INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Community Development District

September 9, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

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

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

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Carlton Lakes
Community Development District

Board of Supervisors
Freddy Barton, Chairman
Rena Vance, Vice Chairperson
Nicholle Palmer, Assistant Secretary
Elizabeth Morales Diaz, Assistant Secretary
Fredrick Levatte, Assistant Secretary

District Staff
Alize Aninipot, District Manager
Kristee Cole, Senior 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, September 9, 2026, at 6:00 p.m.

The Regular Meeting of the **Carlton Lakes Community Development District** will be held on Wednesday, September 9, 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 THE BOARD OF SUPERVISORS

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER/ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
5. **STAFF REPORTS**
   A. District Counsel
   B. CrossCreek Report .... Page 4
   C. Field Inspection Report .... Page 9
   D. Pine Lake Services Irrigation Report
   E. Pool Report
      i. Discussion of Pool Service Hours
   F. District Accountant
      i. Acceptance of August 2026 Financials, Check Register, and Expenditure Reports........ Page 20

G. District Engineer

i. Update on Pedestrian Improvements

H. District Manager

I. On-Site Manager

i. On-Site Manager Report .... Page 86

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held August 12, 2026...................................... Page 91

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

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

9. ADJOURNMENT

LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Carlton Lakes CDD

Job: 180 - Carlton Lakes CDD Maintenance

Date: 2026-08-17

Time: 09:22

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	

Additional Comments

Good day Carlton Lakes CDD. 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. Alos 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

