



Carlton Lakes Community Development District

July 8, 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, Pine Lake
CJ Cross Creek Environmental
Alex West, On-Site Manager

Regular Meeting Agenda

Wednesday, July 8, 2026, at 6:00 p.m.

The Regular Meeting of the **Carlton Lakes Community Development District** will be held on Wednesday, July 8, 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=D9aXUrEnqtjTyVBH18>

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

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. PLEDGE 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. CrossCreek Report Page 4
- C. Field Inspection Report Page 9
- D. Pine Lake Services Irrigation Report Page 18
 - i. Consideration of Pine Lake Services Irrigation Decoder Replacement Proposal Page 30
 - ii. Consideration of Pine Lake Services Pond Tree Mulching Proposal Page 35
- E. Pool Report
 - i. Consideration of Zebra Cleaning Team Flow Meter Purchase Proposal Page 40

F. District Accountant

- i.** Acceptance of June 2026 Financials, Check Register, and Expenditure Reports Page 41
- ii.** Review of Fiscal Year 2025 Audit Report..... Page 107

G. District Engineer

- i.** Update on Pedestrian Improvements
- ii.** Consideration of Pegasus Engineering Change Order #1 for FY 2025/2026
District Engineer Services Page 146

H. District Manager

- i.** District Manager Report..... Page 151
- ii.** Discussion of Staffing Concerns and Incident Reports Page 152

I. On-Site Manager

- i.** On-Site Manager Report Page 154
- ii.** Consideration of MHD Communications Clubhouse Hallway Security
Camera Installation Proposal Page 156

6. BUSINESS ITEMS

- A.** Ratification of Purchase of Eufy Security SoloCam S340 4-Camera Security System Page 162

7. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes from the Meeting held June 10, 2026..... Page 163

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. PUBLIC COMMENTS

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

10. ADJOURNMENT

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7





Carlton Lakes CDD June 2026

Tuesday, 16 June 2026

Prepared For Board Of Supervisors

10 Issues Identified

10 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Pine Lake

Clement Pride & Balm Rd – Monument Sign (Outbound Lane)

Observations:

Dead branches present within the Loropetalum plantings surrounding the monument sign.

Recommendations:

Cut back and remove damaged limbs from the Loropetalum to improve appearance and maintain plant health.



Issue 2

Assigned To: Inframark Maintenance

Clement Pride & Balm Rd – Inbound Monument Area

Observations:

Monument sign at the inbound entrance is down on the ground.

Recommendations:

Repair and reinstall the sign to restore visibility and maintain the appearance of the entrance feature.

Issue 3

Assigned To: Pine Lake\Inframark Maintenance

Balm Rd & Clement Pride – Entry Median

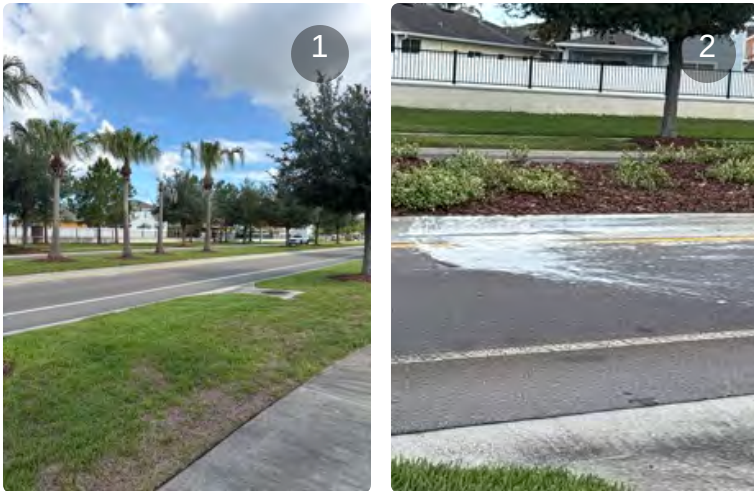
Observations:

Palm tree located within the entry median is in decline and requires attention.
Paint spill observed on the roadway and adjacent curb within the entry area.

Recommendations:

Evaluate the declining palm and determine whether treatment, removal, or replacement is warranted.

Clean the paint spill from the roadway and curb to restore the appearance of the entrance corridor.



Issue 4

Assigned To: Pine Lake

Balm Rd – Berm East of the Clement Pride Entrance

Observations:

Tree brace remains installed on a tree within the berm area.

Shrub is declining and in need of removal.

Trash present along the berm.

Recommendations:

Evaluate the tree brace and determine if it is still needed for support; remove if the tree is adequately established.

Remove the declining shrub to improve landscape appearance.

Collect and properly dispose of trash along the berm.

Continue routine monitoring and maintenance of the berm landscape area.



Issue 5

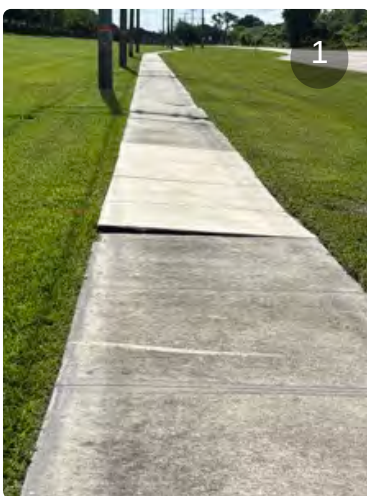
Assigned To: Field
Balm Rd – Sidewalks

Observations:

Sidewalk deficiencies were observed along Balm Rd and require attention.

Recommendations:

Reported sidewalk concerns to Hillsborough County for evaluation and repair. Hillsborough County Service Request CN0585887 has been created for follow-up. Continue monitoring sidewalk conditions and provide updates as repairs progress.



Issue 6

Assigned To: Cross Creek

Observations:

Vegetation around the weir structure is growing back.

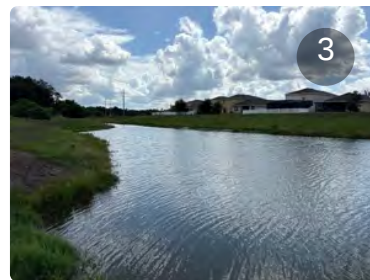
Additional vegetation is present along the pond banks and requires maintenance.

Recommendations:

The aquatics vendor was on site and I asked him to treat vegetation around the weir structure as well as along the pond banks.

Continue monitoring treated areas and perform follow-up applications as needed to maintain proper visibility and function of stormwater infrastructure.

Maintain routine vegetation control around the weir and shoreline to prevent excessive regrowth.





Issue 7

Assigned To: Pine lake

Carlton Fields Dr

Observations:

Trash and debris observed along Carlton Fields Dr.

Recommendations:

Collect and properly dispose of trash and debris.

Issue 8

Assigned To: Cross Creek

Pond 5

Observations:

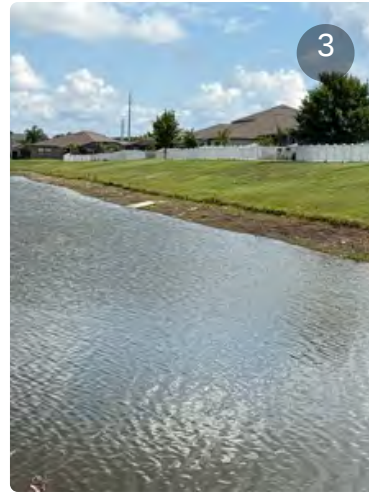
Heavy trash and debris accumulation observed along the perimeter of the pond.

Recommendations:

Remove and properly dispose of trash and debris from the pond banks and surrounding areas.

Discussed cleanup needs with Cross Creek while on site.

Continue routine monitoring and shoreline cleanup to prevent future accumulation and maintain pond appearance.



Issue 9

Assigned To: Pine Lake

Clubhouse – East Side

Observations:

Dead ornamental grasses are present on the east side of the clubhouse.

Recommendations:

Remove dead grasses to improve the appearance of the landscape area.

Evaluate whether replacement plant material is needed to restore coverage and aesthetics.

Continue monitoring surrounding plantings for signs of stress or decline.



Issue 10

Assigned To: Onsite

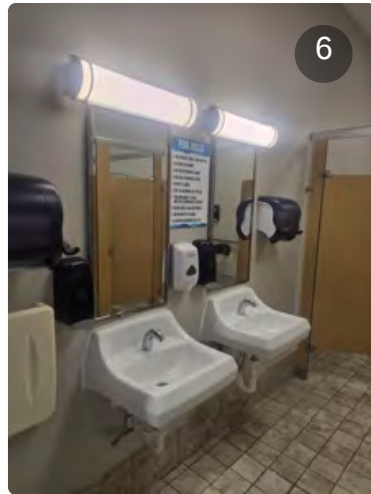
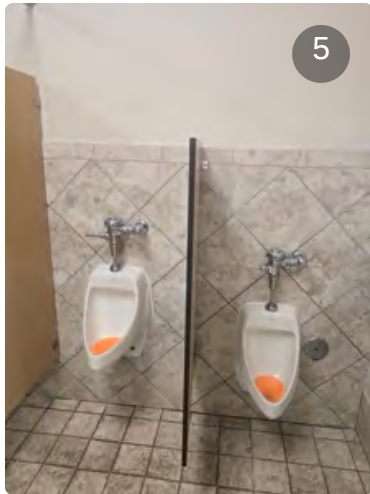
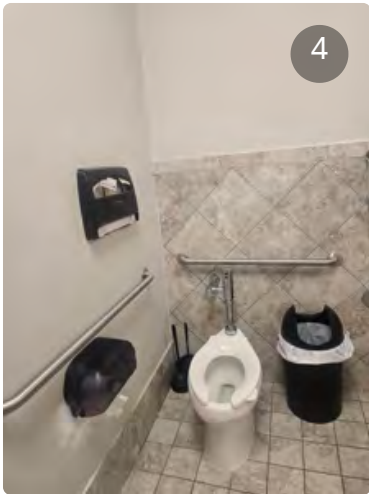
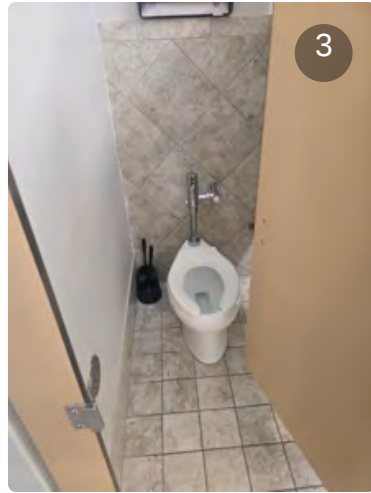
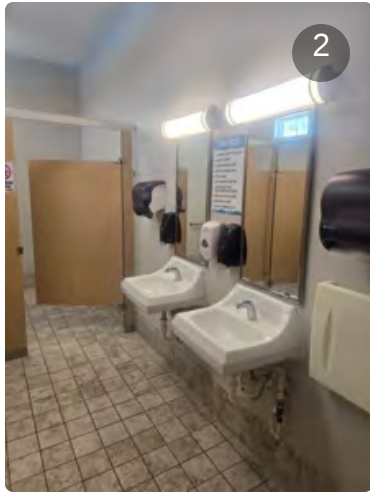
Amenity Center – Restrooms


Observations:


Restroom conditions have improved and were looking better at the time of inspection.


Recommendations:


Continue current cleaning and maintenance efforts to maintain improved conditions. Monitor restroom cleanliness and address any deficiencies promptly to ensure facility standards are consistently met.



 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:
JOB NAME: Carlton Lakes					Job Number: Node 1 Flowers						General Labor	\$80.00 per hr	
Technician: Lupe					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr	
Date: 5/2/2026					Clock: Node 100						Emergency, After hours, Overtime	\$85.00 per hr	
					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71	
											12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1	D/F	15	A						Adjusted micros		Broken shrub riser (Installed)	\$25.32	
2											Straighten, Lower or Raise Head	\$18.13	
3											Drip line breaks	\$8.75	
4											Replace clogged nozzle	\$10.05	
5											Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
7											Add rotor w/ pipe within 10'	\$75.00	
8											Add bubbler within 10'	\$50.00	
9											Relocate head within 5'	\$40.00	
10											Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
12											Replace 1.5" valve (Installed)	\$616.73	
13											Replace 2" valve (Installed)	\$851.05	
14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1/4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23											MISC:	\$	
24													
Start Times:		Run Days:											
6:00 AM		A:Drip/Mic/Flow		Tu,Th,Sa								Total: \$	
										Customer Approval:		Date:	
Additional Comments:													
1.													
2.													
3.													
4.													

 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:
JOB NAME: Carlton Lakes					Job Number: Node 2 Flowers						General Labor	\$80.00 per hr	
Technician: Lupe					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr	
Date: 5/2/2026					Clock: Node 100						Emergency, After hours, Overtime	\$85.00 per hr	
					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71	
											12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1	Drip/Mics	10	A						Adjusted micros		Broken shrub riser (Installed)	\$25.32	
2											Straighten, Lower or Raise Head	\$18.13	
3											Drip line breaks	\$8.75	
4											Replace clogged nozzle	\$10.05	
5											Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
7											Add rotor w/ pipe within 10'	\$75.00	
8											Add bubbler within 10'	\$50.00	
9											Relocate head within 5'	\$40.00	
10											Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
12											Replace 1.5" valve (Installed)	\$616.73	
13											Replace 2" valve (Installed)	\$851.05	
14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1/4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23											MISC:	\$	
24													
Start Times:		Run Days:											
4:00 AM		A:Drip/				Tu,W,F						Total: \$	
										Customer Approval:		Date:	
Additional Comments:													
1.													
2.													
3.													
4.													


 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:
JOB NAME: Carlton Lakes					Job Number: Node 3 Drip/Flow						General Labor	\$80.00 per hr	
Technician: Lupe					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr	
Date: 5/2/2026					Clock: Node 100						Emergency, After hours, Overtime	\$85.00 per hr	
					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71	
											12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1	D	30	A								Broken shrub riser (Installed)	\$25.32	
2											Straighten, Lower or Raise Head	\$18.13	
3											Drip line breaks	\$8.75	
4											Replace clogged nozzle	\$10.05	
5											Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
7											Add rotor w/ pipe within 10'	\$75.00	
8											Add bubbler within 10'	\$50.00	
9											Relocate head within 5'	\$40.00	
10											Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
12											Replace 1.5" valve (Installed)	\$616.73	
13											Replace 2" valve (Installed)	\$851.05	
14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1/4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23											MISC:	\$	
24													
Start Times:		Run Days:											
6:00 AM		A:Drip/Mic/Flow				M,W,F							Total: \$
										Customer Approval:		Date:	
Additional Comments:													
1.													
2.													
3.													
4.													


 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:	
JOB NAME: Carlton Lakes					Job Number: Node 4 Sprays						General Labor	\$80.00 per hr		
Technician: Lupe					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr		
Date: 5/2/2026					Clock: Node 100						Emergency, After hours, Overtime	\$85.00 per hr		
					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71		
											12" pop-up spray (Installed)	\$75.19		
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77		
1	RS	30	A	2-N							Broken shrub riser (Installed)	\$25.32		
2											Straighten, Lower or Raise Head	\$18.13		
3											Drip line breaks	\$8.75		
4											Replace clogged nozzle	\$10.05		
5											Replace MP Rotator Nozzle	\$17.01		
6											Add 6" pop-up w/ pipe within 10'	\$55.00		
7											Add rotor w/ pipe within 10'	\$75.00		
8											Add bubbler within 10'	\$50.00		
9											Relocate head within 5'	\$40.00		
10											Replace solenoid	\$156.74		
11											Replace 1" valve (Installed)	\$406.92		
12											Replace 1.5" valve (Installed)	\$616.73		
13											Replace 2" valve (Installed)	\$851.05		
14											Repair 1/2" to 3/4" lateral line	\$71.73		
15											Repair 1" to 1/4" lateral line	\$93.94		
16											Repair 1 1/2" to 2" lateral line	\$158.63		
17											Wireless rain/freeze sensor	\$310.00		
18											Wired in rain/freeze sensor	\$125.00		
19											Rectangular valve box	\$140.00		
20											10" round valve box	\$60.00		
21											Maxi jet stakes, with nozzle	\$40.01		
22											MISC:	\$		
23											MISC:	\$		
24														
Start Times:		Run Days:												
5:00 AM		A:Drip/Mic/Flow				M,W,F							Total: \$	
										Customer Approval:		Date:		
Additional Comments:														
1.	Dead batteries 2x 9V													
2.														
3.														
4.														


