,000	697	4,303	13.94%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	90,223	60,192	59.98%
Clubhouse Facility - Other	17,644	21,511	(3,867)	121.92%
Plant Replacement Program	5,000	3,066	1,934	61.32%
Landscape- Storm Clean Up & Tree Removal	30,000	-	30,000	0.00%
Irrigation Maintenance	14,000	10,927	3,073	78.05%
Misc-Holiday Lighting	1,167	-	1,167	0.00%
Special Events	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>522,694</b>	<b>283,064</b>	<b>239,630</b>	<b>54.15%</b>
<b><u>Reserves</u></b>				
Capital Improvements	200,000	94,499	105,501	47.25%
Reserve	200,000	-	200,000	0.00%
<b>Total Reserves</b>	<b>400,000</b>	<b>94,499</b>	<b>305,501</b>	<b>23.62%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,372,101</b>	<b>577,246</b>	<b>794,855</b>	<b>42.07%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(7,500)	815,950	823,450	-10879.33%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(7,500)	-	7,500	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(7,500)</b>	<b>-</b>	<b>7,500</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (7,500)</u>	<u>\$ 815,950</u>	<u>\$ 838,450</u>	<u>-10879.33%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>649,666</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2026  
 General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,465,616</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026  
Series 2015 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 17,994	\$ 17,994	0.00%
Special Assmnts- Tax Collector	524,588	527,025	2,437	100.46%
Special Assmnts- CDD Collected	-	1,742	1,742	0.00%
<b>TOTAL REVENUES</b>	<b>524,588</b>	<b>546,761</b>	<b>22,173</b>	<b>104.23%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	135,000	150,000	(15,000)	111.11%
Interest Expense	363,444	178,334	185,110	49.07%
<b>Total Debt Service</b>	<b>498,444</b>	<b>328,334</b>	<b>170,110</b>	<b>65.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>498,444</b>	<b>328,334</b>	<b>170,110</b>	<b>65.87%</b>
Excess (deficiency) of revenues Over (under) expenditures	26,144	218,427	192,283	835.48%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>26,144</b>	<b>-</b>	<b>(26,144)</b>	<b>0.00%</b>
Net change in fund balance	\$ 26,144	\$ 218,427	\$ 139,995	835.48%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>871,582</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,090,009</b>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 5,469	\$ 5,469	0.00%
Special Assmnts- Tax Collector	-	253,123	253,123	0.00%
Special Assmnts- CDD Collected	259,480	868	(258,612)	0.33%
<b>TOTAL REVENUES</b>	<b>259,480</b>	<b>259,460</b>	<b>(20)</b>	<b>99.99%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	170,244	98,544	71,700	57.88%
<b>Total Debt Service</b>	<b>245,244</b>	<b>98,544</b>	<b>146,700</b>	<b>40.18%</b>
<b>TOTAL EXPENDITURES</b>	<b>245,244</b>	<b>98,544</b>	<b>146,700</b>	<b>40.18%</b>
Excess (deficiency) of revenues Over (under) expenditures	14,236	160,916	146,680	1130.35%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>14,236</b>	<b>-</b>	<b>(14,236)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 14,236</u>	<u>\$ 160,916</u>	<u>\$ 118,208</u>	<u>1130.35%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>237,464</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 398,380</b></u>		

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026  
Series 2017 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 7,397	\$ 7,397	0.00%
Special Assmnts- Tax Collector	-	257,559	257,559	0.00%
Special Assmnts- CDD Collected	247,561	862	(246,699)	0.35%
<b>TOTAL REVENUES</b>	<b>247,561</b>	<b>265,818</b>	<b>18,257</b>	<b>107.37%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	80,000	85,000	(5,000)	106.25%
Interest Expense	197,088	86,078	111,010	43.67%
<b>Total Debt Service</b>	<b>277,088</b>	<b>171,078</b>	<b>106,010</b>	<b>61.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>277,088</b>	<b>171,078</b>	<b>106,010</b>	<b>61.74%</b>
Excess (deficiency) of revenues Over (under) expenditures	(29,527)	94,740	124,267	-320.86%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(29,527)	-	29,527	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(29,527)</b>	<b>-</b>	<b>29,527</b>	<b>0.00%</b>
Net change in fund balance	\$ (29,527)	\$ 94,740	\$ 183,321	-320.86%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>343,518</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 438,258</b>		

# Bank Account Statement

Carlton Lakes CDD

**Bank Account No.** 3600  
**Statement No.** 26\_04

**Statement Date** 04/30/2026

<b>G/L Account No. 101002 Balance</b>	1,521,472.38	<b>Statement Balance</b>	1,532,545.78
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	1,521,472.38	<b>Subtotal</b>	1,532,545.78
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-11,073.40
<b>Ending G/L Balance</b>	1,521,472.38	<b>Ending Balance</b>	1,521,472.38

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
01/21/2026	Payment	100158	ZEBRA CLEANING TEAM	Inv: 8396			-2,000.00
02/06/2026	Payment	100163	PEGASUS ENGINEERING, LLC	Inv: 227953-1			-7,461.40
04/22/2026	Payment	100192	PINE LAKE SERVICES	Inv: 9769			-575.25
04/30/2026	Payment	100196	PINE LAKE SERVICES	Inv: 9800			-1,036.75
<b>Total Outstanding Checks</b>							-11,073.40
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

### Carlton Lakes Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Apr 30, 2026  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE</b>						
<b>Account Name: Supervisor Fees</b>						
11/13/25	511100-51301-5000	FB-111325	VENDOR	FREDDY BARTON	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	ED-111325	VENDOR	ELIZABETH DIAZ	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	NP-111325	VENDOR	NICHOLLE D. PALMER	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	RV-111325-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 11/13/25	200.00
12/10/25	511100-51301-5000	FB-121025	VENDOR	FREDDY BARTON	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	RV-121025-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	NP-121025	VENDOR	NICHOLLE D. PALMER	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	ED-121025	VENDOR	ELIZABETH DIAZ	BOARD 12/10/25	200.00
01/31/26	511100-51301-5000	JE001484	JE		R/C ADP wage pay JE001459 to Supervisor Fees	1,000.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	800.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	(800.00)
02/18/26	511100-51301-5000	JE001529	JE		Supervisor Fees	800.00
02/20/26	511100-51301-5000	712414608	VENDOR	ADP, INC	2/6/26 1099 issuing fee	23.00
02/26/26	511100-51301-5000	JE001524	JE		Supervisor Feesm Payroll processing fee	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	511100-51301-5000	JE001533	JE		Supervisor Fees	800.00
02/28/26	511100-51301-5000	JE001536	JE		Supervisor Fees	(800.00)
03/03/26	511100-51301-5000	JE001538	JE		RC Supervisor Fees	1,000.00
04/01/26	511100-51301-5000	JE001580	JE		Rev Accrued Expenses JE001537	(800.00)
04/10/26	511100-51301-5000	JE001577	JE		ADP Wages 4/10/26	1,000.00
04/20/26	511100-51301-5000	JE001578	JE		ADP Wages 4/20/26	800.00

<b>YTD Total</b>	5,400.00
<b>Annual Budget</b>	\$18,000.00
<i>Amount Remaining / (Budget overage)</i>	\$12,600.00
<i>% of Budget</i>	30.0%

<b>Account Name: ProfServ-Trustee Fees</b>						
02/03/26	531045-51301-5000	8052106	VENDOR	US BANK	Trustee Fees 1/1/26-12/31/26	4,256.13

<b>YTD Total</b>	4,256.13
<b>Annual Budget</b>	\$12,000.00
<i>Amount Remaining / (Budget overage)</i>	\$7,743.87
<i>% of Budget</i>	35.5%

<b>Account Name: Disclosure Report</b>						
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<b>YTD Total</b>	-
<b>Annual Budget</b>	\$12,600.00
<i>Amount Remaining / (Budget overage)</i>	\$12,600.00
<i>% of Budget</i>	0.0%

<b>Account Name: District Counsel</b>						
10/22/25	531146-51301-5000	27363	VENDOR	STRALEY ROBIN VERICKER	District Counsel September 2, 2025 - September 10, 2025	248.50
11/20/25	531146-51301-5000	27532	VENDOR	STRALEY ROBIN VERICKER	October 2025 District Counsel	244.00
12/23/25	531146-51301-5000	27707	VENDOR	STRALEY ROBIN VERICKER	Nov 2025 District Counsel	183.00
01/14/26	531146-51301-5000	27776	VENDOR	STRALEY ROBIN VERICKER	Dec 2025 District Counsel	122.00
04/07/26	531146-51301-5000	28143	VENDOR	STRALEY ROBIN VERICKER	District Counsel through February 28,2026	1,159.00
04/15/26	531146-51301-5000	28180	VENDOR	STRALEY ROBIN VERICKER	March 2026 District Counsel Services	1,730.50

<b>YTD Total</b>	3,687.00
<b>Annual Budget</b>	\$12,000.00
<i>Amount Remaining / (Budget overage)</i>	\$8,313.00
<i>% of Budget</i>	30.7%

<b>Account Name: District Engineer</b>						
01/26/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	05/04/2025 - 12/24/2025 District Engineer	7,461.40
03/16/26	531147-51301-5000	228304	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer Period of Service 12/28/25-01/24/26	3,237.50
04/09/26	531147-51301-5000	228377	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer services 1/25/26-2/21/26	877.50

<b>YTD Total</b>	11,576.40
<b>Annual Budget</b>	\$24,000.00
<i>Amount Remaining / (Budget overage)</i>	\$12,423.60
<i>% of Budget</i>	48.2%

<b>Account Name: District Manager</b>						
10/15/25	531150-51301-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management Octobe	3,587.83
11/11/25	531150-51301-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	3,587.83
11/26/25	531150-51301-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Managemen	3,587.83
01/02/26	531150-51301-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	JE001527	JE		District Manager inframark inv 170625	(3,587.83)
02/01/26	531150-51301-5000	JE001528	JE		District Manager inv170625	3,587.83
02/27/26	531150-51301-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managei	3,587.83

### Carlton Lakes Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Apr 30, 2026  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
04/07/26	531150-51301-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	3,587.83
<b>YTD Total</b>						25,114.81
<b>Annual Budget</b>						\$43,053.96
Amount Remaining / (Budget overage)						\$17,939.15
% of Budget						58.3%
<b>Account Name: Auditing Services</b>						
02/12/26	532002-51301-5000	374279	VENDOR	BERGER, TOOMBS, ELAM & FRANK	12/24/2025 Auditing Services	7,050.00
<b>YTD Total</b>						7,050.00
<b>Annual Budget</b>						\$7,050.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%
<b>Account Name: Postage, Phone, Faxes, Copies</b>						
10/24/25	541024-51301-5000	161777	VENDOR	INFRAMARK LLC	September 2024 Postage	1.48
10/31/25	541024-51301-5000	JE001345	JE		R/C Postage, Phone, Faxes, Copies	(113.93)
12/22/25	541024-51301-5000	166672	VENDOR	INFRAMARK LLC	Nov 2025 Postage	2.22
01/20/26	541024-51301-5000	169015	VENDOR	INFRAMARK LLC	Postage December 2025	2.22
04/20/26	541024-51301-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	2.22
<b>YTD Total</b>						(105.79)
<b>Annual Budget</b>						\$2,366.04
Amount Remaining / (Budget overage)						\$2,471.83
% of Budget						-4.5%
<b>Account Name: Public Officials Insurance</b>						
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	5,836.00
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	(5,836.00)
10/31/25	545008-51301-5000	JE001344	JE		R/C Public Officials Insurance	2,602.00
<b>YTD Total</b>						2,602.00
<b>Annual Budget</b>						\$2,762.00
Amount Remaining / (Budget overage)						\$160.00
% of Budget						94.2%
<b>Account Name: Bank Fees</b>						
10/31/25	549142-51301-5000	JE001323	JE		Service Charges	127.00
11/28/25	549142-51301-5000	JE001379	JE		Service Charges	127.00
12/22/25	549142-51301-5000	JE001410	JE		Truist December Bank Fee	127.00
01/31/26	549142-51301-5000	JE001461	JE		Service Charges	155.50
<b>YTD Total</b>						536.50
<b>Annual Budget</b>						\$100.00
Amount Remaining / (Budget overage)						(\$436.50)
% of Budget						536.5%
<b>Account Name: Payroll Services</b>						
02/18/26	549405-51301-5000	JE001518	JE		Payroll Services	800.00
02/26/26	549405-51301-5000	JE001524	JE		Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	549405-51301-5000	JE001533	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001534	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001536	JE		Payroll Services	800.00
03/12/26	549405-51301-5000	030626-1870-ACH	VENDOR	ADP, INC	2/11/26 ADP Payroll	20.40
03/13/26	549405-51301-5000	JE001539	JE		ADP Payroll Services	20.40
03/13/26	549405-51301-5000	JE001579	JE		Rev ADP Payroll Services	(20.40)
04/09/26	549405-51301-5000	040326-1870-ACH	VENDOR	ADP, INC	3/11/26 ADP Payroll	20.40
<b>YTD Total</b>						63.80
<b>Annual Budget</b>						\$0.00
Amount Remaining / (Budget overage)						(\$63.80)
% of Budget						n/a
<b>Account Name: Office Supplies</b>						
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	142.48
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	37.87
12/25/25	551002-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	9.50
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	37.87
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	142.48
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(142.48)
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(37.87)
02/01/26	551002-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	53.54
04/01/26	551002-51301-5000	JE001583	JE		RC MARCH 2026 EXPENSES	40.00
<b>YTD Total</b>						283.39
<b>Annual Budget</b>						\$1,000.00
Amount Remaining / (Budget overage)						\$716.61

