INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Community Development District

August 12, 2026

Final Agenda Package

<u>TEAMS MEETING INFORMATION</u>

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 Greene, Cross Creek Environmental
Alex West, On-Site Manager

Regular Meeting Agenda

Wednesday, August 12, 2026, at 6:00 p.m.

The Regular Meeting of the **Carlton Lakes Community Development District** will be held on Wednesday, August 12, 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. **PUBLIC HEARING FOR FISCAL YEAR 2027 BUDGET**
   A. Consideration of Resolution 2026-02, Adopting Final Budget for Fiscal Year 2027............. Page 4
   B. Consideration of Resolution 2026-03, Levying Assessments... Page 28
6. **STAFF REPORTS**
   A. District Counsel
   B. CrossCreek Report .... Page 31
   C. Field Inspection Report .... Page 36
   D. Pine Lake Services Irrigation Report
   E. Pool Report

F. District Accountant

i. Acceptance of June 2026 Financials, Check Register, and Expenditure Reports............ Page 44

ii. Acceptance of July 2026 Financials, Check Register, and Expenditure Reports............. Page 66

iii. Acceptance of Fiscal Year 2025 Audit Report.. Page 132

G. District Engineer

i. Update on Pedestrian Improvements

H. District Manager

I. On-Site Manager

i. On-Site Manager Report .... Page 171

7. BUSINESS ITEMS

A. Consideration of Resolution 2026-04, Goals and Objectives for Fiscal Year 2027............ Page 176

B. Consideration of Resolution 2026-05, Setting Fiscal Year 2027 Meeting Schedule .... Page 182

8. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held July 8, 2026.. Page 184

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. PUBLIC COMMENTS

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

11. ADJOURNMENT

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Carlton Lakes Community Development District (the "**District**") a proposed budget for the next ensuing budget year (the "**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Carlton

Lakes Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $Two Million Six Hundred Nine Thousand Four Hundred Thirty-Eight Dollars and Eighty-Three Cents (**$2,609,438.83)**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$1,542,883.02
Total Reserve Fund [if Applicable]	$0.00
Total Debt Service Funds	$1,066,555.81
Total All Funds*	**$2,609,438.83**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:	**Carlton Lakes Community Development District**
_______________________________	_______________________________
Name:__________________________	Name: Freddy Barton
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes
Community Development District

FISCAL YEAR 2027

Proposed Budget

August 12, 2026 Meeting

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Carlton Lakes

Community Development District

Budget Overview

FY 2027

Carlton Lakes

Community Development District

Operating Budget

FY 2027

Carlton Lakes
Community Development District

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Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

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

Carlton Lakes
Community Development District

General Fund

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

Exhibit "A"
Allocation of Fund Balances

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

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

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Financial/Revenue Collections

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Budget Narrative
Fiscal Year 2027

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

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

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

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

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

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

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

Miscellaneous Administrative
All other administrative costs not otherwise specified above.

Insurance

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

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

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

Utility Services

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

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

Amenity Internet
Internet service for clubhouse and other amenity locations

Budget Narrative
Fiscal Year 2027

Other Physical Environment

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

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

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

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

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

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

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

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Reserves

Capital Improvements
Funding of major projects and building improvements to CDD property.

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Carlton Lakes

Community Development District

Debt Service Budget

FY 2027

Carlton Lakes
Community Development District

Debt Service Fund

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

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

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2015 Bonds	$6,455,000.00	$6,320,000.00	$6,175,000.00	$6,025,000.00

Carlton Lakes
Community Development District

Series 2015 Debt Service

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015

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

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2017 Bonds

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

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

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017

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

Carlton Lakes
Community Development District

Debt Service Fund

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

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

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

Carlton Lakes
Community Development District

Series 2018 Debt Service

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

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

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Carlton Lakes

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2015

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

Assessment Area Two- Series 2017

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

Assessment Area Three- Series 2018

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

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Carlton Lakes Community Development District (the "**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (the "**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (the "**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (the "**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (the "**Property Appraiser**") and County Tax Collector (the "**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget (the "**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (the "**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the "**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:	**Carlton Lakes** **Community Development District**
______________________________	____________________________________
Name:_________________________	Name: Freddy Barton
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Carlton Lakes CDD

Job: 180 - Carlton Lakes CDD Maintenance

Date: 2026-07-17

Time: 09:13

Technician: EarlY

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X	X	Low	
2	X	X	X	X			X	X	Low	
3	X	X	X	X			X	X	Low	
4	X	X	X	X			X	X	Low	
5	X	X	X	X			X	X	Low	
6	X	X	X	X			X	X	Low	
7	X	X	X	X			X	X	Low	
8									Low	
9									Low	
10									Low	
11									Low	
12									Low	

Additional Comments

Good day Carlton Lakes Hoa, my name is Earl Yhan from cross creek environment. Today is your monthly lakes maintenance treatment. After inspection of each lake. Top concerns are filimentous algae, hydrilla, torpedo grasses, submerged weeds, cattail, and alligator weeds. Today all was treated and taken care of. Also trash around lakes and drainage was checked for clogging and debris. Please give treatment a couple days to see best results. If you have any questions please give us a call at cross creek environment. Thanks have a good day.

Project Photos

Photo 1

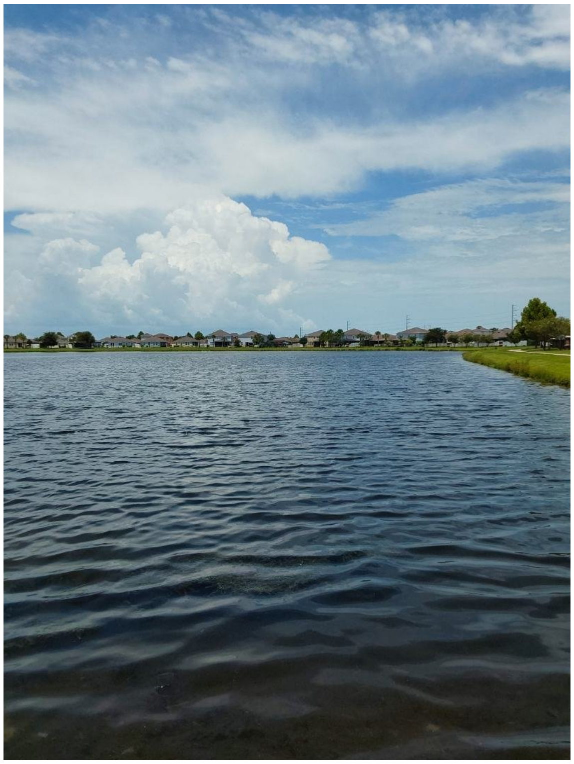
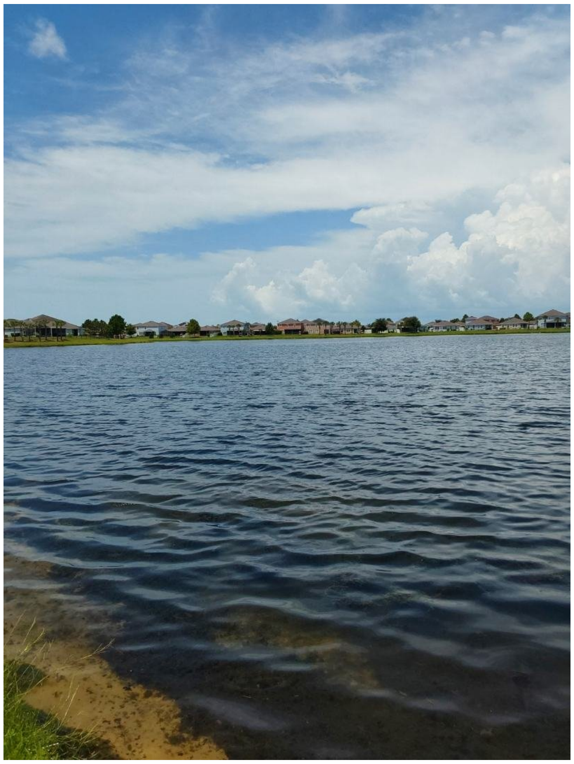


Photo 2



Project Photos

Photo 3

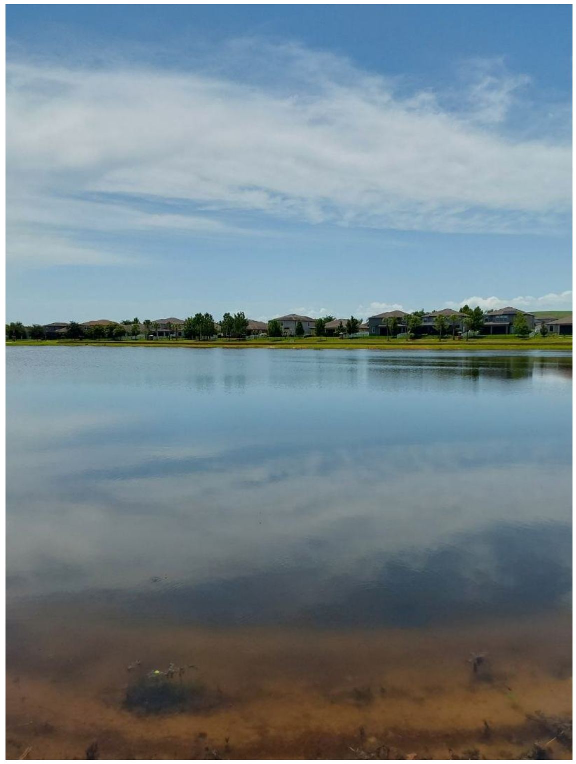


Photo 4

Project Photos

Photo 5

Photo 6

Project Photos

Photo 7

Photo 8

Carlton Lakes CDD July 2026

Field Inspection Report

Wednesday, 15 July 2026

Prepared For Board Of Supervisors

11 Issues Identified

11 Issues Incomplete

Christy Fowler

Inframark

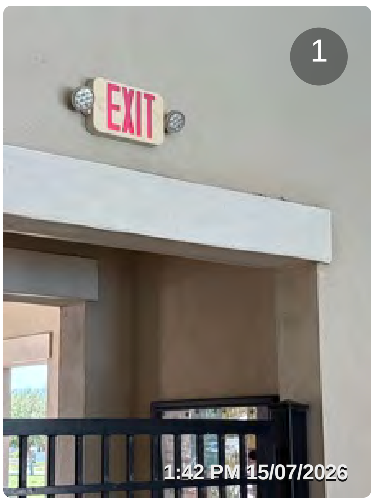
Issue 1

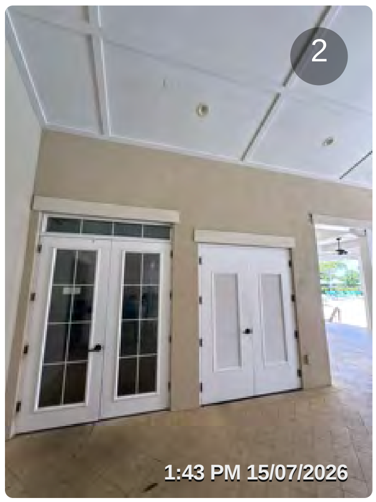
Assigned To: Onsite

Amenity Center Door Frames

Observation:
Insect debris and buildup are present around the amenity center door frames.

Recommendation:
Clean the door frames and surrounding surfaces. Include these areas in routine facility cleaning to prevent recurring buildup.





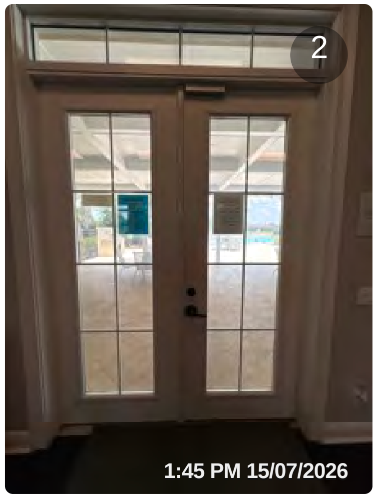
Issue 2

Assigned To: Board

Amenity Center

Observation:
Doors are showing wear, and patched areas remain exposed.

Recommendation:
Complete necessary painting. -Would the board like proposals?



Issue 3

Assigned To: Baord

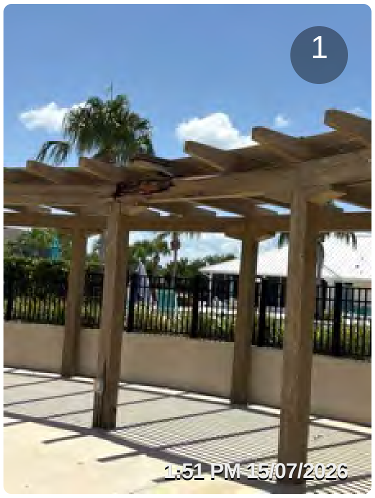
Amenity Center Veranda

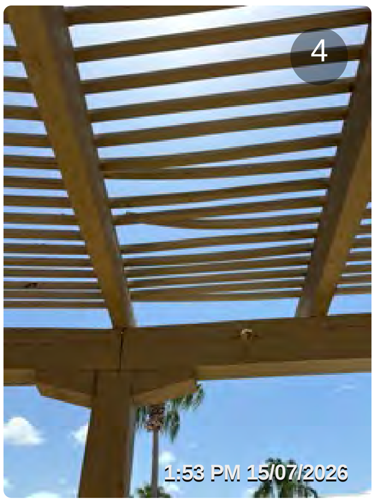
Observation:

The veranda structure is deteriorating and presents a safety concern.

Recommendation:

Evaluate and repair or remove.





Issue 4

Assigned To: Pine Lake

Amenity Center Landscape

Observation:
Flax lily requires detailing due to accumulated dead and declining foliage.

Recommendation:
Detail plant material

Issue 5

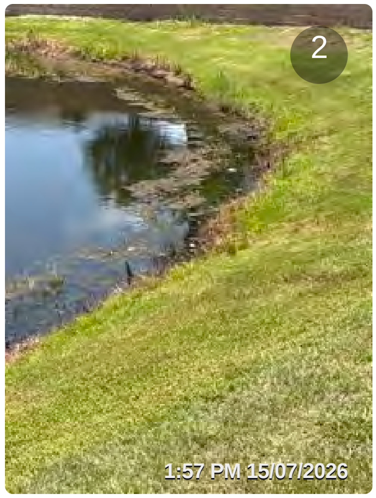
Assigned To: Cross Creek Environmental

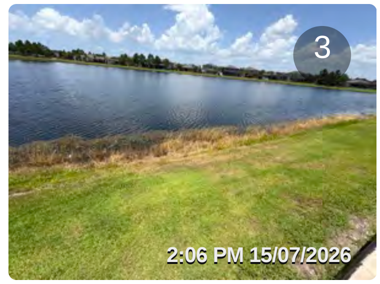
Pond 2

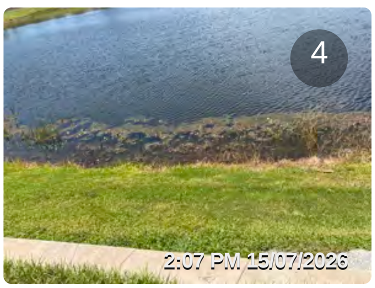
Observation:
Algae and vegetation overgrowth are present. The pond appears to have been treated

recently.

Recommendation:
Continue monitoring and address as needed.







Issue 6

Assigned To: Board

Amenity Center

Observation:
Minor stucco damage is present near the base of the building.

Recommendation:
Repair damaged stucco

Issue 7

Assigned To: Pine Lake

Amenity Center

Observation:

Damaged turf is present adjacent to the amenity center.

Recommendation:

Evaluate and Restore turf condition. Please provide plan of action for improvement.

Issue 8

Assigned To: Pine Lake

Carlton Fields Drive

Observation:

Vegetation around the fence and landscape bump-in requires string trimming.

Recommendation:

String trim as needed.

Issue 9

Assigned To: Cross Creek Environmental

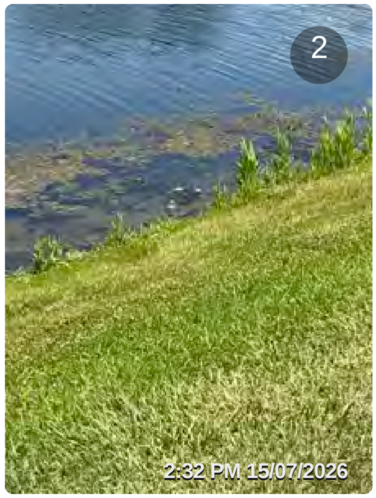
Pond 1

Observation:

Algae, trash, and hydrilla are present within the pond.

Recommendation:

Address aquatic maintenance needs



Issue 10

Assigned To: Pine Lake

Pond 1 Sidewalk

Observation:
Tree branches are encroaching over the sidewalk, reducing clearance.

Recommendation:
Prune for proper clearance.

Issue 11

Assigned To: Cross Creek Environmental

Pond 3

Observation:
The inflow area contains build up and has backfilling. The remainder of the pond has excessive vegetation and invasive growth.

Recommendation:
Restore proper maintenance of the inflow and perimeter.