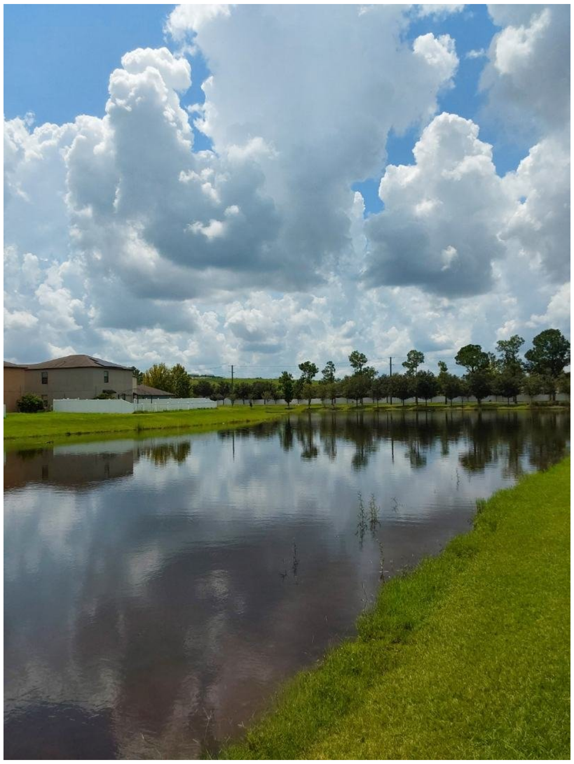
Photo 1

Photo 2

Project Photos

Photo 3

Photo 4



Project Photos

Photo 5

Photo 6

Project Photos

Photo 7

Photo 8

Carlton Lakes CDD August 2026

Field Inspection Report

Wednesday, August 19 2026

Prepared For Board Of Supervisors

15 Issues Identified

15 Issues Incomplete

Christy Fowler

Inframark

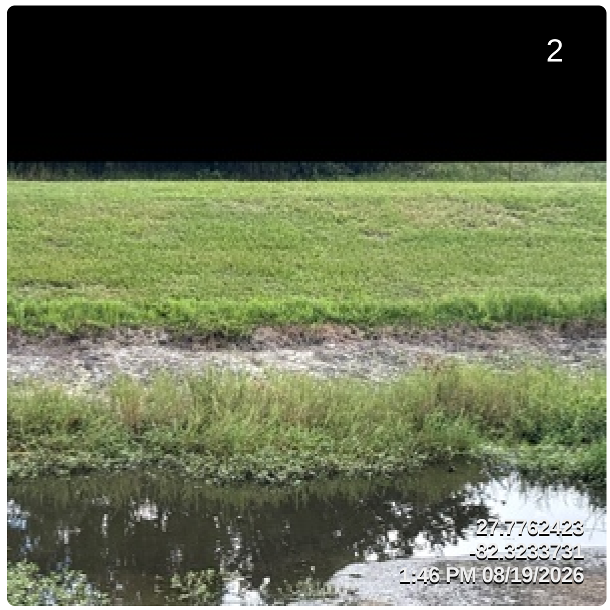
Issue 1

Assigned To: Aquatics

Pond A

Observation:
Trash and undesirable vegetation were observed along Pond A.

Recommendation:
Remove accumulated trash and treat undesirable/invasive vegetation. Continue monitoring during routine aquatic maintenance.



Issue 2

Assigned To: Pine Lake

Covert Green / East Side of Pocket Park

Observation:
The bubbler head around the tree on Covert Green, east side of the pocket park, requires replacement.

Recommendation:
Replace the damaged bubbler head and verify proper irrigation operation and coverage around the tree.

Issue 3

Assigned To: Pine Lake

Poke Ridge Drive / Northwest Side of Park

Observation:
Tree stakes remain installed on trees along the northwest side of the park on Poke Ridge Drive.

Recommendation:
Evaluate whether the trees are sufficiently established. If established and stable, remove the stakes and associated support materials.

Issue 4

Assigned To: Pine Lake

Back Side of Amenity Center

Observation:
Several landscape maintenance items were observed behind the amenity center, including Flax Lily requiring detailing, a volunteer palm, Invasive Ground Orchid requiring treatment, and palm debris within the landscape area.

Recommendation:
Detail the Flax Lily, remove the volunteer palm, treat the invasive Ground Orchids as needed, and remove accumulated palm debris to improve the overall appearance of the landscape beds.

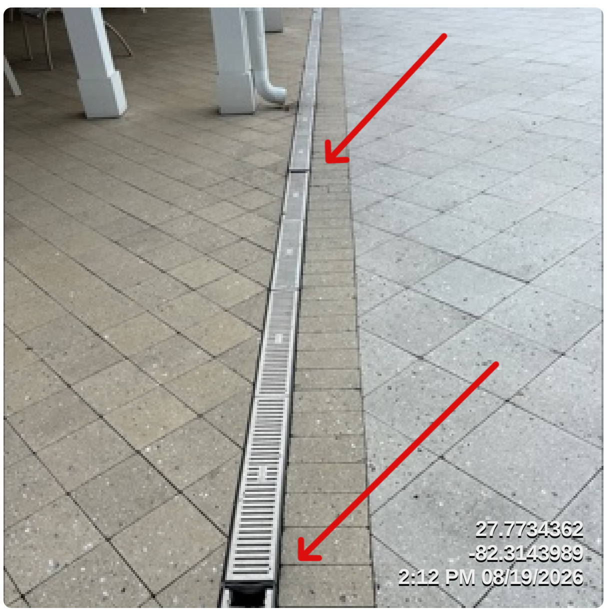
Issue 5

Assigned To: Zebra

Pool

Observation:
Green and black algae were observed within the pool.

Recommendation:
Have the pool maintenance vendor address the algae and evaluate water chemistry and treatment as necessary to prevent continued growth.



Issue 6

Assigned To: Board

Pool Area Drain

Observation:
A section of the drain line is broken and requires replacement. The damaged section is identified in the inspection photograph.

Recommendation:
Replace the broken drain section to restore proper drainage track and maintain the surrounding area in good condition.- Would the board like a proposal?

Issue 8

Assigned To: Onsite

Amenity Center

Observation:
Insect debris is present on the ceiling, the shutter is dusty, and the water fountains require cleaning.