Pine Lake Services										Qty:	Description:	Cost:	Total:
Monthly Irrigation Report										Job Number:Clock#A			
JOB NAME: Carlton Lakes										EST#:			
Name: Lupe/Roberto										Clock: Hunter ACC2			
Date: 05/02/26										Check Rain Sensor: Good			
										wireless			
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments				
1	D	30	C								6" rotor head (Installed)	\$70.77	
2	B	10	C								Broken shrub riser (Installed)	\$25.32	
3	RS	20	A								Straighten, Lower or Raise Head	\$18.13	
4	D/F	15	D								Drip line breaks	\$8.75	
5	RS	20	A								Replace clogged nozzle	\$10.05	
6	D/F	15	D								Replace MP Rotator Nozzle	\$17.01	
7	RS	20	A								Add 6" pop-up w/ pipe within 10'	\$55.00	
8	RS	20	A								Add rotor w/ pipe within 10'	\$75.00	
9	B	10						X	Bad decoder		Add bubbler within 10'	\$50.00	
10	RS	20	A	1	1-S						Relocate head within 5'	\$40.00	
11	D	30	C								Replace solenoid	\$156.74	
12	RS	20	A			5-D					Replace 1" valve (Installed)	\$406.92	
13	RS	20	A								Replace 1.5" valve (Installed)	\$616.73	
14	RS	20	A								Replace 2" valve (Installed)	\$851.05	
15	RS	20	A								Repair 1/2" to 3/4" lateral line	\$71.73	
16	RS	20	A								Repair 1" to 1/4" lateral line	\$93.94	
17	D	30	C								Repair 1 1/2" to 2" lateral line	\$158.63	
18	B	20	C								Wireless rain/freeze sensor	\$310.00	
19	RS	20	A	1	1-S						Wired in rain/freeze sensor	\$125.00	
20	B	10	C								Rectangular valve box	\$140.00	
21	B	10	C								10" round valve box	\$60.00	
22	D	30	C								Maxi jet stakes, with nozzle	\$40.01	
23	RS	20	A								MISC:	\$	
24	D	30	C								MISC:	\$	
Start Times:		Run Days:											
10:00 PM	A: sprays	RT6h50	Wednesday										
7:00 PM	B: Rotor/Spr clu	RT6h30	Friday										
2:00 AM	C: Drip/Bubblers	8h50	Sunday										
06:00am	D: Flowers		M,W,F										
Additional Comments:										Customer Approval: _____ Date: _____			
1. Completed													
2. _____										Page # _____ of _____			
3. _____													
4. _____													


Pine Lake Services										Qty:	Description:	Cost:	Total:		
Monthly Irrigation Report					Job Number: Clock#A						General Labor	\$80.00 per hr			
JOB NAME: Carlton Lakes					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr			
Technician: Lupe Robert					Clock: Hunter ACC2						Emergency, After hours, Overtime	\$85.00 per hr			
Date: 5/2/2026					Check Rain Sensor: Good						6" pop-up spray (Installed)	\$34.71			
					wireless						12" pop-up spray (Installed)	\$75.19			
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments						
25	RS	20	A		4-S						6" rotor head (Installed)	\$70.77			
26	Off										Broken shrub riser (Installed)	\$25.32			
27	RS	20	A								Straighten, Lower or Raise Head	\$18.13			
28	D	30	C								Drip line breaks	\$8.75			
29	RS	20	A								Replace clogged nozzle	\$10.05			
30	B	10	C								Replace MP Rotator Nozzle	\$17.01			
31	B	10	C								Add 6" pop-up w/ pipe within 10'	\$55.00			
32	B	10	C								Add rotor w/ pipe within 10'	\$75.00			
33	RS	20	A								Add bubbler within 10'	\$50.00			
34	D	10	C			5-D					Relocate head within 5'	\$40.00			
35	RS	20	A								Replace solenoid	\$156.74			
36	B	10	C								Replace 1" valve (Installed)	\$406.92			
37	D	30	C								Replace 1.5" valve (Installed)	\$616.73			
38	RS	20	A								Replace 2" valve (Installed)	\$851.05			
39	D	30	C								Repair 1/2" to 3/4" lateral line	\$71.73			
40	D	30	C								Repair 1" to 1 1/4" lateral line	\$93.94			
41	D	30	C			6-D					Repair 1 1/2" to 2" lateral line	\$158.63			
42	D	30	C								Wireless rain/freeze sensor	\$310.00			
43	RS	20	A								Wired in rain/freeze sensor	\$125.00			
44	RS	20	A								Rectangular valve box	\$140.00			
45	RS	20	A		3						10" round valve box	\$60.00			
46	B	10	C				1"LL				Maxi jet stakes, with nozzle	\$40.01			
47	B	10	C								MISC:	\$			
48	B	10	C								MISC:	\$			
Start Times:		Run Days:													
10:00 PM	A: sprays	RT6h50	mon,wed,frid, sun												
10:00 PM	B: Rotor/Spr clu	RT6h30	tues,thur,sat												
1:00 PM	C: Drip/Bubblers	8h50	mon,wed,frid, sun												
06:00am	D: Flowers		daily												
Additional Comments:											Customer Approval: _____		Date: _____		
1.															
2.												Page #		of	
3.															
4.															


Pine Lake Services										Qty:	Description:	Cost:	Total:	
Monthly Irrigation Report					Job Number:Clock#A						General Labor	\$80.00 per hr		
JOB NAME: Carlton Lakes					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr		
Technician: Lupe Robert					Clock: Hunter ACC2						Emergency, After hours, Overtime	\$85.00 per hr		
Date: 5/2/2026					Check Rain Sensor: Good						6" pop-up spray (Installed)	\$34.71		
					wireless						12" pop-up spray (Installed)	\$75.19		
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments					
49											6" rotor head (Installed)	\$70.77		
50											Broken shrub riser (Installed)	\$25.32		
51											Straighten, Lower or Raise Head	\$18.13		
52											Drip line breaks	\$8.75		
53	B	10	C								Replace clogged nozzle	\$10.05		
54	B	10	C								Replace MP Rotator Nozzle	\$17.01		
55	B	10	C								Add 6" pop-up w/ pipe within 10'	\$55.00		
56	D	30	B								Add rotor w/ pipe within 10'	\$75.00		
57	D	30	B								Add bubbler within 10'	\$50.00		
58	S	20	B								Relocate head within 5'	\$40.00		
59	D	30	B								Replace solenoid	\$156.74		
60	D	30	B				5-D				Replace 1" valve (Installed)	\$406.92		
61	S	10	B								Replace 1.5" valve (Installed)	\$616.73		
62	S	30	B								Replace 2" valve (Installed)	\$851.05		
63	S	20	B								Repair 1/2" to 3/4" lateral line	\$71.73		
64	S	30	B								Repair 1" to 1 1/4" lateral line	\$93.94		
65	B	10	B								Repair 1 1/2" to 2" lateral line	\$158.63		
66	S	30	B		1 1-S						Wireless rain/freeze sensor	\$310.00		
67											Wired in rain/freeze sensor	\$125.00		
68											Rectangular valve box	\$140.00		
69											10" round valve box	\$60.00		
70											Maxi jet stakes, with nozzle	\$40.01		
71											MISC:	\$		
72	R	40	B								MISC:	\$		
Start Times:		Run Days:												
10:00 PM	A: sprays	RT6h50			mon,wed,frid, sun								Total: \$	
10:00 PM	B:Rotor/Spr clu	RT6h30			tues,thur,sat									
1:00 PM	C:Drip/Bubblers	8h50			mon,wed,frid, sun									
06:00am	D:Flowers				daily									
Additional Comments:														
1.														
2.													Page # of	
3.														
4.														

 Pine Lake Services Monthly Irrigation Report Job Number: Clock#A JOB NAME: Carlton Lakes Technician: Lupe Robert Date: 5/2/2026										Qty: Description: Cost: Total:	
					EST#: _____ Clock: Hunter ACC2 Check Rain Sensor: Good wireless					General Labor \$80.00 per hr Technical Labor - mainline, electrical \$85.00 per hr Emergency, After hours, Overtime \$85.00 per hr 6" pop-up spray (Installed) \$34.71 12" pop-up spray (Installed) \$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		
73	R	30	B							6" rotor head (Installed)	\$70.77
74	D/M/F	15	D							Broken shrub riser (Installed)	\$25.32
75	S	25	B							Straighten, Lower or Raise Head	\$18.13
76										Drip line breaks	\$8.75
77										Replace clogged nozzle	\$10.05
78										Replace MP Rotator Nozzle	\$17.01
79										Add 6" pop-up w/ pipe within 10'	\$55.00
80										Add rotor w/ pipe within 10'	\$75.00
81										Add bubbler within 10'	\$50.00
82										Relocate head within 5'	\$40.00
83										Replace solenoid	\$156.74
84										Replace 1" valve (Installed)	\$406.92
85										Replace 1.5" valve (Installed)	\$616.73
86										Replace 2" valve (Installed)	\$851.05
87										Repair 1/2" to 3/4" lateral line	\$71.73
88										Repair 1" to 1/4" lateral line	\$93.94
89										Repair 1 1/2" to 2" lateral line	\$158.63
90										Wireless rain/freeze sensor	\$310.00
91										Wired in rain/freeze sensor	\$125.00
92										Rectangular valve box	\$140.00
93										10" round valve box	\$60.00
94										Maxi jet stakes, with nozzle	\$40.01
95										MISC:	\$
96										MISC:	\$
Start Times:		Run Days:									
10:00 PM	A: sprays	RT6h50	mon,wed,frid, sun								
10:00 PM	B: Rotor/Spr clu	RT6h30	tues,thur,sat								
1:00 PM	C: Drip/Bubblers	8h50	mon,wed,frid, sun								
06:00am	D: Flowers		daily								
Additional Comments:										Customer Approval: _____ Date: _____	
1.											
2.											
3.											
4.											
										Page #	of

 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:
JOB NAME: Carlton Lakes					Job Number: Clock#B						General Labor	\$80.00 per hr	
Technician: Lupe Robert					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr	
Date: 6/2/2026					Clock: Hunter ACC2						Emergency, After hours, Overtime	\$85.00 per hr	
					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71	
					wireless Good						12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1	D	10	C								Broken shrub riser (Installed)	\$25.32	
2	B	30	C								Straighten, Lower or Raise Head	\$18.13	
3	S	20	A						Valve flow control off had t turn on.		Drip line breaks	\$8.75	
4	S	25	A								Replace clogged nozzle	\$10.05	
5	D	15	C								Replace MP Rotator Nozzle	\$17.01	
6	D/F	10	D			1			Broken drip		Add 6" pop-up w/ pipe within 10'	\$55.00	
7	S	20	A								Add rotor w/ pipe within 10'	\$75.00	
8	D/F	10	D								Add bubbler within 10'	\$50.00	
9	S	20	A								Relocate head within 5'	\$40.00	
10	S	20	A								Replace solenoid	\$156.74	
11	R	30	B								Replace 1" valve (Installed)	\$406.92	
12	R	30	B								Replace 1.5" valve (Installed)	\$616.73	
13	R	30	B								Replace 2" valve (Installed)	\$851.05	
14	R	20	B								Repair 1/2" to 3/4" lateral line	\$71.73	
15	S	20	A								Repair 1" to 1/4" lateral line	\$93.94	
16	R	30	B								Repair 1 1/2" to 2" lateral line	\$158.63	
17	R	20	B								Wireless rain/freeze sensor	\$310.00	
18	S	30	A								Wired in rain/freeze sensor	\$125.00	
19	R	30	B								Rectangular valve box	\$140.00	
20	D	30	C								10" round valve box	\$60.00	
21	RS	30	A								Maxi jet stakes, with nozzle	\$40.01	
22	S	10	A								MISC:	\$	
23	D	30	C								MISC:	\$	
24	S	30	A										
Start Times:		Run Days:											
12:00 AM		A: sprays		RT5h25		Monday							Total: \$
9:00 PM		B: Rotor		RT4h40		Tuesday, Saturday							
7:00 PM		C: Drip/Bubbler		RT2h15		Thursday							
06:00am		D: Flowers		RT20min		mon, wed, frid							
Additional Comments:													
1.													
2.													
3.													
4.													

 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:
JOB NAME: Cariton Lakes					Job Number: Clock#B						General Labor	\$80.00 per hr	
Technician: Chris					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr	
Date: 5/12/26					Clock: Hunter ACC2						Emergency, After hours, Overtime	\$85.00 per hr	
					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71	
					wireless Good						12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments				
25	D	30	C								6" rotor head (Installed)	\$70.77	
26	S	30	A								Broken shrub riser (Installed)	\$25.32	
27	D	30	C								Straighten, Lower or Raise Head	\$18.13	
28	S	30	A	2					Replaced 2 rotary nozzles		Drip line breaks	\$8.75	
29	D	30	C								Replace clogged nozzle	\$10.05	
30	R	30	B	3					Replaced 3 rotary nozzles		Replace MP Rotator Nozzle	\$17.01	
31											Add 6" pop-up w/ pipe within 10'	\$55.00	
32											Add rotor w/ pipe within 10'	\$75.00	
33											Add bubbler within 10'	\$50.00	
34											Relocate head within 5'	\$40.00	
35											Replace solenoid	\$156.74	
36											Replace 1" valve (Installed)	\$406.92	
37											Replace 1.5" valve (Installed)	\$616.73	
38											Replace 2" valve (Installed)	\$851.05	
39											Repair 1/2" to 3/4" lateral line	\$71.73	
40											Repair 1" to 1/4" lateral line	\$93.94	
41											Repair 1 1/2" to 2" lateral line	\$158.63	
42											Wireless rain/freeze sensor	\$310.00	
43											Wired in rain/freeze sensor	\$125.00	
44											Rectangular valve box	\$140.00	
45											10" round valve box	\$60.00	
46											Maxi jet stakes, with nozzle	\$40.01	
47											MISC:	\$	
48											MISC:	\$	
Start Times:		Run Days:											
9:00 PM	A: sprays	RT5h25	mon,wed,frid,sun									Total: \$	
9:00 PM	B: Rotor	RT4h40	tues,thurs,sat										
7:00 PM	C: Drip/Bubblers	RT2h15	tues,thurs,sat										
06:00am	D: Flowers	RT20min	daily										
Additional Comments:													
1.													
2.													
3.												Page # of	
4.													