1
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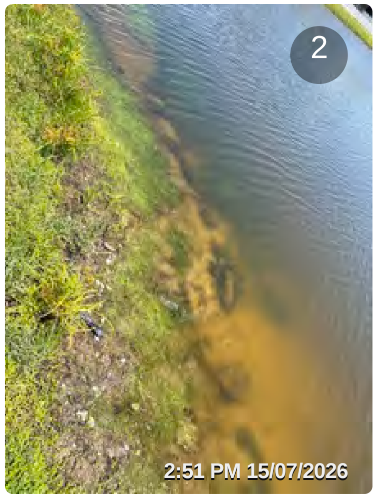
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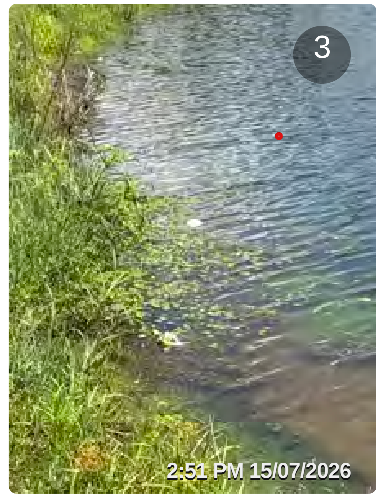
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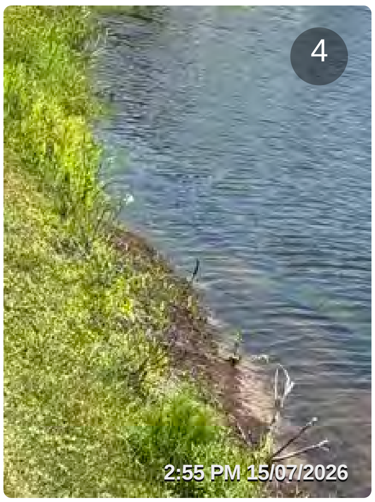
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INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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
Garbage/Solid Waste Services				
Garbage Collection	6,300	4,801	1,499	76.21%
Total Garbage/Solid Waste Services	6,300	4,801	1,499	76.21%
Water-Sewer Comb Services				
Utility - Water	35,000	12,447	22,553	35.56%
Total Water-Sewer Comb Services	35,000	12,447	22,553	35.56%
Other Physical Environment				
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	$ (7,500)	$ 691,879	$ 714,379	-9225.05%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**629,832**		
FUND BALANCE, ENDING		**$ 1,321,711**		

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	$ 14,236	$ (16,461)	$ (59,169)	-115.63%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**227,833**		
FUND BALANCE, ENDING		**$ 211,372**		

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**	1,380,075.85
Subtotal	1,375,147.96	**Outstanding Checks**	-4,927.89
Negative Adjustments	0.00	**Ending Balance**	1,375,147.96
Ending G/L 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**

Carlton Lakes Community Development District

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

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Supervisor Fees

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/13/25	511100-51301-5000	FB-111325	VENDOR	FREDDY BARTON	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	ED-111325	VENDOR	ELIZABETH DIAZ	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	NP-111325	VENDOR	NICHOLLE D. PALMER	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	RV-111325-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 11/13/25	200.00
12/10/25	511100-51301-5000	FB-121025	VENDOR	FREDDY BARTON	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	RV-121025-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	NP-121025	VENDOR	NICHOLLE D. PALMER	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	ED-121025	VENDOR	ELIZABETH DIAZ	BOARD 12/10/25	200.00
01/31/26	511100-51301-5000	JE001484	JE		R/C ADP wage pay JE001459 to Supervisor Fees	1,000.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	800.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	(800.00)
02/18/26	511100-51301-5000	JE001529	JE		Supervisor Fees	800.00
02/20/26	511100-51301-5000	712414608	VENDOR	ADP, INC	2/6/26 1099 issuing fee	23.00
02/26/26	511100-51301-5000	JE001524	JE		Supervisor Feesm Payroll processing fee	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	511100-51301-5000	JE001533	JE		Supervisor Fees	800.00
02/28/26	511100-51301-5000	JE001536	JE		Supervisor Fees	(800.00)
03/03/26	511100-51301-5000	JE001538	JE		RC Supervisor Fees	1,000.00
04/01/26	511100-51301-5000	JE001580	JE		Rev Accrued Expenses JE001537	(800.00)
04/10/26	511100-51301-5000	JE001577	JE		ADP Wages 4/10/26	1,000.00
04/20/26	511100-51301-5000	JE001578	JE		ADP Wages 4/20/26	800.00
05/31/26	511100-51301-5000	JE001612	JE		Accrue Supervisor Fees for May	1,000.00
06/01/26	511100-51301-5000	JE001613	JE		Rev Accrue Supervisor Fees for May	(1,000.00)
06/01/26	511100-51301-5000	JE001613	JE		Rev Accrue Supervisor Fees for May	1,000.00
06/12/26	511100-51301-5000	JE001646	JE		ADP Wages 6/12/2026	800.00
					YTD Total	7,200.00
					Annual Budget	$18,000.00
					Amount Remaining / (Budget overage)	*$10,800.00*
					% of Budget	*40.0%*

Account Name: ProfServ-Trustee Fees

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/03/26	531045-51301-5000	8052106	VENDOR	US BANK	Trustee Fees 1/1/26-12/31/26	4,256.13
05/29/26	531045-51301-5000	8194877	VENDOR	US BANK	Trustee Fees 5/1/26-4/30/27	4,256.13
06/27/26	531045-51301-5000	8229706	VENDOR	US BANK	06/25/2026 Trustees fees	3,932.88
					YTD Total	12,445.14
					Annual Budget	$12,000.00
					Amount Remaining / (Budget overage)	*($445.14)*
					% of Budget	*103.7%*

Account Name: Disclosure Report

YTD Total	-
Annual Budget	$12,600.00
Amount Remaining / (Budget overage)	*$12,600.00*
% of Budget	*0.0%*

Account Name: District Counsel

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/22/25	531146-51301-5000	27363	VENDOR	STRALEY ROBIN VERICKER	District Counsel September 2, 2025 - September 10, 2025	248.50
11/20/25	531146-51301-5000	27532	VENDOR	STRALEY ROBIN VERICKER	October 2025 District Counsel	244.00
12/23/25	531146-51301-5000	27707	VENDOR	STRALEY ROBIN VERICKER	Nov 2025 District Counsel	183.00
01/14/26	531146-51301-5000	27776	VENDOR	STRALEY ROBIN VERICKER	Dec 2025 District Counsel	122.00
04/07/26	531146-51301-5000	28143	VENDOR	STRALEY ROBIN VERICKER	District Counsel through February 28,2026	1,159.00
04/15/26	531146-51301-5000	28180	VENDOR	STRALEY ROBIN VERICKER	March 2026 District Counsel Services	1,730.50
05/15/26	531146-51301-5000	28461	VENDOR	STRALEY ROBIN VERICKER	April 2026 District Counsel Services	458.00
06/16/26	531146-51301-5000	28569	VENDOR	STRALEY ROBIN VERICKER	MAY 2026 Legal Services	686.00
					YTD Total	4,831.00
					Annual Budget	$12,000.00
					Amount Remaining / (Budget overage)	*$7,169.00*
					% of Budget	*40.3%*

Account Name: District Engineer

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/26/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	05/04/2025 - 12/24/2025 District Engineer	7,461.40
03/16/26	531147-51301-5000	228304	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer Period of Service 12/28/25-01/24/26	3,237.50
04/09/26	531147-51301-5000	228377	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer services 1/25/26-2/21/26	877.50
05/01/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	Credit Memo 000069	(7,461.40)
05/11/26	531147-51301-5000	227979	VENDOR	PEGASUS ENGINEERING, LLC	5/4/25 - 12/27/25 District Engineer Board motion to approve 5-13-26	7,461.40
05/14/26	531147-51301-5000	228396	VENDOR	PEGASUS ENGINEERING, LLC	2/22/26-4/4/26 District Engineer Services	3,540.00
05/31/26	531147-51301-5000	228478	VENDOR	PEGASUS ENGINEERING, LLC	4/5/26-5/2/26 District Engineer	6,361.79
					YTD Total	21,478.19
					Annual Budget	$24,000.00

Carlton Lakes Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Amount Remaining / (Budget overage)	*$2,521.81*
					% of Budget	*89.5%*
Account Name: District Manager						
10/15/25	531150-51301-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October 2	3,587.83
11/11/25	531150-51301-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	3,587.83
11/26/25	531150-51301-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	3,587.83
01/02/26	531150-51301-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	JE001527	JE		District Manager inframark inv 170625	(3,587.83)
02/01/26	531150-51301-5000	JE001528	JE		District Manager inv170625	3,587.83
02/27/26	531150-51301-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Manageme	3,587.83
04/07/26	531150-51301-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	3,587.83
05/01/26	531150-51301-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Manaement	3,587.83
06/03/26	531150-51301-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	3,587.83
					YTD Total	32,290.47
					Annual Budget	$43,053.96
					Amount Remaining / (Budget overage)	*$10,763.49*
					% of Budget	*75.0%*
Account Name: Auditing Services						
02/12/26	532002-51301-5000	374279	VENDOR	BERGER, TOOMBS, ELAM & FRANK	12/24/2025 Auditing Services	7,050.00
					YTD Total	7,050.00
					Annual Budget	$7,050.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: Website Compliance						
06/02/26	534397-51301-5000	INV-SS-6884	VENDOR	SCHOOLSTATUS, LLC	6/30/26-6/29/27 Website Services	1,661.39
					YTD Total	1,661.39
					Annual Budget	$3,999.96
					Amount Remaining / (Budget overage)	*$2,338.57*
					% of Budget	*41.5%*
Account Name: Postage, Phone, Faxes, Copies						
10/24/25	541024-51301-5000	161777	VENDOR	INFRAMARK LLC	September 2024 Postage	1.48
10/31/25	541024-51301-5000	JE001345	JE		R/C Postage, Phone, Faxes, Copies	(113.93)
12/22/25	541024-51301-5000	166672	VENDOR	INFRAMARK LLC	Nov 2025 Postage	2.22
01/20/26	541024-51301-5000	169015	VENDOR	INFRAMARK LLC	Postage December 2025	2.22
04/20/26	541024-51301-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	2.22
05/14/26	541024-51301-5000	179180	VENDOR	INFRAMARK LLC	April 2026 Postage	5.18
06/22/26	541024-51301-5000	182424	VENDOR	INFRAMARK LLC	May 2026 Postage	2.96
					YTD Total	(97.65)
					Annual Budget	$2,366.04
					Amount Remaining / (Budget overage)	*$2,463.69*
					% of Budget	*-4.1%*
Account Name: Public Officials Insurance						
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	5,836.00
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	(5,836.00)
10/31/25	545008-51301-5000	JE001344	JE		R/C Public Officials Insurance	2,602.00
					YTD Total	2,602.00
					Annual Budget	$2,762.00
					Amount Remaining / (Budget overage)	*$160.00*
					% of Budget	*94.2%*
Account Name: Clubhouse Facility - Other						
01/26/26	546385-51301-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	345.67
01/31/26	546385-51301-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - Ot	(345.67)
05/01/26	546385-51301-5000	043026-5032-ACH	VENDOR	VALLEY BANK	APR 2026 EXPENSES	336.41
					YTD Total	336.41
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($336.41)*
					% of Budget	*n/a*
Account Name: Legal Advertising						
05/17/26	548002-51301-5000	26-01624H	VENDOR	BUSINESS OBSERVER	5/15/26 Notice for Qualifying Period for Candidates for the BOS 6/8/26-6/1	85.31
					YTD Total	85.31
					Annual Budget	$3,000.00
					Amount Remaining / (Budget overage)	*$2,914.69*
					% of Budget	*2.8%*
Account Name: Bank Fees						

Carlton Lakes Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/31/25	549142-51301-5000	JE001323	JE		Service Charges	127.00
11/28/25	549142-51301-5000	JE001379	JE		Service Charges	127.00
12/22/25	549142-51301-5000	JE001410	JE		Truist December Bank Fee	127.00
01/31/26	549142-51301-5000	JE001461	JE		Service Charges	155.50
					YTD Total	536.50
					Annual Budget	$100.00
					Amount Remaining / (Budget overage)	*($436.50)*
					% of Budget	*536.5%*

Account Name: Payroll Services

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/18/26	549405-51301-5000	JE001518	JE		Payroll Services	800.00
02/26/26	549405-51301-5000	JE001524	JE		Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	549405-51301-5000	JE001533	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001534	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001536	JE		Payroll Services	800.00
03/12/26	549405-51301-5000	030626-1870-ACH	VENDOR	ADP, INC	2/11/26 ADP Payroll	20.40
03/13/26	549405-51301-5000	JE001539	JE		ADP Payroll Services	20.40
03/13/26	549405-51301-5000	JE001579	JE		Rev ADP Payroll Services	(20.40)
04/09/26	549405-51301-5000	040326-1870-ACH	VENDOR	ADP, INC	3/11/26 ADP Payroll	20.40
05/07/26	549405-51301-5000	050126-1870-ACH	VENDOR	ADP, INC	April ADP Charges online check voids and stop payments	143.40
06/15/26	549405-51301-5000	060526-1870-ACH	VENDOR	ADP, INC	5/13/26 ADP Payroll Services	23.00
					YTD Total	230.20
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($230.20)*
					% of Budget	*n/a*

Account Name: Office Supplies

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	142.48
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	37.87
12/25/25	551002-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	9.50
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	37.87
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	142.48
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(142.48)
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(37.87)
02/01/26	551002-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	53.54
04/01/26	551002-51301-5000	JE001583	JE		RC MARCH 2026 EXPENSES	40.00
					YTD Total	283.39
					Annual Budget	$1,000.00
					Amount Remaining / (Budget overage)	*$716.61*
					% of Budget	*28.3%*

Account Name: Dues, Licenses, Subscriptions

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

Financial And Administrative Department Total: $91,107.35

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - Electric

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	543041-53100-5000	JE001622	JE		Reverse - FY2025 Audit - AJE #2 - Accrue September 2025 Utility Bill	(19,834.69)
10/14/25	543041-53100-5000	100325-6203-ACH	VENDOR	TECO ACH	Electric August 15, 2025 - September 15, 2025	19,834.69
11/07/25	543041-53100-5000	110325-6203-ACH	VENDOR	TECO ACH	Electric September 16,2025 - October 14, 2025	18,357.87
12/11/25	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	12/5/25 TECO Bill	17,886.41
12/31/25	543041-53100-5000	JE001441	JE		TECO ACH ADJE	17,886.41
01/12/26	543041-53100-5000	010726-6203-ACH	VENDOR	TECO ACH	1/7/26 TECO Bill	18,004.66
01/31/26	543041-53100-5000	JE001456	JE		TECO ACH ADJE	(75.66)

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/31/26	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	Credit Memo 000065	(17,886.41)
02/11/26	543041-53100-5000	020526-6203-ACH	VENDOR	TECO ACH	02/05/26 TECO BILL	17,086.37
03/12/26	543041-53100-5000	030626-6203-ACH	VENDOR	TECO ACH	March 2026 TECO BILL	17,235.24
04/17/26	543041-53100-5000	040726-6203-ACH	VENDOR	TECO ACH	SVC PRD 02/17-03/17/2026	17,571.72
05/20/26	543041-53100-5000	050626-6203-ACH	VENDOR	TECO ACH	SVC PRD 03/18-04/16/2026	17,615.21
06/11/26	543041-53100-5000	060526-6203	VENDOR	TECO ACH	TECO SVD 4/17/26-5/15/26	17,542.75
					YTD Total	141,224.57
					Annual Budget	$234,000.00
					Amount Remaining / (Budget overage)	*$92,775.43*
					% of Budget	*60.4%*

Electric Utility Services Department Total: $141,224.57

DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES

Account Name: Garbage Collection

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/06/25	546913-53400-5000	0190319-2206-5-ACH	VENDOR	WASTE MANAGEMENT ACH	October 1, 2025 - October 31, 2025 Garbage Collection	518.98
10/31/25	546913-53400-5000	0198397-2206-3-ACH	VENDOR	WASTE MANAGEMENT ACH	November 1, 2025-November 30th, 2025 Garbage Collection	518.98
12/25/25	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 12/01-12/31/25	518.98
12/31/25	546913-53400-5000	JE001442	JE		Waste management ACH ADJE	518.98
01/05/26	546913-53400-5000	0215569-2206-6-ACH	VENDOR	WASTE MANAGEMENT ACH	JAN 2026 Garbage Service	518.98
01/31/26	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	Credit Memo 000062	(518.98)
02/03/26	546913-53400-5000	012726-3004-ACH	VENDOR	WASTE MANAGEMENT ACH	2/26/26 Garbage Collection	518.98
03/02/26	546913-53400-5000	0231675-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	March 2026 garbage collection	518.98
03/30/26	546913-53400-5000	0239550-2206-8-ACH	VENDOR	WASTE MANAGEMENT ACH	Apr 2026 garbage collection	518.98
04/28/26	546913-53400-5000	0247463-2206-4-ACH	VENDOR	WASTE MANAGEMENT ACH	May 2026 garbage collection	584.28
05/30/26	546913-53400-5000	0255317-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 06/01-06/30/2026	584.28
					YTD Total	4,801.42
					Annual Budget	$6,300.00
					Amount Remaining / (Budget overage)	*$1,498.58*
					% of Budget	*76.2%*

Garbage/Solid Waste Services Department Total: $4,801.42

DEPARTMENT NAME: WATER-SEWER COMB SERVICES

Account Name: Utility - Water

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/15/25	543018-53600-5000	101425-9495-ACH	VENDOR	BOCC ACH	Water Bill September 9th, 2025- October 10th, 2025	1,288.23
11/14/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Water Bill October 10th, 2025 - November 7th, 2025	1,140.11
11/28/25	543018-53600-5000	091125-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000058	(911.94)
11/30/25	543018-53600-5000	JE001387	JE		BOCC -ACH adj. JE	1,140.11
12/15/25	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Water Bill 12/12/25	1,147.94
12/31/25	543018-53600-5000	JE001439	JE		BOCC ACH ADJE	1,147.94
12/31/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000059	(1,140.11)
01/16/26	543018-53600-5000	011326-9495-ACH	VENDOR	BOCC ACH	Water Bill 1/13/26	1,062.75
02/25/26	543018-53600-5000	021126-9495-ACH	VENDOR	BOCC ACH	WATER	1,276.86
02/28/26	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000067	(1,147.94)
03/13/26	543018-53600-5000	031226-9495-ACH	VENDOR	BOCC ACH	March 2026 Water Utility	3,301.14
04/14/26	543018-53600-5000	041326-9495	VENDOR	BOCC ACH	April 2026 Water Utility	1,205.13
05/13/26	543018-53600-5000	051226-9495	VENDOR	BOCC ACH	5/12/26 Water Utility	1,461.82
06/15/26	543018-53600-5000	061226-9495	VENDOR	BOCC ACH	6/12/26 Utility Water Meter 61016915	1,475.29
					YTD Total	12,447.33
					Annual Budget	$35,000.04
					Amount Remaining / (Budget overage)	*$22,552.71*
					% of Budget	*35.6%*

Water-Sewer Comb Services Department Total: $12,447.33

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Field Services

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/15/25	531122-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October 2	618.00

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11/11/25	531122-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	618.00
11/26/25	531122-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	618.00
01/02/26	531122-53908-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	JE001527	JE		Field Services inframark inv 170625	(618.00)
02/01/26	531122-53908-5000	JE001528	JE		Field Services inv170625	618.00
02/27/26	531122-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managem	618.00
04/07/26	531122-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	618.00
05/01/26	531122-53908-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Manaement	618.00
06/03/26	531122-53908-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	618.00
					YTD Total	5,562.00
					Annual Budget	$7,416.00
					Amount Remaining / (Budget overage)	*$1,854.00*
					% of Budget	*75.0%*

Account Name: Pest Control

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	531170-53908-5000	75483	VENDOR	PEST CEMETERY LLC	October 2025 Pest Control	99.00
11/03/25	531170-53908-5000	76986	VENDOR	PEST CEMETERY LLC	November 2025 Pest Control	99.00
12/01/25	531170-53908-5000	78432	VENDOR	PEST CEMETERY LLC	December 2025 Pest Control	99.00
01/01/26	531170-53908-5000	79936	VENDOR	PEST CEMETERY LLC	JAN 2026 Pest Control	99.00
02/02/26	531170-53908-5000	81470	VENDOR	PEST CEMETERY LLC	2/2/26 Pest Control	99.00
03/02/26	531170-53908-5000	82979	VENDOR	PEST CEMETERY LLC	March 2026 Pest Control	99.00
04/01/26	531170-53908-5000	84496	VENDOR	PEST CEMETERY LLC	April 2026 Pest Control Services	99.00
05/01/26	531170-53908-5000	86014	VENDOR	PEST CEMETERY LLC	May 2026 Pest Control	99.00
06/01/26	531170-53908-5000	87526	VENDOR	PEST CEMETERY LLC	June 2026 Pest Control	99.00
					YTD Total	891.00
					Annual Budget	$1,250.04
					Amount Remaining / (Budget overage)	*$359.04*
					% of Budget	*71.3%*

Account Name: Contracts-Waterway Maint.