### Carlton Lakes Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Apr 30, 2026  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						<i>% of Budget</i> 28.3%
<b>Account Name: Dues, Licenses, Subscriptions</b>						
10/07/25	554020-51301-5000	93288	VENDOR	FLORIDA COMMERCE	Florida Commerce 2026 Filing Fees	175.00
12/25/25	554020-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	9.50
12/25/25	554020-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	(9.50)
12/31/25	554020-51301-5000	JE001438	JE		Valley CC ADJE	9.50
01/31/26	554020-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(9.50)
02/01/26	554020-51301-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	53.54
02/01/26	554020-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	(53.54)
04/01/26	554020-51301-5000	033126-5032-ACH	VENDOR	VALLEY BANK	MARCH 2026 EXPENSES	40.00
04/01/26	554020-51301-5000	JE001583	JE		RC MARCH 2026 EXPENSES	(40.00)
<b>YTD Total</b>						175.00
<b>Annual Budget</b>						\$175.00
<i>Amount Remaining / (Budget overage)</i>						\$0.00
<i>% of Budget</i>						100.0%

<b>Financial And Administrative Department Total:</b>	<b>\$60,639.24</b>
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**DEPARTMENT NAME: ELECTRIC UTILITY SERVICES**

<b>Account Name: Utility - Electric</b>						
10/14/25	543041-53100-5000	100325-6203-ACH	VENDOR	TECO ACH	Electric August 15, 2025 - September 15, 2025	19,834.69
11/07/25	543041-53100-5000	110325-6203-ACH	VENDOR	TECO ACH	Electric September 16,2025 - October 14, 2025	18,357.87
12/11/25	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	12/5/25 TECO Bill	17,886.41
12/31/25	543041-53100-5000	JE001441	JE		TECO ACH ADJE	17,886.41
01/12/26	543041-53100-5000	010726-6203-ACH	VENDOR	TECO ACH	1/7/26 TECO Bill	18,004.66
01/31/26	543041-53100-5000	JE001456	JE		TECO ACH ADJE	(75.66)
01/31/26	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	Credit Memo 000065	(17,886.41)
02/11/26	543041-53100-5000	020526-6203-ACH	VENDOR	TECO ACH	02/05/26 TECO BILL	17,086.37
03/12/26	543041-53100-5000	030626-6203-ACH	VENDOR	TECO ACH	March 2026 TECO BILL	17,235.24
04/17/26	543041-53100-5000	040726-6203-ACH	VENDOR	TECO ACH	SVC PRD 02/17-03/17/2026	17,571.72
<b>YTD Total</b>						125,901.30
<b>Annual Budget</b>						\$234,000.00
<i>Amount Remaining / (Budget overage)</i>						\$108,098.70
<i>% of Budget</i>						53.8%

<b>Electric Utility Services Department Total:</b>	<b>\$125,901.30</b>
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**DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES**

<b>Account Name: Garbage Collection</b>						
10/06/25	546913-53400-5000	0190319-2206-5-ACH	VENDOR	WASTE MANAGEMENT ACH	October 1, 2025 - October 31, 2025 Garbage Collection	518.98
10/31/25	546913-53400-5000	0198397-2206-3-ACH	VENDOR	WASTE MANAGEMENT ACH	November 1, 2025-November 30th, 2025 Garbage Collection	518.98
12/25/25	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 12/01-12/31/25	518.98
12/31/25	546913-53400-5000	JE001442	JE		Waste management ACH ADJE	518.98
01/05/26	546913-53400-5000	0215569-2206-6-ACH	VENDOR	WASTE MANAGEMENT ACH	JAN 2026 Garbage Service	518.98
01/31/26	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	Credit Memo 000062	(518.98)
02/03/26	546913-53400-5000	012726-3004-ACH	VENDOR	WASTE MANAGEMENT ACH	2/26/26 Garbage Collection	518.98
03/02/26	546913-53400-5000	0231675-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	March 2026 garbage collection	518.98
03/30/26	546913-53400-5000	0239550-2206-8-ACH	VENDOR	WASTE MANAGEMENT ACH	Apr 2026 garbage collection	518.98
<b>YTD Total</b>						3,632.86
<b>Annual Budget</b>						\$6,300.00
<i>Amount Remaining / (Budget overage)</i>						\$2,667.14
<i>% of Budget</i>						57.7%

<b>Garbage/Solid Waste Services Department Total:</b>	<b>\$3,632.86</b>
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**DEPARTMENT NAME: WATER-SEWER COMB SERVICES**

<b>Account Name: Utility - Water</b>						
10/15/25	543018-53600-5000	101425-9495-ACH	VENDOR	BOCC ACH	Water Bill September 9th, 2025- October 10th, 2025	1,288.23

### Carlton Lakes Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Apr 30, 2026  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/14/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Water Bill October 10th, 2025 - November 7th, 2025	1,140.11
11/28/25	543018-53600-5000	091125-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000058	(911.94)
11/30/25	543018-53600-5000	JE001387	JE		BOCC -ACH adj. JE	1,140.11
12/15/25	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Water Bill 12/12/25	1,147.94
12/31/25	543018-53600-5000	JE001439	JE		BOCC ACH ADJE	1,147.94
12/31/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000059	(1,140.11)
01/16/26	543018-53600-5000	011326-9495-ACH	VENDOR	BOCC ACH	Water Bill 1/13/26	1,062.75
02/25/26	543018-53600-5000	021126-9495-ACH	VENDOR	BOCC ACH	WATER	1,276.86
02/28/26	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000067	(1,147.94)
03/13/26	543018-53600-5000	031226-9495-ACH	VENDOR	BOCC ACH	March 2026 Water Utility	3,301.14
04/14/26	543018-53600-5000	041326-9495	VENDOR	BOCC ACH	April 2026 Water Utility	1,205.13
<b>YTD Total</b>						<b>9,510.22</b>
<b>Annual Budget</b>						<b>\$35,000.04</b>
Amount Remaining / (Budget overage)						\$25,489.82
% of Budget						27.2%

<b>Water-Sewer Comb Services Department Total:</b>	<b>\$9,510.22</b>
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**DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT**

**Account Name: Field Services**

10/15/25	531122-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management Octobe	618.00
11/11/25	531122-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	618.00
11/26/25	531122-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Managemen	618.00
01/02/26	531122-53908-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	JE001527	JE		Field Services inframark inv 170625	(618.00)
02/01/26	531122-53908-5000	JE001528	JE		Field Services inv170625	618.00
02/27/26	531122-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Manager	618.00
04/07/26	531122-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	618.00
<b>YTD Total</b>						<b>4,326.00</b>
<b>Annual Budget</b>						<b>\$7,416.00</b>
Amount Remaining / (Budget overage)						\$3,090.00
% of Budget						58.3%

**Account Name: Pest Control**

10/01/25	531170-53908-5000	75483	VENDOR	PEST CEMETERY LLC	October 2025 Pest Control	99.00
11/03/25	531170-53908-5000	76986	VENDOR	PEST CEMETERY LLC	November 2025 Pest Control	99.00
12/01/25	531170-53908-5000	78432	VENDOR	PEST CEMETERY LLC	December 2025 Pest Control	99.00
01/01/26	531170-53908-5000	79936	VENDOR	PEST CEMETERY LLC	JAN 2026 Pest Control	99.00
02/02/26	531170-53908-5000	81470	VENDOR	PEST CEMETERY LLC	2/2/26 Pest Control	99.00
03/02/26	531170-53908-5000	82979	VENDOR	PEST CEMETERY LLC	March 2026 Pest Control	99.00
04/01/26	531170-53908-5000	84496	VENDOR	PEST CEMETERY LLC	April 2026 Pest Control Services	99.00
<b>YTD Total</b>						<b>693.00</b>
<b>Annual Budget</b>						<b>\$1,250.04</b>
Amount Remaining / (Budget overage)						\$557.04
% of Budget						55.4%

**Account Name: Contracts-Waterway Maint.**

10/13/25	534045-53908-5000	23092	VENDOR	CROSSCREEK ENVIRONMENTAL INC	October 2025 Aquatics Maintenance	590.00
11/13/25	534045-53908-5000	23501	VENDOR	CROSSCREEK ENVIRONMENTAL INC	November 2025 Aquatics Maintenance	590.00
12/31/25	534045-53908-5000	JE001447	JE		R/C CROSSCREEK ENVIRONMENTAL INC inv 23883 to Contracts-Wat	590.00
01/21/26	534045-53908-5000	24355	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Jan 2026 Stormwater Pond Maintenance	590.00
02/28/26	534045-53908-5000	JE001530	JE		Contracts-Waterway Maint. accrue for Feb	590.00
03/01/26	534045-53908-5000	JE001531	JE		Contracts-Waterway Maint. rvs accrual	(590.00)
03/12/26	534045-53908-5000	25073	VENDOR	CROSSCREEK ENVIRONMENTAL INC	March 2026 Pond Maintenance	590.00
04/10/26	534045-53908-5000	24711	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Feb 2026 Storm Water Pond Maintenance	590.00
04/13/26	534045-53908-5000	25481	VENDOR	CROSSCREEK ENVIRONMENTAL INC	4/13/26 Stormwater Pond Maintenance	590.00
<b>YTD Total</b>						<b>4,130.00</b>
<b>Annual Budget</b>						<b>\$7,200.00</b>
Amount Remaining / (Budget overage)						\$3,070.00
% of Budget						57.4%

**Account Name: Contracts-Pools**

10/01/25	534078-53908-5000	8146	VENDOR	ZEBRA CLEANING TEAM	September 2025 Pool Maintenance	2,000.00
10/14/25	534078-53908-5000	8210	VENDOR	ZEBRA CLEANING TEAM	October 2025 Monthly Pool Service	2,000.00
11/04/25	534078-53908-5000	8291	VENDOR	ZEBRA CLEANING TEAM	Nov 2025 pool service	732.41
11/05/25	534078-53908-5000	8292	VENDOR	ZEBRA CLEANING TEAM	Water Valve replaced due to pool overflowing	152.00
12/01/25	534078-53908-5000	8342	VENDOR	ZEBRA CLEANING TEAM	December 2025 Pool Maintenance	2,000.00
01/01/26	534078-53908-5000	8396	VENDOR	ZEBRA CLEANING TEAM	JAN 2026 Commercial Pool Service	2,000.00