 Pine Lake Services										Qty:	Description:	Cost:	Total:
Monthly Irrigation Report					Job Number: Clock#C						General Labor	\$80.00 per hr	
JOB NAME: Carlton Lakes					EST#:						Technical Labor - mainline, electrical	\$85.00 per hr	
Technician: Lupe Robert					Clock: unter XC Hybrid Sol						Emergency, After hours, Overtime	\$85.00 per hr	
Date: 5/12/26					Check Rain Sensor: Y / N						6" pop-up spray (Installed)	\$34.71	
					None						12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments				
1	S	45	A	1-N							6" rotor head (Installed)	\$70.77	
2	S	45	A	1-N	1-S						Broken shrub riser (Installed)	\$25.32	
3	Bad Circuit											Straighten, Lower or Raise Head	\$18.13
4	S	45	A								Drip line breaks	\$8.75	
5	D	30	B								Replace clogged nozzle	\$10.05	
6	B	10	B								Replace MP Rotator Nozzle	\$17.01	
7											Add 6" pop-up w/ pipe within 10'	\$55.00	
8											Add rotor w/ pipe within 10'	\$75.00	
9											Add bubbler within 10'	\$50.00	
10											Relocate head within 5'	\$40.00	
11											Replace solenoid	\$156.74	
12											Replace 1" valve (Installed)	\$406.92	
13											Replace 1.5" valve (Installed)	\$616.73	
14											Replace 2" valve (Installed)	\$851.05	
15											Repair 1/2" to 3/4" lateral line	\$71.73	
16											Repair 1" to 1 1/4" lateral line	\$93.94	
17											Repair 1 1/2" to 2" lateral line	\$158.63	
18											Wireless rain/freeze sensor	\$310.00	
19											Wired in rain/freeze sensor	\$125.00	
20											Rectangular valve box	\$140.00	
21											10" round valve box	\$60.00	
22											Maxi jet stakes, with nozzle	\$40.01	
23											MISC:	\$	
24											MISC:	\$	
Start Times:		Run Days:											
3:00 AM	A: sprays			Tu,Fr									
11pm	B:Drip/Bubb			Tu,Fr									
Additional Comments:													
1.													
2.	Completed												
3.													
4.													
											Total: \$		
											Page #	of	

		2		Pine Lake Services								Qty:	Description:	Cost:	Total:		
				Monthly Irrigation Report				Job Number:Clock#D					General Labor	\$80.00 per hr			
				JOB NAME: Carlton Lakes				EST#:					Technical Labor - mainline, electrical	\$85.00 per hr			
				Technician: Lupe Robert				Clock: Junter XC Hybrid Solar					Emergency, After hours, Overtime	\$85.00 per hr			
				Date: 6/2/2026				Check Rain Sensor: Y / N					6" pop-up spray (Installed)	\$34.71			
								None					12" pop-up spray (Installed)	\$75.19			
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments				6" rotor head (Installed)	\$70.77			
1	S	30	A										Broken shrub riser (Installed)	\$25.32			
2	S	30	A										Straighten, Lower or Raise Head	\$18.13			
3	R	45	A										Drip line breaks	\$8.75			
4	R	45	A										Replace clogged nozzle	\$10.05			
5	R	45	A		1-R								Replace MP Rotator Nozzle	\$17.01			
6	S	30	A										Add 6" pop-up w/ pipe within 10'	\$55.00			
7													Add rotor w/ pipe within 10'	\$75.00			
8													Add bubbler within 10'	\$50.00			
9													Relocate head within 5'	\$40.00			
10													Replace solenoid	\$156.74			
11													Replace 1" valve (Installed)	\$406.92			
12													Replace 1.5" valve (Installed)	\$616.73			
13													Replace 2" valve (Installed)	\$851.05			
14													Repair 1/2" to 3/4" lateral line	\$71.73			
15													Repair 1" to 1 1/4" lateral line	\$93.94			
16													Repair 1 1/2" to 2" lateral line	\$158.63			
17													Wireless rain/freeze sensor	\$310.00			
18													Wired in rain/freeze sensor	\$125.00			
19													Rectangular valve box	\$140.00			
20													10" round valve box	\$60.00			
21													Maxi jet stakes, with nozzle	\$40.01			
22													MISC:	\$			
23													MISC:	\$			
24																	
Start Times:		Off by		Days										Total: \$			
12am		A:Sprays/Rotor		3:45AM		Wed,Sun											
														Customer Approval: _____		Date: _____	
Additional Comments:																	
1. Completed																	
2. _____																	
3. _____																	
4. _____																	
														Page # _____ of _____			



Proposal #8917

Carlton Lakes- Irrigation Inspection 6-26

Date 6/15/2026
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 or (813) 948-4736.

Bad decoder found during the June 2026 irrigation inspection.

Irrigation Repair/Installation

Clock A

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	\$79.71
Zone 9- Replace Hunter ICD-100 Decoder	1.00	EA	\$349.66
Clock A:			\$429.37

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
Fuel Surcharge:			\$4.29

PROJECT TOTAL: \$433.66

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.
- Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.
- 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 _____
Garrett Macgregor
 Date 6/15/2026

Pine Lake Services, LLC

By _____
Alize Aninipot
 Date _____

Inframark



Proposal #9113

Carlton Lakes - Mulch Pond Trees Proposal 06/26

Date 6/25/2026
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.

Install Pine Bark mulch at trees (148 total) located around ponds

Mulch Install

Items	Quantity	Unit
Mulch Pine Bark 3 CuFt Bag	300.00	EA
	Mulch Install:	\$3,312.50

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
	Fuel Surcharge:	\$35.00

PROJECT TOTAL: \$3,347.50

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Material Installation** **\$0.00**

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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 form rusting commencing immediately after installation

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

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

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

By 

Michael Dunbar
Date 6/25/2026

Pine Lake Services, LLC

By _____
Alize Aninipot
Date _____

Inframark

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.: 1106
Estimate date: 06/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Flow Meter	8 inch	1	\$263.03	\$263.03
2.	Freight		1	\$15.00	\$15.00
				Total	\$278.03

Note to customer

Needed Per Health Department

Accepted date

Accepted by

*Carlton Lakes
Community
Development
District*

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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
ASSETS							
Cash In Bank	\$ 1,375,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375,148
Accounts Receivable	200	-	-	-	-	-	200
Assessments Receivable - Tax Collector	-	-	-	22	-	-	22
Assessments Receivable - District Collected	-	-	(22)	-	-	-	(22)
Due From Other Funds	-	57,441	-	5,996	-	-	63,437
Investments:							
Prepayment Account	-	12	148	-	-	-	160
Reserve Fund	-	251,156	140,500	103,845	-	-	495,501
Revenue Fund	-	604,195	85,243	250,820	-	-	940,258
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	-	-	-	-	-	12,269,851	12,269,851
TOTAL ASSETS	\$ 1,376,169	\$ 912,804	\$ 225,869	\$ 360,683	\$ 9,493,654	\$ 13,455,000	\$ 25,824,179
LIABILITIES							
Accounts Payable	\$ 5,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,518
Bonds Payable	-	-	-	-	-	13,455,000	13,455,000
Due To Other Funds	48,940	-	14,497	-	-	-	63,437
TOTAL LIABILITIES	54,458	-	14,497	-	-	13,455,000	13,523,955

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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
FUND BALANCES							
Nonspendable:							
Prepaid Items	800	-	-	-	-	-	800
Restricted for:							
Debt Service	-	912,804	211,372	360,683	-	-	1,484,859
Unassigned:	1,320,911	-	-	-	9,493,654	-	10,814,565
TOTAL FUND BALANCES	1,321,711	912,804	211,372	360,683	9,493,654	-	12,300,224
TOTAL LIABILITIES & FUND BALANCES	\$ 1,376,169	\$ 912,804	\$ 225,869	\$ 360,683	\$ 9,493,654	\$ 13,455,000	\$ 25,824,179

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
REVENUES				
Interest - Investments	\$ -	\$ 40,798	\$ 40,798	0.00%
Rental Income	-	1,300	1,300	0.00%
Special Assmnts- Tax Collector	1,364,601	1,373,058	8,457	100.62%
Special Assmnts- CDD Collected	-	4,532	4,532	0.00%
Other Miscellaneous Revenues	-	825	825	0.00%
TOTAL REVENUES	1,364,601	1,420,513	55,912	104.10%
EXPENDITURES				
Administration				
Supervisor Fees	18,000	7,200	10,800	40.00%
ProfServ-Trustee Fees	12,000	12,445	(445)	103.71%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	4,831	7,169	40.26%
District Engineer	24,000	21,478	2,522	89.49%
District Manager	43,054	32,290	10,764	75.00%
Auditing Services	7,050	7,050	-	100.00%
Website Compliance	4,000	1,661	2,339	41.53%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,366	(98)	2,464	-4.14%
Public Officials Insurance	2,762	2,602	160	94.21%
Clubhouse Facility - Other	-	336	(336)	0.00%
Legal Advertising	3,000	85	2,915	2.83%
Bank Fees	100	537	(437)	537.00%
Payroll Services	-	230	(230)	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%
Total Administration	173,107	91,105	82,002	52.63%
Electric Utility Services				
Utility - Electric	234,000	141,225	92,775	60.35%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	141,225	93,775	60.10%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	4,801	1,499	76.21%
Total Garbage/Solid Waste Services	6,300	4,801	1,499	76.21%
<u>Water-Sewer Comb Services</u>				
Utility - Water	35,000	12,447	22,553	35.56%
Total Water-Sewer Comb Services	35,000	12,447	22,553	35.56%
<u>Other Physical Environment</u>				
Field Services	7,416	5,562	1,854	75.00%
Pest Control	1,250	891	359	71.28%
Contracts-Waterway Maint.	7,200	5,310	1,890	73.75%
Contracts-Pools	25,000	19,076	5,924	76.30%
Security	20,000	-	20,000	0.00%
Onsite Staff	148,350	108,228	40,122	72.95%
Clubhouse Internet, TV, Phone	3,600	3,456	144	96.00%
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	9,324	5,676	62.16%
R&M-Fitness Center	5,000	1,312	3,688	26.24%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	124,600	25,815	82.84%
Clubhouse Facility - Other	17,644	21,905	(4,261)	124.15%
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	11,642	2,358	83.16%
Misc-Holiday Lighting	1,167	-	1,167	0.00%
Special Events	5,000	-	5,000	0.00%
Total Other Physical Environment	522,694	353,986	168,708	67.72%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending June 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
Reserves				
Capital Improvements	200,000	125,070	74,930	62.54%
Reserve	200,000	-	200,000	0.00%
Total Reserves	400,000	125,070	274,930	31.27%
TOTAL EXPENDITURES & RESERVES	1,372,101	728,634	643,467	53.10%
Excess (deficiency) of revenues Over (under) expenditures	(7,500)	691,879	699,379	-9225.05%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(7,500)	-	7,500	0.00%
TOTAL FINANCING SOURCES (USES)	(7,500)	-	7,500	0.00%
Net change in fund balance	<u>\$ (7,500)</u>	<u>\$ 691,879</u>	<u>\$ 714,379</u>	<u>-9225.05%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		629,832		
FUND BALANCE, ENDING		<u>\$ 1,321,711</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
REVENUES				
Interest - Investments	\$ -	\$ 23,420	\$ 23,420	0.00%
Special Assmnts- Tax Collector	524,588	534,224	9,636	101.84%
Special Assmnts- CDD Collected	-	1,742	1,742	0.00%
TOTAL REVENUES	524,588	559,386	34,798	106.63%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	155,000	(20,000)	114.81%
Interest Expense	363,444	352,738	10,706	97.05%
Total Debt Service	498,444	507,738	(9,294)	101.86%
TOTAL EXPENDITURES	498,444	507,738	(9,294)	101.86%
Excess (deficiency) of revenues Over (under) expenditures	26,144	51,648	25,504	197.55%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
TOTAL FINANCING SOURCES (USES)	26,144	-	(26,144)	0.00%
Net change in fund balance	\$ 26,144	\$ 51,648	\$ (26,784)	197.55%
FUND BALANCE, BEGINNING (OCT 1, 2025)		861,156		
FUND BALANCE, ENDING		\$ 912,804		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
REVENUES				
Interest - Investments	\$ -	\$ 8,049	\$ 8,049	0.00%
Special Assmnts- Tax Collector	-	256,710	256,710	0.00%
Special Assmnts- CDD Collected	259,480	868	(258,612)	0.33%
TOTAL REVENUES	259,480	265,627	6,147	102.37%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	75,000	85,000	(10,000)	113.33%
Interest Expense	170,244	197,088	(26,844)	115.77%
Total Debt Service	245,244	282,088	(36,844)	115.02%
TOTAL EXPENDITURES	245,244	282,088	(36,844)	115.02%
Excess (deficiency) of revenues Over (under) expenditures	14,236	(16,461)	(30,697)	-115.63%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
TOTAL FINANCING SOURCES (USES)	14,236	-	(14,236)	0.00%
Net change in fund balance	<u>\$ 14,236</u>	<u>\$ (16,461)</u>	<u>\$ (59,169)</u>	<u>-115.63%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		227,833		
FUND BALANCE, ENDING		<u>\$ 211,372</u>		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
REVENUES				
Interest - Investments	\$ -	\$ 9,670	\$ 9,670	0.00%
Special Assmnts- Tax Collector	-	261,120	261,120	0.00%
Special Assmnts- CDD Collected	247,561	862	(246,699)	0.35%
TOTAL REVENUES	247,561	271,652	24,091	109.73%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	80,000	85,000	(5,000)	106.25%
Interest Expense	197,088	170,244	26,844	86.38%
Total Debt Service	277,088	255,244	21,844	92.12%
TOTAL EXPENDITURES	277,088	255,244	21,844	92.12%
Excess (deficiency) of revenues Over (under) expenditures	(29,527)	16,408	45,935	-55.57%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(29,527)	-	29,527	0.00%
TOTAL FINANCING SOURCES (USES)	(29,527)	-	29,527	0.00%
Net change in fund balance	\$ (29,527)	\$ 16,408	\$ 104,989	-55.57%
FUND BALANCE, BEGINNING (OCT 1, 2025)		344,275		
FUND BALANCE, ENDING		\$ 360,683		

Bank Account Statement

Carlton Lakes CDD

Bank Account No. 3600
Statement No. 26_06

Statement Date 06/30/2026

G/L Account No. 101002 Balance	1,375,147.96	Statement Balance	1,380,075.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,375,147.96	Subtotal	1,380,075.85
Negative Adjustments	0.00	Outstanding Checks	-4,927.89
Ending G/L Balance	1,375,147.96	Ending Balance	1,375,147.96

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/21/2026	Payment	100158	ZEBRA CLEANING TEAM	Inv: 8396			-2,000.00
06/10/2026	Payment	100215	PEST CEMETERY LLC	Inv: 87526			-99.00
06/18/2026	Payment	300088	BOCC ACH	Inv: 061226-9495			-1,475.29
06/24/2026	Payment	100225	PINE LAKE SERVICES	Inv: 10257			-1,353.60
Total Outstanding Checks							-4,927.89
Outstanding Deposits							
Total Outstanding Deposits							

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 6/01/2026 to 6/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100210	06/04/26	US BANK	8194877	Trustee Fees 5/1/26-4/30/27	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	100211	06/04/26	FLORIDA DEPARTMENT OF HEALTH IN	052126	6/30/26 Swimming Pool Permit	R&M-Pools	546074-53908	\$400.00
001	100212	06/04/26	PINE LAKE SERVICES	10081	5/29/26 Final Cost of Mulch Installation for Entire Community	Capital Improvements	563001-58100	\$12,321.43
001	100213	06/04/26	PEGASUS ENGINEERING, LLC	227979	5/4/25 - 12/27/25 District Engineer Board motion to approve 5-13-26	District Engineer	531147-51301	\$7,461.40
001	100214	06/10/26	PINE LAKE SERVICES	10090	June 2026 Landscape Maintenance Contract	Landscape Maintenance	546300-53908	\$12,534.58
001	100215	06/10/26	PEST CEMETERY LLC	87526	June 2026 Pest Control	Pest Control	531170-53908	\$99.00
001	100216	06/10/26	PEGASUS ENGINEERING, LLC	228478	4/5/26-5/2/26 District Engineer	District Engineer	531147-51301	\$6,361.79
001	100217	06/10/26	ZEBRA CLEANING TEAM	8685	June 2026 Commercial Pool Service	Contracts-Pools	534078-53908	\$2,000.00
001	100218	06/10/26	GOTO COMMUNICATIONS INC.	IN7105445099	6/1/26 Phone Line	Clubhouse Internet, TV, Phone	541036-53908	\$113.45
001	100219	06/10/26	INFRAMARK LLC	180968	June 2026 Amenity, District and Field Management	Onsite Staff	534215-53908	\$11,930.83
001	100219	06/10/26	INFRAMARK LLC	180968	June 2026 Amenity, District and Field Management	District Manager	531150-51301	\$3,587.83
001	100219	06/10/26	INFRAMARK LLC	180968	June 2026 Amenity, District and Field Management	Field Services	531122-53908	\$618.00
001	100220	06/10/26	HANLEY POOLS LLC	1521	4/9/26 Install Motor and Rewind Motor	R&M-Pools	546074-53908	\$2,100.00
001	100221	06/10/26	SCHOOLSTATUS, LLC	INV-SS-6884	6/30/26-6/29/27 Website Services	Website Compliance	534397-51301	\$1,661.39
001	100222	06/16/26	PINE LAKE SERVICES	10242	6/11/26 Palm Pruning	Landscape Maintenance	546300-53908	\$5,984.78
001	100223	06/24/26	CROSSCREEK ENVIRONMENTAL INC	26614	June 2026 Aquatic Maintenance	Contracts-Waterway Maint.	534045-53908	\$590.00
001	100224	06/24/26	STRALEY ROBIN VERICKER	28569	MAY 2026 Legal Services	District Counsel	531146-51301	\$686.00
001	100225	06/24/26	PINE LAKE SERVICES	10257	6/19/26 Replacing Multi-Color Lantanas at Monuments Along Clements Pride Blvd	Landscape Maintenance	546300-53908	\$1,353.60
001	300085	06/02/26	WASTE MANAGEMENT ACH	0255317-2206-1-ACH	SVC PRD 06/01-06/30/2026	Garbage Collection	546913-53400	\$584.28
001	300086	06/04/26	VALLEY BANK	053126-5032	5/13/26 Amazon Umbrella Stand, Disinfecting wipes, Antibacterial Wipes	Clubhouse Facility - Other	546385-53908	\$393.29
001	300087	06/12/26	TECO ACH	060526-6203	TECO SVD 4/17/26-5/15/26	Utility - Electric	543041-53100	\$17,542.75
001	300088	06/18/26	BOCC ACH	061226-9495	6/12/26 Utility Water Meter 61016915	Utility - Water	543018-53600	\$1,475.29
001	300089	06/22/26	ADP, INC	060526-1870-ACH	5/13/26 ADP Payroll Services	Payroll Services	549405-51301	\$23.00
001	300090	06/22/26	CHARTER COMMUNICATIONS ACH	2510461060926	6/9/26 Spectrum 6/9/26-7/8/26	Clubhouse Internet, TV, Phone	541036-53908	\$279.09
Fund Total								\$94,357.91