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/13/25	534045-53908-5000	23092	VENDOR	CROSSCREEK ENVIRONMENTAL INC	October 2025 Aquatics Maintenance	590.00
11/13/25	534045-53908-5000	23501	VENDOR	CROSSCREEK ENVIRONMENTAL INC	November 2025 Aquatics Maintenance	590.00
12/31/25	534045-53908-5000	JE001447	JE		R/C CROSSCREEK ENVIRONMENTAL INC inv 23883 to Contracts-Wat	590.00
01/21/26	534045-53908-5000	24355	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Jan 2026 Stormwater Pond Maintenance	590.00
02/28/26	534045-53908-5000	JE001530	JE		Contracts-Waterway Maint. accrue for Feb	590.00
03/01/26	534045-53908-5000	JE001531	JE		Contracts-Waterway Maint. rvs accrual	(590.00)
03/12/26	534045-53908-5000	25073	VENDOR	CROSSCREEK ENVIRONMENTAL INC	March 2026 Pond Maintenance	590.00
04/10/26	534045-53908-5000	24711	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Feb 2026 Storm Water Pond Maintenance	590.00
04/13/26	534045-53908-5000	25481	VENDOR	CROSSCREEK ENVIRONMENTAL INC	4/13/26 Stormwater Pond Maintenance	590.00
05/14/26	534045-53908-5000	26183	VENDOR	CROSSCREEK ENVIRONMENTAL INC	5/14/26 Stormwater Pond Maintenance	590.00
06/16/26	534045-53908-5000	26614	VENDOR	CROSSCREEK ENVIRONMENTAL INC	June 2026 Aquatic Maintenance	590.00
					YTD Total	5,310.00
					Annual Budget	$7,200.00
					Amount Remaining / (Budget overage)	*$1,890.00*
					% of Budget	*73.8%*

Account Name: Contracts-Pools

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	534078-53908-5000	8146	VENDOR	ZEBRA CLEANING TEAM	September 2025 Pool Maintenance	2,000.00
10/14/25	534078-53908-5000	8210	VENDOR	ZEBRA CLEANING TEAM	October 2025 Monthly Pool Service	2,000.00
11/04/25	534078-53908-5000	8291	VENDOR	ZEBRA CLEANING TEAM	Nov 2025 pool service	732.41
11/05/25	534078-53908-5000	8292	VENDOR	ZEBRA CLEANING TEAM	Water Valve replaced due to pool overflowing	152.00
12/01/25	534078-53908-5000	8342	VENDOR	ZEBRA CLEANING TEAM	December 2025 Pool Maintenance	2,000.00
01/01/26	534078-53908-5000	8396	VENDOR	ZEBRA CLEANING TEAM	JAN 2026 Commercial Pool Service	2,000.00
02/28/26	534078-53908-5000	JE001530	JE		Contracts-Pools accrue Feb	2,000.00
03/01/26	534078-53908-5000	JE001532	JE		Contracts-Pools rev accrual	(2,000.00)
03/01/26	534078-53908-5000	8491	VENDOR	ZEBRA CLEANING TEAM	March 2026 Zebra Pools Services	2,000.00
04/07/26	534078-53908-5000	8438	VENDOR	ZEBRA CLEANING TEAM	2/16/26 Zebra Pool Service	2,000.00
04/07/26	534078-53908-5000	8554	VENDOR	ZEBRA CLEANING TEAM	4/1/26 Zebra Pool Service	2,000.00
05/01/26	534078-53908-5000	8618	VENDOR	ZEBRA CLEANING TEAM	May 2026 Zebra Pool Service	2,000.00
05/18/26	534078-53908-5000	8662	VENDOR	ZEBRA CLEANING TEAM	5/18/26 Vac Line Cover Health Inspection and replaced 2 stenner tubes	191.60
06/01/26	534078-53908-5000	8685	VENDOR	ZEBRA CLEANING TEAM	June 2026 Commercial Pool Service	2,000.00
					YTD Total	19,076.01
					Annual Budget	$24,999.96
					Amount Remaining / (Budget overage)	*$5,923.95*
					% of Budget	*76.3%*

Account Name: Onsite Staff

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/15/25	534215-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October :	11,929.48
11/11/25	534215-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	11,930.83
11/26/25	534215-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	11,930.83
01/30/26	534215-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	11,930.83
01/30/26	534215-53908-5000	JE001527	JE		Onsite Staff inframark inv 170625	(11,930.83)
01/31/26	534215-53908-5000	JE001485	JE		R/C VALLEY BANK invoice 123125-5032 ACH to Onsite Staff	497.79

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01/31/26	534215-53908-5000	JE001489	JE		R/C INFRAMARK LLC invoice 167777 to Onsite Staff	11,930.83
02/01/26	534215-53908-5000	JE001528	JE		Onsite Staff inv170625	11,930.83
02/27/26	534215-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managem	11,930.83
04/07/26	534215-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	11,930.83
04/20/26	534215-53908-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	353.60
05/01/26	534215-53908-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Manaement	11,930.83
06/03/26	534215-53908-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	11,930.83
					YTD Total	108,227.51
					Annual Budget	$148,350.00
					Amount Remaining / (Budget overage)	*$40,122.49*
					% of Budget	*73.0%*

Account Name: Clubhouse Internet, TV, Phone

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/03/25	541036-53908-5000	IN7104270065	VENDOR	GOTO TECHNOLOGIES USA, LLC	Telephone Line for call down system October 2025	114.21
10/26/25	541036-53908-5000	2510461100925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 10/09-11/08/25 INTERNET	265.00
11/02/25	541036-53908-5000	IN7104349777	VENDOR	GOTO TECHNOLOGIES USA, LLC	November Telephone Line for call down system	114.21
11/17/25	541036-53908-5000	2510461110925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	November 2025 Spectrum Bill Service 11/9/25-12/8/25	265.00
11/26/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	OCTOBER EXPENSES	85.36
12/03/25	541036-53908-5000	IN7104488665	VENDOR	GOTO TECHNOLOGIES USA, LLC	December 2025 Monthly Phone Line	114.21
12/24/25	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
12/31/25	541036-53908-5000	JE001438	JE		Valley CC ADJE	30.00
12/31/25	541036-53908-5000	JE001440	JE		Spectrum ACH ADJE	265.00
12/31/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	Credit Memo 000060	(85.36)
01/02/26	541036-53908-5000	IN7104765577	VENDOR	GOTO TECHNOLOGIES USA, LLC	January 2026 Monthly Phone Line	113.52
01/26/26	541036-53908-5000	2510461010926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
01/31/26	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Credit Memo 000064	(265.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Internet	(30.00)
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	(60.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Internet	30.00
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	60.00
01/31/26	541036-53908-5000	JE001492	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Internet, TV	30.00
02/03/26	541036-53908-5000	IN7104951117	VENDOR	GOTO TECHNOLOGIES USA, LLC	Phone 2/1/26-2/28/26	113.52
02/17/26	541036-53908-5000	2510461020926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	2-9-26 Spectrum Clubhouse Internet and Phone	279.14
02/28/26	541036-53908-5000	JE001515	JE		R/C VALLEY BANK 013126-5032-ACH to Clubhouse Internet, TV, Phone	30.00
03/16/26	541036-53908-5000	2510461030926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 03/09-04/08/2026	279.14
04/02/26	541036-53908-5000	IN7105285778	VENDOR	GOTO COMMUNICATIONS INC.	April 2026 Go To Communications monthly phone line	113.45
04/21/26	541036-53908-5000	2510461040926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 04/09-05/08/2026	279.09
05/02/26	541036-53908-5000	IN7105353554	VENDOR	GOTO COMMUNICATIONS INC.	May 2026 Go To Communications Monthly Phone Line	113.45
05/18/26	541036-53908-5000	2510461050926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 05/09-06/08/2026	279.09
06/03/26	541036-53908-5000	IN7105445099	VENDOR	GOTO COMMUNICATIONS INC.	6/1/26 Phone Line	113.45
06/18/26	541036-53908-5000	2510461060926	VENDOR	CHARTER COMMUNICATIONS ACH	6/9/26 Spectrum 6/9/26-7/8/26	279.09
					YTD Total	3,455.57
					Annual Budget	$3,600.00
					Amount Remaining / (Budget overage)	*$144.43*
					% of Budget	*96.0%*

Account Name: Insurance - General Liability

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/31/25	545002-53908-5000	JE001339	JE		R/C Insurance - General Liability	3,515.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	4,147.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	(4,147.00)
					YTD Total	3,515.00
					Annual Budget	$3,813.00
					Amount Remaining / (Budget overage)	*$298.00*
					% of Budget	*92.2%*

Account Name: Insurance -Property & Casualty

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	545009-53908-5000	JE001348	JE		Insurance -Property & Casualty	32,071.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	9,558.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	(9,558.00)
					YTD Total	32,071.00
					Annual Budget	$34,839.00
					Amount Remaining / (Budget overage)	*$2,768.00*
					% of Budget	*92.1%*

Account Name: R&M-Other Landscape

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/07/26	546036-53908-5000	0F32728415	VENDOR	CINTAS FIRE 636525	11/12/25 Fire Inspections	538.45
03/04/26	546036-53908-5000	JE001525	JE		R&M-Other Landscape Pine lake Services	3,489.38
					YTD Total	4,027.83
					Annual Budget	$20,000.04
					Amount Remaining / (Budget overage)	*$15,972.21*
					% of Budget	*20.1%*

Account Name: R&M-Pools

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/06/25	546074-53908-5000	8220	VENDOR	ZEBRA CLEANING TEAM	Chemical Pump	650.00

Carlton Lakes Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/11/25	546074-53908-5000	1077	VENDOR	HANLEY POOLS LLC	8/6/25 Changing of Pumps	1,933.85
12/11/25	546074-53908-5000	1078	VENDOR	HANLEY POOLS LLC	8/6/25 install of auxiliary	182.33
12/11/25	546074-53908-5000	1092	VENDOR	HANLEY POOLS LLC	8/27/25 Pool Services	461.69
03/03/26	546074-53908-5000	1323	VENDOR	HANLEY POOLS LLC	3/3/26 Installed 2 new pump lids and grids repair	1,985.00
03/05/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank installi	708.75
03/10/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	Credit Memo 000068	(708.75)
04/07/26	546074-53908-5000	1247A	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank installi	744.19
05/20/26	546074-53908-5000	052126	VENDOR	FLORIDA DEPARTMENT OF HEALTH IN	6/30/26 Swimming Pool Permit	400.00
06/01/26	546074-53908-5000	1521	VENDOR	HANLEY POOLS LLC	4/9/26 Install Motor and Rewind Motor	2,100.00
06/25/26	546074-53908-5000	8728	VENDOR	ZEBRA CLEANING TEAM	6/25/2026 Pool service, phosphates remover	867.20
					YTD Total	9,324.26
					Annual Budget	$15,000.00
					Amount Remaining / (Budget overage)	*$5,675.74*
					% of Budget	*62.2%*

Account Name: R&M-Fitness Center

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/01/26	546137-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	36.97
04/07/26	546137-53908-5000	38191	VENDOR	FITREV, INC.	3/26/26 Preventative Maintenance for Gym Equipment	270.00
04/28/26	546137-53908-5000	38545	VENDOR	FITREV, INC.	4/28/26 Gym Equipment parts, treadmill, benches, back pads, leg extensi	390.00
04/30/26	546137-53908-5000	38577	VENDOR	FITREV, INC.	4/30/26 Back Pads and Seat Pads for Gym	615.00
					YTD Total	1,311.97
					Annual Budget	$5,000.04
					Amount Remaining / (Budget overage)	*$3,688.07*
					% of Budget	*26.2%*

Account Name: Waterway Improvements & Repairs

YTD Total	-
Annual Budget	$7,500.00
Amount Remaining / (Budget overage)	*$7,500.00*
% of Budget	*0.0%*

Account Name: Landscape Maintenance

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	546300-53908-5000	8240	VENDOR	PINE LAKE SERVICES	October 2025 Landscape Maintenance	12,534.58
10/08/25	546300-53908-5000	8386	VENDOR	PINE LAKE SERVICES	Sept 25 Palm Trimming at Arbor Pines Entrance	446.88
10/31/25	546300-53908-5000	8488	VENDOR	PINE LAKE SERVICES	November 2025 Landscape Maintenance	12,534.59
10/31/25	546300-53908-5000	JE001343	JE		R/C Landscape- Storm Clean Up & Tree Removal	(466.88)
11/28/25	546300-53908-5000	8684	VENDOR	PINE LAKE SERVICES	December 2025 Landscape Maintenance Contract	12,534.58
12/15/25	546300-53908-5000	8383	VENDOR	PINE LAKE SERVICES	10/8/25 Palm Trimming 52 palms around Amenity Center Pool	2,307.50
12/22/25	546300-53908-5000	8883	VENDOR	PINE LAKE SERVICES	12/22/25 remove a dead Pine Tree via flush cut at Carlton Lakes on Balm	715.00
12/31/25	546300-53908-5000	JE001448	JE		R/C PINE LAKE SERVICES inv 8383 to Landscape- Storm Clean Up & Tr	(2,307.50)
12/31/25	546300-53908-5000	JE001449	JE		R/C PINE LAKE SERVICES inv 8883 to Landscape- Storm Clean Up & Tr	(715.00)
01/05/26	546300-53908-5000	8900	VENDOR	PINE LAKE SERVICES	JAN 2026 Landscape Contract Renewal	12,534.59
02/02/26	546300-53908-5000	9117	VENDOR	PINE LAKE SERVICES	FEB 2026 Landscape Maintenance 25-26 Renewal Contract	12,534.58
03/02/26	546300-53908-5000	9316	VENDOR	PINE LAKE SERVICES	March 2026 Landscape Maintenance Contract	12,534.59
03/23/26	546300-53908-5000	9558	VENDOR	PINE LAKE SERVICES	3/20/26 cut and stump grind a fallen Hong Kong Orchid on Clement Pride	888.50
04/01/26	546300-53908-5000	9576	VENDOR	PINE LAKE SERVICES	April 2026 Carlton Lakes CDD Landscape Maintenance	12,534.58
04/17/26	546300-53908-5000	9769	VENDOR	PINE LAKE SERVICES	4-17-26 Flush Cut a leaning Queen Palm	575.25
04/27/26	546300-53908-5000	9800	VENDOR	PINE LAKE SERVICES	4/27/26 Sensor repair for well 2	1,036.75
05/01/26	546300-53908-5000	9850	VENDOR	PINE LAKE SERVICES	May 2026 Landscape Maintenance	12,534.59
05/14/26	546300-53908-5000	10014	VENDOR	PINE LAKE SERVICES	5/14/26 Install (1) Bluff Oak - Plant Material Install	1,970.00
06/01/26	546300-53908-5000	10090	VENDOR	PINE LAKE SERVICES	June 2026 Landscape Maintenance Contract	12,534.58
06/11/26	546300-53908-5000	10242	VENDOR	PINE LAKE SERVICES	6/11/26 Palm Pruning	5,984.78
06/19/26	546300-53908-5000	10257	VENDOR	PINE LAKE SERVICES	6/19/26 Replacing Multi-Color Lantanas at Monuments Along Clements Pı	1,353.60
					YTD Total	124,600.14
					Annual Budget	$150,414.96
					Amount Remaining / (Budget overage)	*$25,814.82*
					% of Budget	*82.8%*

Account Name: Clubhouse Facility - Other

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	85.13
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	137.86
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	54.52
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	306.75
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	58.22
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	79.80
11/30/25	546385-53908-5000	JE001388	JE		Valley ACH adj. JE	937.98
12/19/25	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing	5,962.00
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	41.97
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	106.89
01/01/26	546385-53908-5000	121325A DEPOSIT	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing Deposit	2,981.00
01/15/26	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Credit Memo 000061	(5,962.00)
01/26/26	546385-53908-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	168.72
01/31/26	546385-53908-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - Ot	345.67
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	38.00
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	326.74

Carlton Lakes Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	24.59
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	28.59
03/02/26	546385-53908-5000	IN7105217544	VENDOR	GOTO COMMUNICATIONS INC.	March 2026 Phone Services	113.52
03/17/26	546385-53908-5000	031726	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Large Scale Pressure Washing	15,380.00
03/25/26	546385-53908-5000	022826-5032-ACH	VENDOR	VALLEY BANK	FEB 2026 EXPENSES	295.84
03/26/26	546385-53908-5000	JE001540	JE		Corr ACH posting	(0.30)
06/01/26	546385-53908-5000	053126-5032	VENDOR	VALLEY BANK	5/13/26 Amazon Umbrella Stand, Disinfecting wipes, Antibacterial Wipes	393.29
					YTD Total	21,904.78
					Annual Budget	$17,643.96
					Amount Remaining / (Budget overage)	*($4,260.82)*
					% of Budget	*124.1%*

Account Name: Plant Replacement Program

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/13/25	546468-53908-5000	8394	VENDOR	PINE LAKE SERVICES	Tree replacement on Leland Groves/Covert Green	500.00
12/19/25	546468-53908-5000	8871	VENDOR	PINE LAKE SERVICES	12/19/25 Installation of Perennials	2,566.20
					YTD Total	3,066.20
					Annual Budget	$5,000.04
					Amount Remaining / (Budget overage)	*$1,933.84*
					% of Budget	*61.3%*

Account Name: Landscape- Storm Clean Up & Tree Removal

YTD Total	-
Annual Budget	$30,000.00
Amount Remaining / (Budget overage)	*$30,000.00*
% of Budget	*0.0%*

Account Name: Irrigation Maintenance

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/20/25	546930-53908-5000	8407	VENDOR	PINE LAKE SERVICES	Irrigation Repair	1,463.08
04/07/26	546930-53908-5000	9568	VENDOR	PINE LAKE SERVICES	3/30/26 Irrigation Enhancement	9,464.00
06/25/26	546930-53908-5000	10427	VENDOR	PINE LAKE SERVICES	6/25/2026 Irrigation repair, mainline repair	714.71
					YTD Total	11,641.79
					Annual Budget	$14,000.04
					Amount Remaining / (Budget overage)	*$2,358.25*
					% of Budget	*83.2%*

Other Physical Environment Department Total: $353,985.06

DEPARTMENT NAME: RESERVES

Account Name: Capital Improvements

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/03/25	563001-58100-5000	3842	VENDOR	TRIPLE D FENCING	Fence Repair from Hurricane Milton	14,499.00
03/11/26	563001-58100-5000	1274	VENDOR	HANLEY POOLS LLC	1/28/26 Pool Crack Repair 50% final payment	40,000.00
03/11/26	563001-58100-5000	1264	VENDOR	HANLEY POOLS LLC	1/16/26 Pool Crack Repair 50% downpayment	40,000.00
05/14/26	563001-58100-5000	9998	VENDOR	PINE LAKE SERVICES	5/14/26 50% of Cost for Palm Pruning Services	5,950.00
05/14/26	563001-58100-5000	10000	VENDOR	PINE LAKE SERVICES	5/14/26 50% of cost for Mulch Installation for Entire Community-Spring 20	12,300.00
05/29/26	563001-58100-5000	10081	VENDOR	PINE LAKE SERVICES	5/29/26 Final Cost of Mulch Installation for Entire Community	12,321.43
					YTD Total	125,070.43
					Annual Budget	$200,000.00
					Amount Remaining / (Budget overage)	*$74,929.57*
					% of Budget	*62.5%*

Reserves Department Total: $125,070.43

TOTAL EXPENDITURES & OTHER FINANCING USES: $ 728,636.16

Carlton Lakes Community Development District

Expenditure Report - Series 2015 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	571001-51701-5000	JE001360			Principal Debt Retirement	145,000.00
02/02/26	571001-51701-5000	JE001504	JE		Principal Expenses	5,000.00
05/01/26	571001-51701-5000	JE001598	JE		Principal Payment	5,000.00
					YTD Total	155,000.00
					Annual Budget	$135,000.00
					Amount Remaining / (Budget overage)	*($20,000.00)*
					% of Budget	*114.8%*

Account Name: Interest Expense

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	572001-51701-5000	JE001358	JE		Interest Expense	178,262.51
02/02/26	572001-51701-5000	JE001508	JE		Interest Expenses	71.88
05/01/26	572001-51701-5000	JE001596	JE		Interest Payment	174,403.13
					YTD Total	352,737.52
					Annual Budget	$363,444.00
					Amount Remaining / (Budget overage)	*$10,706.48*
					% of Budget	*97.1%*