Recommendation:
Remove insect debris from the ceiling, clean the shutter, and wipe down the water fountains as part of routine amenity maintenance.

Issue 9

Assigned To: Board/Onsite

Ladies' Restroom

Observation:

The floor grout in the ladies' restroom requires cleaning.

Recommendation:
Deep clean the floor and grout to remove visible buildup and improve the overall appearance of the restroom. - Add a service to maintain this on a monthly or bimonthly basis to keep maintained.

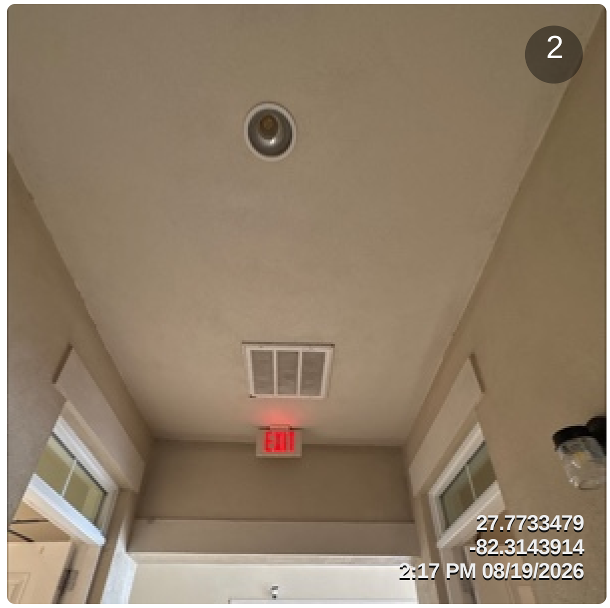
Issue 10

Assigned To: Onsite

Pool Area Vent Covers

Observation:
Vent covers around the pool amenity area have visible dust and buildup and require cleaning.

Recommendation:
Clean the vent covers and surrounding surfaces and incorporate them into routine amenity cleaning.



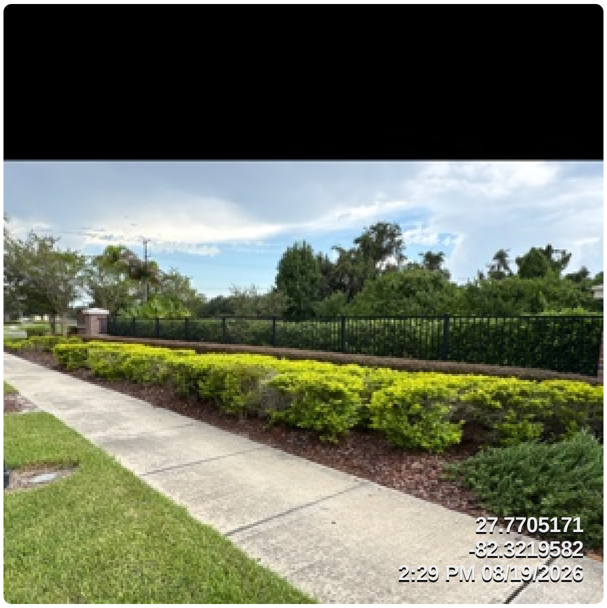
Issue 11

Assigned To: Board/Onsite

Men's Restroom

Observation:
The floor grout in the men's restroom requires cleaning.

Recommendation:
Deep clean the floor and grout to remove visible buildup and improve the overall appearance of the restroom.



Issue 12

Assigned To: Pine Lake

Landscape Bed along the entrance of Arbor Pines Drive

Observation:
The Gold Mound is currently maintained at a height that reduces visibility of the Loropetalum behind it.

Recommendation:
Lower the Gold Mound during pruning to create a layered landscape effect and improve visibility of the Loropetalum.