Total Checks Paid	\$94,357.91
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June 2026 Meeting

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities						
BOCC ACH	6/12/2026	061226-9495	\$1,475.29			WATER
TECO ACH	6/5/2026	060526-6203	\$17,542.75			ELECTRIC
Utilities Subtotal			\$19,018.04			
Regular Services						
ADP, INC	6/5/2026	060526-1870-ACH	\$23.00			5/13/26 ADP Payroll Services
CHARTER COMMUNICATIONS ACH	6/9/2026	2510461060926	\$279.09			June 2026 INTERNET
CROSSCREEK ENVIRONMENTAL INC	6/16/2026	26614	\$590.00			JUNE 2026 WATERWAY MAINT
GOTO COMMUNICATIONS INC.	6/1/2026	IN7105445099	\$113.45			6/1/26 Monthly Phone Line
HANLEY POOLS LLC	4/9/2026	1521	\$2,100.00			4/9/26 Install Motor and Rewind Motor
INFRAMARK LLC	6/3/2026	180968	\$11,930.83			JUNE 2026 Amenity Management Services
INFRAMARK LLC	6/3/2026	180968	\$3,587.83			JUNE 2026 District Management
INFRAMARK LLC	6/3/2026	180968	\$618.00	\$16,136.66		JUNE 2026 Field Management
INFRAMARK LLC	6/22/2026	182424	\$2.96		\$16,139.62	May 2026 Postage
PEGASUS ENGINEERING, LLC	5/31/2026	228478	\$6,361.79			4/5/26-5/2/26 District Engineer
PEST CEMETERY LLC	6/1/2026	87526	\$99.00			June 2026 Pest Control
PINE LAKE SERVICES	5/29/2026	10081	\$12,321.43			5/29/26 Final Cost of Mulch Installation for Entire Community
PINE LAKE SERVICES	6/1/2026	10090	\$12,534.58			June 2026 Landscape Maintenance Contract
PINE LAKE SERVICES	6/11/2026	10242	\$5,984.78			6/11/26 Palm Pruning
PINE LAKE SERVICES	6/19/2026	10257	\$1,353.60		\$32,194.39	6/19/26 Replacing Multi-Color Lantanas at Monuments Along Clements Pride Blvd
SCHOOLSTATUS, LLC	6/1/2026	INV-SS-6884	\$1,661.39			WEBSITE / COMPLIANCE SVCS
STRALEY ROBIN VERICKER	6/15/2026	28569	\$686.00			MAY 2026 Legal Services
US BANK	5/22/2026	8194877	\$4,256.13			Trustee Fees 5/1/26-4/30/27
US BANK	6/25/2026	8229706	\$3,932.88		\$8,189.01	06/25/2026 Trustees fees
VALLEY BANK	5/31/2026	053126-5032	\$393.29			CC PAYMENT
WASTE MANAGEMENT ACH	5/26/2026	0255317-2206-1-ACH	\$584.28			GARBAGE
ZEBRA CLEANING TEAM	6/1/2026	8685	\$2,000.00			June 2026 Commercial Pool Service
Regular Services Subtotal			\$71,414.31			

CARLTON LAKES CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
PINE LAKE SERVICES	6/25/2026	10427	\$714.71			6/25/2026 Irrigation repair, mainline repair
VALLEY BANK	4/30/2026	043026-5032-ACH	\$336.41			CC PAYMENT
ZEBRA CLEANING TEAM	6/25/2026	8728	\$867.20			6/25/2026 Pool service, phosphates remover
Additional Services Subtotal			\$1,918.32			
TOTAL			\$92,350.67			



Hillsborough County Florida

CUSTOMER NAME CARLTON LAKES CDD	ACCOUNT NUMBER 9466499495	BILL DATE 06/12/2026	DUE DATE 07/06/2026
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Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	05/11/2026	108835	06/10/2026	109279	44400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$134.09
Water Base Charge	\$283.55
Water Usage Charge	\$49.73
Sewer Base Charge	\$687.47
Sewer Usage Charge	\$313.91

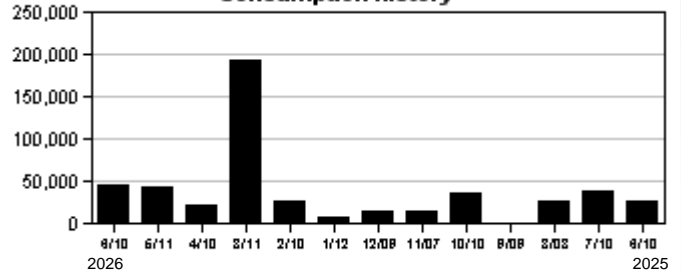
Summary of Account Charges

Previous Balance	\$1,461.82
Net Payments - Thank You	\$-1,461.82
Total Account Charges	\$1,475.29
AMOUNT DUE	\$1,475.29

Notice

*DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9466499495**



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

652 0

DUE DATE	07/06/2026
Auto Pay Scheduled DO NOT PAY	



0094664994954 00001475292

Amount Due: \$17,542.75

Due Date: June 19, 2026

Account #: 321000026203

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

Account Summary

Previous Amount Due	\$17,615.21
Payment(s) Received Since Last Statement	-\$17,615.21
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$17,542.75

Amount Due by June 19, 2026 \$17,542.75

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

Your Locations With The Highest Usage

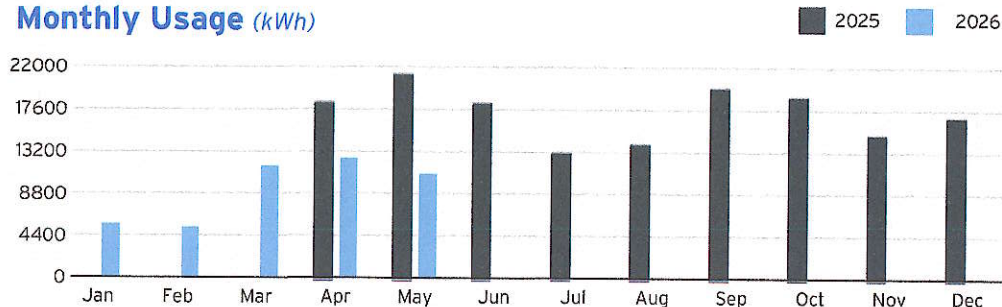
11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094 **8,640 KWH**

13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579 **1,393 KWH**



Scan here to interact with your bill online.

Monthly Usage (kWh)



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



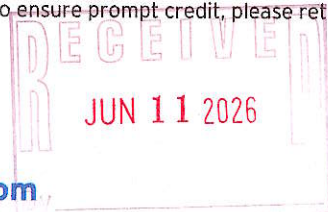
DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.



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



Account #: 321000026203

Due Date: June 19, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$17,542.75

Payment Amount: \$ _____

700125004740

Your account will be drafted on June 19, 2026

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

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

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

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488713	05/15/2026	40,785		39,392		1,393 kWh	1	29 Days	\$245.72
									1366.3%

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

Sub-Account Number: 211005443505

Amount: \$5,380.24

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

Sub-Account Number: 211005443687

Amount: \$5,994.81

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

Sub-Account Number: 211005443919

Amount: \$2,780.42

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

Sub-Account Number: 221000718207

Amount: \$300.12

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

Sub-Account Number: 221000723645

Amount: \$393.37

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month

Increased
 Same
 Decreased

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

Sub-Account Number: 221000778375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000852018	05/15/2026	1,120		400	=	720 kWh	1	29 Days	\$136.49
									<input checked="" type="checkbox"/> 16.3%

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

Sub-Account Number: 221003311729

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503543	05/16/2026	2,648		2,578	=	70 kWh	1	30 Days	\$31.66
									<input type="checkbox"/> 2.9%

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

Sub-Account Number: 221003344704

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503523	05/15/2026	11,135		10,964	=	171 kWh	1	29 Days	\$47.38
									<input checked="" type="checkbox"/> 3.9%

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

Sub-Account Number: 221003357052

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	05/15/2026	44,783		44,714	=	69 kWh	1	29 Days	\$30.83
									<input checked="" type="checkbox"/> 28.1%

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

Sub-Account Number: 221004695112

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000790429	05/15/2026	31,353		30,921	=	8,640 kWh	20.0000	29 Days	\$1,002.17
1000790429	05/15/2026	1		0	=	19.94 kW	20.0000	29 Days	<input checked="" type="checkbox"/> 24.2%

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

Sub-Account Number: 221004936375

Amount: \$546.77

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

Sub-Account Number: 221007674692

Amount: \$652.77

Total Current Month's Charges

\$17,542.75





Sub-Account #: 221000778391
Statement Date: 06/04/2026

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

Meter Read

Meter Location: WELL

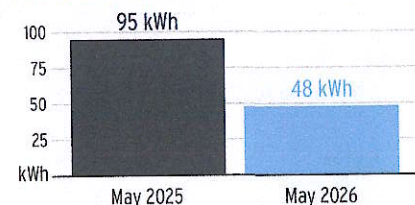
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	05/15/2026	40,785		39,392		1,393 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,393 kWh @ \$0.09202/kWh	\$128.18
Fuel Charge	1,393 kWh @ \$0.03516/kWh	\$48.98
Storm Protection Charge	1,393 kWh @ \$0.00568/kWh	\$7.91
Clean Energy Transition Mechanism	1,393 kWh @ \$0.00418/kWh	\$5.82
Storm Surcharge	1,393 kWh @ \$0.02121/kWh	\$29.55
Florida Gross Receipt Tax		\$6.14
Electric Service Cost		\$245.72

Current Month's Electric Charges \$245.72

Billing information continues on next page →



Sub-Account #: 211005443505
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	2163 kWh @ \$0.03411/kWh	\$73.78
Fixture & Maintenance Charge	97 Fixtures	\$2439.97
Lighting Pole / Wire	97 Poles	\$2747.04
Lighting Fuel Charge	2163 kWh @ \$0.03452/kWh	\$74.67
Storm Protection Charge	2163 kWh @ \$0.00574/kWh	\$12.42
Clean Energy Transition Mechanism	2163 kWh @ \$0.00043/kWh	\$0.93
Storm Surcharge	2163 kWh @ \$0.01230/kWh	\$26.60
Florida Gross Receipt Tax		\$4.83
Lighting Charges		\$5,380.24

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Current Month's Electric Charges \$5,380.24

Billing information continues on next page →




Sub-Account #: 211005443687
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	2448 kWh @ \$0.03411/kWh	\$83.50
Fixture & Maintenance Charge	115 Fixtures	\$2328.23
Lighting Pole / Wire	115 Poles	\$3447.90
Lighting Fuel Charge	2448 kWh @ \$0.03452/kWh	\$84.50
Storm Protection Charge	2448 kWh @ \$0.00574/kWh	\$14.05
Clean Energy Transition Mechanism	2448 kWh @ \$0.00043/kWh	\$1.05
Storm Surcharge	2448 kWh @ \$0.01230/kWh	\$30.11
Florida Gross Receipt Tax		\$5.47
Lighting Charges		\$5,994.81

Current Month's Electric Charges **\$5,994.81**

Billing information continues on next page →

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Sub-Account #: 211005443919
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

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

Lighting Charges **\$2,780.42**

Current Month's Electric Charges

\$2,780.42

Billing information continues on next page →

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Sub-Account #: 221000718207
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	120 kWh @ \$0.03411/kWh	\$4.09
Fixture & Maintenance Charge	5 Fixtures	\$147.80
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	120 kWh @ \$0.03452/kWh	\$4.14
Storm Protection Charge	120 kWh @ \$0.00574/kWh	\$0.69
Clean Energy Transition Mechanism	120 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	120 kWh @ \$0.01230/kWh	\$1.48
Florida Gross Receipt Tax		\$0.27
Lighting Charges		\$300.12

Current Month's Electric Charges \$300.12

Billing information continues on next page →

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Sub-Account #: 221000723645
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	158 kWh @ \$0.03411/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$181.02
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	158 kWh @ \$0.03452/kWh	\$5.45
Storm Protection Charge	158 kWh @ \$0.00574/kWh	\$0.91
Clean Energy Transition Mechanism	158 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	158 kWh @ \$0.01230/kWh	\$1.94
Florida Gross Receipt Tax		\$0.35
Lighting Charges		\$393.37

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Current Month's Electric Charges \$393.37

Billing information continues on next page →



Sub-Account #: 221000778375
Statement Date: 06/02/2026

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

Meter Read

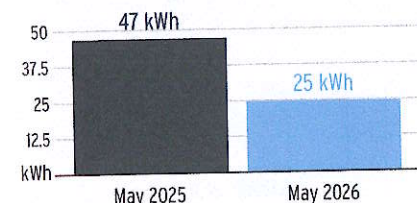
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852018	05/15/2026	1,120		400		720 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	720 kWh @ \$0.09202/kWh	\$66.25
Fuel Charge	720 kWh @ \$0.03516/kWh	\$25.32
Storm Protection Charge	720 kWh @ \$0.00568/kWh	\$4.09
Clean Energy Transition Mechanism	720 kWh @ \$0.00418/kWh	\$3.01
Storm Surcharge	720 kWh @ \$0.02121/kWh	\$15.27
Florida Gross Receipt Tax		\$3.41

Electric Service Cost

\$136.49

Current Month's Electric Charges

\$136.49

Billing information continues on next page →



Sub-Account #: 221003311729
Statement Date: 06/02/2026

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

Meter Read

Meter Location: GATE

Service Period: 04/17/2026 - 05/16/2026

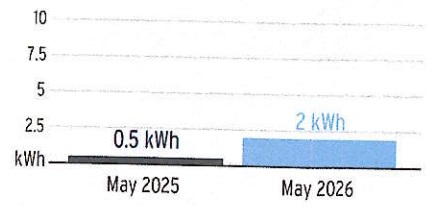
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503543	05/16/2026	2,648	2,578	70 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	70 kWh @ \$0.09202/kWh	\$6.44
Fuel Charge	70 kWh @ \$0.03516/kWh	\$2.46
Storm Protection Charge	70 kWh @ \$0.00568/kWh	\$0.40
Clean Energy Transition Mechanism	70 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	70 kWh @ \$0.02121/kWh	\$1.48
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.66

Avg kWh Used Per Day



Current Month's Electric Charges \$31.66

Billing information continues on next page →

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Sub-Account #: 221003344704
Statement Date: 06/02/2026

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

Meter Read

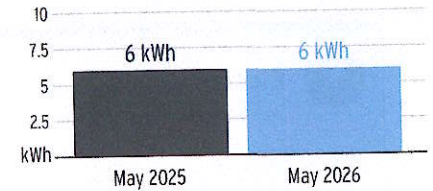
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	05/15/2026	11,135		10,964		171 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