Debt Service Payments Department Total: $507,737.52

TOTAL EXPENDITURES & OTHER FINANCING USES: $ 507,737.52

Carlton Lakes Community Development District

Expenditure Report - Series 2018 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
05/01/26	571001-51701-5000	JE001592			Principal Payment	85,000.00
					YTD Total	85,000.00
					Annual Budget	$75,000.00
					Amount Remaining / (Budget overage)	*($10,000.00)*
					% of Budget	*113.3%*

Account Name: Interest Expense

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	572001-51701-5000	JE001354	JE		Interest Expense	98,543.75
05/01/26	572001-51701-5000	JE001591	JE		Interest Payment	98,543.75
					YTD Total	197,087.50
					Annual Budget	$170,243.76
					Amount Remaining / (Budget overage)	*($26,843.74)*
					% of Budget	*115.8%*

Debt Service Payments Department Total:	**$282,087.50**

TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 282,087.50**

Carlton Lakes Community Development District

Expenditure Report - Series 2017 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

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

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE001372	JE		Interest Expense	86,078.13
05/01/26	572001-51701-5000	JE001607	JE		Interest Payment	84,165.63
					YTD Total	170,243.76
					Annual Budget	$197,087.50
					Amount Remaining / (Budget overage)	*$26,843.74*
					% of Budget	*86.4%*

Debt Service Payments Department Total:	**$255,243.76**

TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 255,243.76**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
ASSETS							
Cash In Bank	$ 1,315,591	$ -	$ -	$ -	$ -	$ -	$ 1,315,591
Accounts Receivable	200	-	-	-	-	-	200
Due From Other Funds	-	57,441	-	6,018	-	-	63,459
Investments:							
Prepayment Account	-	13	148	-	-	-	161
Reserve Fund	-	251,156	140,500	103,845	-	-	495,501
Revenue Fund	-	606,651	85,892	251,838	-	-	944,381
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	**$ 1,315,812**	**$ 915,261**	**$ 226,540**	**$ 361,701**	**$ 9,493,654**	**$ 13,455,000**	**$ 25,767,968**
LIABILITIES							
Accounts Payable	$ 150	$ -	$ -	$ -	$ -	$ -	$ 150
Bonds Payable	-	-	-	-	-	13,455,000	13,455,000
Due To Other Funds	48,940	-	14,519	-	-	-	63,459
TOTAL LIABILITIES	**49,090**	**-**	**14,519**	**-**	**-**	**13,455,000**	**13,518,609**

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
FUND BALANCES							
Restricted for:							
Debt Service	-	915,261	212,021	361,701	-	-	1,488,983
Unassigned:	1,266,722	-	-	-	9,493,654	-	10,760,376
TOTAL FUND BALANCES	**1,266,722**	**915,261**	**212,021**	**361,701**	**9,493,654**	**-**	**12,249,359**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,315,812**	**$ 915,261**	**$ 226,540**	**$ 361,701**	**$ 9,493,654**	**$ 13,455,000**	**$ 25,767,968**

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 44,837	$ 44,837	0.00%
Interest - Tax Collector	-	193	193	0.00%
Rental Income	-	2,250	2,250	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	-	1,325	1,325	0.00%
TOTAL REVENUES	**1,364,601**	**1,426,195**	**61,594**	**104.51%**
EXPENDITURES				
Administration				
Supervisor Fees	18,000	8,800	9,200	48.89%
ProfServ-Trustee Fees	12,000	12,445	(445)	103.71%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	6,143	5,857	51.19%
District Engineer	24,000	23,114	886	96.31%
District Manager	43,054	35,878	7,176	83.33%
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	2,455	545	81.83%
Bank Fees	100	537	(437)	537.00%
Payroll Services	-	251	(251)	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	101,632	71,475	58.71%
Electric Utility Services				
Utility - Electric	234,000	158,999	75,001	67.95%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	158,999	76,001	67.66%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services				
Garbage Collection	6,300	5,386	914	85.49%
Total Garbage/Solid Waste Services	6,300	5,386	914	85.49%
Water-Sewer Comb Services				
Utility - Water	35,000	13,738	21,262	39.25%
Total Water-Sewer Comb Services	35,000	13,738	21,262	39.25%
Other Physical Environment				
Field Services	7,416	6,180	1,236	83.33%
Pest Control	1,250	990	260	79.20%
Contracts-Waterway Maint.	7,200	5,900	1,300	81.94%
Contracts-Pools	25,000	21,076	3,924	84.30%
Security	20,000	550	19,450	2.75%
Onsite Staff	148,350	120,158	28,192	81.00%
Clubhouse Internet, TV, Phone	3,600	3,883	(283)	107.86%
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	9,602	5,398	64.01%
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	137,960	12,455	91.72%
Clubhouse Facility - Other	17,644	22,547	(4,903)	127.79%
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	384,480	138,214	73.56%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
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**	**789,305**	**582,796**	**57.53%**
Excess (deficiency) of revenues Over (under) expenditures	(7,500)	636,890	644,390	-8491.87%
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	$ (7,500)	$ 636,890	$ 659,390	-8491.87%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**629,832**		
FUND BALANCE, ENDING		**$ 1,266,722**		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2015 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 25,877	$ 25,877	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**	**561,843**	**37,255**	**107.10%**
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	54,105	27,961	206.95%
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	$ 54,105	$ (24,327)	206.95%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**861,156**		
FUND BALANCE, ENDING		**$ 915,261**		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2018 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 8,698	$ 8,698	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**	**266,276**	**6,796**	**102.62%**
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	(15,812)	(30,048)	-111.07%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	14,236	-	(14,236)	0.00%
TOTAL FINANCING SOURCES (USES)	**14,236**	**-**	**(14,236)**	**0.00%**
Net change in fund balance	$ 14,236	$ (15,812)	$ (58,520)	-111.07%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**227,833**		
FUND BALANCE, ENDING		**$ 212,021**		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2017 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 10,688	$ 10,688	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**	**272,670**	**25,109**	**110.14%**
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)	17,426	46,953	-59.02%
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)	$ 17,426	$ 106,007	-59.02%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**344,275**		
FUND BALANCE, ENDING		**$ 361,701**		

Bank Account Statement

Carlton Lakes CDD

Bank Account No.	3600		
Statement No.	26_07	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	1,315,590.91	**Statement Balance**	1,322,106.76
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,322,106.76
Subtotal	1,315,590.91	**Outstanding Checks**	-6,515.85
Negative Adjustments	0.00	**Ending Balance**	1,315,590.91
Ending G/L Balance	1,315,590.91		

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
07/15/2026	Payment	300093	BOCC ACH	Inv: 071426-9495-ACH			-1,290.32
07/22/2026	Payment	100233	PEGASUS ENGINEERING, LLC	Inv: 228590			-1,636.00
07/29/2026	Payment	100239	STRALEY ROBIN VERICKER	Inv: 28788			-1,311.50
07/31/2026	Payment	100240	ZEBRA CLEANING TEAM	Inv: 8790			-278.03
Total Outstanding Checks							-6,515.85
Outstanding Deposits							
Total Outstanding Deposits							

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/01/2026 to 7/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100226	07/01/26	PINE LAKE SERVICES	10427	6/25/2026 Irrigation repair, mainline repair	Irrigation Maintenance	546930-53908	$714.71
001	100227	07/01/26	INFRAMARK LLC	182424	May 2026 Postage	Postage, Phone, Faxes, Copies	541024-51301	$2.96
001	100228	07/01/26	US BANK	8229706	06/25/2026 Trustees fees	ProfServ-Trustee Fees	531045-51301	$3,932.88
001	100229	07/01/26	ZEBRA CLEANING TEAM	8728	6/25/2026 Pool service, phosphates remover	R&M-Pools	546074-53908	$867.20
001	100230	07/08/26	ZEBRA CLEANING TEAM	8749	July 2026 Monthly Pool Services	Contracts-Pools	534078-53908	$2,000.00
001	100231	07/08/26	PINE LAKE SERVICES	10456	July 2026 Monthly landscaping services	Landscape Maintenance	546300-53908	$12,534.58
001	100231	07/08/26	PINE LAKE SERVICES	10461	May 2026 OTC Treatment	Landscape Maintenance	546300-53908	$250.00
001	100232	07/08/26	PEST CEMETERY LLC	89098	July 2026 Monthly pest control services	Pest Control	531170-53908	$99.00
001	100233	07/22/26	PEGASUS ENGINEERING, LLC	228590	6/30/26 District Engineer	District Engineer	531147-51301	$1,636.00
001	100234	07/22/26	GOTO COMMUNICATIONS INC.	IN7105518209	July 2026 Go To Communications	Clubhouse Internet, TV, Phone	541036-53908	$113.66
001	100235	07/22/26	INFRAMARK LLC	183727	July 2026 Amenity, District and Field Management Services	District Manager	531150-51301	$3,587.83
001	100235	07/22/26	INFRAMARK LLC	183727	July 2026 Amenity, District and Field Management Services	Onsite Staff	534215-53908	$11,930.83
001	100235	07/22/26	INFRAMARK LLC	183727	July 2026 Amenity, District and Field Management Services	Field Services	531122-53908	$618.00
001	100236	07/23/26	PINE LAKE SERVICES	10491	7/9/26 Flush Cut and Remove 1 Dead palm on Clement Pride	Landscape Maintenance	546300-53908	$575.00
001	100237	07/23/26	TIMES PUBLISHING COMPANY	94593-070826	7/8/26 Legal Advertising O&M Assessments	Legal Advertising	548002-51301	$1,968.00
001	100237	07/23/26	TIMES PUBLISHING COMPANY	94641-071526	7/15/26 Advertising of the PH	Legal Advertising	548002-51301	$401.50
001	100238	07/29/26	CROSSCREEK ENVIRONMENTAL INC	27053	July 2026 Aquatics Maintenance	Contracts-Waterway Maint.	534045-53908	$590.00
001	100239	07/29/26	STRALEY ROBIN VERICKER	28788	7/21/26 Legal Services for June 2026	District Counsel	531146-51301	$1,311.50
001	100240	07/31/26	ZEBRA CLEANING TEAM	8790	7/27/26 Flow Meter Repair	R&M-Pools	546074-53908	$278.03
001	300091	07/01/26	WASTE MANAGEMENT ACH	0263087-2206-0-ACH	SVC PRD 07/01-07/31/2026	Garbage Collection	546913-53400	$584.28
001	300092	07/10/26	TECO ACH	070726-6203-ACH	TECO SVD 5/16/26-6/16/26	Utility - Electric	543041-53100	$17,774.40
001	300093	07/15/26	BOCC ACH	071426-9495-ACH	7/14/26 Water Utility Services 6/10/26-7/13/26	Utility - Water	543018-53600	$1,290.32
001	300094	07/09/26	ADP, INC	070326-1870-ACH	7/10/26 ACH Payroll	Payroll Services	549405-51301	$20.40
001	300095	07/21/26	CHARTER COMMUNICATIONS ACH	2510461070926-ACH	7/9/26 Spectrum 7/9/26-8/8/26	Clubhouse Internet, TV, Phone	541036-53908	$279.24
001	300096	07/01/26	VALLEY BANK	063026-5032-ACH	June 2026 Valley Bank	Clubhouse Facility - Other	546385-53908	$347.90
001	300096	07/01/26	VALLEY BANK	063026-5032-ACH	June 2026 Valley Bank	Clubhouse Facility - Other	546385-53908	$45.91
001	300096	07/01/26	VALLEY BANK	063026-5032-ACH	June 2026 Valley Bank	Clubhouse Facility - Other	546385-53908	$98.78
001	300096	07/01/26	VALLEY BANK	063026-5032-ACH	June 2026 Valley Bank	Security	534203-53908	$550.00
001	300096	07/01/26	VALLEY BANK	063026-5032-ACH	June 2026 Valley Bank	Clubhouse Internet, TV, Phone	541036-53908	$40.00
							Fund Total	**$64,442.91**
							Total Checks Paid	**$64,442.91**

Carlton Lakes Community Development District

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

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Supervisor Fees

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/13/25	511100-51301-5000	FB-111325	VENDOR	FREDDY BARTON	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	ED-111325	VENDOR	ELIZABETH DIAZ	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	NP-111325	VENDOR	NICHOLLE D. PALMER	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	RV-111325-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 11/13/25	200.00
12/10/25	511100-51301-5000	FB-121025	VENDOR	FREDDY BARTON	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	RV-121025-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	NP-121025	VENDOR	NICHOLLE D. PALMER	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	ED-121025	VENDOR	ELIZABETH DIAZ	BOARD 12/10/25	200.00
01/31/26	511100-51301-5000	JE001484	JE		R/C ADP wage pay JE001459 to Supervisor Fees	1,000.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	800.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	(800.00)
02/18/26	511100-51301-5000	JE001529	JE		Supervisor Fees	800.00
02/20/26	511100-51301-5000	712414608	VENDOR	ADP, INC	2/6/26 1099 issuing fee	23.00
02/26/26	511100-51301-5000	JE001524	JE		Supervisor Feesm Payroll processing fee	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	511100-51301-5000	JE001533	JE		Supervisor Fees	800.00
02/28/26	511100-51301-5000	JE001536	JE		Supervisor Fees	(800.00)
03/01/26	511100-51301-5000	JE001664	JE		Rev Prepaid item	800.00
03/03/26	511100-51301-5000	JE001538	JE		RC Supervisor Fees	1,000.00
04/01/26	511100-51301-5000	JE001580	JE		Rev Accrued Expenses JE001537	(800.00)
04/10/26	511100-51301-5000	JE001577	JE		ADP Wages 4/10/26	1,000.00
04/20/26	511100-51301-5000	JE001578	JE		ADP Wages 4/20/26	800.00
05/31/26	511100-51301-5000	JE001612	JE		Accrue Supervisor Fees for May	1,000.00
06/01/26	511100-51301-5000	JE001613	JE		Rev Accrue Supervisor Fees for May	(1,000.00)
06/01/26	511100-51301-5000	JE001613	JE		Rev Accrue Supervisor Fees for May	1,000.00
06/12/26	511100-51301-5000	JE001646	JE		ADP Wages 6/12/2026	800.00
07/10/26	511100-51301-5000	JE001663	JE		Supervisor Fees	800.00
					YTD Total	8,800.00
					Annual Budget	$18,000.00
					Amount Remaining / (Budget overage)	*$9,200.00*
					% of Budget	*48.9%*

Account Name: ProfServ-Trustee Fees

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/03/26	531045-51301-5000	8052106	VENDOR	US BANK	Trustee Fees 1/1/26-12/31/26	4,256.13
05/29/26	531045-51301-5000	8194877	VENDOR	US BANK	Trustee Fees 5/1/26-4/30/27	4,256.13
06/27/26	531045-51301-5000	8229706	VENDOR	US BANK	06/25/2026 Trustees fees	3,932.88
					YTD Total	12,445.14
					Annual Budget	$12,000.00
					Amount Remaining / (Budget overage)	*($445.14)*
					% of Budget	*103.7%*

Account Name: Disclosure Report

YTD Total	-
Annual Budget	$12,600.00
Amount Remaining / (Budget overage)	*$12,600.00*
% of Budget	*0.0%*

Account Name: District Counsel

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/22/25	531146-51301-5000	27363	VENDOR	STRALEY ROBIN VERICKER	District Counsel September 2, 2025 - September 10, 2025	248.50
11/20/25	531146-51301-5000	27532	VENDOR	STRALEY ROBIN VERICKER	October 2025 District Counsel	244.00
12/23/25	531146-51301-5000	27707	VENDOR	STRALEY ROBIN VERICKER	Nov 2025 District Counsel	183.00
01/14/26	531146-51301-5000	27776	VENDOR	STRALEY ROBIN VERICKER	Dec 2025 District Counsel	122.00
04/07/26	531146-51301-5000	28143	VENDOR	STRALEY ROBIN VERICKER	District Counsel through February 28,2026	1,159.00
04/15/26	531146-51301-5000	28180	VENDOR	STRALEY ROBIN VERICKER	March 2026 District Counsel Services	1,730.50
05/15/26	531146-51301-5000	28461	VENDOR	STRALEY ROBIN VERICKER	April 2026 District Counsel Services	458.00
06/16/26	531146-51301-5000	28569	VENDOR	STRALEY ROBIN VERICKER	MAY 2026 Legal Services	686.00
07/21/26	531146-51301-5000	28788	VENDOR	STRALEY ROBIN VERICKER	7/21/26 Legal Services for June 2026	1,311.50
					YTD Total	6,142.50
					Annual Budget	$12,000.00
					Amount Remaining / (Budget overage)	*$5,857.50*
					% of Budget	*51.2%*

Account Name: District Engineer

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/26/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	05/04/2025 - 12/24/2025 District Engineer	7,461.40
03/16/26	531147-51301-5000	228304	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer Period of Service 12/28/25-01/24/26	3,237.50
04/09/26	531147-51301-5000	228377	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer services 1/25/26-2/21/26	877.50
05/01/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	Credit Memo 000069	(7,461.40)
05/11/26	531147-51301-5000	227979	VENDOR	PEGASUS ENGINEERING, LLC	5/4/25 - 12/27/25 District Engineer Board motion to approve 5-13-26	7,461.40
05/14/26	531147-51301-5000	228396	VENDOR	PEGASUS ENGINEERING, LLC	2/22/26-4/4/26 District Engineer Services	3,540.00
05/31/26	531147-51301-5000	228478	VENDOR	PEGASUS ENGINEERING, LLC	4/5/26-5/2/26 District Engineer	6,361.79