## Carlton Lakes Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/28/26	534078-53908-5000	JE001530	JE		Contracts-Pools accrue Feb	2,000.00
03/01/26	534078-53908-5000	JE001532	JE		Contracts-Pools rev accrual	(2,000.00)
03/01/26	534078-53908-5000	8491	VENDOR	ZEBRA CLEANING TEAM	March 2026 Zebra Pools Services	2,000.00
04/07/26	534078-53908-5000	8438	VENDOR	ZEBRA CLEANING TEAM	2/16/26 Zebra Pool Service	2,000.00
04/07/26	534078-53908-5000	8554	VENDOR	ZEBRA CLEANING TEAM	4/1/26 Zebra Pool Service	2,000.00
<b>YTD Total</b>						14,884.41
<b>Annual Budget</b>						\$24,999.96
Amount Remaining / (Budget overage)						\$10,115.55
% of Budget						59.5%

### Account Name: Onsite Staff

10/15/25	534215-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management Octobe	11,929.48
11/11/25	534215-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	11,930.83
11/26/25	534215-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Managemen	11,930.83
01/30/26	534215-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	11,930.83
01/30/26	534215-53908-5000	JE001527	JE		Onsite Staff inframark inv 170625	(11,930.83)
01/31/26	534215-53908-5000	JE001485	JE		R/C VALLEY BANK invoice 123125-5032 ACH to Onsite Staff	497.79
01/31/26	534215-53908-5000	JE001489	JE		R/C INFRAMARK LLC invoice 167777 to Onsite Staff	11,930.83
02/01/26	534215-53908-5000	JE001528	JE		Onsite Staff inv170625	11,930.83
02/27/26	534215-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Manager	11,930.83
04/07/26	534215-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	11,930.83
04/20/26	534215-53908-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	353.60
<b>YTD Total</b>						84,365.85
<b>Annual Budget</b>						\$148,350.00
Amount Remaining / (Budget overage)						\$63,984.15
% of Budget						56.9%

### Account Name: Clubhouse Internet, TV, Phone

10/03/25	541036-53908-5000	IN7104270065	VENDOR	GOTO TECHNOLOGIES USA, LLC	Telephone Line for call down system October 2025	114.21
10/26/25	541036-53908-5000	2510461100925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 10/09-11/08/25 INTERNET	265.00
11/02/25	541036-53908-5000	IN7104349777	VENDOR	GOTO TECHNOLOGIES USA, LLC	November Telephone Line for call down system	114.21
11/17/25	541036-53908-5000	2510461110925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	November 2025 Spectrum Bill Service 11/9/25-12/8/25	265.00
11/26/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	OCTOBER EXPENSES	85.36
12/03/25	541036-53908-5000	IN7104488665	VENDOR	GOTO TECHNOLOGIES USA, LLC	December 2025 Monthly Phone Line	114.21
12/24/25	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
12/31/25	541036-53908-5000	JE001438	JE		Valley CC ADJE	30.00
12/31/25	541036-53908-5000	JE001440	JE		Spectrum ACH ADJE	265.00
12/31/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	Credit Memo 000060	(85.36)
01/02/26	541036-53908-5000	IN7104765577	VENDOR	GOTO TECHNOLOGIES USA, LLC	January 2026 Monthly Phone Line	113.52
01/26/26	541036-53908-5000	2510461010926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
01/31/26	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Credit Memo 000064	(265.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Intern	(30.00)
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	(60.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Intern	30.00
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	60.00
01/31/26	541036-53908-5000	JE001492	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Internet, T	30.00
02/03/26	541036-53908-5000	IN7104951117	VENDOR	GOTO TECHNOLOGIES USA, LLC	Phone 2/1/26-2/28/26	113.52
02/17/26	541036-53908-5000	2510461020926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	2-9-26 Spectrum Clubhouse Internet and Phone	279.14
02/28/26	541036-53908-5000	JE001515	JE		R/C VALLEY BANK 013126-5032-ACH to Clubhouse Internet, TV, Pho	30.00
03/16/26	541036-53908-5000	2510461030926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 03/09-04/08/2026	279.14
04/02/26	541036-53908-5000	IN7105285778	VENDOR	GOTO COMMUNICATIONS INC.	April 2026 Go To Communications monthly phone line	113.45
04/21/26	541036-53908-5000	2510461040926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 04/09-05/08/2026	279.09
<b>YTD Total</b>						2,670.49
<b>Annual Budget</b>						\$3,600.00
Amount Remaining / (Budget overage)						\$929.51
% of Budget						74.2%

### Account Name: Insurance - General Liability

10/31/25	545002-53908-5000	JE001339	JE		R/C Insurance - General Liability	3,515.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	4,147.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	(4,147.00)
<b>YTD Total</b>						3,515.00
<b>Annual Budget</b>						\$3,813.00
Amount Remaining / (Budget overage)						\$298.00
% of Budget						92.2%

### Account Name: Insurance -Property & Casualty

10/01/25	545009-53908-5000	JE001348	JE		Insurance -Property & Casualty	32,071.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	9,558.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	(9,558.00)
<b>YTD Total</b>						32,071.00
<b>Annual Budget</b>						\$34,839.00
Amount Remaining / (Budget overage)						\$2,768.00
% of Budget						92.1%

### Carlton Lakes Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: R&amp;M-Other Landscape</b>						
01/07/26	546036-53908-5000	0F32728415	VENDOR	CINTAS FIRE 636525	11/12/25 Fire Inspections	538.45
03/04/26	546036-53908-5000	JE001525	JE		R&M-Other Landscape Pine lake Services	3,489.38
<b>YTD Total</b>						4,027.83
<b>Annual Budget</b>						\$20,000.04
<i>Amount Remaining / (Budget overage)</i>						\$15,972.21
<i>% of Budget</i>						20.1%
<b>Account Name: R&amp;M-Pools</b>						
10/06/25	546074-53908-5000	8220	VENDOR	ZEBRA CLEANING TEAM	Chemical Pump	650.00
12/11/25	546074-53908-5000	1077	VENDOR	HANLEY POOLS LLC	8/6/25 Changing of Pumps	1,933.85
12/11/25	546074-53908-5000	1078	VENDOR	HANLEY POOLS LLC	8/6/25 install of auxiliary	182.33
12/11/25	546074-53908-5000	1092	VENDOR	HANLEY POOLS LLC	8/27/25 Pool Services	461.69
03/03/26	546074-53908-5000	1323	VENDOR	HANLEY POOLS LLC	3/3/26 Installed 2 new pump lids and grids repair	1,985.00
03/05/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank instal	708.75
03/10/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	Credit Memo 000068	(708.75)
04/07/26	546074-53908-5000	1247A	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank instal	744.19
<b>YTD Total</b>						5,957.06
<b>Annual Budget</b>						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						\$9,042.94
<i>% of Budget</i>						39.7%
<b>Account Name: R&amp;M-Fitness Center</b>						
02/01/26	546137-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	36.97
04/07/26	546137-53908-5000	38191	VENDOR	FITREV, INC.	3/26/26 Preventative Maintenance for Gym Equipment	270.00
04/28/26	546137-53908-5000	38545	VENDOR	FITREV, INC.	4/28/26 Gym Equipment parts, treadmill, benches, back pads, leg exten	390.00
04/30/26	546137-53908-5000	38577	VENDOR	FITREV, INC.	4/30/26 Back Pads and Seat Pads for Gym	615.00
<b>YTD Total</b>						1,311.97
<b>Annual Budget</b>						\$5,000.04
<i>Amount Remaining / (Budget overage)</i>						\$3,688.07
<i>% of Budget</i>						26.2%
<b>Account Name: Waterway Improvements &amp; Repairs</b>						
<b>YTD Total</b>						-
<b>Annual Budget</b>						\$7,500.00
<i>Amount Remaining / (Budget overage)</i>						\$7,500.00
<i>% of Budget</i>						0.0%
<b>Account Name: Landscape Maintenance</b>						
10/01/25	546300-53908-5000	8240	VENDOR	PINE LAKE SERVICES	October 2025 Landscape Maintenance	12,534.58
10/08/25	546300-53908-5000	8386	VENDOR	PINE LAKE SERVICES	Sept 25 Palm Trimming at Arbor Pines Entrance	446.88
10/31/25	546300-53908-5000	8488	VENDOR	PINE LAKE SERVICES	November 2025 Landscape Maintenance	12,534.59
10/31/25	546300-53908-5000	JE001343	JE		R/C Landscape- Storm Clean Up & Tree Removal	(466.88)
11/28/25	546300-53908-5000	8684	VENDOR	PINE LAKE SERVICES	December 2025 Landscape Maintenance Contract	12,534.58
12/15/25	546300-53908-5000	8383	VENDOR	PINE LAKE SERVICES	10/8/25 Palm Trimming 52 palms around Amenity Center Pool	2,307.50
12/22/25	546300-53908-5000	8883	VENDOR	PINE LAKE SERVICES	12/22/25 remove a dead Pine Tree via flush cut at Carlton Lakes on Ba	715.00
12/31/25	546300-53908-5000	JE001448	JE		R/C PINE LAKE SERVICES inv 8383 to Landscape- Storm Clean Up &	(2,307.50)
12/31/25	546300-53908-5000	JE001449	JE		R/C PINE LAKE SERVICES inv 8883 to Landscape- Storm Clean Up &	(715.00)
01/05/26	546300-53908-5000	8900	VENDOR	PINE LAKE SERVICES	JAN 2026 Landscape Contract Renewal	12,534.59
02/02/26	546300-53908-5000	9117	VENDOR	PINE LAKE SERVICES	FEB 2026 Landscape Maintenance 25-26 Renewal Contract	12,534.58
03/02/26	546300-53908-5000	9316	VENDOR	PINE LAKE SERVICES	March 2026 Landscape Maintenance Contract	12,534.59
03/23/26	546300-53908-5000	9558	VENDOR	PINE LAKE SERVICES	3/20/26 cut and stump grind a fallen Hong Kong Orchid on Clement Pric	888.50
04/01/26	546300-53908-5000	9576	VENDOR	PINE LAKE SERVICES	April 2026 Carlton Lakes CDD Landscape Maintenance	12,534.58
04/17/26	546300-53908-5000	9769	VENDOR	PINE LAKE SERVICES	4-17-26 Flush Cut a leaning Queen Palm	575.25
04/27/26	546300-53908-5000	9800	VENDOR	PINE LAKE SERVICES	4/27/26 Sensor repair for well 2	1,036.75
<b>YTD Total</b>						90,222.59
<b>Annual Budget</b>						\$150,414.96
<i>Amount Remaining / (Budget overage)</i>						\$60,192.37
<i>% of Budget</i>						60.0%
<b>Account Name: Clubhouse Facility - Other</b>						
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	85.13
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	137.86
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	54.52
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	306.75
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	58.22
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	79.80
11/30/25	546385-53908-5000	JE001388	JE		Valley ACH adj. JE	937.98
12/19/25	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing	5,962.00
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	41.97
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	106.89
01/01/26	546385-53908-5000	121325A DEPOSIT	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing Deposit	2,981.00
01/15/26	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Credit Memo 000061	(5,962.00)

**Carlton Lakes Community Development District**

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01/26/26	546385-53908-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	168.72
01/31/26	546385-53908-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - (	345.67
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	38.00
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	326.74
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	24.59
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	28.59
03/02/26	546385-53908-5000	IN7105217544	VENDOR	GOTO COMMUNICATIONS INC.	March 2026 Phone Services	113.52
03/17/26	546385-53908-5000	031726	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Large Scale Pressure Washing	15,380.00
03/25/26	546385-53908-5000	022826-5032-ACH	VENDOR	VALLEY BANK	FEB 2026 EXPENSES	295.84
03/26/26	546385-53908-5000	JE001540	JE		Corr ACH posting	(0.30)

<b>YTD Total</b>	21,511.49
<b>Annual Budget</b>	\$17,643.96
<i>Amount Remaining / (Budget overage)</i>	<b>(\$3,867.53)</b>
<i>% of Budget</i>	121.9%