00000027-0000295-Page 14 of 18

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	171 kWh @ \$0.09202/kWh	\$15.74
Fuel Charge	171 kWh @ \$0.03516/kWh	\$6.01
Storm Protection Charge	171 kWh @ \$0.00568/kWh	\$0.97
Clean Energy Transition Mechanism	171 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	171 kWh @ \$0.02121/kWh	\$3.63
Florida Gross Receipt Tax		\$1.18
Electric Service Cost		\$47.38

Current Month's Electric Charges \$47.38

Billing information continues on next page →



Sub-Account #: 221003357052
Statement Date: 06/02/2026

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

Meter Read

Meter Location: WELL

Service Period: 04/17/2026 - 05/15/2026

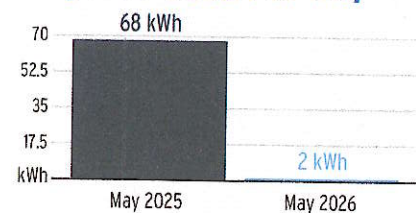
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000791886	05/15/2026	44,783	44,714	69 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	69 kWh @ \$0.09202/kWh	\$6.35
Fuel Charge	69 kWh @ \$0.03516/kWh	\$2.43
Storm Protection Charge	69 kWh @ \$0.00568/kWh	\$0.39
Clean Energy Transition Mechanism	69 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.02121/kWh	\$1.46
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.83

Avg kWh Used Per Day



00000027-0000296-Page 15 of 18

Current Month's Electric Charges \$30.83

Billing information continues on next page →



Sub-Account #: 221004695112
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/17/2026 - 05/15/2026

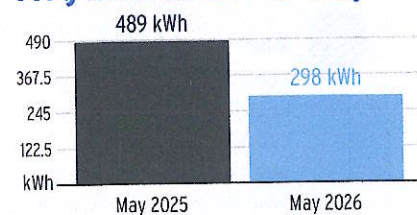
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	05/15/2026	31,353	30,921		8,640 kWh	20.0000	29 Days
1000790429	05/15/2026	1	0		19.94 kW	20.0000	29 Days

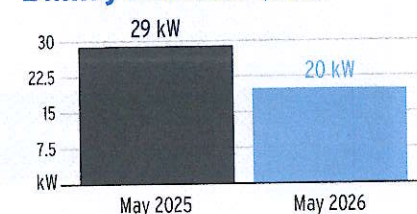
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	20 kW @ \$19.06000/kW	\$381.20
Energy Charge	8,640 kWh @ \$0.00815/kWh	\$70.42
Fuel Charge	8,640 kWh @ \$0.03516/kWh	\$303.78
Capacity Charge	20 kW @ \$0.72000/kW	\$14.40
Storm Protection Charge	20 kW @ \$2.02000/kW	\$40.40
Energy Conservation Charge	20 kW @ \$0.79000/kW	\$15.80
Environmental Cost Recovery	8,640 kWh @ \$0.00072/kWh	\$6.22
Clean Energy Transition Mechanism	20 kW @ \$1.15000/kW	\$23.00
Storm Surcharge	8,640 kWh @ \$0.01035/kWh	\$89.42
Florida Gross Receipt Tax		\$25.05
Electric Service Cost		\$1,002.17

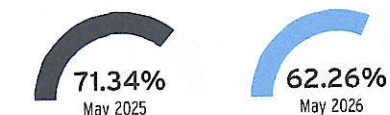
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$1,002.17

Billing information continues on next page →

00000027-0000236-Page 16 of 18



Sub-Account #: 221004936375
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

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

Lighting Charges **\$546.77**

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

Billing information continues on next page →

00000027-0000297-Page 17 of 18



Sub-Account #: 221007674692
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	266 kWh @ \$0.03411/kWh	\$9.07
Fixture & Maintenance Charge	14 Fixtures	\$232.54
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	266 kWh @ \$0.03452/kWh	\$9.18
Storm Protection Charge	266 kWh @ \$0.00574/kWh	\$1.53
Clean Energy Transition Mechanism	266 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	266 kWh @ \$0.01230/kWh	\$3.27
Florida Gross Receipt Tax		\$0.59

Lighting Charges **\$652.77**

Current Month's Electric Charges **\$652.77**

Total Current Month's Charges **\$17,542.75**

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

ADVICE OF DEBIT

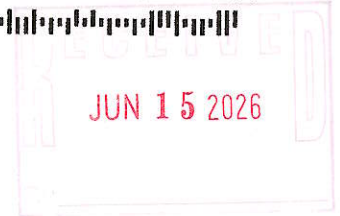


Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 722973182
Advice of Debit Date	: 06/05/2026
Advice of Debit Due Date	: 06/12/2026
Total Debited This Invoice	: \$23.00

0006263 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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



Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-LUX					
Processing Charges for Period Ending Date: 05/13/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

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

Total Debited **\$23.00**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX3600 on 06/12/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

June 9, 2026
Invoice Number: 2510461060926
Account Number: **8337 12 029 2510461**
Security Code: **2597**
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 06/09/26 through 07/08/26
details on following pages*

Previous Balance	279.09
Payments Received -Thank You!	-279.09
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.09
Current Charges	\$279.09
<i>YOUR AUTO PAY WILL BE PROCESSED 06/26/26</i>	
Total Due by Auto Pay	\$279.09



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

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



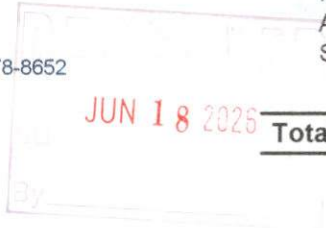
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 06102026 NNNNNNNN 01 000767 0003

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

June 9, 2026

Carlton Lakes Community

Invoice Number: 2510461060926
Account Number: 8337 12 029 2510461
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094



Total Due by Auto Pay **\$279.09**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029251046100279091

Invoice Number: 2510461060926
 Account Number: 8337 12 029 2510461
 Security Code: 2597

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

8633 2390 DY RP 09 06102026 NNNNNNNN 01 000767 0003

Charge Details		
Previous Balance		279.09
EFT Payment	05/26	-279.09
Remaining Balance		\$0.00

Payments received after 06/09/26 will appear on your next bill.
 Service from 06/09/26 through 07/08/26

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

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

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

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges	
Payment Processing	10.00
Auto Pay Discount	-10.00

Other Charges Continued	
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges	
Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
Taxes, Fees and Charges Total	\$9.09

Current Charges	\$279.09
Total Due by Auto Pay	\$279.09

Billing Information

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

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

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

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

Continued on the next page...

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

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

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





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

Invoice

Date: 6/16/2026
Invoice # 26614
Due Date: 7/16/2026

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

Project Info
Current Month's Maintenance

P.O. #
Terms: Net 30

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

Thank you for your business	Subtotal	\$590.00
	Sales Tax (0.0%)	\$0.00
	Total	\$590.00
	Payments/Credits	\$0.00
	Balance Due	\$590.00

Crosscreek Environmental Inc.



GoTo Communications, Inc.

INVOICE

Invoice Date 06/01/2026
Invoice # IN7105445099
PO #
Customer ID CN-710379-2009
Terms Net 15
Due Date 06/16/2026
Currency US Dollar

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

Bill To

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

INVOICE Total:\$113.45**Amount Due:**\$113.45

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 06/01/2026 - 06/30/2026	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 06/01/2026 - 06/30/2026	2	5	\$10.00
Primary	Included minutes in plan 05/01/2026 - 05/31/2026	14.7	0	\$0.00
Primary	Monthly Rental Equipment Charge 06/01/2026 - 06/30/2026	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.76	\$8.76
Primary	Universal Service Fee (USF)	1	3.9065	\$3.91
Primary	Cost Recovery Fee	1	5.0255	\$5.03

Total **\$113.45**

View and Pay your invoices online: <https://admin.goto.com/gtc-billing>
Billing Support: <https://support.goto.com/connect/billing-user-guide>

Online Payment Options:

Please visit <https://admin.goto.com/gtc-billing> to view and download your invoices, search and download billed call details, setup or edit AutoPay as well as manage your invoice delivery recipients. *Ability to access this option may require 'view/pay invoice' permissions be granted by your super admin & may not be available to certain reseller customers.

*Certain audio Services are provided by the applicable [GoTo affiliate](#) who sets the rates, terms, and conditions for audio services. GoTo Technologies USA, Inc. presents this invoice and collects on behalf of the applicable GoTo affiliate as its agent.

*Telecom fees (incl. USF and Regulatory Recovery Fees) are only applicable to GoToConnect, and OpenVoice Services. If you'd like to know more about how GoTo currently displays fees on your invoice, please visit [here](#).



*Connect Bundle is comprised of GoToConnect and GoToMeeting Pro. GoToConnect is provided by GoTo Communications, Inc.



GoTo Communications, Inc.

INVOICE

Invoice Date	06/01/2026
Invoice #	IN7105445099
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	06/16/2026
Currency	US Dollar

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

Payment by Wire Transfer Under Reference of Invoice #:
 Remit To Wire Info:
 Beneficiary: GoTo Communications, Inc
 Bank Name: Bank of America
 Bank Account #: 4451285234
 ACH Routing #: 111000012
 Wire Routing #: 026009593
 SWIFT Code: BOFAUS3N

To ensure accurate posting, please send remittance instructions to remit@goto.com when making payment.



.....
Detach and Return with Payment

Make Checks Payable To:

GoTo Communications, Inc.
 PO BOX 412252
 Boston, MA 02241-2252

Customer: Carlton Lakes CDD
 Customer #: CN-710379-2009
 Invoice #: IN7105445099
 Amount Due: \$113.45

Amount Paid: _____

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

Hanley Pools LLC
PO Box 28
Lutz, FL 33548-0028
8139409875
info@hanleypools.com



BILL TO
Carlton Lakes CDD
11404 Carlton Fields Dr
Riverview, FL 33579

INVOICE 1521

DATE 04/09/2026 **TERMS** Due on receipt

DUE DATE 04/09/2026

DESCRIPTION	AMOUNT
Install motor	600.00
Rewind motor	1,500.00

E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com.
 Bank-to-Bank transfers or through our QuickBooks invoice system.
 Credit Card Payments – to QuickBooks invoice system + 3.5%.
 Zelle – to 813-940-9875.

E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com.
 Bank-to-Bank transfers or through our QuickBooks invoice system.
 Credit Card Payments – to QuickBooks invoice system + 3.5%.
 Zelle – to 813-940-9875.

SUBTOTAL	2,100.00
TAX	0.00
TOTAL	2,100.00

TOTAL DUE \$2,100.00

Ways to pay

BANK

[View and pay](#)

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



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

180968

DATE

6/3/2026

CUSTOMER ID

C2277

NET TERMS

Due On Receipt

PO#

DUE DATE

6/3/2026

BILL TO

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

Services provided for the Month of: June 2026

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

Email: inframarkcms@payableslockbox.com

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

INVOICE DATE: May 31, 2026

INVOICE NO.: 228478

BILLING NO.: 5

DWH

TO:

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

FOR:

Carlton Lakes Community Development District
Fiscal Year 2025/2026 District Engineer Services
Project No.: MSC-22115
Period of Service: 04/05/26 – 05/02/26

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

- Scope of Work:
- The week of April 5, 2026, Pegasus Engineering (David Hamstra) coordinated with Beth Whikehart to prepare the Pedestrian Sidewalk Improvement Project submittal to Hillsborough County; and prepared for and participated in the CDD Meeting via Teams on 04/08/26.
 - The week of April 5, 2026, Pegasus Engineering (Beth Whikehart) contacted Hillsborough County and submitted the Pedestrian Safety Improvements Figures.
 - The week of April 12, 2026, Pegasus Engineering (David Hamstra) met with Juan Fong and Beth Whikehart on 04/14/26 to discuss Hillsborough County's review comments associated with the proposed Pedestrian Safety Improvements at three (3) intersections; and prepared and participated in the CDD Budget Workshop via Teams on 04/16/26.
 - The week of April 12, 2026, Pegasus Engineering (Beth Whikehart) Pedestrian Safety Improvements Project => submitted the project figures to Hillsborough County and coordinated with County staff (Scott Friedman); attended a meeting with David Hamstra and Juan Fong to discuss the Pedestrian Safety Project details; marked-up figures and coordinated with Donny Greenough; and prepared the preliminary cost estimate for the Carlton Lakes CDD budget workshop.
 - The week of April 12, 2026, Pegasus Engineering (Donny Greenough) coordinated with Beth Whikehart to revise the Pedestrian Safety Improvement Figures for the three intersections.
 - The week of April 19, 2026, Pegasus Engineering (David Hamstra) coordinated with Beth Whikehart to revise the Pedestrian Safety Improvements figures based on the County's comments.
 - The week of April 19, 2026, Pegasus Engineering (Beth Whikehart) Pedestrian Safety Improvements => coordinated with Juan Fong and Donny Greenough regarding sign questions and figure revisions.

Invoice No. 228478/Billing No. 5
 May 31, 2026
 Page 2
 Project No. MSC-22115

- The week of April 26, 2026, Pegasus Engineering (David Hamstra) coordinated with Beth Whitehart to revise the proposed Crosswalks Figures at three (3) intersections.
- The week of April 26, 2026, Pegasus Engineering (Beth Whitehart) Pedestrian Safety Improvements Project => prepared figure markups for Donny Greenough to update per recent comments from the roadway group; and researched the Historical district permit files for the original signing and marking plans.

LABOR COSTS

Project Manager, Hamstra, P.E.	12.0 hrs	@	\$ 195.00/hr	=	\$ 2,340.00
Project Manager, Fong, P.E.	2.0 hrs	@	\$ 195.00/hr	=	\$ 390.00
Project Engineer, Whitehart, P.E.	13.0 hrs	@	\$ 150.00/hr	=	\$ 1,950.00
Sr. CADD / GIS Designer, Greenough	14.5 hrs	@	\$ 100.00/hr	=	\$ 1,450.00
Word Processor/Clerical, Villanueva	<u>2.0 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 160.00</u>
	43.5 hrs				

Sub-Total Labor Costs \$ 6,290.00
 (Total Labor Costs to Date \$20,492.50)

OTHER DIRECT COSTS

In-house plots, prints, and copies \$ 71.79

Sub-Total Other Direct Costs \$ 71.79
 (Total Other Direct Costs to Date \$985.69)

Amount Due This Invoice \$ 6,361.79

Total Authorization	\$ 24,000.00
Total Amount Billed to Date	<u>\$ 21,478.19</u>
Balance Remaining	\$ 2,521.81



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/29/26	10081
Terms	Due Date
Net 30	06/28/26

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

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

Amount Due	Enclosed
\$12,321.43	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8686 - 7907 - Carlton Lakes - Mulch Installation (Entire Community) - Spring 2026		\$12,321.43	\$0.00	\$12,321.43
	<i>Mulch Install</i>		\$12,321.43	\$0.00	\$12,321.43
	Total		\$12,321.43	\$0.00	\$12,321.43



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10090
Terms	Due Date
Net 30	07/01/26

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

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

Amount Due	Enclosed
\$12,534.58	

Please detach top portion and return with your payment.