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
07/03/26	531147-51301-5000	228590	VENDOR	PEGASUS ENGINEERING, LLC	6/30/26 District Engineer	1,636.00
					YTD Total	23,114.19
					Annual Budget	$24,000.00
					Amount Remaining / (Budget overage)	*$885.81*
					% of Budget	*96.3%*
Account Name: District Manager						
10/15/25	531150-51301-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October :	3,587.83
11/11/25	531150-51301-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	3,587.83
11/26/25	531150-51301-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	3,587.83
01/02/26	531150-51301-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	JE001527	JE		District Manager inframark inv 170625	(3,587.83)
02/01/26	531150-51301-5000	JE001528	JE		District Manager inv170625	3,587.83
02/27/26	531150-51301-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managem	3,587.83
04/07/26	531150-51301-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	3,587.83
05/01/26	531150-51301-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Manaement	3,587.83
06/03/26	531150-51301-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	3,587.83
07/06/26	531150-51301-5000	183727	VENDOR	INFRAMARK LLC	July 2026 Amenity, District and Field Management Services	3,587.83
					YTD Total	35,878.30
					Annual Budget	$43,053.96
					Amount Remaining / (Budget overage)	*$7,175.66*
					% of Budget	*83.3%*
Account Name: Auditing Services						
02/12/26	532002-51301-5000	374279	VENDOR	BERGER, TOOMBS, ELAM & FRANK	12/24/2025 Auditing Services	7,050.00
					YTD Total	7,050.00
					Annual Budget	$7,050.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: Website Compliance						
06/02/26	534397-51301-5000	INV-SS-6884	VENDOR	SCHOOLSTATUS, LLC	6/30/26-6/29/27 Website Services	1,661.39
					YTD Total	1,661.39
					Annual Budget	$3,999.96
					Amount Remaining / (Budget overage)	*$2,338.57*
					% of Budget	*41.5%*
Account Name: Postage, Phone, Faxes, Copies						
10/24/25	541024-51301-5000	161777	VENDOR	INFRAMARK LLC	September 2024 Postage	1.48
10/31/25	541024-51301-5000	JE001345	JE		R/C Postage, Phone, Faxes, Copies	(113.93)
12/22/25	541024-51301-5000	166672	VENDOR	INFRAMARK LLC	Nov 2025 Postage	2.22
01/20/26	541024-51301-5000	169015	VENDOR	INFRAMARK LLC	Postage December 2025	2.22
04/20/26	541024-51301-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	2.22
05/14/26	541024-51301-5000	179180	VENDOR	INFRAMARK LLC	April 2026 Postage	5.18
06/22/26	541024-51301-5000	182424	VENDOR	INFRAMARK LLC	May 2026 Postage	2.96
					YTD Total	(97.65)
					Annual Budget	$2,366.04
					Amount Remaining / (Budget overage)	*$2,463.69*
					% of Budget	*-4.1%*
Account Name: Public Officials Insurance						
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	5,836.00
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	(5,836.00)
10/31/25	545008-51301-5000	JE001344	JE		R/C Public Officials Insurance	2,602.00
					YTD Total	2,602.00
					Annual Budget	$2,762.00
					Amount Remaining / (Budget overage)	*$160.00*
					% of Budget	*94.2%*
Account Name: Clubhouse Facility - Other						
01/26/26	546385-51301-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	345.67
01/31/26	546385-51301-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - Ot	(345.67)
05/01/26	546385-51301-5000	043026-5032-ACH	VENDOR	VALLEY BANK	APR 2026 EXPENSES	336.41
					YTD Total	336.41
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($336.41)*
					% of Budget	*n/a*
Account Name: Legal Advertising						
05/17/26	548002-51301-5000	26-01624H	VENDOR	BUSINESS OBSERVER	5/15/26 Notice for Qualifying Period for Candidates for the BOS 6/8/26-6/:	85.31
07/08/26	548002-51301-5000	94593-070826	VENDOR	TIMES PUBLISHING COMPANY	7/8/26 Legal Advertising O&M Assessments	1,968.00
07/15/26	548002-51301-5000	94641-071526	VENDOR	TIMES PUBLISHING COMPANY	7/15/26 Advertising of the PH	401.50

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					YTD Total	2,454.81
					Annual Budget	$3,000.00
					Amount Remaining / (Budget overage)	*$545.19*
					% of Budget	*81.8%*

Account Name: Bank Fees

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/31/25	549142-51301-5000	JE001323	JE		Service Charges	127.00
11/28/25	549142-51301-5000	JE001379	JE		Service Charges	127.00
12/22/25	549142-51301-5000	JE001410	JE		Truist December Bank Fee	127.00
01/31/26	549142-51301-5000	JE001461	JE		Service Charges	155.50
					YTD Total	536.50
					Annual Budget	$100.00
					Amount Remaining / (Budget overage)	*($436.50)*
					% of Budget	*536.5%*

Account Name: Payroll Services

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/18/26	549405-51301-5000	JE001518	JE		Payroll Services	800.00
02/26/26	549405-51301-5000	JE001524	JE		Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	549405-51301-5000	JE001533	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001534	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001536	JE		Payroll Services	800.00
03/12/26	549405-51301-5000	030626-1870-ACH	VENDOR	ADP, INC	2/11/26 ADP Payroll	20.40
03/13/26	549405-51301-5000	JE001539	JE		ADP Payroll Services	20.40
03/13/26	549405-51301-5000	JE001579	JE		Rev ADP Payroll Services	(20.40)
04/09/26	549405-51301-5000	040326-1870-ACH	VENDOR	ADP, INC	3/11/26 ADP Payroll	20.40
05/07/26	549405-51301-5000	050126-1870-ACH	VENDOR	ADP, INC	April ADP Charges online check voids and stop payments	143.40
06/15/26	549405-51301-5000	060526-1870-ACH	VENDOR	ADP, INC	5/13/26 ADP Payroll Services	23.00
07/09/26	549405-51301-5000	070326-1870-ACH	VENDOR	ADP, INC	7/10/26 ACH Payroll	20.40
					YTD Total	250.60
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($250.60)*
					% of Budget	*n/a*

Account Name: Office Supplies

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	142.48
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	37.87
12/25/25	551002-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	9.50
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	37.87
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	142.48
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(142.48)
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(37.87)
02/01/26	551002-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	53.54
04/01/26	551002-51301-5000	JE001583	JE		RC MARCH 2026 EXPENSES	40.00
					YTD Total	283.39
					Annual Budget	$1,000.00
					Amount Remaining / (Budget overage)	*$716.61*
					% of Budget	*28.3%*

Account Name: Dues, Licenses, Subscriptions

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

Financial And Administrative Department Total: $101,632.58

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - Electric

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	543041-53100-5000	JE001622	JE		Reverse - FY2025 Audit - AJE #2 - Accrue September 2025 Utility Bill	(19,834.69)
10/14/25	543041-53100-5000	100325-6203-ACH	VENDOR	TECO ACH	Electric August 15, 2025 - September 15, 2025	19,834.69
11/07/25	543041-53100-5000	110325-6203-ACH	VENDOR	TECO ACH	Electric September 16,2025 - October 14, 2025	18,357.87
12/11/25	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	12/5/25 TECO Bill	17,886.41
12/31/25	543041-53100-5000	JE001441	JE		TECO ACH ADJE	17,886.41
01/12/26	543041-53100-5000	010726-6203-ACH	VENDOR	TECO ACH	1/7/26 TECO Bill	18,004.66
01/31/26	543041-53100-5000	JE001456	JE		TECO ACH ADJE	(75.66)
01/31/26	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	Credit Memo 000065	(17,886.41)
02/11/26	543041-53100-5000	020526-6203-ACH	VENDOR	TECO ACH	02/05/26 TECO BILL	17,086.37
03/12/26	543041-53100-5000	030626-6203-ACH	VENDOR	TECO ACH	March 2026 TECO BILL	17,235.24
04/17/26	543041-53100-5000	040726-6203-ACH	VENDOR	TECO ACH	SVC PRD 02/17-03/17/2026	17,571.72
05/20/26	543041-53100-5000	050626-6203-ACH	VENDOR	TECO ACH	SVC PRD 03/18-04/16/2026	17,615.21
06/11/26	543041-53100-5000	060526-6203	VENDOR	TECO ACH	TECO SVD 4/17/26-5/15/26	17,542.75
07/10/26	543041-53100-5000	070726-6203-ACH	VENDOR	TECO ACH	TECO SVD 5/16/26-6/16/26	17,774.40
					YTD Total	158,998.97
					Annual Budget	$234,000.00
					Amount Remaining / (Budget overage)	*$75,001.03*
					% of Budget	*67.9%*

Electric Utility Services Department Total:	**$158,998.97**

DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES

Account Name: Garbage Collection

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/06/25	546913-53400-5000	0190319-2206-5-ACH	VENDOR	WASTE MANAGEMENT ACH	October 1, 2025 - October 31, 2025 Garbage Collection	518.98
10/31/25	546913-53400-5000	0198397-2206-3-ACH	VENDOR	WASTE MANAGEMENT ACH	November 1, 2025-November 30th, 2025 Garbage Collection	518.98
12/25/25	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 12/01-12/31/25	518.98
12/31/25	546913-53400-5000	JE001442	JE		Waste management ACH ADJE	518.98
01/05/26	546913-53400-5000	0215569-2206-6-ACH	VENDOR	WASTE MANAGEMENT ACH	JAN 2026 Garbage Service	518.98
01/31/26	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	Credit Memo 000062	(518.98)
02/03/26	546913-53400-5000	012726-3004-ACH	VENDOR	WASTE MANAGEMENT ACH	2/26/26 Garbage Collection	518.98
03/02/26	546913-53400-5000	0231675-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	March 2026 garbage collection	518.98
03/30/26	546913-53400-5000	0239550-2206-8-ACH	VENDOR	WASTE MANAGEMENT ACH	Apr 2026 garbage collection	518.98
04/28/26	546913-53400-5000	0247463-2206-4-ACH	VENDOR	WASTE MANAGEMENT ACH	May 2026 garbage collection	584.28
05/30/26	546913-53400-5000	0255317-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 06/01-06/30/2026	584.28
07/01/26	546913-53400-5000	0263087-2206-0-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 07/01-07/31/2026	584.28
					YTD Total	5,385.70
					Annual Budget	$6,300.00
					Amount Remaining / (Budget overage)	*$914.30*
					% of Budget	*85.5%*

Garbage/Solid Waste Services Department Total:	**$5,385.70**

DEPARTMENT NAME: WATER-SEWER COMB SERVICES

Account Name: Utility - Water

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/15/25	543018-53600-5000	101425-9495-ACH	VENDOR	BOCC ACH	Water Bill September 9th, 2025- October 10th, 2025	1,288.23
11/14/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Water Bill October 10th, 2025 - November 7th, 2025	1,140.11
11/28/25	543018-53600-5000	091125-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000058	(911.94)
11/30/25	543018-53600-5000	JE001387	JE		BOCC -ACH adj. JE	1,140.11
12/15/25	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Water Bill 12/12/25	1,147.94
12/31/25	543018-53600-5000	JE001439	JE		BOCC ACH ADJE	1,147.94
12/31/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000059	(1,140.11)
01/16/26	543018-53600-5000	011326-9495-ACH	VENDOR	BOCC ACH	Water Bill 1/13/26	1,062.75
02/25/26	543018-53600-5000	021126-9495-ACH	VENDOR	BOCC ACH	WATER	1,276.86
02/28/26	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000067	(1,147.94)
03/13/26	543018-53600-5000	031226-9495-ACH	VENDOR	BOCC ACH	March 2026 Water Utility	3,301.14
04/14/26	543018-53600-5000	041326-9495	VENDOR	BOCC ACH	April 2026 Water Utility	1,205.13
05/13/26	543018-53600-5000	051226-9495	VENDOR	BOCC ACH	5/12/26 Water Utility	1,461.82
06/15/26	543018-53600-5000	061226-9495	VENDOR	BOCC ACH	6/12/26 Utility Water Meter 61016915	1,475.29
07/15/26	543018-53600-5000	071426-9495-ACH	VENDOR	BOCC ACH	7/14/26 Water Utility Services 6/10/26-7/13/26	1,290.32
					YTD Total	13,737.65
					Annual Budget	$35,000.04
					Amount Remaining / (Budget overage)	*$21,262.39*
					% of Budget	*39.3%*

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					Water-Sewer Comb Services Department Total:	**$13,737.65**

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Field Services

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/15/25	531122-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October 2	618.00
11/11/25	531122-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	618.00
11/26/25	531122-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	618.00
01/02/26	531122-53908-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	JE001527	JE		Field Services inframark inv 170625	(618.00)
02/01/26	531122-53908-5000	JE001528	JE		Field Services inv170625	618.00
02/27/26	531122-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managem	618.00
04/07/26	531122-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	618.00
05/01/26	531122-53908-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Manaement	618.00
06/03/26	531122-53908-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	618.00
07/06/26	531122-53908-5000	183727	VENDOR	INFRAMARK LLC	July 2026 Amenity, District and Field Management Services	618.00
					YTD Total	6,180.00
					Annual Budget	$7,416.00
					Amount Remaining / (Budget overage)	*$1,236.00*
					% of Budget	*83.3%*

Account Name: Pest Control

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	531170-53908-5000	75483	VENDOR	PEST CEMETERY LLC	October 2025 Pest Control	99.00
11/03/25	531170-53908-5000	76986	VENDOR	PEST CEMETERY LLC	November 2025 Pest Control	99.00
12/01/25	531170-53908-5000	78432	VENDOR	PEST CEMETERY LLC	December 2025 Pest Control	99.00
01/01/26	531170-53908-5000	79936	VENDOR	PEST CEMETERY LLC	JAN 2026 Pest Control	99.00
02/02/26	531170-53908-5000	81470	VENDOR	PEST CEMETERY LLC	2/2/26 Pest Control	99.00
03/02/26	531170-53908-5000	82979	VENDOR	PEST CEMETERY LLC	March 2026 Pest Control	99.00
04/01/26	531170-53908-5000	84496	VENDOR	PEST CEMETERY LLC	April 2026 Pest Control Services	99.00
05/01/26	531170-53908-5000	86014	VENDOR	PEST CEMETERY LLC	May 2026 Pest Control	99.00
06/01/26	531170-53908-5000	87526	VENDOR	PEST CEMETERY LLC	June 2026 Pest Control	99.00
07/01/26	531170-53908-5000	89098	VENDOR	PEST CEMETERY LLC	July 2026 Monthly pest control services	99.00
					YTD Total	990.00
					Annual Budget	$1,250.04
					Amount Remaining / (Budget overage)	*$260.04*
					% of Budget	*79.2%*

Account Name: Contracts-Waterway Maint.

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/13/25	534045-53908-5000	23092	VENDOR	CROSSCREEK ENVIRONMENTAL INC	October 2025 Aquatics Maintenance	590.00
11/13/25	534045-53908-5000	23501	VENDOR	CROSSCREEK ENVIRONMENTAL INC	November 2025 Aquatics Maintenance	590.00
12/31/25	534045-53908-5000	JE001447	JE		R/C CROSSCREEK ENVIRONMENTAL INC inv 23883 to Contracts-Wat	590.00
01/21/26	534045-53908-5000	24355	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Jan 2026 Stormwater Pond Maintenance	590.00
02/28/26	534045-53908-5000	JE001530	JE		Contracts-Waterway Maint. accrue for Feb	590.00
03/01/26	534045-53908-5000	JE001531	JE		Contracts-Waterway Maint. rvs accrual	(590.00)
03/12/26	534045-53908-5000	25073	VENDOR	CROSSCREEK ENVIRONMENTAL INC	March 2026 Pond Maintenance	590.00
04/10/26	534045-53908-5000	24711	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Feb 2026 Storm Water Pond Maintenance	590.00
04/13/26	534045-53908-5000	25481	VENDOR	CROSSCREEK ENVIRONMENTAL INC	4/13/26 Stormwater Pond Maintenance	590.00
05/14/26	534045-53908-5000	26183	VENDOR	CROSSCREEK ENVIRONMENTAL INC	5/14/26 Stormwater Pond Maintenance	590.00
06/16/26	534045-53908-5000	26614	VENDOR	CROSSCREEK ENVIRONMENTAL INC	June 2026 Aquatic Maintenance	590.00
07/16/26	534045-53908-5000	27053	VENDOR	CROSSCREEK ENVIRONMENTAL INC	July 2026 Aquatics Maintenance	590.00
					YTD Total	5,900.00
					Annual Budget	$7,200.00
					Amount Remaining / (Budget overage)	*$1,300.00*
					% of Budget	*81.9%*

Account Name: Contracts-Pools

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	534078-53908-5000	8146	VENDOR	ZEBRA CLEANING TEAM	September 2025 Pool Maintenance	2,000.00
10/14/25	534078-53908-5000	8210	VENDOR	ZEBRA CLEANING TEAM	October 2025 Monthly Pool Service	2,000.00
11/04/25	534078-53908-5000	8291	VENDOR	ZEBRA CLEANING TEAM	Nov 2025 pool service	732.41
11/05/25	534078-53908-5000	8292	VENDOR	ZEBRA CLEANING TEAM	Water Valve replaced due to pool overflowing	152.00
12/01/25	534078-53908-5000	8342	VENDOR	ZEBRA CLEANING TEAM	December 2025 Pool Maintenance	2,000.00
01/01/26	534078-53908-5000	8396	VENDOR	ZEBRA CLEANING TEAM	JAN 2026 Commercial Pool Service	2,000.00
02/28/26	534078-53908-5000	JE001530	JE		Contracts-Pools accrue Feb	2,000.00
03/01/26	534078-53908-5000	JE001532	JE		Contracts-Pools rev accrual	(2,000.00)
03/01/26	534078-53908-5000	8491	VENDOR	ZEBRA CLEANING TEAM	March 2026 Zebra Pools Services	2,000.00
04/07/26	534078-53908-5000	8438	VENDOR	ZEBRA CLEANING TEAM	2/16/26 Zebra Pool Service	2,000.00
04/07/26	534078-53908-5000	8554	VENDOR	ZEBRA CLEANING TEAM	4/1/26 Zebra Pool Service	2,000.00
05/01/26	534078-53908-5000	8618	VENDOR	ZEBRA CLEANING TEAM	May 2026 Zebra Pool Service	2,000.00
05/18/26	534078-53908-5000	8662	VENDOR	ZEBRA CLEANING TEAM	5/18/26 Vac Line Cover Health Inspection and replaced 2 stenner tubes	191.60

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
06/01/26	534078-53908-5000	8685	VENDOR	ZEBRA CLEANING TEAM	June 2026 Commercial Pool Service	2,000.00
07/01/26	534078-53908-5000	8749	VENDOR	ZEBRA CLEANING TEAM	July 2026 Monthly Pool Services	2,000.00
					YTD Total	21,076.01
					Annual Budget	$24,999.96
					Amount Remaining / (Budget overage)	*$3,923.95*
					% of Budget	*84.3%*

Account Name: Security

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
07/01/26	534203-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	550.00
					YTD Total	550.00
					Annual Budget	$20,000.04
					Amount Remaining / (Budget overage)	*$19,450.04*
					% of Budget	*2.7%*

Account Name: Onsite Staff

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/15/25	534215-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October :	11,929.48
11/11/25	534215-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	11,930.83
11/26/25	534215-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	11,930.83
01/30/26	534215-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	11,930.83
01/30/26	534215-53908-5000	JE001527	JE		Onsite Staff inframark inv 170625	(11,930.83)
01/31/26	534215-53908-5000	JE001485	JE		R/C VALLEY BANK invoice 123125-5032 ACH to Onsite Staff	497.79
01/31/26	534215-53908-5000	JE001489	JE		R/C INFRAMARK LLC invoice 167777 to Onsite Staff	11,930.83
02/01/26	534215-53908-5000	JE001528	JE		Onsite Staff inv170625	11,930.83
02/27/26	534215-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managem	11,930.83
04/07/26	534215-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	11,930.83
04/20/26	534215-53908-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	353.60
05/01/26	534215-53908-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Manaement	11,930.83
06/03/26	534215-53908-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	11,930.83
07/06/26	534215-53908-5000	183727	VENDOR	INFRAMARK LLC	July 2026 Amenity, District and Field Management Services	11,930.83
					YTD Total	120,158.34
					Annual Budget	$148,350.00
					Amount Remaining / (Budget overage)	*$28,191.66*
					% of Budget	*81.0%*