**Account Name: Plant Replacement Program**

10/13/25	546468-53908-5000	8394	VENDOR	PINE LAKE SERVICES	Tree replacement on Leland Groves/Covert Green	500.00
12/19/25	546468-53908-5000	8871	VENDOR	PINE LAKE SERVICES	12/19/25 Installation of Perennials	2,566.20

<b>YTD Total</b>	3,066.20
<b>Annual Budget</b>	\$5,000.04
<i>Amount Remaining / (Budget overage)</i>	\$1,933.84
<i>% of Budget</i>	61.3%

**Account Name: Landscape- Storm Clean Up & Tree Removal**

<b>YTD Total</b>	-
<b>Annual Budget</b>	\$30,000.00
<i>Amount Remaining / (Budget overage)</i>	\$30,000.00
<i>% of Budget</i>	0.0%

**Account Name: Irrigation Maintenance**

10/20/25	546930-53908-5000	8407	VENDOR	PINE LAKE SERVICES	Irrigation Repair	1,463.08
04/07/26	546930-53908-5000	9568	VENDOR	PINE LAKE SERVICES	3/30/26 Irrigation Enhancement	9,464.00

<b>YTD Total</b>	10,927.08
<b>Annual Budget</b>	\$14,000.04
<i>Amount Remaining / (Budget overage)</i>	\$3,072.96
<i>% of Budget</i>	78.1%

<b>Other Physical Environment Department Total:</b>	<b>\$283,679.97</b>
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**DEPARTMENT NAME: RESERVES**

**Account Name: Capital Improvements**

10/03/25	563001-58100-5000	3842	VENDOR	TRIPLE D FENCING	Fence Repair from Hurricane Milton	14,499.00
03/11/26	563001-58100-5000	1274	VENDOR	HANLEY POOLS LLC	1/28/26 Pool Crack Repair 50% final payment	40,000.00
03/11/26	563001-58100-5000	1264	VENDOR	HANLEY POOLS LLC	1/16/26 Pool Crack Repair 50% downpayment	40,000.00

<b>YTD Total</b>	94,499.00
<b>Annual Budget</b>	\$200,000.00
<i>Amount Remaining / (Budget overage)</i>	\$105,501.00
<i>% of Budget</i>	47.2%

<b>Reserves Department Total:</b>	<b>\$94,499.00</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$577,862.59</b>
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### Carlton Lakes Community Development District

Expenditure Report - Series 2015 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Apr 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

11/03/25	571001-51701-5000	JE001360		Principal Debt Retirement		145,000.00
02/02/26	571001-51701-5000	JE001504	JE	Principal Expenses		5,000.00
<b>YTD Total</b>						<b>150,000.00</b>
<b>Annual Budget</b>						<b>\$135,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>(\$15,000.00)</i>
<i>% of Budget</i>						<i>111.1%</i>

**Account Name: Interest Expense**

11/03/25	572001-51701-5000	JE001358	JE	Interest Expense		178,262.51
02/02/26	572001-51701-5000	JE001508	JE	Interest Expenses		71.88
<b>YTD Total</b>						<b>178,334.39</b>
<b>Annual Budget</b>						<b>\$363,444.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$185,109.61</i>
<i>% of Budget</i>						<i>49.1%</i>

<b>Debt Service Payments Department Total:</b>	<b>\$328,334.39</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 328,334.39</b>
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**Carlton Lakes Community Development District**

Expenditure Report - Series 2018 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Apr 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Interest Expense**

11/03/25	572001-51701-5000	JE001354			Interest Expense	98,543.75
<b>YTD Total</b>						98,543.75
<b>Annual Budget</b>						\$170,243.76
<i>Amount Remaining / (Budget overage)</i>						\$71,700.01
<i>% of Budget</i>						57.9%

<b>Debt Service Payments Department Total:</b>	<b>\$98,543.75</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 98,543.75</b>
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**Carlton Lakes Community Development District**  
 Expenditure Report - Series 2017 Debt Service Fund  
 For the Period(s) from Oct 01, 2025 to Apr 30, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

11/03/25	571001-51701-5000	JE001374			Principal Debt Retirement	85,000.00
						<b>YTD Total</b>
						85,000.00
						<b>Annual Budget</b>
						\$80,000.00
						<i>Amount Remaining / (Budget overage)</i>
						<i>(\$5,000.00)</i>
						<i>% of Budget</i>
						106.3%

**Account Name: Interest Expense**

11/03/25	572001-51701-5000	JE001372	JE		Interest Expense	86,078.13
						<b>YTD Total</b>
						86,078.13
						<b>Annual Budget</b>
						\$197,087.50
						<i>Amount Remaining / (Budget overage)</i>
						\$111,009.37
						<i>% of Budget</i>
						43.7%

<b>Debt Service Payments Department Total:</b>						<b>\$171,078.13</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>						<b>\$ 171,078.13</b>
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"Practical Engineering Solutions"

# INVOICE

Email: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

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

INVOICE DATE: January 26, 2026

INVOICE NO.: 227979 *DWH*

BILLING NO.: 1

**TO:**

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

**FOR:**

Carlton Lakes Community Development District  
Fiscal Year 2025/2026 District Engineer Services  
Project No.: MSC-22115  
Period of Service: 05/04/25 – 12/27/25  
(8 months of service)

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

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

Invoice No. 227979/Billing No. 1  
 January 26, 2026  
 Page 2  
 Project No. MSC-22115

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

**LABOR COSTS**

Project Manager, Hamstra, P.E.	30.5 hrs	@	\$ 195.00/hr	=	\$ 5,947.50
Sr. Project Engineer, Bruegger, P.E.	2.0 hrs	@	\$ 180.00/hr	=	\$ 360.00
Word Processor/Clerical, Villanueva	<u>7.5 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 600.00</u>
	40.0 hrs				

Sub-Total Labor Costs \$ 6,907.50  
 (Total Labor Costs to Date \$6,907.50)

**OTHER DIRECT COSTS**

In-house plots, prints, and copies	\$ 220.10
Travel expenses (CDD meetings and site inspections)	<u>\$ 333.80</u>

Sub-Total Other Direct Costs \$ 553.90  
 (Total Other Direct Costs to Date \$553.90)

**Amount Due This Invoice \$ 7,461.40**

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

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of the Carlton Lakes Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, August 12, 2026, at 6:00 p.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, Florida 33579.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 13, 2026.**

Attested By:

**Carlton Lakes  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary/Assistant Secretary

\_\_\_\_\_  
Name: Freddy Barton  
Title: Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**



*Carlton Lakes  
Community Development District*

**FISCAL YEAR 2027**

**Proposed Budget**

**May 13, 2026 Meeting**

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



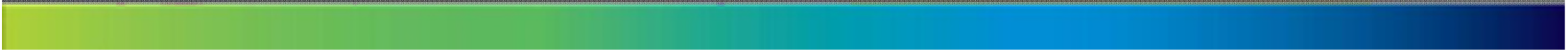
**EXCELLENCE**



**ACCOUNTABILITY**



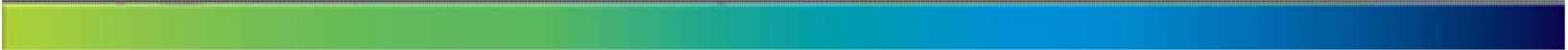
**RESPECT**



**Carlton Lakes**  
Community Development District

**Budget Overview**  
FY 2027





**Carlton Lakes**  
Community Development District

**Operating Budget**  
FY 2027



# Carlton Lakes Community Development District

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**Carlton Lakes**  
Community Development District

*General Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$22,741.00	\$0.00	\$22,741.00	0%	\$2,530.00
Special Assmts- CDD Tax Collector	\$0.00	\$4,532.00	\$0.00	\$4,532.00	0%	\$0.00
Rental Income	\$0.00	\$1,300.00	\$0.00	\$1,300.00	0%	\$2,000.00
Special Assmnts- Tax Collector	\$1,364,434.00	\$1,318,752.00	\$45,682.00	\$1,364,434.00	0%	\$1,602,451.06
Other Miscellaneous Revenues	\$0.00	\$825.00	\$0.00	\$825.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$64,098.04
<b>TOTAL REVENUES</b>	<b>\$1,364,434.00</b>	<b>\$1,348,150.00</b>	<b>\$45,682.00</b>	<b>\$1,393,832.00</b>	<b>2%</b>	<b>\$1,542,883.02</b>
<b>EXPENDITURES</b>						
<b>Administrative</b>						
Supervisor Fees	\$18,000.00	\$3,400.00	\$14,600.00	\$18,000.00	0%	\$15,000.00
ProfServ-Trustee Fees	\$12,000.00	\$4,256.00	\$7,744.00	\$12,000.00	0%	\$12,250.00
Disclosure Report	\$12,600.00	\$0.00	\$12,600.00	\$12,600.00	0%	\$12,600.00
District Counsel	\$12,000.00	\$798.00	\$11,202.00	\$12,000.00	0%	\$12,000.00
District Engineer	\$24,000.00	\$7,461.00	\$16,539.00	\$24,000.00	0%	\$24,000.00
District Manager	\$43,054.00	\$17,939.00	\$25,115.00	\$43,054.00	0%	\$45,206.70
Auditing Services	\$7,050.00	\$7,050.00	\$0.00	\$7,050.00	0%	\$7,050.00
Website Compliance	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$3,500.00
Annual Mailing	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,500.00
Postage, Phone, Faxes, Copies	\$2,366.00	-\$108.00	\$2,474.00	\$2,366.00	0%	\$2,500.00
Public Officials Insurance	\$2,762.00	\$2,602.00	\$160.00	\$2,762.00	0%	\$2,862.00
Legal Advertising	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Bank Fees	\$100.00	\$537.00	\$0.00	\$537.00	437%	\$600.00
Office Supplies	\$1,000.00	\$180.00	\$820.00	\$1,000.00	0%	\$1,000.00
Dues, Licenses, Subscriptions	\$175.00	\$238.00	\$0.00	\$238.00	36%	\$300.00
Loan Expense	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$30,000.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$32,049.02
Payroll Services	\$0.00	\$23.00	\$0.00	\$23.00	0%	\$12,500.00
<b>Total Administrative</b>	<b>\$173,107.00</b>	<b>\$44,376.00</b>	<b>\$129,254.00</b>	<b>\$173,630.00</b>	<b>0%</b>	<b>\$217,917.72</b>
<b>Electric Utility Services</b>						
Utility - Electric	\$234,000.00	\$91,094.00	\$130,568.07	\$221,662.07	-5%	\$234,000.00
StreetLight - Decorative Light Maint.	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
<b>Total Electric Utility Services</b>	<b>\$235,000.00</b>	<b>\$91,094.00</b>	<b>\$131,568.07</b>	<b>\$222,662.07</b>	<b>-5%</b>	<b>\$235,000.00</b>
<b>Garbage/Solid Waste Services</b>						
Garbage Collection	\$6,300.00	\$2,595.00	\$3,719.50	\$6,314.50	0%	\$6,400.00
<b>Total Garbage/Solid Waste Services</b>	<b>\$6,300.00</b>	<b>\$2,595.00</b>	<b>\$3,719.50</b>	<b>\$6,314.50</b>	<b>0%</b>	<b>\$6,400.00</b>
<b>Water-Sewer Comb Services</b>						
Utility - Water	\$35,000.00	\$5,004.00	\$7,172.40	\$12,176.40	-65%	\$25,000.00
<b>Total Water-Sewer Comb Services</b>	<b>\$35,000.00</b>	<b>\$5,004.00</b>	<b>\$7,172.40</b>	<b>\$12,176.40</b>	<b>-65%</b>	<b>\$25,000.00</b>