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/11/26	10242
Terms	Due Date
Net 30	07/11/26

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

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

Amount Due	Enclosed
\$5,984.78	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8397 - Carlton Lakes - Palm Pruning 4-26		\$5,984.78	\$0.00	\$5,984.78
	<i>Palm Pruning</i>		\$5,984.78	\$0.00	\$5,984.78
Total			\$5,984.78	\$0.00	\$5,984.78



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/19/26	10257
Terms	Due Date
Net 30	07/19/26

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

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

Amount Due	Enclosed
\$1,353.60	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,353.60	\$0.00	\$1,353.60
	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.				
	Replacing multi - color Lantanas at monuments along Clements Pride BLVD.				
	<i>Frost damaged lantana replacement</i>		\$1,353.60	\$0.00	\$1,353.60
Total			\$1,353.60	\$0.00	\$1,353.60

Bill To
 Carlton Lakes CDD
 11404 Carlton Fields Drive
 Riverview FL 33579
 United States

Total Due:	\$1,661.39
Due Date:	7/1/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	7/1/2026		6/30/2026	6/29/2027

Item	Amount
SchoolNow Server Fee Annual server fee for website hosting	\$61.80
SchoolNow ADA Monthly reporting, error correction and training resources	\$966.14
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$633.45

Subtotal	\$1,661.39
Tax Total	\$0.00
Total	\$1,661.39
Amount Paid	\$0.00
Amount Due	\$1,661.39

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States

[Click Here to pay with Credit Card](#)

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Carlton Lakes CDD
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

June 15, 2026
 Client: 001463
 Matter: 000001
 Invoice #: 28569

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2026	AM	FINALIZE RESOLUTION ADOPTING PROPOSED BUDGET AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT ADMIN RE SAME WITH INSTRUCTIONS.	0.2	\$35.00
5/5/2026	KCH	REVIEWED AND REVISED RESOLUTION ADOPTING PROPOSED BUDGET.	0.3	\$91.50
5/6/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
5/15/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	\$297.50
5/22/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	\$140.00
Total Professional Services			3.4	\$686.00

Client: 001463

Matter: 000001

Invoice #: 28569

Page: 2

Total Services	\$686.00	
Total Disbursements	\$0.00	
Total Current Charges		\$686.00
Previous Balance		\$458.00
<i>Less Payments</i>		<i>(\$458.00)</i>
PAY THIS AMOUNT		\$686.00

Please Include Invoice Number on all Correspondence



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

Invoice Number: 8194877
Account Number: 218485000
Invoice Date: 05/22/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Carlton Lakes CDD
ATTN District Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

CARLTON LAKES CDD SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

CARLTON LAKES CDD SERIES 2018

Invoice Number: 8194877
Account Number: 218485000
Current Due: \$4,256.13

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 218485000
Invoice # 8194877
Attn: Fee Dept St. Paul

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





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

Invoice Number: 8194877
 Invoice Date: 05/22/2026
 Account Number: 218485000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

CARLTON LAKES CDD SERIES 2018

Accounts Included 218485000 218485001 218485002 218485003 218485004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				\$3,950.00
Incidental Expenses 05/01/2026 to 04/30/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$19,606.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$336.41
Payments & Credits	\$336.41
Purchases & Other Charges	\$393.29
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$393.29

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$393.29
Minimum Payment Due	\$393.29
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 5032	\$336.41-
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	336.41-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 5949	\$0.00
		ALEXANDER J WEST	TOTAL XXXXXXXXXXXX 2695	\$393.29
05/13	05/13	8230509GMEHN38F2L	AMAZON MARK* 0M0TM26A3 SEATTLE WA	353.29
			MCC: 5999 MERCHANT ZIP:	
05/25	05/25	5543286H160FW7E4M	SPECTRUM MOBILE SAINT LOUIS MO	40.00
			MCC: 4899 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$393.29 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	June 25, 2026
New Balance	\$393.29
Minimum Payment Due	\$393.29
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

REWARDS SUMMARY

Previous Cashback Balance	\$1.68	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.98	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.66	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jan 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Here is your cash rewards schedule:

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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



INVOICE

Customer ID:

22-06270-03004

Customer Name:

CARLTON LAKES

Service Period:

06/01/26-06/30/26

Invoice Date:

05/26/2026

Invoice Number:

0255317-2206-1

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Jun 25, 2026

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

Your Total Due

\$584.28

If payment is received after 06/25/2026: **\$ 598.89**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
584.28		(584.28)		0.00		584.28		584.28

DETAILS OF SERVICE				
Details for Service Location: Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094			Customer ID: 22-06270-03004	
Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	06/01/26		1.00	192.48
6 Yard Dumpster 1X Week	06/01/26		1.00	391.80
Total Current Charges				584.28

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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/26/2026	0255317-2206-1	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 06/25/2026	\$584.28	
If Received after 06/25/2026	\$598.89	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$584.28.

2206000220627003004002553170000005842800000058428 7

I0290C84

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

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment Is Due		Your Total Due	
Visit wm.com/MyWM		10/25/2022		\$123.45	
<small>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.</small>		<small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		<small>If payment is received after 10/25/2022: \$128.45</small>	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45	
DETAILS OF SERVICE					
<small>Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627</small>			<small>Customer ID: 21-51809-22222</small>		
Description	Date	Ticket	Quantity	Amount	
35 Gallon Toner	10/01/2022		1.00	88.00	
MN STATE SOLID WASTE TAX 9.75%				25.45	
COUNTY ENVIRONMENTAL CHARGE				10.00	
<small>Total Current Charges</small>				123.45	

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

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

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

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

INVOICE

Zebra Cleaning Team
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

Invoice details

Invoice no.: 8685
Terms: Net 15
Invoice date: 06/01/2026
Due date: 06/16/2026

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

Total \$2,000.00

Ways to pay

BANK

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

[View and pay](#)



0CARLTON LAKES CDD 0

Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit \$20,000.00
 Credit Available \$19,663.00
 Statement Closing Date April 30, 2026
 Days in Billing Cycle 30
 Previous Balance \$40.00
 Payments & Credits \$84.36
 Purchases & Other Charges \$380.77
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$336.41

Questions? Call Customer Service
 Toll Free - 1-844-626-6581
 International Collect - 1-301-665-4442
 TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$336.41
Minimum Payment Due \$336.41
Payment Due Date May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 5032	\$40.00-
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	40.00-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 5949	\$0.00
		ALEXANDER J WEST	TOTAL XXXXXXXXXXXX 2695	\$336.41
04/02	04/02	5543286FQ5V3MEL6W	AMAZON MKTPL*BG0LZ9K31 SEATTLE WA MCC: 5942 MERCHANT ZIP:	44.36
04/05	04/05	8230509FGEHMG8MF1	AMAZON RETA* B74QY58Y2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	83.67
04/09	04/09	5543286FK5X9ZND9G	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	44.36-
04/10	04/10	5543286FL5XJF9FRE	AMAZON MKTPL*B71UE5CV1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	44.39
04/10	04/10	5543286FL5XKG2SN0	LOWES #01911* RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 335785427	89.98
04/10	04/10	8230509FMEHMQYNS0	AMAZON RETA* BC1G16DN0 SEATTLE WA MCC: 5331 MERCHANT ZIP:	40.61

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 5032
Payment Due Date May 25, 2026
New Balance \$336.41
 Minimum Payment Due \$336.41
 Past Due Amount \$0.00

Make Check Payable to:

Amount Enclosed:

\$

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

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
04/14	04/14	5543286FR5YX64P8A	LOWES #01911* RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 335785427	37.76
04/25	04/25	5543286G362DZ2DGS	SPECTRUM MOBILE SAINT LOUIS MO MCC: 4899 MERCHANT ZIP:	40.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$336.41 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.84	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.84	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.68	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jan 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Here is your cash rewards schedule:

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

Order placed April 1, 2026	Total \$44.36	Ship to Carlton Lakes C DD ▼	Placed by Carlton Lakes... ▼ Carlton Lakes CDD	Order # 113-1425977-8017065 View order details Printable Order Summary
-------------------------------	------------------	---------------------------------------	--	--

This order was approved. [View details](#)

Arriving April 6 - April 8



Windsoft Commercial Paper Towels, Recycled Hardwound Roll Hand Towels, 12-Pack, 8" x 350ft per Roll, White, Hardwound Towel Dispensers Refill
\$44.36

[Buy it again](#)

- [Problem with order](#)
- [Track package](#)
- [Cancel items](#)
- [Change Payment Method](#)
- [View or edit order](#)
- [Chat with us](#)

Order placed April 1, 2026	Total \$124.28	Ship to Carlton Lakes C DD ▼	Placed by Carlton Lakes... ▼ Carlton Lakes CDD	Order # 113-6346961-7928251 View order details Printable Order Summary
-------------------------------	-------------------	---------------------------------------	--	--

This order was approved. [View details](#)

Arriving April 13 - April 17



CloroxPro Pine-Sol Multi-Surface Cleaner, All Purpose Cleaner, Original Pine, 80 Fluid Ounces, Pack of 3 (60606) (Package May vary)
\$38.88

[Buy it again](#)

- [Track package](#)
- [Cancel items](#)
- [Change Payment Method](#)
- [View or edit order](#)
- [Chat with us](#)

Arriving Monday



Fabuloso 2X Multi-Purpose Cleaner, No Rinse Floor Cleaner, Long-Lasting Freshness, Passion of Fruits Scent, 128 fl oz
\$35.92

[Buy it again](#)



CloroxPro Pine-Sol Multi-Surface Cleaner, All Purpose Cleaner, Lemon Fresh, 80 Fluid Ounces, Pack of 3 (Package May Vary)
\$42.49

[Buy it again](#)

- [Track package](#)
- [Cancel items](#)
- [Change Payment Method](#)
- [View or edit order](#)
- [Chat with us](#)

Order Summary

Order placed April 9, 2026 | Order # 114-8231280-0875427

[Print](#)

Ship to Carlton Lakes CDD 11404 CARLTON FIELDS DR RIVERVIEW, FL 33579-4094 United States	Payment method Mastercard ending in 2695 View related transactions	Order Summary Item(s) Subtotal: \$44.39 Shipping & Handling: \$0.00 Total before tax: \$44.39 Estimated tax to be collected: \$0.00 Grand Total: \$44.39
Placed by	Carlton Lakes CDD	

Arriving April 14 - April 15

Windsoft Commercial Paper Towels, Recycled Hardwound Roll Hand Towels, 12-Pack, 8" x 350ft per Roll, White, Hardwound Towel Dispensers Refill
Sold by: Mars business
Supplied by: Other
\$44.39



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: S1911SPT 1254095 TRANS#: 280685488 04-10-26

1303503 MAGNA LATCH TOP PULL	89.98
99.98 DISCOUNT EACH	-10.00
SUBTOTAL: 89.98	
TOTAL TAX: 0.00	
INVOICE 97427 TOTAL:	89.98
W/C:	89.98

TOTAL SAVINGS THIS TRIP: \$10.00

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

EST. POINTS EARNED: 134*

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



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: 519110JA 4112129 TRANS#: 711295044 04-14-26

289370 RAYOVAC HE AA 36CT	18.88
20.98 DISCOUNT EACH	-2.10
289396 RAYOVAC AAA BATTERY 36-CT	18.88
20.98 DISCOUNT EACH	-2.10

SUBTOTAL:	37.76
TOTAL TAX:	0.00
INVOICE 86918 TOTAL:	37.76
M/C:	37.76

=====
TOTAL SAVINGS THIS TRIP: \$4.20
=====

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

EST. POINTS EARNED: 56*

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

5/5/26, 10:49 AM

SpectrumBusiness.net Billing



8 DE ABRIL DE 2026

Móvil

SALDO A PAGAR

\$40.00

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

Información del titular de la cuenta

Carlton Lakes Community
11404 Carlton Field Dr Riverview, FL 33579

Número de cuenta: 1018484040

Actividad de la cuenta anterior

Saldo previo	\$40.00 <input type="checkbox"/>
Créditos y Pagos	-\$40.00 <input type="checkbox"/>
<i>Pago Automático - Mastercard que termina en 2695 Pagado en 25 de marzo</i>	-\$40.00
Saldo restante	\$0.00 <input type="checkbox"/>
Servicios	\$40.00
Línea Unlimited	\$40.00 <input type="checkbox"/>

**Carlton Lakes Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

Carlton Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Carlton Lakes Community Development District
Hillsborough County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Carlton Lakes Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Carlton Lakes Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Carlton Lakes Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 29, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2026

**Carlton Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Carlton Lakes Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Carlton Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds, are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as long-term debt, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total assets were exceeded by total liabilities by \$(6,219,508) (net position). Net investment in capital assets for the District was \$(3,810,196). Unrestricted net position for governmental activities was \$(3,051,535) and restricted net position was \$642,223.
- ◆ Governmental activities revenues totaled \$2,500,082 while governmental activities expenses totaled \$2,111,074.

**Carlton Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 720,282	\$ 310,854
Restricted assets	1,393,085	1,313,971
Capital assets	5,683,458	6,209,025
Total Assets	7,796,825	7,833,850
Current liabilities	651,744	768,263
Non-current liabilities	13,364,589	13,674,103
Total Liabilities	14,016,333	14,442,366
Net position - net investment in capital assets	(3,810,196)	(3,275,210)
Net position - restricted	642,223	515,151
Net position - unrestricted	(3,051,535)	(3,848,457)
Total Net Position	\$ (6,219,508)	\$ (6,608,516)

The increase in current and restricted assets is primarily due to revenues in excess of expenditures at the fund level in the current year.

The decrease in capital assets is due to depreciation in the current year.

The decrease in total liabilities is related to principal payments on the long-term debt in the current year.

**Carlton Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 2,386,096	\$ 1,999,147
General Revenues		
Miscellaneous revenues	9,084	8,379
Investment earnings	104,902	81,344
Total Revenues	<u>2,500,082</u>	<u>2,088,870</u>
Expenses		
General government	91,504	127,583
Physical environment	1,154,887	1,099,007
Culture/recreation	118,568	118,567
Interest and other charges	746,115	760,486
Total Expenses	<u>2,111,074</u>	<u>2,105,643</u>
Change in Net Position	389,008	(16,773)
Net Position - Beginning of Year	<u>(6,608,516)</u>	<u>(6,591,743)</u>
Net Position - End of Year	<u><u>\$ (6,219,508)</u></u>	<u><u>\$ (6,608,516)</u></u>

The increase in charges for services is primarily due to an increase in special assessment levied in the current year.

The decrease in general government is primarily related to the decrease in legal fees in the current year.

The increase in physical environment is primarily due to an increase in repairs and maintenance in the current year.

**Carlton Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Capital assets, being depreciated		
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
Less: accumulated depreciation	<u>(3,810,196)</u>	<u>(3,284,629)</u>
Governmental Activities Capital Assets	<u>\$ 5,683,458</u>	<u>\$ 6,209,025</u>

During the year, depreciation was \$525,567.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less capital improvements, reserve, and utility expenditures than were anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In December 2015, the District issued \$8,715,000 Series 2015 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipping of the 2015 Project. The balance outstanding on the Series 2015 Bonds at September 30, 2025 was \$6,320,000.
- In May 2017, the District issued \$3,940,000 Series 2017 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipping of the 2017 Project. The balance outstanding on the Series 2017 Bonds at September 30, 2025 was \$3,430,000.

**Carlton Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In April 2018, the District issued \$4,255,000 Series 2018 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipping of a portion of the 2018 Project. The balance outstanding on the Series 2018 Bonds at September 30, 2025 was \$3,815,000.
- In a prior fiscal year, the District determined that a deferred obligation existed related to developer-funded improvements. These amounts represent costs incurred by the Developer that were not funded with bond proceeds. As of September 30, 2025, the District's remaining obligation totaled \$230,183.

Economic Factors and Next Year's Budget

Carlton Lakes Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Carlton Lakes Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Carlton Lakes Community Development District, Inframark, LLC, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

Carlton Lakes Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 666,144
Due from other governments	15,929
Prepaid expenses	38,188
Deposits	21
Total Current Assets	720,282
Non-current Assets	
Restricted Assets	
Investments	1,393,085
Capital Assets, Being Depreciated	
Building and improvements	3,516,676
Improvements other than buildings	3,121,209
Infrastructure	2,846,350
Equipment	9,419
Less: accumulated depreciation	(3,810,196)
Total Non-current Assets	7,076,543
Total Assets	7,796,825
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	34,340
Accrued interest	302,404
Bonds payable	315,000
Total Current Liabilities	651,744
Non-current Liabilities	
Deferred obligation	230,183
Bonds payable, net	13,134,406
Total Non-current Liabilities	13,364,589
Total Liabilities	14,016,333
 NET POSITION	
Net investment in capital assets	(3,810,196)
Restricted for debt service	642,223
Unrestricted	(3,051,535)
Total Net Position	\$ (6,219,508)

See accompanying notes to financial statements.