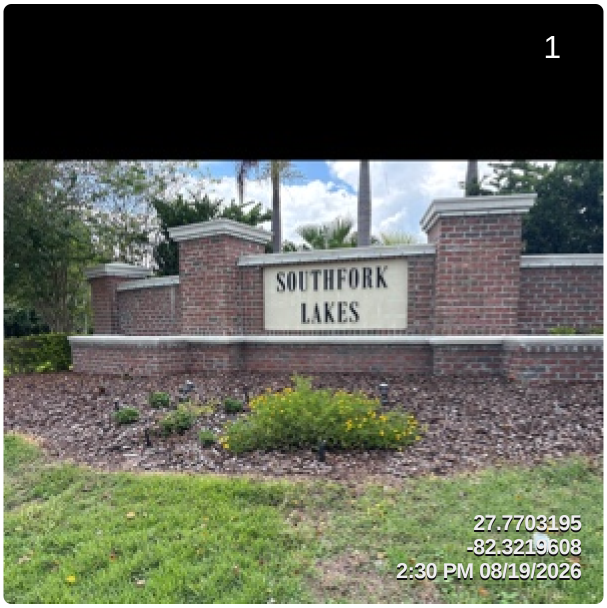
Issue 13

Assigned To: Pine Lake

Arbor Pines Drive & Balm Road Monument

Observation:
One yellow Lantana does not match the multicolored Lantana used throughout the remainder of the planting. Trash was also present around the monument during the inspection.

Recommendation:
Remove and replace the yellow Lantana with the multicolored variety to maintain consistency throughout the planting design. Remove trash from the monument area.



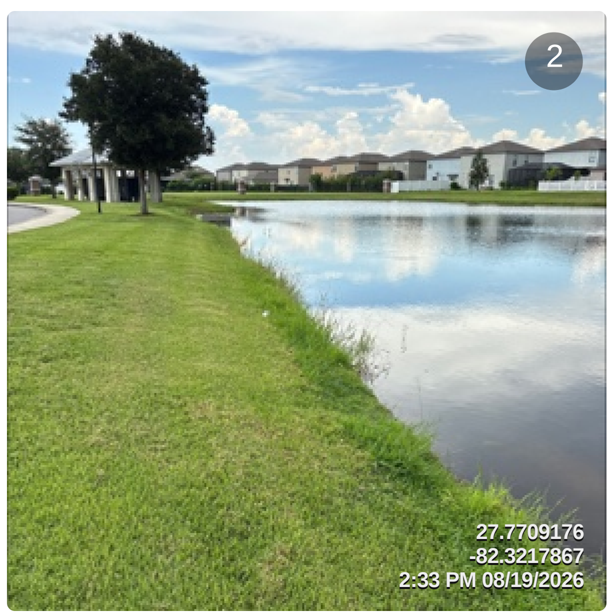
Issue 14

Assigned To: Aquatics

Pond C/4

Observation:
Trash and undesirable aquatic vegetation were observed along Pond C/4.

Recommendation:
Remove accumulated trash and treat undesirable aquatic vegetation. Continue monitoring the pond during routine aquatic maintenance.



Issue 15

Assigned To: Pine Lake

Balm Road Shrubs

Observation:
Multiple shrubs along Balm Road are showing severe decline.

Recommendation:
Assess the declining shrubs to determine viability. Remove shrubs that are no longer viable and evaluate replacement where appropriate.

Issue 16

Assigned To: Pine Lake

From last report
Carlton Fields Drive

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

Recommendation:
String trim as needed.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	$ 1,249,995	$ -	$ -	$ -	$ -	$ -	$ 1,249,995
Accounts Receivable	200	-	-	-	-	-	200
Due From Other Funds	-	51,102	-	2,883	-	-	53,985
Investments:							
Prepayment Account	-	-	147	-	-	-	147
Reserve Fund	-	251,156	140,500	103,845	-	-	495,501
Revenue Fund	-	610,479	89,724	256,030	-	-	956,233
Prepaid Items	584	-	-	-	-	-	584
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	**$ 1,250,800**	**$ 912,737**	**$ 230,371**	**$ 362,758**	**$ 9,493,654**	**$ 13,455,000**	**$ 25,705,320**
LIABILITIES							
Accounts Payable	$ 10,282	$ -	$ -	$ -	$ -	$ -	$ 10,282
Bonds Payable	-	-	-	-	-	13,455,000	13,455,000
Due To Other Funds	36,308	-	17,678	-	-	-	53,986
TOTAL LIABILITIES	**46,590**	**-**	**17,678**	**-**	**-**	**13,455,000**	**13,519,268**