# Carlton Lakes

## Community Development District

## General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>Other Physical Environment</b>						
Field Services	\$7,416.00	\$3,090.00	\$4,326.00	\$7,416.00	0%	\$7,786.80
Pest Control	\$1,250.00	\$495.00	\$709.50	\$1,204.50	-4%	\$1,250.00
Contracts-Waterway Maint.	\$7,200.00	\$2,950.00	\$4,250.00	\$7,200.00	0%	\$7,200.00
Contracts-Pools	\$25,000.00	\$10,884.00	\$14,116.00	\$25,000.00	0%	\$25,000.00
Security	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Onsite Staff	\$148,350.00	\$60,151.00	\$88,199.00	\$148,350.00	0%	\$160,767.50
Clubhouse Internet, TV, Phone	\$3,600.00	\$1,999.00	\$2,865.23	\$4,864.23	35%	\$5,000.00
Insurance - General Liability	\$3,813.00	\$3,515.00	\$298.00	\$3,813.00	0%	\$3,867.00
Insurance -Property & Casualty	\$34,839.00	\$32,071.00	\$2,768.00	\$34,839.00	0%	\$29,992.00
R&M-Other Landscape	\$20,000.00	\$538.00	\$771.13	\$1,309.13	-93%	\$20,000.00
R&M-Pools	\$15,000.00	\$3,228.00	\$11,772.00	\$15,000.00	0%	\$15,000.00
R&M-Fitness Center	\$5,000.00	\$37.00	\$4,963.00	\$5,000.00	0%	\$5,000.00
Waterway Improvements & Repairs	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Landscape Maintenance	\$150,415.00	\$62,653.00	\$89,802.63	\$152,455.63	1%	\$155,000.00
Clubhouse Facility - Other	\$17,644.00	\$5,722.00	\$11,922.00	\$17,644.00	0%	\$15,000.00
Plant Replacement Program	\$5,000.00	\$3,066.00	\$1,934.00	\$5,000.00	0%	\$10,000.00
Landscape- Storm Clean Up & Tree Removal	\$30,000.00	\$3,489.00	\$26,511.00	\$30,000.00	0%	\$30,000.00
Irrigation Maintenance	\$14,000.00	\$1,463.00	\$12,537.00	\$14,000.00	0%	\$14,000.00
Misc-Holiday Lighting	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,200.00
Special Events	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Insurance - Crime	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
<b>Total Other Physical Environment</b>	<b>\$522,527.00</b>	<b>\$195,351.00</b>	<b>\$311,744.50</b>	<b>\$507,095.50</b>	<b>-3%</b>	<b>\$534,063.30</b>
<b>Reserves</b>						
Capital Improvements	\$200,000.00	\$14,499.00	\$185,501.00	\$200,000.00	0%	\$524,502.00
Reserve	\$200,000.00	\$0.00	\$200,000.00	\$200,000.00	0%	\$0.00
<b>Total Reserves</b>	<b>\$400,000.00</b>	<b>\$14,499.00</b>	<b>\$385,501.00</b>	<b>\$400,000.00</b>	<b>0%</b>	<b>\$524,502.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,371,934.00</b>	<b>\$352,919.00</b>	<b>\$968,959.47</b>	<b>\$1,321,878.47</b>	<b>-4%</b>	<b>\$1,542,883.02</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-\$7,500.00	\$995,231.00	-\$923,277.47	\$71,953.53	-1059%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	-\$7,500.00	\$995,231.00	-\$923,277.47	\$71,953.53	-1059%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$649,666.00</b>	<b>\$649,666.00</b>	<b>\$0.00</b>	<b>\$649,666.00</b>	<b>0%</b>	<b>\$721,619.53</b>
<b>FUND BALANCE, ENDING</b>	<b>\$642,166.00</b>	<b>\$1,644,897.00</b>	<b>-\$923,277.47</b>	<b>\$721,619.53</b>	<b>12%</b>	<b>\$721,619.53</b>

**Carlton Lakes**  
Community Development District

**Exhibit "A"**  
Allocation of Fund Balances

<b>FISCAL YEAR 2027 AVAILABLE FUNDS</b>	
Beginning Fund Balance as of 10/1/2026	\$721,619.53
Forecasted Reserves as of 9/30/2027	\$524,502.00
<b>Estimated Funds Available - 9/30/2026</b>	<b>\$1,246,121.53</b>

<b>FISCAL YEAR 2027 RESERVE FUND ANALYSIS</b>	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$1,246,121.53
Less: First Quarter Operating Reserve	\$254,595.26
Less: Designated Reserves for Capital Projects	-\$910,003.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>\$590,713.79</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2015, 2017 and Series 2018 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Financial and Administrative** (continued)

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Budget Narrative**  
Fiscal Year 2027

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Amenity Internet**

Internet service for clubhouse and other amenity locations

**Budget Narrative**  
Fiscal Year 2027

**Other Physical Environment**

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

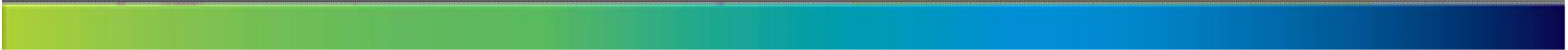
**Debris Cleanup**

Cost of cleaning up debris on district property.

**Reserves**

**Capital Improvements**

Funding of major projects and building improvements to CDD property.



**Carlton Lakes**  
Community Development District

**Debt Service Budget**  
FY 2027



**Carlton Lakes**  
Community Development District

*Debt Service Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$12,282.00	\$0.00	\$12,282.00	0%	\$0.00
Special Assmnts- Tax Collector	\$524,588.00	\$513,345.00	\$11,243.00	\$524,588.00	0%	\$558,072.42
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$22,322.90
	\$0.00	\$1,742.00	\$0.00	\$1,742.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$524,588.00</b>	<b>\$527,369.00</b>	<b>\$11,243.00</b>	<b>\$538,612.00</b>	<b>3%</b>	<b>\$535,749.52</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$11,161.45
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<i>Total Debt Service</i>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$11,161.45</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$135,000.00	\$150,000.00	\$0.00	\$150,000.00	11%	\$160,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$363,444.00	\$178,334.00	\$185,110.00	\$363,444.00	0%	\$345,250.01
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<i>Total Debt Service</i>	<b>\$498,444.00</b>	<b>\$328,334.00</b>	<b>\$185,110.00</b>	<b>\$513,444.00</b>	<b>3%</b>	<b>\$505,250.01</b>
<b>TOTAL EXPENDITURES</b>	<b>\$498,444.00</b>	<b>\$328,334.00</b>	<b>\$185,110.00</b>	<b>\$513,444.00</b>		<b>\$516,411.46</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$26,144.00	\$199,035.00	-\$173,867.00	\$25,168.00	-4%	\$19,338.06
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$199,035.00	-\$173,867.00	\$25,168.00	0%	\$19,338.06
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$25,168.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$199,035.00</b>	<b>-\$173,867.00</b>	<b>\$25,168.00</b>	<b>0%</b>	<b>\$44,506.06</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>						
	<b>11/1/2024</b>	<b>11/1/2025</b>	<b>11/1/2026</b>	<b>11/1/2027</b>		
Series 2015 Bonds	\$6,455,000.00	\$6,320,000.00	\$6,175,000.00	\$6,025,000.00		

**Carlton Lakes**  
Community Development District

*Series 2015 Debt Service*

**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$ 6,585,000	\$ -	5.13%	\$ -	\$ -
5/1/2023	\$ 6,585,000			\$ 185,053.13	\$ 185,053.13
11/1/2023	\$ 6,585,000	\$ 130,000	5.13%	\$ 185,053.13	\$ 315,053.13
5/1/2024	\$ 6,455,000			\$ 181,721.88	\$ 181,721.88
11/1/2024	\$ 6,455,000	\$ 135,000	5.13%	\$ 181,721.88	\$ 316,721.88
5/1/2025	\$ 6,320,000			\$ 178,262.50	\$ 178,262.50
11/1/2025	\$ 6,320,000	\$ 145,000	5.13%	\$ 178,262.50	\$ 323,262.50
5/1/2026	\$ 6,175,000			\$ 174,546.88	\$ 174,546.88
11/1/2026	\$ 6,175,000	\$ 150,000	5.13%	\$ 174,546.88	\$ 324,546.88
5/1/2027	\$ 6,025,000			\$ 170,703.13	\$ 170,703.13
11/1/2027	\$ 6,025,000	\$ 160,000	5.13%	\$ 170,703.13	\$ 330,703.13
5/1/2028	\$ 5,865,000			\$ 166,603.13	\$ 166,603.13
11/1/2028	\$ 5,865,000	\$ 165,000	5.13%	\$ 166,603.13	\$ 331,603.13
5/1/2029	\$ 5,700,000			\$ 162,375.00	\$ 162,375.00
11/1/2029	\$ 5,700,000	\$ 175,000	5.13%	\$ 162,375.00	\$ 337,375.00
5/1/2030	\$ 5,525,000			\$ 157,890.63	\$ 157,890.63
11/1/2030	\$ 5,525,000	\$ 185,000	5.63%	\$ 157,890.63	\$ 342,890.63
5/1/2031	\$ 5,340,000			\$ 152,687.50	\$ 152,687.50
11/1/2031	\$ 5,340,000	\$ 195,000	5.63%	\$ 152,687.50	\$ 347,687.50
5/1/2032	\$ 5,145,000			\$ 147,203.13	\$ 147,203.13
11/1/2032	\$ 5,145,000	\$ 205,000	5.63%	\$ 147,203.13	\$ 352,203.13
5/1/2033	\$ 4,940,000			\$ 141,437.50	\$ 141,437.50
11/1/2033	\$ 4,940,000	\$ 215,000	5.63%	\$ 141,437.50	\$ 356,437.50
5/1/2034	\$ 4,725,000			\$ 135,390.63	\$ 135,390.63
11/1/2034	\$ 4,725,000	\$ 230,000	5.63%	\$ 135,390.63	\$ 365,390.63
5/1/2035	\$ 4,495,000			\$ 128,921.88	\$ 128,921.88
11/1/2035	\$ 4,495,000	\$ 240,000	5.63%	\$ 128,921.88	\$ 368,921.88
5/1/2036	\$ 4,255,000			\$ 122,171.88	\$ 122,171.88
11/1/2036	\$ 4,255,000	\$ 255,000	5.63%	\$ 122,171.88	\$ 377,171.88
5/1/2037	\$ 4,000,000			\$ 115,000.00	\$ 115,000.00
11/1/2037	\$ 4,000,000	\$ 270,000	5.75%	\$ 115,000.00	\$ 385,000.00
5/1/2038	\$ 3,730,000			\$ 107,237.50	\$ 107,237.50
11/1/2038	\$ 3,730,000	\$ 285,000	5.75%	\$ 107,237.50	\$ 392,237.50
5/1/2039	\$ 3,445,000			\$ 99,043.75	\$ 99,043.75
11/1/2039	\$ 3,445,000	\$ 300,000	5.75%	\$ 99,043.75	\$ 399,043.75
5/1/2040	\$ 3,145,000			\$ 90,418.75	\$ 90,418.75
11/1/2040	\$ 3,145,000	\$ 320,000	5.75%	\$ 90,418.75	\$ 410,418.75
5/1/2041	\$ 2,825,000			\$ 81,218.75	\$ 81,218.75
11/1/2041	\$ 2,825,000	\$ 340,000	5.75%	\$ 81,218.75	\$ 421,218.75
5/1/2042	\$ 2,485,000			\$ 71,443.75	\$ 71,443.75
11/1/2042	\$ 2,485,000	\$ 360,000	5.75%	\$ 71,443.75	\$ 431,443.75
5/1/2043	\$ 2,125,000			\$ 61,093.75	\$ 61,093.75
11/1/2043	\$ 2,125,000	\$ 380,000	5.75%	\$ 61,093.75	\$ 441,093.75
5/1/2044	\$ 1,745,000			\$ 50,168.75	\$ 50,168.75
11/1/2044	\$ 1,745,000	\$ 400,000	5.75%	\$ 50,168.75	\$ 450,168.75
5/1/2045	\$ 1,345,000			\$ 38,668.75	\$ 38,668.75
11/1/2045	\$ 1,345,000	\$ 425,000	5.75%	\$ 38,668.75	\$ 463,668.75
5/1/2046	\$ 920,000			\$ 26,450.00	\$ 26,450.00
11/1/2046	\$ 920,000	\$ 445,000	5.75%	\$ 26,450.00	\$ 471,450.00
5/1/2047	\$ 475,000			\$ 13,656.25	\$ 13,656.25
11/1/2047	\$ 475,000	\$ 475,000	5.75%	\$ 13,656.25	\$ 488,656.25
		<b>\$ 6,585,000</b>		<b>\$ 5,918,737.50</b>	<b>\$ 12,503,737.50</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$4,981.00	\$0.00	\$4,981.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$250,792.00	\$0.00	\$250,792.00	0%	\$276,042.05
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$11,041.68
Special Assmnts- CDD Collected	\$259,480.00	\$862.00	\$258,618.00	\$259,480.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$259,480.00</b>	<b>\$256,635.00</b>	<b>\$258,618.00</b>	<b>\$515,253.00</b>	<b>99%</b>	<b>\$265,000.37</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,520.84
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$5,520.84</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$85,000.00	\$0.00	\$85,000.00	0%	\$90,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$0.00	\$86,078.00	\$0.00	\$86,078.00	0%	\$166,306.26
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$171,078.00</b>	<b>\$0.00</b>	<b>\$171,078.00</b>	<b>0%</b>	<b>\$256,306.26</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$171,078.00</b>	<b>\$0.00</b>	<b>\$171,078.00</b>		<b>\$261,827.10</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$259,480.00	\$85,557.00	\$258,618.00	\$344,175.00	33%	\$3,173.27
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-\$29,527.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-\$29,527.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$85,557.00	\$258,618.00	\$344,175.00	0%	\$3,173.27
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$344,175.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$85,557.00</b>	<b>\$258,618.00</b>	<b>\$344,175.00</b>	<b>0%</b>	<b>\$347,348.27</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2017 Bonds	\$3,510,000.00	\$3,430,000.00	\$3,345,000.00	\$3,255,000.00