Carlton Lakes Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 666,144	\$ -	\$ 666,144
Due from other funds	-	40,181	40,181
Due from other governments	8,779	7,150	15,929
Prepaid expenses	38,188	-	38,188
Deposits	21	-	21
Restricted assets			
Investments	-	1,393,085	1,393,085
Total Assets	<u>\$ 713,132</u>	<u>\$ 1,440,416</u>	<u>\$ 2,153,548</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 34,340	\$ -	\$ 34,340
Due to other funds	40,181	-	40,181
Total Liabilities	<u>74,521</u>	<u>-</u>	<u>74,521</u>
FUND BALANCES			
Nonspendable			
Prepaid expenses	38,188	-	38,188
Deposits	21	-	21
Restricted			
Debt service	-	1,440,416	1,440,416
Unassigned	600,402	-	600,402
Total Fund Balances	<u>638,611</u>	<u>1,440,416</u>	<u>2,079,027</u>
Total Liabilities and Fund Balances	<u>\$ 713,132</u>	<u>\$ 1,440,416</u>	<u>\$ 2,153,548</u>

See accompanying notes to financial statements.

**Carlton Lakes Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025**

Total Governmental Fund Balances	\$ 2,079,027
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, buildings and improvements, \$3,516,676, improvements other than buildings, \$3,121,209, infrastructure, \$2,846,350, and equipment, \$9,419, net of accumulated depreciation, \$(3,810,196), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	5,683,458
Long-term liabilities, including bonds payable, \$(13,565,000), net of bond discount, net, \$115,594, and deferred obligations, \$(230,183), are not due and payable in the current period and therefore, are not reported at the fund level.	(13,679,589)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(302,404)</u>
Net Position of Governmental Activities	<u><u>\$ (6,219,508)</u></u>

See accompanying notes to financial statements.

Carlton Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 1,295,875	\$ 1,090,221	\$ 2,386,096
Miscellaneous revenues	9,084	-	9,084
Investment earnings	44,189	60,713	104,902
Total Revenues	<u>1,349,148</u>	<u>1,150,934</u>	<u>2,500,082</u>
Expenditures			
Current			
General government	91,504	-	91,504
Physical environment	771,181	-	771,181
Debt service			
Principal	133,333	295,000	428,333
Interest	11,767	734,828	746,595
Total Expenditures	<u>1,007,785</u>	<u>1,029,828</u>	<u>2,037,613</u>
Excess revenues over/(under) expenditures	341,363	121,106	462,469
Other financing sources/(uses)			
Insurance proceeds	<u>23,293</u>	<u>-</u>	<u>23,293</u>
Net Change in Fund Balances	364,656	121,106	485,762
Fund Balances - October 1, 2024	<u>273,955</u>	<u>1,319,310</u>	<u>1,593,265</u>
Fund Balances - September 30, 2025	<u>\$ 638,611</u>	<u>\$ 1,440,416</u>	<u>\$ 2,079,027</u>

See accompanying notes to financial statements.

Carlton Lakes Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	485,762
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(525,567)
Repayments of long-term liabilities are expenditures at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		428,333
Amortization of bond discount does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.		(5,486)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		5,966
		5,966
Change in Net Position of Governmental Activities	\$	389,008

See accompanying notes to financial statements.

Carlton Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,283,481	\$ 1,283,481	\$ 1,295,875	\$ 12,394
Miscellaneous revenues	7,500	7,500	9,084	1,584
Investment earnings	-	-	44,189	44,189
Total Revenues	<u>1,290,981</u>	<u>1,290,981</u>	<u>1,349,148</u>	<u>58,167</u>
Expenditures				
Current				
General government	124,610	124,610	91,504	33,106
Physical environment	941,261	941,261	771,181	170,080
Capital outlay	105,110	105,110	-	105,110
Debt service				
Principal	120,000	120,000	133,333	(13,333)
Interest	-	-	11,767	(11,767)
Total Expenditures	<u>1,290,981</u>	<u>1,290,981</u>	<u>1,007,785</u>	<u>283,196</u>
Excess revenues over/(under) expenditures	-	-	341,363	341,363
Other financing sources/(uses)				
Insurance proceeds	-	-	23,293	23,293
Net Change in Fund Balances	-	-	364,656	364,656
Fund Balances - October 1, 2024	<u>203,553</u>	<u>203,553</u>	<u>273,955</u>	<u>70,402</u>
Fund Balances - September 30, 2025	<u>\$ 203,553</u>	<u>\$ 203,553</u>	<u>\$ 638,611</u>	<u>\$ 435,058</u>

See accompanying notes to financial statements.

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on March 25, 2015, as a Community Development District, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by the Board of County Commissioners of Hillsborough County Ordinance 15-6, and subsequently amended by Ordinance 18-8, to expand the District's boundaries. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Carlton Lakes Community Development District. The District is governed by a Board of Supervisors who are elected to four-year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Carlton Lakes Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District are classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include building and improvements, improvements other than buildings, infrastructure, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements	30 years
Improvements other than buildings	10 years
Infrastructure	30 years
Equipment	7 years

d. Bond Discount

Bond discounts are presented on the government-wide financial statements and amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized discounts are netted against the applicable long-term debt.

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

g. Special Assessments

Special assessments revenues that fund the annual operating budget are levied annually at a public hearing prior to the beginning of each fiscal year. Special assessment revenues that repay the District's bond issuances were levied when the bonds were issued and are collected annually over the term of the bonds. Assessments collected utilizing the uniform method of collection per Section 197.3632 Florida Statutes are certified for collection to the County Tax Collector no later than September 15th of each year. The District's special assessments are included on the property owners' November 1st property tax bill which if paid in November receives an early payment discount of 4%, if paid in December payment discount is 3%, if paid in January discount is 2% and if paid in February is 1%. Property tax bills paid in March, receive no early payment discount. Discounts are in accordance with Section 197.162, Florida Statutes.

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$2,079,027, differs from “net position” of governmental activities, \$(6,219,508), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effects of the difference are illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	\$ 3,516,676
Improvement other than buildings	3,121,209
Infrastructure	2,846,350
Equipment	9,419
Less: accumulated depreciation	<u>(3,810,196)</u>
Total	<u>\$ 5,683,458</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	\$ (13,565,000)
Bond discount, net	115,594
Deferred obligations	<u>(230,183)</u>
Total	<u>\$ (13,679,589)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to the accrued interest on bonds.

Accrued interest	<u>\$ (302,404)</u>
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Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$485,762, differs from the “change in net position” for governmental activities, \$389,008, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effects of the difference are illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the fund level. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(525,567)</u>
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Long-term debt transactions

Repayments of long-term debt are expenditures at the fund level, but the repayments reduce non-current liabilities at the government-wide level.

Repayments of long-term debt	\$ <u>428,333</u>
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Amortization of the bond discount does not require the use of current financial resources and therefore is not reported at the fund level.

Amortization of bond discount	\$ <u>(5,486)</u>
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Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures at the fund level.

Net change in accrued interest payable	\$ <u>5,966</u>
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Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$684,250 and the carrying value was \$666,144. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U.S. Bank Money Market	N/A	<u>\$ 1,393,085</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is not subject to the fair value hierarchy.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in U.S. Bank Money Market were not rated by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Money Market are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
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
Total Capital Assets, Being Depreciated	<u>9,493,654</u>	<u>-</u>	<u>-</u>	<u>9,493,654</u>
Less accumulated depreciation for:				
Buildings and improvements	(703,337)	(117,222)	-	(820,559)
Improvements other than buildings	(2,010,679)	(312,121)	-	(2,322,800)
Infrastructure	(569,268)	(94,878)	-	(664,146)
Equipment	(1,345)	(1,346)	-	(2,691)
Total Accumulated Depreciation	<u>(3,284,629)</u>	<u>(525,567)</u>	<u>-</u>	<u>(3,810,196)</u>
Total Capital Assets, Being Depreciated, Net	<u>\$ 6,209,025</u>	<u>\$ (525,567)</u>	<u>\$ -</u>	<u>\$ 5,683,458</u>

Depreciation was charged to physical environment, \$406,999, and culture/recreation, \$118,568.

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT

The following is a summary of long-term debt activity of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 14,223,516
Principal payments	<u>(428,333)</u>
Long-term Debt at September 30, 2025	13,795,183
Less: bond discount, net	<u>(115,594)</u>
Long-term Debt, Net at September 30, 2025	<u><u>\$ 13,679,589</u></u>

Bonds payable is comprised of the following:

Special Assessment Revenue Bonds

\$8,715,000 Series 2015 Bonds are due in annual principal installments beginning November 2018, maturing through November 2047. Interest is due semiannually on May 1 and November 1, beginning November 1, 2016, at various rates between 4.25% and 5.75%. Current portion is \$145,000.

\$ 6,320,000

\$3,940,000 Series 2017 Bonds are due in annual principal installments beginning November 2018, maturing through November 2047. Interest is due semiannually on May 1 and November 1, beginning November 1, 2017, at various rates between 3.75% and 5.125%. Current portion is \$85,000.

3,430,000

\$4,255,000 Series 2018 Bonds are due in annual principal installments beginning May 2020, maturing through May 2049. Interest is due semiannually on May 1 and November 1, beginning November 1, 2018, at various rates between 4% and 5.25%. Current portion is \$85,000.

3,815,000

Bonds payable at September 30, 2025

13,565,000

Less: bond discount, net

(115,594)

Bonds Payable, Net at September 30, 2025

\$ 13,449,406

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 315,000	\$ 720,141	\$ 1,035,141
2027	330,000	704,606	1,034,606
2028	340,000	688,338	1,028,338
2029	355,000	671,572	1,026,572
2030	375,000	653,709	1,028,709
2031-2035	2,200,000	2,942,700	5,142,700
2036-2040	2,855,000	2,275,641	5,130,641
2041-2045	3,750,000	1,388,438	5,138,438
2046-2049	<u>3,045,000</u>	<u>309,041</u>	<u>3,354,041</u>
Totals	<u>\$ 13,565,000</u>	<u>\$ 10,354,186</u>	<u>\$ 23,919,186</u>

Significant Bond Provisions

The Series 2015, Series 2017, and Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2026, November 1, 2027, and May 1, 2028, respectively, at a redemption price set in the Trust Indenture, together with accrued interest to the date of redemption. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture requires certain amounts to be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Carlton Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The Series 2015, Series 2017, and Series 2018 Reserve Accounts were funded from the proceeds of the Series 2015, Series 2017, and Series 2018 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Bond Indenture.

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds		
Series 2015	\$ 251,444	\$ 251,444
Series 2017	\$ 103,845	\$ 103,845
Series 2018	\$ 140,500	\$ 140,500

Notes Payable

In November 2023, the District issued a \$200,000 note to provide bridge funding for District operations. The note bears interest at 6.8% and had an original maturity of November 2026. During fiscal year 2024, the District made principal payments, resulting in an outstanding balance of \$133,333 as of September 30, 2024. During fiscal year 2025, the District repaid the remaining balance.

Deferred Obligation

During fiscal year 2019, the District determined that a total deferred obligation of \$488,233 and \$70,353 existed related to the Series 2015 and Series 2018 Capital Improvement Projects, respectively. These amounts represent costs incurred by the Developer for improvements associated with the District's capital projects that were not funded with bond proceeds. During fiscal year 2019, the District paid \$258,050 to the Developer toward the deferred obligation related to the Series 2015 Project. During fiscal year 2020, an additional \$70,353 was paid to the Developer related to the Series 2018 Project. As of September 30, 2025, the remaining deferred obligation of \$230,183 is outstanding to the Developer related to the Series 2015 Project. Payment of the remaining obligation is contingent upon the availability of funds.

**Carlton Lakes Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025**

NOTE F – INTERFUND BALANCES

Interfund balances at September 30, 2025, consisted of the following:

Receivable Fund	Payable Fund
Debt Service Fund	General Fund
	\$ 40,181

Interfund balances were primarily related to the collection of assessments in one fund on behalf of another that were not remitted as of year-end.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Carlton Lakes Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Carlton Lakes Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Carlton Lakes Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Carlton Lakes Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Carlton Lakes Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Carlton Lakes Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Carlton Lakes Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Carlton Lakes Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of Carlton Lakes Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 29, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Carlton Lakes Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Carlton Lakes Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Carlton Lakes Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Carlton Lakes Community Development District. It is management's responsibility to monitor Carlton Lakes Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Carlton Lakes Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$849
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget. See page 16 of annual financial report.



To the Board of Supervisors
Carlton Lakes Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Carlton Lakes Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,471.54 – \$1,763.03 for the General Fund and \$1,041.67 – \$1,837.41 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: \$2,386,096
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$6,320,000 Series 2015 Bonds due on November 1, 2047; \$3,430,000 Series 2017 Bonds due on November 1, 2047; \$3,815,000 Series 2018 Bonds due on May 1, 2049

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Carlton Lakes Community Development District
Hillsborough County, Florida

We have examined Carlton Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Carlton Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Carlton Lakes Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Carlton Lakes Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Carlton Lakes Community Development District's compliance with the specified requirements.

In our opinion, Carlton Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2026



July 3, 2026

MSC-22115

Ms. Alize Aninipot
District Manager
Inframark
313 Campus Street
Celebration, Florida 34747

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

Subj: Change Order #1

Dear Ms. Aninipot:

The purpose of this letter is to respectfully request a change order to our current authorization to continue serving as the District Engineer for the Carlton Lakes Community Development District (CDD). Based on our latest invoice we are close to exceeding our original **\$24,000.00** authorization associated with Fiscal Year 2025/2026 District Engineer services. More specifically our current balance is \$885.81 through week ending 05/30/26 (refer to Invoice No. 228590 within **Attachment "A"**)

With that said, we respectfully request an hourly not-to-exceed amount of **\$12,500.00** to continue providing miscellaneous engineering services through September 30, 2026 (i.e., remaining 4 months). Pegasus Engineering will continue to invoice the District for these services on a time and expense basis in accordance with the current Schedule of Hourly Rates and Reimbursable Costs.

We appreciate the opportunity to continue assisting the Carlton Lakes Community Development District and thank you in advance for your consideration of this request. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

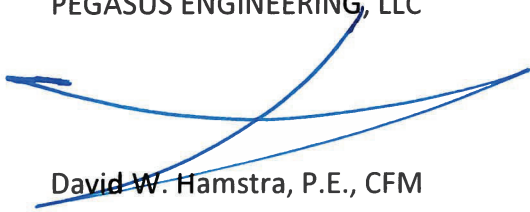
"Engineering a Higher Standard"

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

Ms. Alize Aninipot
July 3, 2026
Page 2

Respectfully,

PEGASUS ENGINEERING, LLC



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

**Carlton Lakes Community Development District
Fiscal Year 2025/2026 District Engineer Services
Change Order #1**

Approved for Pegasus Engineering, LLC



Juan Fong, P.E.

Principal _____
Officer's Title

July 3, 2026 _____
Date

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

Authorized Signature

Officer's Title

Date

Attachment "A"

Pegasus Engineering
Invoice No. 228590

INVOICE

Email: inframarkcms@payableslockbox.com

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

INVOICE DATE: June 30, 2026
INVOICE NO.: 228590 *AWH*
BILLING NO.: 6

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: 05/03/26 – 05/30/26

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

- Scope of Work:
- The week of May 3, 2026, Pegasus Engineering (Beth Whitehart) Pedestrian Safety Project => coordinated with Hillsborough County (Scott Fieldman) regarding the project revisions.
 - The week of May 3, 2026, Pegasus Engineering (Donny Greenough) addressed Beth Whitehart's mark-ups for the three (3) proposed crosswalk improvements.
 - The week of May 10, 2026, Pegasus Engineering (David Hamstra) coordinated with Beth Whitehart regarding the proposed crosswalk improvements; and prepared for and participated in the CDD Meeting via Teams on 05/13/26.
 - The week of May 10, 2026, Pegasus Engineering (Beth Whitehart) Pedestrian Safety Project => submitted the revised figures and the CDD meeting minutes to Hillsborough County (Scott Friedman).