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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							
Nonspendable:							
Prepaid Items	584	-	-	-	-	-	584
Restricted for:							
Debt Service	-	912,737	212,693	362,758	-	-	1,488,188
Unassigned:	1,203,626	-	-	-	9,493,654	-	10,697,280
TOTAL FUND BALANCES	**1,204,210**	**912,737**	**212,693**	**362,758**	**9,493,654**	**-**	**12,186,052**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,250,800**	**$ 912,737**	**$ 230,371**	**$ 362,758**	**$ 9,493,654**	**$ 13,455,000**	**$ 25,705,320**

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 48,663	$ 48,663	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	-	1,527	1,527	0.00%
TOTAL REVENUES	**1,364,601**	**1,430,223**	**65,622**	**104.81%**
EXPENDITURES				
Administration				
Supervisor Fees	18,000	9,800	8,200	54.44%
ProfServ-Trustee Fees	12,000	12,445	(445)	103.71%
Disclosure Report	12,600	-	12,600	0.00%
District Counsel	12,000	6,300	5,700	52.50%
District Engineer	24,000	25,816	(1,816)	107.57%
District Manager	43,054	39,466	3,588	91.67%
Auditing Services	7,050	14,100	(7,050)	200.00%
Website Compliance	4,000	1,661	2,339	41.53%
Annual Mailing	1,000	-	1,000	0.00%
Postage, Phone, Faxes, Copies	2,366	(95)	2,461	-4.02%
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	-	271	(271)	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	116,152	56,955	67.10%
Electric Utility Services				
Utility - Electric	234,000	176,833	57,167	75.57%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	176,833	58,167	75.25%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	5,970	330	94.76%
Total Garbage/Solid Waste Services	6,300	5,970	330	94.76%
Water-Sewer Comb Services				
Utility - Water	35,000	14,749	20,251	42.14%
Total Water-Sewer Comb Services	35,000	14,749	20,251	42.14%
Other Physical Environment				
Field Services	7,416	6,798	618	91.67%
Pest Control	1,250	1,089	161	87.12%
Contracts-Waterway Maint.	7,200	6,490	710	90.14%
Contracts-Pools	25,000	23,076	1,924	92.30%
Security	20,000	550	19,450	2.75%
Onsite Staff	148,350	132,089	16,261	89.04%
Clubhouse Internet, TV, Phone	3,600	4,316	(716)	119.89%
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	7,375	12,625	36.88%
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	150,494	(79)	100.05%
Clubhouse Facility - Other	17,644	22,624	(4,980)	128.22%
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	12,604	1,396	90.03%
Misc-Holiday Lighting	1,167	-	1,167	0.00%
Special Events	5,000	-	5,000	0.00%
Total Other Physical Environment	522,694	417,071	105,623	79.79%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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**	**855,845**	**516,256**	**62.37%**
Excess (deficiency) of revenues Over (under) expenditures	(7,500)	574,378	581,878	-7658.37%
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)	$ 574,378	$ 596,878	-7658.37%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**629,832**		
FUND BALANCE, ENDING		**$ 1,204,210**		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 28,424	$ 28,424	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**	**564,390**	**39,802**	**107.59%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	155,000	(20,000)	114.81%
Interest Expense	363,444	357,809	5,635	98.45%
Total Debt Service	498,444	512,809	(14,365)	102.88%
TOTAL EXPENDITURES	**498,444**	**512,809**	**(14,365)**	**102.88%**
Excess (deficiency) of revenues Over (under) expenditures	26,144	51,581	25,437	197.30%
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	$ 51,581	$ (26,851)	197.30%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**861,156**		
FUND BALANCE, ENDING		**$ 912,737**		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 9,370	$ 9,370	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**	**266,948**	**7,468**	**102.88%**
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	(15,140)	(29,376)	-106.35%
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	$ (15,140)	$ (57,848)	-106.35%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**227,833**		
FUND BALANCE, ENDING		**$ 212,693**		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 11,745	$ 11,745	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**	**273,727**	**26,166**	**110.57%**
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)	18,483	48,010	-62.60%
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)	$ 18,483	$ 107,064	-62.60%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**344,275**		
FUND BALANCE, ENDING		**$ 362,758**		