Account Name: Clubhouse Internet, TV, Phone

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/03/25	541036-53908-5000	IN7104270065	VENDOR	GOTO TECHNOLOGIES USA, LLC	Telephone Line for call down system October 2025	114.21
10/26/25	541036-53908-5000	2510461100925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 10/09-11/08/25 INTERNET	265.00
11/02/25	541036-53908-5000	IN7104349777	VENDOR	GOTO TECHNOLOGIES USA, LLC	November Telephone Line for call down system	114.21
11/17/25	541036-53908-5000	2510461110925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	November 2025 Spectrum Bill Service 11/9/25-12/8/25	265.00
11/26/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	OCTOBER EXPENSES	85.36
12/03/25	541036-53908-5000	IN7104488665	VENDOR	GOTO TECHNOLOGIES USA, LLC	December 2025 Monthly Phone Line	114.21
12/24/25	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
12/31/25	541036-53908-5000	JE001438	JE		Valley CC ADJE	30.00
12/31/25	541036-53908-5000	JE001440	JE		Spectrum ACH ADJE	265.00
12/31/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	Credit Memo 000060	(85.36)
01/02/26	541036-53908-5000	IN7104765577	VENDOR	GOTO TECHNOLOGIES USA, LLC	January 2026 Monthly Phone Line	113.52
01/26/26	541036-53908-5000	2510461010926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
01/31/26	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Credit Memo 000064	(265.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Internet	(30.00)
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	(60.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Internet	30.00
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	60.00
01/31/26	541036-53908-5000	JE001492	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Internet, TV	30.00
02/03/26	541036-53908-5000	IN7104951117	VENDOR	GOTO TECHNOLOGIES USA, LLC	Phone 2/1/26-2/28/26	113.52
02/17/26	541036-53908-5000	2510461020926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	2-9-26 Spectrum Clubhouse Internet and Phone	279.14
02/28/26	541036-53908-5000	JE001515	JE		R/C VALLEY BANK 013126-5032-ACH to Clubhouse Internet, TV, Phone	30.00
03/16/26	541036-53908-5000	2510461030926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 03/09-04/08/2026	279.14
04/02/26	541036-53908-5000	IN7105285778	VENDOR	GOTO COMMUNICATIONS INC.	April 2026 Go To Communications monthly phone line	113.45
04/21/26	541036-53908-5000	2510461040926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 04/09-05/08/2026	279.09
05/02/26	541036-53908-5000	IN7105353554	VENDOR	GOTO COMMUNICATIONS INC.	May 2026 Go To Communications Monthly Phone Line	113.45
05/18/26	541036-53908-5000	2510461050926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 05/09-06/08/2026	279.09
06/03/26	541036-53908-5000	IN7105445099	VENDOR	GOTO COMMUNICATIONS INC.	6/1/26 Phone Line	113.45
06/18/26	541036-53908-5000	2510461060926	VENDOR	CHARTER COMMUNICATIONS ACH	6/9/26 Spectrum 6/9/26-7/8/26	279.09
07/01/26	541036-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	40.00
07/03/26	541036-53908-5000	IN7105518209	VENDOR	GOTO COMMUNICATIONS INC.	July 2026 Go To Communications	113.66
07/21/26	541036-53908-5000	2510461070926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	7/9/26 Spectrum 7/9/26-8/8/26	279.24
07/21/26	541036-53908-5000	JE001649	JE		Diff Sectrum Doc #300095	(5.00)
					YTD Total	3,883.47
					Annual Budget	$3,600.00
					Amount Remaining / (Budget overage)	*($283.47)*
					% of Budget	*107.9%*

Account Name: Insurance - General Liability

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/31/25	545002-53908-5000	JE001339	JE		R/C Insurance - General Liability	3,515.00

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10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	4,147.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	(4,147.00)
					YTD Total	3,515.00
					Annual Budget	$3,813.00
					Amount Remaining / (Budget overage)	*$298.00*
					% of Budget	*92.2%*
Account Name: Insurance -Property & Casualty						
10/01/25	545009-53908-5000	JE001348	JE		Insurance -Property & Casualty	32,071.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	9,558.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	(9,558.00)
					YTD Total	32,071.00
					Annual Budget	$34,839.00
					Amount Remaining / (Budget overage)	*$2,768.00*
					% of Budget	*92.1%*
Account Name: R&M-Other Landscape						
01/07/26	546036-53908-5000	0F32728415	VENDOR	CINTAS FIRE 636525	11/12/25 Fire Inspections	538.45
03/04/26	546036-53908-5000	JE001525	JE		R&M-Other Landscape Pine lake Services	3,489.38
					YTD Total	4,027.83
					Annual Budget	$20,000.04
					Amount Remaining / (Budget overage)	*$15,972.21*
					% of Budget	*20.1%*
Account Name: R&M-Pools						
10/06/25	546074-53908-5000	8220	VENDOR	ZEBRA CLEANING TEAM	Chemical Pump	650.00
12/11/25	546074-53908-5000	1077	VENDOR	HANLEY POOLS LLC	8/6/25 Changing of Pumps	1,933.85
12/11/25	546074-53908-5000	1078	VENDOR	HANLEY POOLS LLC	8/6/25 install of auxiliary	182.33
12/11/25	546074-53908-5000	1092	VENDOR	HANLEY POOLS LLC	8/27/25 Pool Services	461.69
03/03/26	546074-53908-5000	1323	VENDOR	HANLEY POOLS LLC	3/3/26 Installed 2 new pump lids and grids repair	1,985.00
03/05/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank installi	708.75
03/10/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	Credit Memo 000068	(708.75)
04/07/26	546074-53908-5000	1247A	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank installi	744.19
05/20/26	546074-53908-5000	052126	VENDOR	FLORIDA DEPARTMENT OF HEALTH IN	6/30/26 Swimming Pool Permit	400.00
06/01/26	546074-53908-5000	1521	VENDOR	HANLEY POOLS LLC	4/9/26 Install Motor and Rewind Motor	2,100.00
06/25/26	546074-53908-5000	8728	VENDOR	ZEBRA CLEANING TEAM	6/25/2026 Pool service, phosphates remover	867.20
07/27/26	546074-53908-5000	8790	VENDOR	ZEBRA CLEANING TEAM	7/27/26 Flow Meter Repair	278.03
					YTD Total	9,602.29
					Annual Budget	$15,000.00
					Amount Remaining / (Budget overage)	*$5,397.71*
					% of Budget	*64.0%*
Account Name: R&M-Fitness Center						
02/01/26	546137-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	36.97
04/07/26	546137-53908-5000	38191	VENDOR	FITREV, INC.	3/26/26 Preventative Maintenance for Gym Equipment	270.00
04/28/26	546137-53908-5000	38545	VENDOR	FITREV, INC.	4/28/26 Gym Equipment parts, treadmill, benches, back pads, leg extensi	390.00
04/30/26	546137-53908-5000	38577	VENDOR	FITREV, INC.	4/30/26 Back Pads and Seat Pads for Gym	615.00
					YTD Total	1,311.97
					Annual Budget	$5,000.04
					Amount Remaining / (Budget overage)	*$3,688.07*
					% of Budget	*26.2%*
Account Name: Waterway Improvements & Repairs						
					YTD Total	-
					Annual Budget	$7,500.00
					Amount Remaining / (Budget overage)	*$7,500.00*
					% of Budget	*0.0%*
Account Name: Landscape Maintenance						
10/01/25	546300-53908-5000	8240	VENDOR	PINE LAKE SERVICES	October 2025 Landscape Maintenance	12,534.58
10/08/25	546300-53908-5000	8386	VENDOR	PINE LAKE SERVICES	Sept 25 Palm Trimming at Arbor Pines Entrance	446.88
10/31/25	546300-53908-5000	8488	VENDOR	PINE LAKE SERVICES	November 2025 Landscape Maintenance	12,534.59
10/31/25	546300-53908-5000	JE001343	JE		R/C Landscape- Storm Clean Up & Tree Removal	(466.88)
11/28/25	546300-53908-5000	8684	VENDOR	PINE LAKE SERVICES	December 2025 Landscape Maintenance Contract	12,534.58
12/15/25	546300-53908-5000	8383	VENDOR	PINE LAKE SERVICES	10/8/25 Palm Trimming 52 palms around Amenity Center Pool	2,307.50
12/22/25	546300-53908-5000	8883	VENDOR	PINE LAKE SERVICES	12/22/25 remove a dead Pine Tree via flush cut at Carlton Lakes on Baln	715.00
12/31/25	546300-53908-5000	JE001448	JE		R/C PINE LAKE SERVICES inv 8383 to Landscape- Storm Clean Up & Tı	(2,307.50)
12/31/25	546300-53908-5000	JE001449	JE		R/C PINE LAKE SERVICES inv 8883 to Landscape- Storm Clean Up & Tı	(715.00)
01/05/26	546300-53908-5000	8900	VENDOR	PINE LAKE SERVICES	JAN 2026 Landscape Contract Renewal	12,534.59
02/02/26	546300-53908-5000	9117	VENDOR	PINE LAKE SERVICES	FEB 2026 Landscape Maintenance 25-26 Renewal Contract	12,534.58
03/02/26	546300-53908-5000	9316	VENDOR	PINE LAKE SERVICES	March 2026 Landscape Maintenance Contract	12,534.59
03/23/26	546300-53908-5000	9558	VENDOR	PINE LAKE SERVICES	3/20/26 cut and stump grind a fallen Hong Kong Orchid on Clement Pride	888.50
04/01/26	546300-53908-5000	9576	VENDOR	PINE LAKE SERVICES	April 2026 Carlton Lakes CDD Landscape Maintenance	12,534.58
04/17/26	546300-53908-5000	9769	VENDOR	PINE LAKE SERVICES	4-17-26 Flush Cut a leaning Queen Palm	575.25

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04/27/26	546300-53908-5000	9800	VENDOR	PINE LAKE SERVICES	4/27/26 Sensor repair for well 2	1,036.75
05/01/26	546300-53908-5000	9850	VENDOR	PINE LAKE SERVICES	May 2026 Landscape Maintenance	12,534.59
05/14/26	546300-53908-5000	10014	VENDOR	PINE LAKE SERVICES	5/14/26 Install (1) Bluff Oak - Plant Material Install	1,970.00
06/01/26	546300-53908-5000	10090	VENDOR	PINE LAKE SERVICES	June 2026 Landscape Maintenance Contract	12,534.58
06/11/26	546300-53908-5000	10242	VENDOR	PINE LAKE SERVICES	6/11/26 Palm Pruning	5,984.78
06/19/26	546300-53908-5000	10257	VENDOR	PINE LAKE SERVICES	6/19/26 Replacing Multi-Color Lantanas at Monuments Along Clements Pı	1,353.60
07/01/26	546300-53908-5000	10456	VENDOR	PINE LAKE SERVICES	July 2026 Monthly landscaping services	12,534.58
07/01/26	546300-53908-5000	10461	VENDOR	PINE LAKE SERVICES	May 2026 OTC Treatment	250.00
07/09/26	546300-53908-5000	10491	VENDOR	PINE LAKE SERVICES	7/9/26 Flush Cut and Remove 1 Dead palm on Clement Pride	575.00
					YTD Total	137,959.72
					Annual Budget	$150,414.96
					Amount Remaining / (Budget overage)	*$12,455.24*
					% of Budget	*91.7%*

Account Name: Clubhouse Facility - Other

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	85.13
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	137.86
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	54.52
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	306.75
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	58.22
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	79.80
11/30/25	546385-53908-5000	JE001388	JE		Valley ACH adj. JE	937.98
12/19/25	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing	5,962.00
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	41.97
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	106.89
01/01/26	546385-53908-5000	121325A DEPOSIT	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing Deposit	2,981.00
01/15/26	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Credit Memo 000061	(5,962.00)
01/26/26	546385-53908-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	168.72
01/31/26	546385-53908-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - Ot	345.67
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	38.00
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	326.74
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	24.59
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	28.59
03/02/26	546385-53908-5000	IN7105217544	VENDOR	GOTO COMMUNICATIONS INC.	March 2026 Phone Services	113.52
03/17/26	546385-53908-5000	031726	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Large Scale Pressure Washing	15,380.00
03/25/26	546385-53908-5000	022826-5032-ACH	VENDOR	VALLEY BANK	FEB 2026 EXPENSES	295.84
03/26/26	546385-53908-5000	JE001540	JE		Corr ACH posting	(0.30)
06/01/26	546385-53908-5000	053126-5032	VENDOR	VALLEY BANK	5/13/26 Amazon Umbrella Stand, Disinfecting wipes, Antibacterial Wipes	393.29
07/01/26	546385-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	98.78
07/01/26	546385-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	45.91
07/01/26	546385-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	347.90
07/09/26	546385-53908-5000	5109-2	VENDOR	LETS HANG YOUR LIGHTS LLC	7/23/26 Service and Maintenance Service	150.00
					YTD Total	22,547.37
					Annual Budget	$17,643.96
					Amount Remaining / (Budget overage)	*($4,903.41)*
					% of Budget	*127.8%*

Account Name: Plant Replacement Program

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/13/25	546468-53908-5000	8394	VENDOR	PINE LAKE SERVICES	Tree replacement on Leland Groves/Covert Green	500.00
12/19/25	546468-53908-5000	8871	VENDOR	PINE LAKE SERVICES	12/19/25 Installation of Perennials	2,566.20
					YTD Total	3,066.20
					Annual Budget	$5,000.04
					Amount Remaining / (Budget overage)	*$1,933.84*
					% of Budget	*61.3%*

Account Name: Landscape- Storm Clean Up & Tree Removal

YTD Total	-
Annual Budget	$30,000.00
Amount Remaining / (Budget overage)	*$30,000.00*
% of Budget	*0.0%*

Account Name: Irrigation Maintenance

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/20/25	546930-53908-5000	8407	VENDOR	PINE LAKE SERVICES	Irrigation Repair	1,463.08
04/07/26	546930-53908-5000	9568	VENDOR	PINE LAKE SERVICES	3/30/26 Irrigation Enhancement	9,464.00
06/25/26	546930-53908-5000	10427	VENDOR	PINE LAKE SERVICES	6/25/2026 Irrigation repair, mainline repair	714.71
					YTD Total	11,641.79
					Annual Budget	$14,000.04
					Amount Remaining / (Budget overage)	*$2,358.25*
					% of Budget	*83.2%*

Other Physical Environment Department Total: $384,480.99

Carlton Lakes Community Development District

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

DEPARTMENT NAME: RESERVES

Account Name: Capital Improvements

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/03/25	563001-58100-5000	3842	VENDOR	TRIPLE D FENCING	Fence Repair from Hurricane Milton	14,499.00
03/11/26	563001-58100-5000	1274	VENDOR	HANLEY POOLS LLC	1/28/26 Pool Crack Repair 50% final payment	40,000.00
03/11/26	563001-58100-5000	1264	VENDOR	HANLEY POOLS LLC	1/16/26 Pool Crack Repair 50% downpayment	40,000.00
05/14/26	563001-58100-5000	9998	VENDOR	PINE LAKE SERVICES	5/14/26 50% of Cost for Palm Pruning Services	5,950.00
05/14/26	563001-58100-5000	10000	VENDOR	PINE LAKE SERVICES	5/14/26 50% of cost for Mulch Installation for Entire Community-Spring 20	12,300.00
05/29/26	563001-58100-5000	10081	VENDOR	PINE LAKE SERVICES	5/29/26 Final Cost of Mulch Installation for Entire Community	12,321.43
					YTD Total	125,070.43
					Annual Budget	$200,000.00
					Amount Remaining / (Budget overage)	*$74,929.57*
					% of Budget	*62.5%*

Reserves Department Total:	$125,070.43

TOTAL EXPENDITURES & OTHER FINANCING USES:	$ 789,306.32

Carlton Lakes Community Development District

Expenditure Report - Series 2015 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	571001-51701-5000	JE001360	0		Principal Debt Retirement	145,000.00
02/02/26	571001-51701-5000	JE001504	JE		Principal Expenses	5,000.00
05/01/26	571001-51701-5000	JE001598	JE		Principal Payment	5,000.00
					YTD Total	155,000.00
					Annual Budget	$135,000.00
					Amount Remaining / (Budget overage)	*($20,000.00)*
					% of Budget	*114.8%*

Account Name: Interest Expense

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	572001-51701-5000	JE001358	JE		Interest Expense	178,262.51
02/02/26	572001-51701-5000	JE001508	JE		Interest Expenses	71.88
05/01/26	572001-51701-5000	JE001596	JE		Interest Payment	174,403.13
					YTD Total	352,737.52
					Annual Budget	$363,444.00
					Amount Remaining / (Budget overage)	*$10,706.48*
					% of Budget	*97.1%*

Debt Service Payments Department Total: $507,737.52

TOTAL EXPENDITURES & OTHER FINANCING USES: $ 507,737.52

Carlton Lakes Community Development District

Expenditure Report - Series 2018 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
05/01/26	571001-51701-5000	JE001592	0		Principal Payment	85,000.00
					YTD Total	85,000.00
					Annual Budget	$75,000.00
					Amount Remaining / (Budget overage)	*($10,000.00)*
					% of Budget	*113.3%*

Account Name: Interest Expense

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	572001-51701-5000	JE001354	JE		Interest Expense	98,543.75
05/01/26	572001-51701-5000	JE001591	JE		Interest Payment	98,543.75
					YTD Total	197,087.50
					Annual Budget	$170,243.76
					Amount Remaining / (Budget overage)	*($26,843.74)*
					% of Budget	*115.8%*

Debt Service Payments Department Total:	**$282,087.50**

TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 282,087.50**

Carlton Lakes Community Development District

Expenditure Report - Series 2017 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: DEBT SERVICE PAYMENTS						
Account Name: Principal Debt Retirement						
11/03/25	571001-51701-5000	JE001374	0		Principal Debt Retirement	85,000.00
					YTD Total	85,000.00
					Annual Budget	$80,000.00
					Amount Remaining / (Budget overage)	*($5,000.00)*
					% of Budget	*106.3%*
Account Name: Interest Expense						
11/03/25	572001-51701-5000	JE001372	JE		Interest Expense	86,078.13
05/01/26	572001-51701-5000	JE001607	JE		Interest Payment	84,165.63
					YTD Total	170,243.76
					Annual Budget	$197,087.50
					Amount Remaining / (Budget overage)	*$26,843.74*
					% of Budget	*86.4%*
					Debt Service Payments Department Total:	**$255,243.76**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 255,243.76**

CARLTON LAKES CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
PEST CEMETERY LLC	7/1/2026	89098	$99.00			July 2026 Monthly pest control services
PINE LAKE SERVICES	7/1/2026	10456	$12,534.58			July 2026 Monthly landscaping services
PINE LAKE SERVICES	6/30/2026	10461	$250.00			May 2026 OTC Treatment
PINE LAKE SERVICES	7/9/2026	10491	$575.00		$13,359.58	7/9/26 Flush Cut and Remove 1 Dead palm on Clement Pride
WASTE MANAGEMENT ACH	6/30/2026	0263087-2206-0-ACH	$584.28			SVC PRD 07/01-07/31/2026
ZEBRA CLEANING TEAM	7/1/2026	8749	$2,000.00			July 2026 Monthly Pool Services
Monthly Contract Subtotal			**$16,042.86**			
Utilities						
BOCC ACH	7/14/2026	071426-9495-ACH	$1,290.32			WATER Services 6/10/26-7/13/26
TECO ACH	7/7/2026	070726-6203-ACH	$17,774.40			ELECTRIC
Utilities Subtotal			**$19,064.72**			
Regular Services						
ADP, INC	7/3/2026	070326-1870-ACH	$20.40			7/10/26 ACH Payroll
CHARTER COMMUNICATIONS ACH	7/9/2026	2510461070926-ACH	$279.24			July 2026 Internet
CROSSCREEK ENVIRONMENTAL INC	7/16/2026	27053	$590.00			JULY 2026 WATERWAY MAINT
GOTO COMMUNICATIONS INC.	7/1/2026	IN7105518209	$113.66			July 2026 Go To Communications
INFRAMARK LLC	7/6/2026	183727	$3,587.83			July 2026 District Management
INFRAMARK LLC	7/6/2026	183727	$11,930.83			July 2026 Amenity Management
INFRAMARK LLC	7/6/2026	183727	$618.00	$16,136.66	$16,136.66	July 2026 Field Management
PEGASUS ENGINEERING, LLC	6/30/2026	228590	$1,636.00			6/30/26 District Engineer
STRALEY ROBIN VERICKER	7/21/2026	28788	$1,311.50			JUNE 2026 LEGAL COUNSEL
TIMES PUBLISHING COMPANY	7/8/2026	94593-070826	$1,968.00			7/8/26 Legal Advertising O&M Assessments
TIMES PUBLISHING COMPANY	7/15/2026	94641-071526	$401.50		$2,369.50	7/15/26 Advertising of the PH
ZEBRA CLEANING TEAM	7/27/2026	8790	$278.03			7/27/26 Flow Meter Repair
Regular Services Subtotal			**$22,734.99**			