**Carlton Lakes**  
Community Development District

*Series 2017 Debt Service*

**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017**

<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total</b>
11/1/2021	\$ 3,735,000	\$ 70,000	3.75%	\$92,396.88	\$162,396.88
5/1/2022	\$ 3,665,000			\$91,084.38	\$91,084.38
11/1/2022	\$ 3,665,000	\$ 75,000	3.75%	\$91,084.38	\$166,084.38
5/1/2023	\$ 3,590,000			\$89,678.13	\$89,678.13
11/1/2023	\$ 3,590,000	\$ 80,000	4.50%	\$89,678.13	\$169,678.13
5/1/2024	\$ 3,510,000			\$87,878.13	\$87,878.13
11/1/2024	\$ 3,510,000	\$ 80,000	4.50%	\$87,878.13	\$167,878.13
5/1/2025	\$ 3,430,000			\$86,078.13	\$86,078.13
11/1/2025	\$ 3,430,000	\$ 85,000	4.50%	\$86,078.13	\$171,078.13
5/1/2026	\$ 3,345,000			\$84,165.63	\$84,165.63
11/1/2026	\$ 3,345,000	\$ 90,000	4.50%	\$84,165.63	\$174,165.63
5/1/2027	\$ 3,255,000			\$82,140.63	\$82,140.63
11/1/2027	\$ 3,255,000	\$ 90,000	4.50%	\$82,140.63	\$172,140.63
5/1/2028	\$ 3,165,000			\$80,115.63	\$80,115.63
11/1/2028	\$ 3,165,000	\$ 95,000	4.50%	\$80,115.63	\$175,115.63
5/1/2029	\$ 3,070,000			\$77,978.13	\$77,978.13
11/1/2029	\$ 3,070,000	\$ 100,000	5.00%	\$77,978.13	\$177,978.13
5/1/2030	\$ 2,970,000			\$75,478.13	\$75,478.13
11/1/2030	\$ 2,970,000	\$ 105,000	5.00%	\$75,478.13	\$180,478.13
5/1/2031	\$ 2,865,000			\$72,853.13	\$72,853.13
11/1/2031	\$ 2,865,000	\$ 110,000	5.00%	\$72,853.13	\$182,853.13
5/1/2032	\$ 2,755,000			\$70,103.13	\$70,103.13
11/1/2032	\$ 2,755,000	\$ 115,000	5.00%	\$70,103.13	\$185,103.13
5/1/2033	\$ 2,640,000			\$67,228.13	\$67,228.13
11/1/2033	\$ 2,640,000	\$ 120,000	5.00%	\$67,228.13	\$187,228.13
5/1/2034	\$ 2,520,000			\$64,228.13	\$64,228.13
11/1/2034	\$ 2,520,000	\$ 130,000	5.00%	\$64,228.13	\$194,228.13
5/1/2035	\$ 2,390,000			\$60,978.13	\$60,978.13
11/1/2035	\$ 2,390,000	\$ 135,000	5.00%	\$60,978.13	\$195,978.13
5/1/2036	\$ 2,255,000			\$57,603.13	\$57,603.13
11/1/2036	\$ 2,255,000	\$ 140,000	5.00%	\$57,603.13	\$197,603.13
5/1/2037	\$ 2,115,000			\$54,103.13	\$54,103.13
11/1/2037	\$ 2,115,000	\$ 150,000	5.00%	\$54,103.13	\$204,103.13
5/1/2038	\$ 1,965,000			\$50,353.13	\$50,353.13
11/1/2038	\$ 1,965,000	\$ 155,000	5.13%	\$50,353.13	\$205,353.13
5/1/2039	\$ 1,810,000			\$46,381.25	\$46,381.25
11/1/2039	\$ 1,810,000	\$ 165,000	5.13%	\$46,381.25	\$211,381.25
5/1/2040	\$ 1,645,000			\$42,153.13	\$42,153.13
11/1/2040	\$ 1,645,000	\$ 170,000	5.13%	\$42,153.13	\$212,153.13
5/1/2041	\$ 1,475,000			\$37,796.88	\$37,796.88
11/1/2041	\$ 1,475,000	\$ 180,000	5.13%	\$37,796.88	\$217,796.88
5/1/2042	\$ 1,295,000			\$33,184.38	\$33,184.38
11/1/2042	\$ 1,295,000	\$ 190,000	5.13%	\$33,184.38	\$223,184.38
5/1/2043	\$ 1,105,000			\$28,315.63	\$28,315.63
11/1/2043	\$ 1,105,000	\$ 200,000	5.13%	\$28,315.63	\$228,315.63
5/1/2044	\$ 905,000			\$23,190.63	\$23,190.63
11/1/2044	\$ 905,000	\$ 210,000	5.13%	\$23,190.63	\$233,190.63
5/1/2045	\$ 695,000			\$17,809.38	\$17,809.38
11/1/2045	\$ 695,000	\$ 220,000	5.13%	\$17,809.38	\$237,809.38
5/1/2046	\$ 475,000			\$12,171.88	\$12,171.88
11/1/2046	\$ 475,000	\$ 230,000	5.13%	\$12,171.88	\$242,171.88
5/1/2047	\$ 245,000			\$6,278.13	\$6,278.13
11/1/2047	\$ 245,000	\$ 245,000	5.13%	\$6,278.13	\$251,278.13
		<b>\$ 3,735,000</b>		<b>\$3,091,053.13</b>	<b>\$6,826,053.13</b>

**Carlton Lakes**  
Community Development District

*Debt Service Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$3,986.00	\$0.00	\$3,986.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$246,307.00	\$0.00	\$246,307.00	0%	\$263,362.39
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$10,534.50
Special Assmnts- CDD Collected	\$247,561.00	\$0.00	\$247,561.00	\$247,561.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$247,561.00</b>	<b>\$250,293.00</b>	<b>\$247,561.00</b>	<b>\$497,854.00</b>	<b>101%</b>	<b>\$252,827.89</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,267.25
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$5,267.25</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$90,000.00
Principal Debt Retirement - Special Call	\$0.00	\$98,544.00	\$0.00	\$98,544.00	0%	\$0.00
Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$193,050.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$98,544.00</b>	<b>\$0.00</b>	<b>\$98,544.00</b>	<b>0%</b>	<b>\$283,050.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$98,544.00</b>	<b>\$0.00</b>	<b>\$98,544.00</b>		<b>\$288,317.25</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$247,561.00	\$151,749.00	\$247,561.00	\$399,310.00	61%	-\$35,489.35
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$14,236.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$14,236.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$14,236.00	\$151,749.00	\$247,561.00	\$399,310.00	2705%	-\$35,489.35
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$399,310.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$14,236.00</b>	<b>\$151,749.00</b>	<b>\$247,561.00</b>	<b>\$399,310.00</b>	<b>2705%</b>	<b>\$363,820.65</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	\$3,895,000.00	\$3,815,000.00	\$3,730,000.00	\$3,640,000.00

**Carlton Lakes**  
Community Development District

*Series 2018 Debt Service*

**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total</b>
11/1/2022	\$ 4,045,000			\$103,443.75	\$103,443.75
5/1/2023	\$ 4,045,000	\$ 75,000	4.00%	\$103,443.75	\$178,443.75
11/1/2023	\$ 3,970,000			\$101,943.75	\$101,943.75
5/1/2024	\$ 3,970,000	\$ 75,000	4.00%	\$101,943.75	\$176,943.75
11/1/2024	\$ 3,895,000			\$100,443.75	\$100,443.75
5/1/2025	\$ 3,895,000	\$ 80,000	4.75%	\$100,443.75	\$180,443.75
11/1/2025	\$ 3,815,000			\$98,543.75	\$98,543.75
5/1/2026	\$ 3,815,000	\$ 85,000	4.75%	\$98,543.75	\$183,543.75
11/1/2026	\$ 3,730,000			\$96,525.00	\$96,525.00
5/1/2027	\$ 3,730,000	\$ 90,000	4.75%	\$96,525.00	\$186,525.00
11/1/2027	\$ 3,640,000			\$94,387.50	\$94,387.50
5/1/2028	\$ 3,640,000	\$ 90,000	4.75%	\$94,387.50	\$184,387.50
11/1/2028	\$ 3,550,000			\$92,250.00	\$92,250.00
5/1/2029	\$ 3,550,000	\$ 95,000	4.75%	\$92,250.00	\$187,250.00
11/1/2029	\$ 3,455,000			\$89,993.75	\$89,993.75
5/1/2030	\$ 3,455,000	\$ 100,000	5.13%	\$89,993.75	\$189,993.75
11/1/2030	\$ 3,355,000			\$87,431.25	\$87,431.25
5/1/2031	\$ 3,355,000	\$ 105,000	5.13%	\$87,431.25	\$192,431.25
11/1/2031	\$ 3,250,000			\$84,740.63	\$84,740.63
5/1/2032	\$ 3,250,000	\$ 110,000	5.13%	\$84,740.63	\$194,740.63
11/1/2032	\$ 3,140,000			\$81,921.88	\$81,921.88
5/1/2033	\$ 3,140,000	\$ 120,000	5.13%	\$81,921.88	\$201,921.88
11/1/2033	\$ 3,020,000			\$78,846.88	\$78,846.88
5/1/2034	\$ 3,020,000	\$ 125,000	5.13%	\$78,846.88	\$203,846.88
11/1/2034	\$ 2,895,000			\$75,643.75	\$75,643.75
5/1/2035	\$ 2,895,000	\$ 130,000	5.13%	\$75,643.75	\$205,643.75
11/1/2035	\$ 2,765,000			\$72,312.50	\$72,312.50
5/1/2036	\$ 2,765,000	\$ 135,000	5.13%	\$72,312.50	\$207,312.50
11/1/2036	\$ 2,630,000			\$68,853.13	\$68,853.13
5/1/2037	\$ 2,630,000	\$ 145,000	5.13%	\$68,853.13	\$213,853.13
11/1/2037	\$ 2,485,000			\$65,137.50	\$65,137.50
5/1/2038	\$ 2,485,000	\$ 150,000	5.13%	\$65,137.50	\$215,137.50
11/1/2038	\$ 2,335,000			\$61,293.75	\$61,293.75
5/1/2039	\$ 2,335,000	\$ 160,000	5.25%	\$61,293.75	\$221,293.75
11/1/2039	\$ 2,175,000			\$57,093.75	\$57,093.75
5/1/2040	\$ 2,175,000	\$ 170,000	5.25%	\$57,093.75	\$227,093.75
11/1/2040	\$ 2,005,000			\$52,631.25	\$52,631.25
5/1/2041	\$ 2,005,000	\$ 180,000	5.25%	\$52,631.25	\$232,631.25
11/1/2041	\$ 1,825,000			\$47,906.25	\$47,906.25
5/1/2042	\$ 1,825,000	\$ 190,000	5.25%	\$47,906.25	\$237,906.25
11/1/2042	\$ 1,635,000			\$42,918.75	\$42,918.75
5/1/2043	\$ 1,635,000	\$ 200,000	5.25%	\$42,918.75	\$242,918.75
11/1/2043	\$ 1,435,000			\$37,668.75	\$37,668.75
5/1/2044	\$ 1,435,000	\$ 210,000	5.25%	\$37,668.75	\$247,668.75
11/1/2044	\$ 1,225,000			\$32,156.25	\$32,156.25
5/1/2045	\$ 1,225,000	\$ 220,000	5.25%	\$32,156.25	\$252,156.25
11/1/2045	\$ 1,005,000			\$26,381.25	\$26,381.25
5/1/2046	\$ 1,005,000	\$ 230,000	5.25%	\$26,381.25	\$256,381.25
11/1/2046	\$ 775,000			\$20,343.75	\$20,343.75
5/1/2047	\$ 775,000	\$ 245,000	5.25%	\$20,343.75	\$265,343.75
11/1/2047	\$ 530,000			\$13,912.50	\$13,912.50
5/1/2048	\$ 530,000	\$ 260,000	5.25%	\$13,912.50	\$273,912.50
11/1/2048	\$ 270,000			\$7,087.50	\$7,087.50
5/1/2049	\$ 270,000	\$ 270,000	5.25%	\$7,087.50	\$277,087.50
		<b>\$ 4,045,000</b>		<b>\$3,583,625.00</b>	<b>\$7,628,625.00</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