Bank Account Statement

Carlton Lakes CDD

Bank Account No.	3600		
Statement No.	26_08	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	1,249,994.69	**Statement Balance**	1,253,747.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,253,747.16
Subtotal	1,249,994.69	**Outstanding Checks**	-3,752.47
Negative Adjustments	0.00	**Ending Balance**	1,249,994.69
Ending G/L Balance	1,249,994.69		

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
08/21/2026	Payment	100250	STRALEY ROBIN VERICKER	Inv: 28884			-157.00
08/28/2026	Payment	300100	WASTE MANAGEMENT ACH	Inv: 072926-3004-ACH			-584.28
08/14/2026	Payment	300101	BOCC ACH	Inv: 081326-9495-ACH			-1,011.19
Total Outstanding Checks							-3,752.47
Outstanding Deposits							
Total Outstanding Deposits							

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 08/31/2026

(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	100241	08/10/26	LETS HANG YOUR LIGHTS LLC	5109-2	7/23/26 Service and Maintenance Service	Clubhouse Facility - Other	546385-53908	$150.00
001	100242	08/10/26	PINE LAKE SERVICES	10589	August 2026 Landscape Maintenance	Landscape Maintenance	546300-53908	$12,534.57
001	100243	08/10/26	GOTO COMMUNICATIONS INC.	IN7105586357	August 2026 Go to communications	Clubhouse Internet, TV, Phone	541036-53908	$113.66
001	100244	08/10/26	ZEBRA CLEANING TEAM	8831	August 2026 Pool Contract	August 2026 Contract Pools	534078-53908	$2,000.00
001	100245	08/11/26	INFRAMARK LLC	186076	August 2026 Amenity, District and Field Management Services	August 2026 District Management	531150-51301	$3,587.83
001	100245	08/11/26	INFRAMARK LLC	186076	August 2026 Amenity, District and Field Management Services	August 2026 Amenity Management	534215-53908	$11,930.83
001	100245	08/11/26	INFRAMARK LLC	186076	August 2026 Amenity, District and Field Management Services	August 2026 Field Management	531122-53908	$618.00
001	100246	08/11/26	PINE LAKE SERVICES	10741	8/5/26 Mulch Tree Rings	R&M-Other Landscape	546036-53908	$3,347.50
001	100247	08/11/26	PEST CEMETERY LLC	90688	8/3/26 Pest Control	PEST CONTROL SVCS	531170-53908	$99.00
001	100248	08/18/26	CROSSCREEK ENVIRONMENTAL INC	27481	8/11/26 Crosscreek	WATERWAY MAINT	534045-53908	$590.00
001	100249	08/18/26	PINE LAKE SERVICES	10765	8/10/26 Irrigation Repairs	Irrigation Maintenance	546930-53908	$433.66
001	100250	08/21/26	STRALEY ROBIN VERICKER	28884	July 2026 District Counsel	JULY 2026 LEGAL COUNSEL	531146-51301	$157.00
001	300097	08/03/26	WASTE MANAGEMENT ACH	0271064-2206-9	August 2026 Garbage Collection	August 2026 GARBAGE	546913-53400	$584.28
001	300098	08/05/26	TECO ACH	080526-6203-ACH	SVC PRD 06/17-07/16/2026	Utility - Electric	543041-53100	$17,834.01
001	300099	08/20/26	CHARTER COMMUNICATIONS ACH	2510461080926-ACH	SVC PRD 08/09-09/08/26	INTERNET	541036-53908	$279.24
001	300100	08/28/26	WASTE MANAGEMENT ACH	072926-3004-ACH	SVC PRD 08/01-08/31/2026	Garbage Collection	546913-53400	$584.28
001	300101	08/14/26	BOCC ACH	081326-9495-ACH	8/13/26 Utility Water	Utility - Water	543018-53600	$1,011.19
001	300103	08/03/26	VALLEY BANK	073126-5032	July 2026 Valley Bank	CC PAYMENT	546385-53908	$76.28
001	300103	08/03/26	VALLEY BANK	073126-5032	July 2026 Valley Bank	Spectrum	541036-53908	$40.00
							Fund Total	**$55,971.33**
SERIES 2015 DEBT SERVICE FUND - 200								
200	1257	08/10/26	CARLTON LAKES CDD	08102026-0810	SERIES 2015, 2017, 2018 DS	SERIES 2015 DS	103200-0	$6,339.01
							Fund Total	**$6,339.01**
SERIES 2018 DEBT SERVICE FUND - 201								
201	1257	08/10/26	CARLTON LAKES CDD	08102026-0810	SERIES 2015, 2017, 2018 DS	SERIES 2018 DS	103200-0	$3,158.44
							Fund Total	**$3,158.44**
SERIES 2017 DEBT SERVICE FUND - 203								
203	1257	08/10/26	CARLTON LAKES CDD	08102026-0810	SERIES 2015, 2017, 2018 DS	SERIES 2017 DS	103200-0	$3,135.50
							Fund Total	**$3,135.50**
							Total Checks Paid	**$68,604.28**