July 2026 Meeting

CARLTON LAKES CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$57,842.57**			

Invoice # 89098

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

Invoice Date:	07/01/2026 Wednesday
Time:	12:00 AM
Bill-To:	3667
Location:	3667
Technician:	Owen Gerow

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

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

Service Description	Quantity	Price
PEST CONTROL	1.00	$99.00

SUBTOTAL	$99.00
TAX	$0.00
AMT PAID	$0.00
TOTAL	$99.00
AMOUNT DUE	**$99.00**

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

Payment Receipt. Please Return with Payment Remittance

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

Account #:	3667	Date:	07/01/2026
PO Number:		Invoice #:	89098
Terms:	COD	Technician:	Owen Gerow
		Amount Paid:	____________
		Check No.:	____________

Remit-To: Pest Cemetery
6046 Angus Valley Drive
Wesley Chapel, FL 33544
813-803-3390

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10456
Terms	**Due Date**
Net 30	07/31/26

BILL TO	PROPERTY
Teresa Farlow Carlton Lakes CDD 11404 Carlton Fields Drive Riverview, FL 33579	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
	#9165 - Carlton Lakes CDD Maintenance 26-27 RENEWAL July 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.
06/30/26	10461
Terms	**Due Date**
Net 30	07/30/26

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

Amount Due	Enclosed
$250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$250.00	**$0.00**	**$250.00**
	Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.				
	May 2026 OTC Treatment		*$250.00*	*$0.00*	*$250.00*
	Total		**$250.00**	**$0.00**	**$250.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

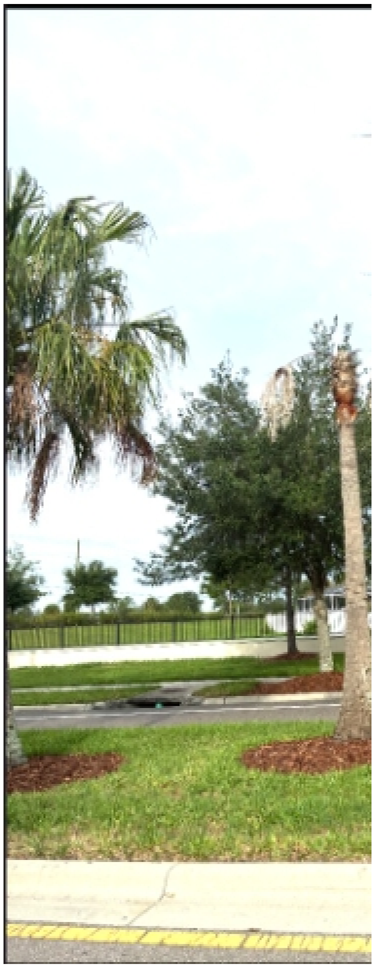
Date	Invoice No.
07/09/26	10491
Terms	**Due Date**
Net 30	08/08/26

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

Amount Due	Enclosed
$575.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	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. Flush cut and remove 1 dead palm tree on Clements Pride.		**$575.00**	**$0.00**	**$575.00**



Flush Cut and Remove 1 Dead Palm Tree	*$575.00*	*$0.00*	*$575.00*
Total	**$575.00**	**$0.00**	**$575.00**

INVOICE

Customer ID: **22-06270-03004**
Customer Name: CARLTON LAKES
Service Period: 07/01/26-07/31/26
Invoice Date: 06/30/2026
Invoice Number: 0263087-2206-0

How to Contact Us	Your Payment is Due	Your Total Due
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**	**Jul 30, 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.	**$584.28** If payment is received after 07/30/2026: **$ 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: **Customer ID: 22-06270-03004**
Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	07/01/26		1.00	192.48
6 Yard Dumpster 1X Week	07/01/26		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)
06/30/2026	0263087-2206-0	**22-06270-03004**
Payment Terms	**Total Due**	**Amount**
Total Due by 07/30/2026	$584.28	
If Received after 07/30/2026	$598.89	

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

220600022062700300400263087000000584280000058428 6

I0290C95

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

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

405-0233578-2206-5

GREENER WAYS TO PAY

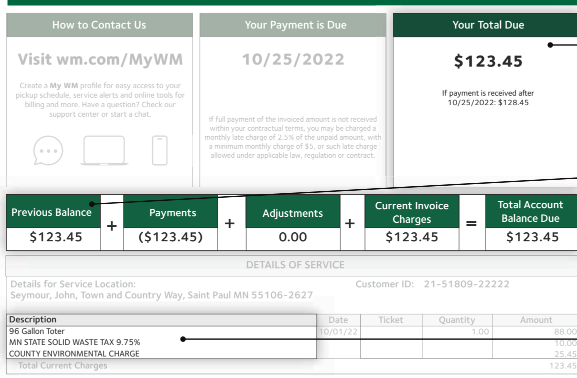
Please choose one of these sustainable payment options:

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

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



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

New Payment Platform

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

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

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

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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

☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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

Email	
Date	
Bank Account Holder Signature	

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

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

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or 800 Capitol St. Ste 3000, Houston TX 77002. 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.: 8749
Terms: Net 15
Invoice date: 07/01/2026
Due date: 07/16/2026

#	Date	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**

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

ACH Payments: Extra fees will be charged

Hillsborough County Florida EST. 1834

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	07/14/2026	08/04/2026

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	06/10/2026	109279	07/13/2026	109558	27900 GAL	ACTUAL	WATER

Service Address Charges

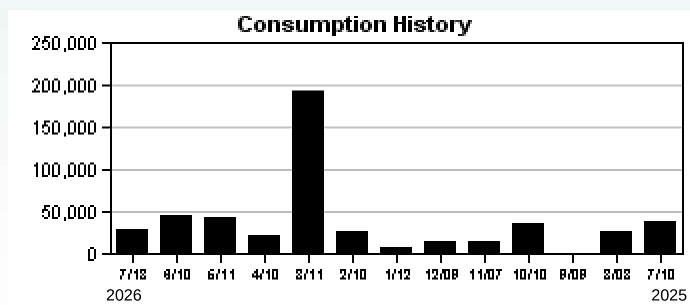
Customer Service Charge	$6.54
Purchase Water Pass-Thru	$84.26
Water Base Charge	$283.55
Water Usage Charge	$31.25
Sewer Base Charge	$687.47
Sewer Usage Charge	$197.25

Summary of Account Charges

Previous Balance	$1,475.29
Net Payments - Thank You	$-1,475.29
Total Account Charges	**$1,290.32**
AMOUNT DUE	**$1,290.32**

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.**



Hillsborough County Florida EST. 1834

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	08/04/2026
Auto Pay Scheduled DO NOT PAY	

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

464 0

0094664994954 00001290329

Statement Date: July 07, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Amount Due:	$17,774.40

Due Date: July 21, 2026
Account #: 321000026203

DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	$17,542.75
Payment(s) Received Since Last Statement	-$17,542.75
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$17,774.40**
Amount Due by July 21, 2026	**$17,774.40**

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

RECEIVED
JUL 10 2026
By____________

Your Locations With The Highest Usage

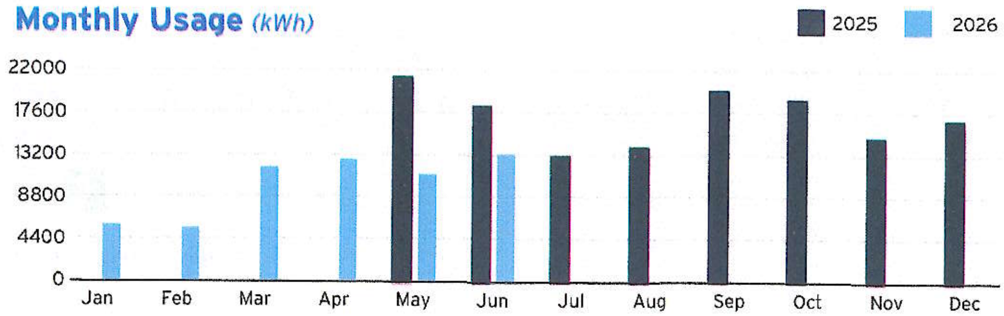
11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094 — **11,320 KWH**

13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579 — **1,296 KWH**

Scan here to interact with your bill online.

DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 321000026203
Due Date: July 21, 2026

Amount Due:	$17,774.40
Payment Amount: $ __________	

700875003558

Your account will be drafted on July 21, 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.

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

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

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

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month
Increased | Same | Decreased

Service Address: CARLTON LKS, PH 1A, RIVERVIEW, FL 33579-0000
Sub-Account Number: 211005443505
Amount: $5,380.24

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

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	06/17/2026	1,387		1,120		267 kWh	1	33 Days	$65.68
									62.9%

Continued on next page →

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

Summary of Charges by Service Address

Account Number: 321000026203

Energy Usage From Last Month
Increased Same Decreased

Service Address: 13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579 **Sub-Account Number:** 221000778391

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488713	06/16/2026	42,081		40,785		1,296 kWh	1	32 Days	$232.02
									7.0%

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	06/17/2026	2,731		2,648		83 kWh	1	32 Days	$35.14
									18.6%

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	06/16/2026	11,324		11,135		189 kWh	1	32 Days	$52.34
									10.5%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	06/16/2026	44,886		44,783		103 kWh	1	32 Days	$38.38
									49.3%

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	06/17/2026	31,919		31,353		11,320 kWh	20.0000	33 Days	$1,302.34
1000790429	06/17/2026	1.28		0		25.62 kW	20.0000	33 Days	31.0%

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 **$17,774.40**

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211005443505
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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		**$5380.24**

Current Month's Electric Charges $5380.24

Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211005443687
Statement Date: 07/01/2026

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

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Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211005443919
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221000718207
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221000723645
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*158 kWh @ $0.03411/kWh*	$5.39
Fixture & Maintenance Charge	*7 Fixtures*	$181.02
Lighting Pole / Wire	*7 Poles*	$198.24
Lighting Fuel Charge	*158 kWh @ $0.03452/kWh*	$5.45
Storm Protection Charge	*158 kWh @ $0.00574/kWh*	$0.91
Clean Energy Transition Mechanism	*158 kWh @ $0.00043/kWh*	$0.07
Storm Surcharge	*158 kWh @ $0.01230/kWh*	$1.94
Florida Gross Receipt Tax		$0.35
Lighting Charges		**$393.37**

Current Month's Electric Charges **$393.37**

Billing information continues on next page →

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221000778375
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/16/2026 - 06/17/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852018	06/17/2026	1,387		1,120		267 kWh	1	33 Days

Charge Details

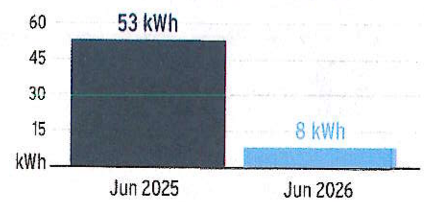
Electric Charges

Daily Basic Service Charge	*33 days @ $0.66000*	$21.78
Energy Charge	*267 kWh @ $0.09202/kWh*	$24.57
Fuel Charge	*267 kWh @ $0.03516/kWh*	$9.39
Storm Protection Charge	*267 kWh @ $0.00568/kWh*	$1.52
Clean Energy Transition Mechanism	*267 kWh @ $0.00418/kWh*	$1.12
Storm Surcharge	*267 kWh @ $0.02121/kWh*	$5.66
Florida Gross Receipt Tax		$1.64
Electric Service Cost		**$65.68**

Current Month's Electric Charges **$65.68**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221000778391
Statement Date: 07/01/2026

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

Meter Read

Meter Location: WELL

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	06/16/2026	42,081		40,785		1,296 kWh	1	32 Days

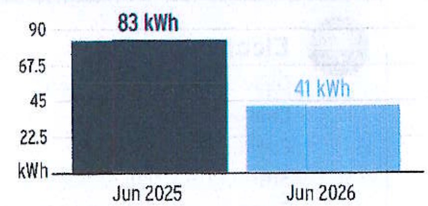
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*1,296 kWh @ $0.09202/kWh*	$119.26
Fuel Charge	*1,296 kWh @ $0.03516/kWh*	$45.57
Storm Protection Charge	*1,296 kWh @ $0.00568/kWh*	$7.36
Clean Energy Transition Mechanism	*1,296 kWh @ $0.00418/kWh*	$5.42
Storm Surcharge	*1,296 kWh @ $0.02121/kWh*	$27.49
Florida Gross Receipt Tax		$5.80
Electric Service Cost		**$232.02**

Current Month's Electric Charges **$232.02**

Avg kWh Used Per Day



Billing information continues on next page →

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221003311729
Statement Date: 07/01/2026

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

Meter Read

Meter Location: GATE
Service Period: 05/17/2026 - 06/17/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	06/17/2026	2,731		2,648		83 kWh	1	32 Days

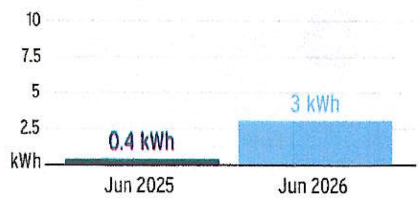
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*83 kWh @ $0.09202/kWh*	$7.64
Fuel Charge	*83 kWh @ $0.03516/kWh*	$2.92
Storm Protection Charge	*83 kWh @ $0.00568/kWh*	$0.47
Clean Energy Transition Mechanism	*83 kWh @ $0.00418/kWh*	$0.35
Storm Surcharge	*83 kWh @ $0.02121/kWh*	$1.76
Florida Gross Receipt Tax		$0.88
Electric Service Cost		**$35.14**

Current Month's Electric Charges **$35.14**

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221003344704
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	06/16/2026	11,324		11,135		189 kWh	1	32 Days

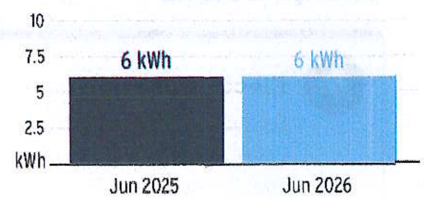
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*189 kWh @ $0.09202/kWh*	$17.39
Fuel Charge	*189 kWh @ $0.03516/kWh*	$6.65
Storm Protection Charge	*189 kWh @ $0.00568/kWh*	$1.07
Clean Energy Transition Mechanism	*189 kWh @ $0.00418/kWh*	$0.79
Storm Surcharge	*189 kWh @ $0.02121/kWh*	$4.01
Florida Gross Receipt Tax		$1.31
Electric Service Cost		**$52.34**

Current Month's Electric Charges **$52.34**

Avg kWh Used Per Day



Billing information continues on next page →

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221003357052
Statement Date: 07/01/2026

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

Meter Read

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Meter Location: WELL
Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	06/16/2026	44,886		44,783		103 kWh	1	32 Days

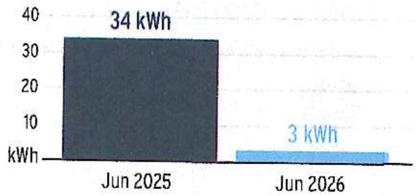
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*103 kWh @ $0.09202/kWh*	$9.48
Fuel Charge	*103 kWh @ $0.03516/kWh*	$3.62
Storm Protection Charge	*103 kWh @ $0.00568/kWh*	$0.59
Clean Energy Transition Mechanism	*103 kWh @ $0.00418/kWh*	$0.43
Storm Surcharge	*103 kWh @ $0.02121/kWh*	$2.18
Florida Gross Receipt Tax		$0.96
Electric Service Cost		**$38.38**

Current Month's Electric Charges **$38.38**

Avg kWh Used Per Day



Billing information continues on next page →

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221004695112
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/16/2026 - 06/17/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	06/17/2026	31,919		31,353		11,320 kWh	20.0000	33 Days
1000790429	06/17/2026	1.28		0		25.62 kW	20.0000	33 Days

Charge Details

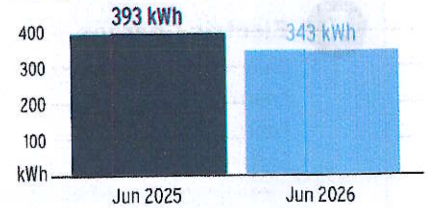
Electric Charges

Daily Basic Service Charge	*33 days @ $1.12000*	$36.96
Billing Demand Charge	*26 kW @ $19.06000/kW*	$495.56
Energy Charge	*11,320 kWh @ $0.00815/kWh*	$92.26
Fuel Charge	*11,320 kWh @ $0.03516/kWh*	$398.01
Capacity Charge	*26 kW @ $0.72000/kW*	$18.72
Storm Protection Charge	*26 kW @ $2.02000/kW*	$52.52
Energy Conservation Charge	*26 kW @ $0.79000/kW*	$20.54
Environmental Cost Recovery	*11,320 kWh @ $0.00072/kWh*	$8.15
Clean Energy Transition Mechanism	*26 kW @ $1.15000/kW*	$29.90
Storm Surcharge	*11,320 kWh @ $0.01035/kWh*	$117.16
Florida Gross Receipt Tax		$32.56
Electric Service Cost		**$1,302.34**

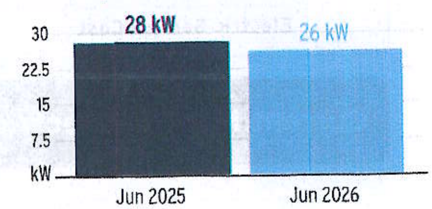
Current Month's Electric Charges **$1,302.34**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221004936375
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221007674692
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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	$17,774.40

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

Always Designing for People®

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 725228860
Advice of Debit Date	: 07/03/2026
Advice of Debit Due Date	: 07/10/2026
Total Debited This Invoice	: $20.40

0006770 01 MB 0.672 01 TR 00028 R2BDDC11 000000

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

RECEIVED
JUL 09 2026

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-LUX	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 06/10/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	4	$2.60 each		$10.40	
Delivery	1	$10.00 each		$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-LUX **$20.40**

Total Debited **$20.40**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
This amount will be processed for debit from your account # XXXXXX3600 on 07/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

S 006770 R2BDDC11 007778 E

Spectrum BUSINESS

July 9, 2026
Invoice Number: 2510461070926
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 07/09/26 through 08/08/26 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	9.24
Current Charges	$279.24
YOUR AUTO PAY WILL BE PROCESSED 07/26/26	
Total Due by Auto Pay	**$279.24**

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 07102026 NNNNNNNN 01 000775 0003

RECEIVED
JUL 20 2026
By____________

July 9, 2026
Carlton Lakes Community
Invoice Number: 2510461070926
Account Number: 8337 12 029 2510461
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Total Due by Auto Pay **$279.24**

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029251046100279240

 July 9, 2026

Carlton Lakes Community

Invoice Number: 2510461070926
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 07102026 NNNNNNNN 01 000775 0003

Charge Details

Previous Balance		279.09
EFT Payment	06/26	-279.09
Remaining Balance		**$0.00**

Payments received after 07/09/26 will appear on your next bill.

Service from 07/09/26 through 08/08/26

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	2.72
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.65
Taxes, Fees and Charges Total	$9.24
Current Charges	**$279.24**
Total Due by Auto Pay	**$279.24**

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: 7/16/2026
Invoice # 27053
Due Date: 8/15/2026

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	590.00

Thank you for your business

Subtotal
Sales Tax (0.0%)
Total
Payments/Credits
Balance Due

Crosscreek Environmental Inc.