**Carlton Lakes**

Community Development District

**Supporting Budget Schedule**

FY 2027

**Carlton Lakes**  
Community Development District

*All Funds*

**Assessment Summary**  
Fiscal Year 2027 vs. Fiscal Year 2026

**ASSESSMENT ALLOCATION**

Assessment Area One- Series 2015											
Product	Units	General Fund			Debt Service Series 2015			Total Assessments per Unit			Units
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	
Single Family 40'	80	\$1,727.00	\$1,564.54	\$162.47	\$1,041.67	\$1,041.67	\$0.00	\$2,768.67	\$2,606.21	\$162.47	80
Single Family 50'	230	\$1,899.70	\$1,720.99	\$178.71	\$1,302.08	\$1,302.08	\$0.00	\$3,201.78	\$3,023.07	\$178.71	230
Single Family 60'	114	\$2,069.10	\$1,874.46	\$194.65	\$1,562.50	\$1,562.50	\$0.00	\$3,631.60	\$3,436.96	\$194.65	114
	<b>424</b>										<b>424</b>

Assessment Area Two- Series 2017											
Product	Units	O&M Per Unit			Debt Service Series 2017			Total Assessments per Unit			Units
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	
Single Family 40'	169	\$1,727.00	\$1,564.54	\$162.47	\$1,041.67	\$1,041.67	\$0.00	\$2,768.67	\$2,606.21	\$162.47	169
Single Family 50'	54	\$1,899.70	\$1,720.99	\$178.71	\$1,302.08	\$1,302.08	\$0.00	\$3,201.78	\$3,023.07	\$178.71	54
Single Family 60'	19	\$2,069.10	\$1,874.46	\$194.65	\$1,562.50	\$1,562.50	\$0.00	\$3,631.60	\$3,436.96	\$194.65	19
	<b>242</b>										<b>242</b>

Assessment Area Three- Series 2018											
Product	Units	O&M Per Unit			Debt Service Series 2018			Total Assessments per Unit			Units
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	
Single Family 40'	96	\$1,727.00	\$1,564.54	\$162.47	\$1,224.94	\$1,224.94	\$0.00	\$2,951.94	\$2,789.48	\$162.47	96
Single Family 50'	64	\$1,899.70	\$1,720.99	\$178.71	\$1,531.18	\$1,531.18	\$0.00	\$3,430.88	\$3,252.17	\$178.71	64
Single Family 60'	34	\$2,069.10	\$1,874.46	\$194.65	\$1,837.41	\$1,837.41	\$0.00	\$3,906.51	\$3,711.87	\$194.65	34
	<b>194</b>										<b>194</b>

## Monthly Manager's Report – Carlton Lakes CDD 5/5/2026



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

- Assisted 10 residents with access cards for Amenities.
- Renewed Access to over 30 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.
- Pressure Washed entry ways and covered area to remove spider webs and eggs.
- Fixed 8 panels to the fences in the community.
- Got Quote for epoxy floor.
- Got Quote for Fence screen.
- Checked on propane grill prices. (\$2500-3500 for a grill that fits the dimensions of the previous grill.)

### **Vendors on site**

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



## TrustedBrush Painting, Inc. Epoxy Flooring System Proposal Carlton Lakes CDD – Clubhouse

### Project Overview

TrustedBrush Painting, Inc. proposes the installation of a high-performance decorative epoxy flake flooring system with a UV-stable polyaspartic topcoat at the Carlton Lakes Clubhouse.

### Project Areas Included

- Main Hallway #1
- Main Hallway #2
- Game Room Area

### Total Estimated Area

Approximately 1,375 square feet

### Scope of Work

#### 1. Surface Preparation (No Shortcuts – Foundation of the System)

- Mechanically grind substrate using 25" & 30" industrial grinders
- Achieve ICRI CSP 3–4 concrete surface profile
- Utilize HEPA vacuum systems during grinding
- Perform full HEPA vacuum cleanup
- Final acetone wipe-down to eliminate contaminants

## 2. Crack & Joint Repair

- Repair all cracks, control joints, and imperfections
- Use professional-grade epoxy crack/joint filler
- Ensures uniform, structurally sound substrate

## 3. Basecoat Application

- Apply 100% solids epoxy basecoat (8–10 mils)
- Color: Beige pigmented system
- Serves as both primer and build coat

## 4. Decorative Flake Broadcast

- Broadcast beige vinyl flake blend
- Applied 100% to rejection for full coverage
- Consistent texture
- High-end aesthetic
- Slip-resistant base

## 5. Flake Recovery & Surface Prep (Day 2)

- Remove excess flake via vacuum
- Mechanically scrape surface for uniformity
- Prepare surface for encapsulation

## 6. Polyaspartic Topcoat

- Apply UV-stable polyaspartic topcoat (5–7 mils)
- Enhanced with aluminum oxide for traction

### Topcoat Benefits

- UV resistant (no yellowing)
- Scratch & abrasion resistant
- Chemical resistant
- Fast curing (reduced downtime)
- Ideal for high-traffic clubhouse environments

### Courtesy Services (Included)

- Assistance with moving pool tables and furniture
- Coordination with property management
- Protection of surrounding areas
- Clean, organized jobsite maintained daily

### System Benefits

- Seamless, non-porous surface
- Long-term durability (not paint — true coating system)

- Easy maintenance and cleaning
- Professional, high-end appearance
- Eliminates concrete dusting and wear

### Project Timeline

- Duration: 2 Days
- Crew: 3 Skilled Technicians including Working Foreman
- Scheduling coordinated to minimize disruption

### Pricing

Standard Commercial System Rate: \$6.00 per sq ft

Discounted Commercial Rate Provided: \$5.50 per sq ft (-\$0.50 per sq ft savings)

### Total Project Investment

$$1,375 \text{ sq ft} \times \$5.50 = \$7,562.50$$

### TrustedBrush Standards & Practices

- Licensed & Insured
- Uniformed, professional crew
- English-speaking working foreman onsite
- Daily safety awareness
- Meticulous housekeeping and jobsite cleanliness

### Payment Terms

- 50% Deposit upon acceptance
- 50% Due upon completion

### Warranty

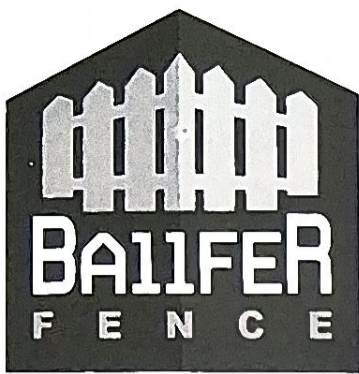
- 1-Year Craftsmanship Warranty
- Manufacturer warranties apply

### Important Disclaimers

- Up to 5% variation in decorative flake appearance is standard
- Existing substrate conditions may affect final finish
- Moisture vapor beyond control may impact long-term adhesion
- Hidden substrate defects are not the responsibility of the contractor

Proposed Finish Mockups





# FENCE COMPANY

Residential & Commercial



Proud of our Service

Family Owned & Operated  
Licensed & Insured

Financing Available

3384

1517 S US HWY-41, Suite 102  
Ruskin, FL 33570

Name: Carlton Lakes CDD  
Address: 11404 Carlton Fields Dr River View FL  
Date: 04/14/26 Phone: (813) 773 3002 Referred: \_\_\_\_\_

**BALLFERFENCE.COM**  
OFC: (813) 331-3323  
CP: (305) 303-5567

PVC	WOOD	ALUMINUM	CHAIN LINK
Feet _____	Wood feet _____	Aluminum Feet _____	Chain Link Feet _____
Color _____	Cypress <input type="checkbox"/> PT Pine <input type="checkbox"/>	Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/>	Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/>
Height _____	BOB <input type="checkbox"/> STKD <input type="checkbox"/> VSB <input type="checkbox"/>	Residential <input type="checkbox"/> Commercial <input type="checkbox"/>	Other Height _____
Style _____	Domed <input type="checkbox"/> Scalloped <input type="checkbox"/>	Municipal <input type="checkbox"/> Industrial <input type="checkbox"/>	Residential <input type="checkbox"/> Commercial <input type="checkbox"/>
Feet _____	Other Style _____	Black <input type="checkbox"/> White <input type="checkbox"/> Other <input type="checkbox"/>	LT Comm <input type="checkbox"/> Industrial <input type="checkbox"/>
Color _____	Height 6' <input type="checkbox"/> 8' <input type="checkbox"/>	Post size _____	Galvanized <input type="checkbox"/> Black Vinyl <input type="checkbox"/>
Height _____	Picket 1/2" x 4" <input type="checkbox"/> 1"x4" <input type="checkbox"/>	3 Flat Top <input type="checkbox"/> 3 Box Spear <input type="checkbox"/>	Green Vinyl <input type="checkbox"/>
Style _____	Runner 2" x 4" <input type="checkbox"/>	3 Spear Top <input type="checkbox"/> 2 Pool Code <input type="checkbox"/>	Gate _____ Size _____
Gate _____ Size _____	Good Side <input type="checkbox"/> In <input type="checkbox"/> Out	Gate _____ Size _____	Gate _____ Size _____
Gate _____ Size _____	Gate _____ Size _____	Gate _____ Size _____	Gate _____ Size _____

Remove existing Fence 0 FT. No

Fence Line to be cleared by Ballfer Service

Fence Line to be cleared by Owner

Corner Lot Yes  No

Permit Needed Yes  No

Jurisdiction \_\_\_\_\_

Subdivision \_\_\_\_\_

NOTES:

12" Apart groomets.

Heavy duty ties

Custom Height order.

306' 2# 54" TALL BIL Mesh

110' LF 36" TALL BIL Mesh

Commercial Grade 90% Visibility blockage.

Center Mesh reinforcement.