LABOR COSTS

Project Manager, Hamstra, P.E.	4.0 hrs	@	\$ 195.00/hr	=	\$ 780.00
Project Engineer, Whitehart, P.E.	4.5 hrs	@	\$ 150.00/hr	=	\$ 675.00
Sr. CADD / GIS Designer, Greenough	<u>1.5 hrs</u>	@	\$ 100.00/hr	=	<u>\$ 150.00</u>
	10.0 hrs				

Sub-Total Labor Costs \$ 1,605.00
(Total Labor Costs to Date \$22,097.50)

Invoice No. 228590/Billing No. 6
June 30, 2026
Page 2
Project No. MSC-22115

Total Authorization	\$ 24,000.00
Total Amount Billed to Date	<u>\$ 23,114.19</u>
Balance Remaining	\$ 885.81



CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – July 2026

➤ Upcoming Meeting Dates

- August 12th Public Hearing
- September 9th

➤ Seats up for Elections

- Seats up for Election are Seat 3,4 and 5 Nicholle, Fredrick and Elizabeth
- As no one ran for the seats 3,4,5 Nicholle, Fredrick, and Elizabeth will be placed as holdover unless a resignation is provided.

➤ Incident Reports

- Dates of incidents occurred 6-17-26 and 6-20-26
- Upper Management Helena, Jennifer, and I were onsite on 6-23-26 to address these incidents with the Staff.

CLEAR PARTNERSHIPS



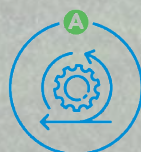
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Carlton Lakes Community Development District

2005 Pan Am Circle Suite 300 Tampa, FL 33607 (813) 397-5120 www.meritusdistricts.com

Incident Report

REPORTED BY: Alexander West DATE OF REPORT: 6/17/26
 TITLE / ROLE: Facility Manager INCIDENT NO.: 001

INCIDENT INFORMATION

INCIDENT TYPE: 2 Teenagers in bathroom DATE OF INCIDENT: 6/17/26
 LOCATION: 11404 Carlton Fields
 CITY: Riverview STATE: Florida ZIP CODE: 33579
 SPECIFIC AREA OF LOCATION (if applicable): _____

INCIDENT DESCRIPTION

Mrs. Santos caught 2 teens in the bathroom, the teens said the girl was throwing up but the mother said the 2 teenagers were having sex. The teenagers left before I could get their names. They were guests of Shanita Voss. Both families left after the confrontation. Camera footage does not show the hallway enough to tell whether this did or did not happen. The mother who made the report she was the only card that was used to swipe in.

NAME / ROLE / CONTACT OF PARTIES INVOLVED

- Shanita Voss / Resident / Guest of Resident
- _____

NAME / ROLE / CONTACT OF WITNESSES

- Caroline Bortolon / Resident
- _____

POLICE REPORT FILED? _____ PRECINCT: _____
 REPORTING OFFICER: _____ PHONE: _____

FOLLOW-UP ACTION

Card was deactivated for the day while investigate

CLCDD STAFF NAME:	Alexander West			DATE:	6/17/26
----------------------	----------------	--	--	-------	---------

Carlton Lakes Community Development District

2005 Pan Am Circle Suite 300 Tampa, FL 33607 (813) 397-5120 www.meritusdistricts.com

Incident Report

REPORTED BY: Alexander West DATE OF REPORT: 6/20/26
 TITLE / ROLE: Facility Manager INCIDENT NO.: 002

INCIDENT INFORMATION

INCIDENT TYPE: Teenager Messing Around in the Gym DATE OF INCIDENT: 6/20/26
 LOCATION: 11404 Carlton Fields Dr.
 CITY: Riverview STATE: Florida ZIP CODE: 33579
 SPECIFIC AREA OF LOCATION (if applicable): _____

INCIDENT DESCRIPTION

Four teens entered the gym without authorization using parents card and they were under 16(Clarance Sureller at 1833) and were using the machines in a reckless and unsafe manner, putting themselves and others at potential risk. Upon initially talking to the teens, the employee asked them to calm down and be respectful of the other guests and the equipment at 1845. Following this the teens resumed to act erratically on the equipment and the employee talked to them again asking them to leave the gym, after which when they refused to follow instructions, the employee yelled at them to leave saying get the fuck out at 1855.

NAME / ROLE / CONTACT OF PARTIES INVOLVED

- Ms. Medina/ parent of one of the kids.
- _____

NAME / ROLE / CONTACT OF WITNESSES

- Kyle White/ Staff
- _____

POLICE REPORT FILED? _____ PRECINCT: _____
 REPORTING OFFICER: _____ PHONE: _____

FOLLOW-UP ACTION

CLCDD STAFF

NAME: Alexander West DATE: 6/20/26

Monthly Manager's Report – Carlton Lakes CDD 6/24/2026



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

Operations/Maintenance Updates: July 2026

Everyday Tasks

- Assisted 15 residents with access cards for Amenities.
- Renewed Access to over 15 Residents who own homes or renewed leases.
- Completed community drive through weekly.
- Christian and Kyle performed regular duties.
- Performed regular maintenance duties daily.
- INFRAMARK annual training courses.
- Maintained security of property and enforced community rules.
- Got a quote to add a security camera in the bathroom blind spot.

Projects

Operations/Maintenance Updates

Operation Report

- This month, we engaged in various safety, maintenance, and facility improvement activities.

1. Facility Maintenance & Security:

-

2. **Pool Operations:**

-

3. **Upcoming Projects & Quotes:**

-

4. **Landscaping:**

-

Rentals Access Cards and Event Fees.

Rentals			
Special Meeting			
Deposit			
Total			
Refunded			

Up Coming Events

Vendors on site

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

We have prepared a quote for you



New Camera for Men's and Woman's Bathroom hallway

Quote # Q007276 Version 1

Prepared for:

Carlton Lakes CDD



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

Tuesday, June 23, 2026

Carlton Lakes CDD
Alex Clubhouse Manager
11404 CARLTON FIELD DR
Riverview , FL 33579
carltonlkclubhouse@gmail.com

Dear Alex,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,

A handwritten signature in blue ink, appearing to be "S. Lincoln", is written over a horizontal line.

Sales Engineer
Shawn Lincoln
MHD Communications

P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

HARDWARE

Product Details	Qty
Performance Series ColorVu camera	1
Hikvision DS-3E0510P-E 8-Port	1
Connectors, Mounting Hardware, Conduit etc.	1
CAT6A BL 28AWG-SLIM TYPE-3FT	1
CAT6 550MHZ, HDBT, UTP, 8C CMR Blue Jacket, AWG23,, Pull Box, 1000'	1
Subtotal: \$816.28	

SCOPE OF WORK

All work will be performed during standard business hours, Monday through Friday, 8:00 AM to 5:00 PM.

Scope of Work

- Provide and install **one (1) Hikvision switch**.
- Relocate and patch **one (1) existing camera** into the new switch, along with the newly installed camera, and integrate both into the existing NVR.
- Provide and install **one (1) new camera** and **one (1) Cat6 cable** from the new switch to the new camera location to provide coverage of the hallway leading to the Men's and Women's restrooms.
- Upon completion, configure the system, verify camera views, and ensure proper operation prior to demobilization.

Exclusions

The following items are **not included** in this scope of work:

- Corrections or repairs to existing conditions. Any required remediation will be billed separately.
- Cutting, patching, or painting of any surfaces.

PAYMENT OPTIONS

Cash Contract

Deposit: A deposit is required within five business days of signing the proposal. Please note that parts will not be ordered, and the project will not be scheduled until the full deposit is received.

- **Parts:** 80%
- **Labor:** 50%

Remaining Balance: The remaining balance is due within five business days of project completion.

Progress Billing:

For projects extending beyond 30 days, MHD reserves the right to issue monthly progress invoices for the labor completed to date. Additionally, if the Customer causes delays in the performance of the Work—whether through failure to provide necessary information, access, approvals, or any other action or inaction that impedes the MHD's ability to proceed—MHD shall be entitled to issue progress invoices for the portion of the Work completed to date. Such invoices shall be due and payable by the Customer within 30 days of the invoice date, regardless of the delay. The MHD's right to issue progress invoices shall not be construed as a waiver of any other rights or remedies available under this Agreement or applicable law.

Payment Methods: MHD accepts cash, check, and all major credit cards. A link to pay by credit card will be provided with the deposit invoice. If you prefer to pay via ACH, a form is included with this quote. Please complete and submit the form to finance@mhdit.com.

FINANCE CONTRACT

MHD provides financing plans with 36-month, 48-month, and 60-month terms. If you're interested in financing your project, please contact your sales engineer to discuss the available options.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.

P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

New Camera for Men's and Woman's Bathroom hallway



Prepared by:
MHD Communications
 Sales Engineer
 813-948-0202
 Fax 813-699-5001
 shawn.lincoln@mhdit.com

Prepared for:
Carlton Lakes CDD
 11404 CARLTON FIELD DR
 Riverview , FL 33579
 Alex Clubhouse Manager
 (813) 773-3002
 carltonlkclubhouse@gmail.com

Quote Information:
Quote #: Q007276
 Version: 1
 Delivery Date: 06/23/2026
 Expiration Date: 07/20/2026


Quote Summary

Description	Amount
HARDWARE	\$816.28
SERVICES	\$865.00
Total:	\$1,681.28

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Carlton Lakes CDD

Signature: 
 Name: Shawn Lincoln
 Title: Shawn Lincoln
 Date: 06/23/2026

Signature: _____
 Name: Alex Clubhouse Manager
 Date: _____



Details for Order #112-2802924-9500256

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: June 24, 2026
Amazon.com order number: 112-2802924-9500256
Order Total: \$550.00

Table with 2 columns: Item Description, Price. Includes 'Items Ordered' section with product details and 'Shipping Address' section with address and shipping speed information.

Table with 2 columns: Payment Method, Payment Summary. Includes 'Payment Method' section with card details and a payment summary table showing subtotal, shipping, promotion, tax, and grand total.

To view the status of your order, return to Order Summary .

43 There were no updates at this time

44 **B. CrossCreek Report**

45 Mr. Greene advised that the previously submitted report contained inaccuracies and stated that a
46 corrected monthly report would be distributed to the Board. He reported that three ponds were
47 experiencing shoreline edge issues. Mr. Greene also noted that algae growth in Pond 3 had been
48 treated. He further stated that trash removal would continue to be performed during each routine
49 service visit. Ms. Fowler requested that additional attention be given to addressing trash accumulation
50 in Pond 1.

51 **C. Field Inspection Report**

52 Ms. Fowler presented the Field Inspection Report to the Board.

53 Estimate No. 336, provided under separate cover, in the amount of \$300 for the installation of
54 nine (9) hinges, was discussed. Following discussion, the Board tabled consideration of the
55 proposal.

56 *Mr. Levatte arrived at 6:25pm*

57 **D. Landscape Inspection Report**

58 Mr. Dunbar presented the Landscape Inspection Report to the Board. Mr. Dunbar advised that
59 mulch installation in the pool area remained outstanding and was scheduled for completion within the
60 week. Mr. Dunbar also inquired whether the Board wished to proceed with scheduling the installation
61 of lantana around the monuments, and the Board expressed its concurrence.

62 A discussion ensued regarding whether the landscape proposal included mulch installation around
63 the tree rings located in the pond areas.

64 **i. Consideration of Pine Lake Services Tree Removal Proposal No. 8863**

65 Mr. Dunbar presented Pine Lake Services Proposal No. 8863 in the amount of \$575.00 for the
66 flush cut and removal of one (1) dead palm tree located on Clement Pride Boulevard. A discussion
67 ensued regarding whether the stump would remain or be removed as part of the proposal.

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, Pine Lake Services Proposal No. 8863, in the amount of \$575.00, was approved. (4-0)

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69 **ii. Consideration of Pine Lake Services Storm Preparedness, Pre-Approval, and Response**
70 **Rate Documents**

71 Mr. Amarosa presented the Pine Lake Services Storm Preparedness, Pre-Approval, and Response
72 Rate Documents to the Board for consideration.

On MOTION by Mr. Levatte, seconded by Ms. Palmer, with all in favor, the Pine Lake Services Storm Preparedness, Pre-Approval, and Response Rate Documents were approved. (4-0)
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E. Pool Report

A discussion ensued regarding Phosphate Removal Proposal No. 1091, submitted in the amount of \$433.60 for five (5) gallons. It was noted that each treatment is expected to last approximately two (2) months.

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Board rescinded the previously approved not-to-exceed amount of \$300 for phosphate removal. (4-0)

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On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, Proposal No. 1091 was approved for two (2) treatments during the current fiscal year, in the amount of \$867.20. (4-0)

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F. District Accountant

- i. Acceptance of March 2026 Financials, Check Register, and Expenditure Reports**
- ii. Acceptance of April 2026 Financials, Check Register, and Expenditure Reports**
- iii. Acceptance of May 2026 Financials, Check Register, and Expenditure Reports**

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the March, April, and May 2026 Financials, Check Register, and Expenditure Reports were accepted. (4-0)

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G. District Engineer

i. Discussion of Pedestrian Improvements

Mr. Hamstra provided an update on the proposed pedestrian improvements. He advised that the County had indicated the project would need to be reviewed by its Complex Case Decision Committee and discussed further the following week, as the County considers it a complex project. Mr. Hamstra also asked the Board when the advertisement for bids for the weir project should be published. A discussion ensued, and the Board agreed to advertise for bids in August, receive bids in September, and present the bids to the Board for consideration in October.

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H. District Manager

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i. District Manager Report

Ms. Aninipot presented her report to the Board. Ms. Aninipot advised that all Supervisors are required to file their Form 1 by July 1 and noted that a fine of \$25 per day would begin to accrue for any late filings.

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ii. Consideration of Formal Notice to Residents

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Ms. Aninipot presented the formal notice to residents for the Board's consideration. She advised that thirty (30) notices had been issued to residents.

103 A discussion ensued regarding enforcement of the notices. The Board directed the District
104 Manager to coordinate with District Counsel to determine whether the District has the legal
105 authority to remove items affixed to residents' fences in cases of noncompliance.

106 The Board further directed the District Manager to allow a thirty (30) day compliance period.
107 Should a resident fail to comply within that timeframe, the Board directed that a second notice be
108 issued via certified mail and that District Counsel provide guidance regarding the District's authority
109 to remove such items.

110 **iii. Discussion of New Staffing and Hourly Rate**

111 A discussion ensued regarding new staffing and adjustments to the hourly rates. The Board
112 requested further discussion regarding its position on receiving credit in instances where the District
113 is billed for full staffing but positions are not fully filled. It was noted that this was the first week
114 without a second part-time employee.

115 The Board expressed concerns regarding staff training and indicated that there appeared to be a
116 lack of adequate oversight and enforcement of the established rules.

117 **I. On-Site Manager**

118 **i. On-Site Manager Report**

119 Mr. West presented his report to the Board.

120 **ii Consideration of Court Master LLC Proposal for Epoxy Flake Coating Installation** 121 **Installation**

122 Mr. West presented the Court Master LLC Proposal for Epoxy Flake Coating Installation in the
123 amount of \$7,562.50. Mr. West also presented a second proposal, provided under separate cover, in
124 the amount of \$8,840.90.

125 A discussion ensued. Following discussion, the Board tabled consideration of both proposals
126 until the next meeting.

127 **iii. Review of Pressure Washing Photos**

128 The Board reviewed the pressure washing photos. A discussion ensued.

129 **iv. Consideration of Pressure Washing Pavers**

130 No proposals were received at this time.

131 **v. Discussion of Grill Replacement**

132 Mr. West presented two (2) proposals for the replacement of the grills. The Board discussed the
133 possibility of utilizing a professional installation service for the new grills. Further discussion
134 ensued regarding options for charcoal grill replacements.

135 Following discussion, the Board tabled this item until the next meeting to allow for the
136 procurement of a lower-cost proposal for epoxy.

137 **SIXTH ORDER OF BUSINESS** **Business Administration**
138 **A. Consideration of Minutes from the Meeting Held May 13, 2026**

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the minutes from the May 13, 2026, meeting were approved. (4-0)

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140 **SEVENTH ORDER OF BUSINESS** **Board Supervisor Requests and Comments**

141 Ms. Palmer requested that the On-Site Manager modify the color of the monument lighting and
142 ensure that HOA signage is removed promptly following the conclusion of events.

143 **EIGHTH ORDER OF BUSINESS** **Public Comments**

144 A resident requested that measures be implemented to address and control bicycle traffic within
145 the community. Mr. Barton advised that the County is currently reviewing the matter.

146 **NINTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the meeting was adjourned at 7:53 p.m. (4-0)

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Secretary / Assistant Secretary

Chair / Vice Chair