Phone # (941) 479-7811 Fax # (941) 479-7812 admin@crosscreekenv.com www.crosscreekenvironmental.com

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

Invoice

Date: 7/16/2026
Invoice # 27053
Due Date: 8/15/2026

Bill To	Project Info
Carlton Lakes CDD 313 Campus St. Celebration, FL 34747	Current Month's Maintenance

P.O. #
Terms: Net 30

Description	Amount
This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds	

Thank you for your business

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811 Fax # (941) 479-7812 admin@crosscreekenv.com www.crosscreekenvironmental.com

INVOICE

GoTo Communications, Inc.

Invoice Date	07/01/2026
Invoice #	IN7105518209
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	07/16/2026
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:$113.66

Amount Due:$113.66

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 07/01/2026 - 07/31/2026	3	26.95	$80.85
Primary	Standard Phone Numbers (DID) 07/01/2026 - 07/31/2026	2	5	$10.00
Primary	Included minutes in plan 06/01/2026 - 06/30/2026	22.5	0	$0.00
Primary	Monthly Rental Equipment Charge 07/01/2026 - 07/31/2026	1	4.9	$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.78	$8.78
Primary	Universal Service Fee (USF)	1	4.0965	$4.10
Primary	Cost Recovery Fee	1	5.0255	$5.03

Total	**$113.66**

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.

INVOICE

GoTo Communications, Inc.

Invoice Date	07/01/2026
Invoice #	IN7105518209
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	07/16/2026
Currency	US Dollar

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

*Certain audio Services are provided by the applicable GoTo affiliate who sets the rates, terms, and conditions for audio services. GoTo Technologies USA, LLC 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.

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 #:	IN7105518209
Amount Due:	$113.66
Amount Paid:	________________

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183727	7/6/2026
CUSTOMER ID	**NET TERMS**
C2277	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

BILL TO

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

Services provided for the Month of: July 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.

Pegasus ENGINEERING
"Practical Engineering Solutions"

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 DWH
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 Whikehart) 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 Whikehart's mark-ups for the three (3) proposed crosswalk improvements.
- The week of May 10, 2026, Pegasus Engineering (David Hamstra) coordinated with Beth Whikehart 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 Whikehart) 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, Whikehart, P.E.	4.5 hrs	@	$ 150.00/hr	=	$ 675.00
Sr. CADD / GIS Designer, Greenough	1.5 hrs	@	$ 100.00/hr	=	$ 150.00
	10.0 hrs				

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

OTHER DIRECT COSTS

In-house plots, prints, and copies	$ 31.00
Sub-Total Other Direct Costs (Total Other Direct Costs to Date $1,016.69)	$ 31.00
Amount Due This Invoice	**$ 1,636.00**

Total Authorization	$ 24,000.00
Total Amount Billed to Date	$ 23,114.19
Balance Remaining	$ 885.81

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/8/26-7/8/26	CARLTON LAKES CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/8/2026	Deirdre Bonett	TB61073
Total Amount Due	**Invoice Number**	
$1,968.00	94593-070826	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/8/26	7/8/26	94593	Tampa Bay Times , tampabay.com	B Section	O&M Assessments	1	4.00x12.00 IN	$0.00
7/8/26	7/8/26	94593	Tampa Bay Times , tampabay.com	B Section	O&M Assessments	1	4.00x12.00 IN	$1,966.00
					Affidavit Fee			$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/8/26-7/8/26	CARLTON LAKES CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/8/2026	Deirdre Bonett	TB61073
Total Amount Due	**Invoice Number**	
$1,968.00	94593-070826	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CARLTON LAKES CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

94593

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter O&M Assessments was published in said newspaper by print in the issues of 07/08/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant ________________
Sworn to and subscribed before me this **07/08/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced ________________

NOTARY PUBLIC STATE OF FLORIDA
JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "**Board**") of the Carlton Lakes Community Development District (the "**District**") will hold a public hearing and regular meeting on Wednesday, August 12, 2026, at 6:00 p.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.carltonlakescdd.org at least two days before the meeting, or may be obtained by contacting the District Manager's office via email at aaninipot@inframark.com or via phone at 407-566-1935.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2015

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

Assessment Area Two- Series 2017

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

Assessment Area Three- Series 2018

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

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 Hillsborough County property tax bill. The amount shown above includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

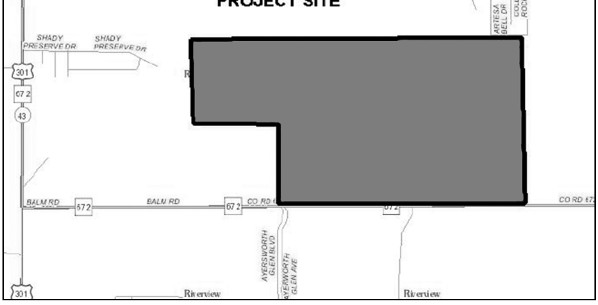
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least two (2) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alize Aninipot
District Manager



Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/15/26-7/15/26	CARLTON LAKES CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/15/2026	Deirdre Bonett	TB61073
Total Amount Due	**Invoice Number**	
$401.50	94641-071526	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/15/26	7/15/26	94641	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Hearing	2	1.00x49.00 L	$399.50
					Affidavit Fee			$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/15/26-7/15/26	CARLTON LAKES CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/15/2026	Deirdre Bonett	TB61073
Total Amount Due	**Invoice Number**	
$401.50	94641-071526	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CARLTON LAKES CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

94641

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/15/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant ________________
Sworn to and subscribed before me this **07/15/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced ________________

NOTARY PUBLIC STATE OF FLORIDA
JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

Notice of Public Hearing and Board of Supervisors Meeting of the Carlton Lakes Community Development District

The Board of Supervisors (the "Board") of the Carlton Lakes Community Development District (the "District") will hold a public hearing and regular meeting on Wednesday, August 12, 2026, at 6:00 p.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, Florida 33579

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.carltonlakescdd.org at least two days before the meeting or may be obtained by contacting the District Manager's office via email at aaninipot@inframark.com or via phone at 407-566-1935

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alize Aninipot
District Manager
Run Date: July 17, 2026 94641

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

Invoice details
Invoice no.: 8790
Terms: Net 15
Invoice date: 07/27/2026
Due date: 08/11/2026

#	Date	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**

Ways to pay

VISA BANK

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572
Zelle to: (813) 279-0437
CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

View and pay

Carlton Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Carlton Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

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.

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

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	2,500,082	2,088,870
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	2,111,074	2,105,643
Change in Net Position	389,008	(16,773)
Net Position - Beginning of Year	(6,608,516)	(6,591,743)
Net Position - End of Year	$ (6,219,508)	$ (6,608,516)

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.

	Governmental Activities	
Description	**2025**	**2024**
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	(3,810,196)	(3,284,629)
Governmental Activities Capital Assets	$ 5,683,458	$ 6,209,025

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
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (91,504)	$ 137,452	$ 45,948
Physical environment	(1,154,887)	1,158,423	3,536
Culture/recreation	(118,568)	-	(118,568)
Interest and other charges	(746,115)	1,090,221	344,106
Total Governmental Activities	$ (2,111,074)	$ 2,386,096	275,022
General Revenues			
Miscellaneous revenues			9,084
Investment earnings			104,902
Total General Revenues			113,986
Change in Net Position			389,008
Net Position - October 1, 2024			(6,608,516)
Net Position - September 30, 2025			$ (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	$ 713,132	$ 1,440,416	$ 2,153,548
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	$ 34,340	$ -	$ 34,340
Due to other funds	40,181	-	40,181
Total Liabilities	74,521	-	74,521
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	638,611	1,440,416	2,079,027
Total Liabilities and Fund Balances	$ 713,132	$ 1,440,416	$ 2,153,548

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.	(302,404)
Net Position of Governmental Activities	$ (6,219,508)

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	1,349,148	1,150,934	2,500,082
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	1,007,785	1,029,828	2,037,613
Excess revenues over/(under) expenditures	341,363	121,106	462,469
Other financing sources/(uses)			
Insurance proceeds	23,293	-	23,293
Net Change in Fund Balances	364,656	121,106	485,762
Fund Balances - October 1, 2024	273,955	1,319,310	1,593,265
Fund Balances - September 30, 2025	$ 638,611	$ 1,440,416	$ 2,079,027

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
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

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
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	1,290,981	1,290,981	1,349,148	58,167
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	1,290,981	1,290,981	1,007,785	283,196
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	203,553	203,553	273,955	70,402
Fund Balances - September 30, 2025	$ 203,553	$ 203,553	$ 638,611	$ 435,058

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	(3,810,196)
Total	$ 5,683,458

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	(230,183)
Total	$ (13,679,589)

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	$ (302,404)

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	$ (525,567)

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	$ 428,333

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	$ (5,486)

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	$ 5,966

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:

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

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
Governmental Activities:				
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	9,493,654	-	-	9,493,654
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	(3,284,629)	(525,567)	-	(3,810,196)
Total Capital Assets, Being Depreciated, Net	$ 6,209,025	$ (525,567)	$ -	$ 5,683,458

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	(428,333)
Long-term Debt at September 30, 2025	13,795,183
Less: bond discount, net	(115,594)
Long-term Debt, Net at September 30, 2025	$ 13,679,589

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:

Year Ending September 30,	Principal	Interest	Total
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	3,045,000	309,041	3,354,041
Totals	$ 13,565,000	$ 10,354,186	$ 23,919,186

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:

	Payable Fund
Receivable Fund	General Fund
Debt Service 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,
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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

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

June 29, 2026

Berger, Toombs, Elam,
Gaines & Frank

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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.

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

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.

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

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

Monthly Manager’s Report – Carlton Lakes CDD 7/29/2026

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 20 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 4 new Cameras Installed.

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:**
   -

—

<u>Rentals Access Cards and Event Fees.</u>

Rentals			
Special Meeting			
Deposit			
Total			
Refunded			

Up Coming Events

Vendors on site

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Daily / Weekly

Clubhouse Manager Inspection Report **Date 7/29/26**
Manager: Alexander J. West

Exterior Areas
• Parking lot clean and free of debris _X__
• Trash bins emptied and not overflowing _X__
• Sidewalks and entryways swept and clear _X__
• Landscaping neat (no fallen branches, trash, or hazards) _X__
• Pool gates and clubhouse doors secure _X__

Lobby & Common Areas
• Floors clean and free of spills _X__
• Furniture organized and not damaged _X__
• Lighting working properly _X__
• AC/temperature comfortable _X__
• Signage clean and visible _X__
• No safety hazards present _X__

Restrooms
• Floors clean and dry _X__
• Toilets and sinks working properly _X__
• Soap, paper towels, and toilet paper stocked _X__
• Trash emptied _X__
• No foul odors Fitness Center_X__
• Equipment clean and wiped down _X__
• Machines working properly _X__
• Free weights organized _X__
• TV remotes and fans functioning _X__
• Water fountain clean _X__

Pool Area

- Pool water clear and safe _X__
- Furniture clean and organized _X__
- Gates self-latching _X__
- Restrooms stocked_X__
- Safety equipment in place_X__
- No unsupervised minors _X__

Clubhouse Rooms / Rentals

- Meeting rooms clean and organized _X__
- Tables and chairs set properly_X__
- Reservation book updated _X__
- No unauthorized use _X__

Kitchen / Bar Area

- Counters wiped _X__
- Appliances working _X__
- Trash removed _X__
- No expired or abandoned food _X__

Maintenance Issues

- Report leaks, broken items, or safety hazards _X__
- Take photos when necessary _X__
- Submit work orders to Inframark _X__
- Follow up with vendors if pending _X__

Staff & Operations

- Staff dress code and professionalism observed _X__
- Daily schedule reviewed _X__
- Communication log update _X__

Additional Weekly Accomplishment

- ♦ ____________________
- ♦ ____________________
- ♦ ____________________
- ♦ ____________________
- ♦ ____________________
- ♦ ____________________
- ♦ ____________________
- ♦ ____________________
- ♦ ____________________

- ♦ ______________________________

Upcoming Projects

- ➢ ______________________________
- ➢ ______________________________
- ➢ ______________________________
- ➢ ______________________________
- ➢ ______________________________

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Carlton Lakes Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12 day of August 2026.

ATTEST:	**CARLTON LAKES** **COMMUNITY DEVELOPMENT DISTRICT**
____________________________	__________________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 8/12/26

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Carlton Lakes Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

<u>1. Community Communication and Engagement</u>

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

<u>2. Infrastructure and Facilities Maintenance</u>

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: _________________________________
Carlton Lakes Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: _________________________________
Carlton Lakes Community Development District

RESOLUTION 2026-05

A RESOLUTION OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Carlton Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:	**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Asst. Secretary	Chair / Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 14, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027 Budget Workshop
May 12, 2027 Proposed Budget Meeting
June 9, 2027
July 14, 2027
August 11, 2027 Final Budget Meeting
September 8, 2027

The Carlton Lakes Community Development District has scheduled its Regular Board Meetings for Fiscal Year 2027 to be held 6:00 p.m.at the **Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579**.

MINUTES OF MEETING
CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

Freddy Barton	Chairperson *(via teleconference)*
Rena Vance	Vice Chairperson
Nicholle Palmer	Assistant Secretary
Fredrick Levatte	Assistant Secretary

Also present, either in person or via communications media technology, were:

Alize Aninipot	District Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Alex West	On-Site Manager, Inframark
Christina Fowler	Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek Environmental
Michael Dunbar	Representative, Pine Lake Environmental
Epi Carvajal	Representative, Pine Lake Environmental
Helena Teixeira	Amenity Services Manager
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs associated with obtaining an audio copy.

FIRST ORDER OF BUSINESS **Pledge of Allegiance**

Everyone participated in reciting the Pledge of Allegiance.

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

The meeting was called to order at 6:02 p.m. A roll call was conducted, and a quorum was established.

> On MOTION by Ms. Vance, seconded by Ms. Palmer, with all in favor, approval was granted for Mr. Barton to attend the meeting online. (3-0)

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

> On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, the agenda was approved. (4-0)

FOURTH ORDER OF BUSINESS **Audience Comments on Agenda**

A resident requested that the Board consider removing the hedges obstructing the view of the lake and provided photographs for review. The Board stated that it would like to review the hedges individually and requested that the matter be brought back for consideration at the August meeting.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Aninipot stated that she was awaiting confirmation from District Counsel regarding whether the District could remove items located on District property adjacent to a resident's home, regardless of the mailing letter sent the previous month. The Board stated that a follow-up notice letter would be sent upon receipt of confirmation from District Counsel.

B. CrossCreek Report

Ms. Aninipot can access the Customer Portal to review the aquatic reports moving forward. It was recommended that some vegetation be maintained near the weir area; however, it was noted that certain areas had been sprayed. Mr. Greene stated that the next service would occur in the middle of the month.

C. Field Inspection Report

Ms. Fowler presented her report to the Board. Mr. Hamstra recommended using survey paint to mark any raised sidewalks along Balm Road. The Board requested the removal of any unauthorized solicitation signs.

D. Landscape Inspection Report

Mr. Dunbar presented his report to the Board. The Board noted that a palm tree behind Clement Pride had been missed. Mr. Dunbar stated that Pine Lake would address the matter.

i. Consideration of Irrigation Decoder Replacement Proposal

The Board discussed irrigation maintenance in the amount of $2,538.25 and requested that supporting photographs be provided. The District Manager was authorized to approve the work outside of a meeting after the photographs were received and the Board's questions were addressed.

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Irrigation Decoder Replacement Proposal in the amount of $433.66 was approved. (4-0)

ii. Consideration of Pond Tree Mulching Proposal

On MOTION by Ms. Vance, seconded by Mr. Levatte, with all in favor, the proposal for pine bark mulch around the ponds in the amount of $3,347.50 was approved. (4-0)

E. Pool Report

i. Consideration of Zebra Cleaning Team Flow Meter Purchase Proposal

The Board requested that Ms. Aninipot contact additional vendors to obtain quotes.

On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, the Zebra Cleaning Team Flow Meter Purchase Proposal in the amount of $278.03 was approved. (4-0)

F. District Accountant

i. Acceptance of June 2026 Financials, Check Register, and Expenditure Reports

The Board discussed an $800 ACH charge related to Supervisor payments and directed Ms. Aninipot to investigate the charge. The Board also requested confirmation that the former On-Site Manager's card had been closed and that vendor payments processed through ACH be reviewed. Direct deposit was discussed for Ms. Palmer, Mr. Levatte, Mr. Barton, and Ms. Morales Diaz.

ii. Review of Fiscal Year 2025 Audit Report

It was noted that only a few Board members had received the Audit Report. The item was tabled to allow the Board additional time to review the Audit Report and will be placed on the August meeting agenda.

G. District Engineer

Mr. Hamstra stated that he was working on the bids for the weir, as requested at the previous meeting, and would present them at the September meeting.

i. Discussion of Pedestrian Improvements

Mr. Hamstra provided an update to the Board regarding the proposed pedestrian improvements. He stated that Mr. Scott Friedman had requested both a traffic study and a pedestrian study. Following discussions with Mr. Mike Flick, Head of Transportation, it was noted that the County would pay for the improvements. Clarification was still needed regarding which improvements the County would fund. The Board also discussed yellow pedestrian signs and flashing lights.

ii. Consideration of Pegasus Engineering Change Order No. 1 for Fiscal Year 2025-2026 District Engineer Services

Ms. Aninipot stated that $885.81 remained in the budget eight months into the fiscal year.

On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, Pegasus Engineering Change Order No. 1 for the remainder of Fiscal Year 2025-2026, in an amount not to exceed $12,500, was approved. (4-0)

H. District Manager

i. District Manager Report

Ms. Aninipot presented her report to the Board. She stated that the next Carlton Lakes meeting was scheduled for August 11, 2026, and the Board reported no scheduling conflicts. The Board discussed the upcoming November election.

ii. Discussion of Staffing Concerns and Incident Reports

The Board discussed the outcome and corrective actions associated with Incident No. 2. It was noted that the staff member involved received a written warning. Staff was directed to review the

Standard Operating Procedures with newly hired part-time employees. The protocol discussed included having the individual leave with an escort, contacting the resident on file, and, if the individual failed to comply, contacting law enforcement regarding trespassing. The infraction worksheet was tabled until the next meeting.

I. On-Site Manager

i. On-Site Manager Report

Mr. West presented his report to the Board.

ii. Consideration of MHD Communication Clubhouse Hallway Security Camera Installation Proposal

The Board discussed the proposal in the amount of $816.28 and expressed no interest in proceeding at this time.

SIXTH ORDER OF BUSINESS **Business Items**

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

It was noted that Inframark would install the cameras at no cost to the District.

> On MOTION by Ms. Palmer, seconded by Ms. Vance, with all in favor, the purchase of the Eufy Security SoloCam S340 4-Camera Security System in the amount of $550 was ratified. (4-0)

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting Held June 10, 2026

> On MOTION by Ms. Palmer, seconded by Mr. Barton, with all in favor, the minutes from the meeting held June 10, 2026, were approved. (4-0)

EIGHTH ORDER OF BUSINESS **Board Supervisor Requests and Comments**

Mr. Levatte requested that the On-Site Manager provide all tickets submitted to the County regarding lights and street signs.

Ms. Vance requested a password reset for the CDD email account.

NINTH ORDER OF BUSINESS **Public Comments**

There were no audience members present at this time.

TENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the meeting was adjourned at 7:26 p.m. (4-0)

______________________________ ______________________________

Secretary / Assistant Secretary Chair / Vice Chair