HOA Needed: Yes  No

HOA Approved: Yes  No

Total: \$ \$ 5975<sup>00</sup>

D. Payment: \$ 50%

Balance: \$ 50%

Sale Price Credit/Debit: \$ +3%

Sale Price Check/Cash: \$ +0%

Customer/Buyer Signature

Customer will assume the responsibility for locating underground cables and utilities before installation calling 811. Ballfer Service Corp is not responsible for any sprinklers or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain on the property of Ballfer Service Corp until payment is received in full. Right of access and removal is granted to Ballfer Service Corp in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, buyer agrees to paid seller liquidated damages of a sum equal to 33 1/3% of entire contract price, plus cost of materials and labor already furnished or in progress. Customer assumes full responsibility for obtaining permits approval for the type and location of fence.

**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, April 8, 2026, and called to order at 6:00 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present were:

Alize Aninipot	District Manager, Inframark
Kathryn "KC" Hopkinson	District Counsel(remotely)
David Hamstra	District Engineer, Pegasus Engineering(remotely)
Alex West	Onsite Manager, Inframark
Christina Fowler	District Inspections
Jessi Milch	Representative, PineLake Environment
Epifano Carvajal	Representative, PineLake Environment
Lucas McDonald	Accountant, Inframark
Lance Wood	Zebra Pools

**FIRST ORDER OF BUSINESS                      Pledge of Allegiance**

Everyone participated in reciting the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS                      Call to Order and Roll Call**

The meeting was called to order at 6:00 p.m. A roll call was conducted, and a quorum was established. It was noted that the Vice Chair attended the meeting at 6:03 p.m. and the Chair attended the meeting at 6:04 p.m.

**THIRD ORDER OF BUSINESS                      Approval of the Agenda**

On MOTION by Ms. Palmer, seconded by Ms. Morales Diaz, with all in favor, the Board approved the Revised Final Agenda for April 8, 2026, meeting. 3-0
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42 **FOURTH ORDER OF BUSINESS**                      **Audience Comments on Agenda**

43 There being no audience present, the Board moved onto the next order of business.

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45 **FIFTH ORDER OF BUSINESS**                      **Staff Reports**

46 **A. District Counsel**

47  
48 **1. Discussion of CDD T-Shirts and Returning of Master Key**

49 Ms. Hopkinson presented to the Board the matters of returning master keys and the potential  
50 purchase of CDD T-shirts. The Board declined the purchase of CDD T-shirts and confirmed  
51 the return of the master key. Additionally, the Board decided not to grant the Vice Chair  
52 access to the master key in order to safeguard the district. However, the Chair was the only  
53 exception. The Board further agreed to revoke existing access and to limit key access  
54 moving forward for security purposes.

On MOTION by Mr. Barton, seconded by Ms. Morales Diaz, with all in favor, the Board agreed to return their access key to Inframark staff, except for the Chair. 5-0

56  
57 **B. Aquatics Report**

58 No representative from Crosscreek was present. District Management asked whether the  
59 Board had any questions regarding the Aquatics Report to be conveyed to Crosscreek, and  
60 the Board confirmed that they had none.

61 The Board requested a report from Zebra Pools. Mr. Wood presented his findings, outlining  
62 concerns related to black algae and indicating that he would provide a formal quote. The  
63 Board posed several questions regarding the dosage and frequency of chemical treatments,  
64 as well as a cost comparison between installing a pump and utilizing a manual process.  
65 Additionally, the Board inquired whether the work would be performed by the vendor or staff.  
66 Mr. Wood advised that he would prepare pricing and submit a quote for both the pump and  
67 phosphate removal by April 15, 2026. The Board requested a quarterly update, which was  
68 followed by discussion. Mr. West indicated that he would provide quotes for the pool barrier  
69 at the next meeting. Mr. Wood advised that a closing procedure for staff will be developed  
70 and noted that phosphate testing can be conducted once per week.

71 The Board also discussed issues related to the improper installation of the grids. During this  
72 discussion, Mr. Levatte noted that FLA Pools had replaced the grids.

73  
74 **C. Field Inspection Report**

75 Ms. Fowler presented the field inspection report to the Board. The Board requested that  
76 Inframark provide a quote for removing the large debris located under the bridge. It was  
77 also reported that fencing near the lake across the street had come loose and was leaning  
78 toward a residential property. The Board acknowledged that the issue had been reported  
79 and stated that it would investigate the necessary repairs.

80

#### 81 **D. Landscape Inspection Report**

82 Mr. Carvajal presented his report to the Board. The Board inquired about a cut tree on  
83 Balm Road and whether it had been removed. Pine Lake confirmed that the work had  
84 been completed approximately three weeks ago. No additional concerns were noted.

85

#### 86 **1. Consideration of Mulch Installation Proposals**

87 The Board reviewed the proposals and agreed to table all items until the next meeting.  
88 This decision was made in order to allow Natural Solutions time to provide updated quotes  
89 that include revised depth and yardage information, ensuring they align with the details  
90 provided in the Pine Lake proposals.

91

##### 92 **a. Pine Lake Proposal #7906 for Entrances and Amenity Center**

93 The Board tabled this proposal to be included on the next agenda.

94

##### 95 **b. Pine Lake Proposal #7907 for Entire Community**

96 The Board tabled this proposal to be included on the next agenda.

97

##### 98 **c. Natural Solutions Proposal #1117 for the Entire Community**

99 The Board tabled this proposal to be included on the next agenda.

100

##### 101 **d. Natural Solutions Proposal #1118 for Areas along Bern Street**

102 The Board tabled this proposal to be included on the next agenda.

103

##### 104 **e. Natural Solutions Proposal #1119 for Common Areas/Amenity Center**

105 The Board tabled this proposal to be included on the next agenda.

106

#### 107 **2. Consideration of Ribbon Palm Pruning Proposals**

108 The Board discussed the proposals and agreed to table all items until the next meeting. The  
109 Board requested updated information to be added to the proposals, including a detailed

110 listing of the tree species, their locations, and the number of trees, along with an updated  
111 map.

112 **a. Pine Lake Proposal #8320 for Amenity Center**

113 The Board tabled this proposal to be included on the next agenda.

114  
115 **b. Pine Lake Proposal #8321 for Entire Community**

116 The Board tabled this proposal to be included on the next agenda.

117  
118 **E. District Accountant**

119 Mr. McDonald provided the Board with a financial overview. The Board requested that an  
120 expenditure report be added to future agendas.

121  
122 **1. Review of March 2026 Financial Report (*under separate cover*)**

123 The Board decided to table the March 2026 financial report for the next meeting.

124  
125 **2. Acceptance of the March 2026 Check Register**

126 The Board decided to table the March 2026 check register for the next meeting.

127  
128 **F. District Engineer**

129  
130 **1. Discussion of Pedestrian Improvements**

131 Mr. Hamstra informed the Board that he is awaiting a response from the County regarding  
132 approval of the pedestrian improvements. He noted that he plans to provide an update to  
133 the Board prior to next week's Budget Workshop.

134  
135 **G. District Manager**

136 The Board was informed that the next meeting is a Budget Workshop that is scheduled for  
137 April 16, 2026, at 6:00 p.m. The Board reported no conflicts.

138  
139 **1. Discussion of Proposed FY 2027 Budget Dates**

140 The Board requested that Aquatics vendors be present at the Budget Workshop on April  
141 16, 2026, at 6:00 p.m.

142  
143 **2. Ratification of Additional Pool Coverage Cost for \$353.60**

144

On MOTION by Ms. Morales Diaz, seconded by Mr. Levatte, with all in favor, the Board ratified the additional pool coverage cost for \$353.60. 4-0

145  
146 Mr. Barton left the meeting during this this time of the meeting, so only four Board members  
147 are present during this time and for the remainder of the meeting.

148  
149 **H. Onsite Manager**

150  
151 **1. Onsite Manager Report**

152 A discussion took place regarding the removal of the electric grill. The Board requested  
153 that options for a replacement gas grill be presented at the next meeting. The Board also  
154 requested that a ticket be submitted to TECO for streetlight repairs.

155  
156 **2. Update on Pressure Washing Completion**

157 An update was provided to the Board on the completion of pressure washing.

158  
159 **SIXTH ORDER OF BUSINESS Business Items**

160 There being no business items to discuss, the Board moved to the next order of business.

161  
162 **SEVENTH ORDER OF BUSINESS Business Administration**

163 **A. Consideration of the Regular Meeting Minutes from March 11, 2026**

164  
On MOTION by Ms. Morales Diaz, seconded by Ms. Palmer, with all in favor, the Regular Meeting Minutes of March 11, 2026, were approved as presented. 4-0

165  
166 **B. Ratification of the Repair of the Leg Extension and Treadmill**

167  
On MOTION by Ms. Palmer, seconded by Mr. Levatte, with all in favor, the Board ratified the Repair of the Leg Extension and Treadmill. 4-0

168  
169 **EIGHTH ORDER OF BUSINESS Supervisor Requests**

170 Mr. Levatte stated that he put in a ticket for a drain line to be cleaned out.  
171 The Board requested Aquatics to attend the Budget Workshop in April 16, 2026.  
172 The Board requested a review of the contract related to staff pricing for pool hours during  
173 the summer season. The Board also asked that last year's pool hours and staffing schedule  
174 be reviewed for comparison.

175

176 **NINTH ORDER OF BUSINESS**                      **Audience Comments**

177 There being no audience present, the Board moved onto the next order of business.

178

179 **TENTH ORDER OF BUSINESS**                      **Adjournment**

180

On MOTION by Ms. Morales Diaz, seconded by Ms. Palmer, with all in favor, the meeting was adjourned at 7:47 p.m. 4-0
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183 \_\_\_\_\_  
Secretary / Assistant Secretary

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Chair / Vice Chair

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

The workshop meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on Thursday, April 16, 2026, and called to order at 6:00 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present were:

Alize Aninipot	District Manager, Inframark
Michael Perez	Senior District Manager, Inframark

**FIRST ORDER OF BUSINESS                      Pledge of Allegiance**

The Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS                      Call to Order and Roll Call**

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

**THIRD ORDER OF BUSINESS                      Discussion Items**

**A. Discussion of Painting Classes at the Clubhouse**

**B. Discussion of FY 227 Budget**

Ms. Aninipot reviewed the proposed Fiscal Year 2027 Budget with the Board and discussed several line-item adjustments and projections. It was noted that the “Special Assmnts – CDD Tax Collector” line item should instead be titled “Special Assmnts – CDD Collected.”

Discussion ensued regarding the District Manager line item, which reflected a proposed 5% increase. The Auditing Services line item was discussed, and it was noted that the amount was listed in the contract as not-to-exceed. Discussion also took place regarding the Annual Mailing line item, including an additional \$500 allocation should assessment increases be requested.

The Board reviewed the DE Special Services line item, as well as the Streetlight – Decorative Light Maintenance line item. It was noted that no expenditures had occurred

39 under the Streetlight – Decorative Light Maintenance line item during the current or  
40 previous fiscal year.

41 Discussion continued regarding the Field Services line item, which reflected a proposed  
42 5% increase. The Onsite Staff line item was also reviewed, including a proposed 5%  
43 increase to account for staff raises and gift cards, with the true projected cost noted as  
44 \$151,580.10.

45 The Board discussed the R&M – Other Landscape line item and noted that the line item  
46 would be utilized during the fiscal year for mulch expenses.

47 Ms. Aninipot reviewed the Capital Improvements line item and explained that \$300,000  
48 was being budgeted to cover potential weir project costs should expenses exceed current  
49 estimates. He noted that additional cash carried forward from the prior fiscal year was  
50 available if needed. It was further noted that, should the weir project cost less than  
51 projected, any remaining funds, including cash carried forward from the prior fiscal year,  
52 would be rolled into reserves. However, the discussion did not account for the \$97,707.75  
53 already expended on capital improvements.

54 The Reserve line item was discussed, and it was noted that any savings realized from  
55 Capital Improvements would be transferred into reserves.

56 **FOURTH ORDER OF BUSINESS            Supervisor Requests**

57 There being no supervisor requests, the Board proceeded to the next order of business.

58 **FIFTH ORDER OF BUSINESS            Audience Comments**

59 There being no audience present, the Board proceeded to the next order of business.

60 **SIXTH ORDER OF BUSINESS            Adjournment**

61 There being no further business, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chair / Vice Chair