CARLTON LAKES CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
WASTE MANAGEMENT ACH	7/29/2026	072926-3004-ACH	$584.28			SVC PRD 08/01-08/31/2026
Monthly Contract Subtotal			**$584.28**			
Utilities						
BOCC ACH	8/13/2026	081326-9495-ACH	$1,011.19			8/13/26 Utility Water
TECO ACH	8/5/2026	080526-6203-ACH	$17,834.01			SVC PRD 06/17-07/16/2026
Utilities Subtotal			**$18,845.20**			
Regular Services						
CHARTER COMMUNICATIONS ACH	8/9/2026	2510461080926-ACH	$279.24			INTERNET
CROSSCREEK ENVIRONMENTAL INC	8/11/2026	27481	$590.00			WATERWAY MAINT
GOTO COMMUNICATIONS INC.	8/1/2026	IN7105586357	$113.66			August 2026 Go to communications
INFRAMARK LLC	8/1/2026	186076	$3,587.83			August 2026 District Management
INFRAMARK LLC	8/1/2026	186076	$11,930.83			August 2026 Amenity Management
INFRAMARK LLC	8/1/2026	186076	$618.00	$16,136.66		August 2026 Field Management
INFRAMARK LLC	8/19/2026	187223	$2.22			July 2026 Postage
LETS HANG YOUR LIGHTS LLC	6/23/2026	5109-2	$150.00			7/23/26 Service and Maintenance Service
PEGASUS ENGINEERING, LLC	8/25/2026	228707	$2,702.00			8/25/26 Engineering
PEST CEMETERY LLC	8/3/2026	90688	$99.00			PEST CONTROL SVCS
PINE LAKE SERVICES	8/1/2026	10589	$12,534.57			August 2026 Landscape Maintenance
PINE LAKE SERVICES	8/5/2026	10741	$3,347.50			8/5/26 Mulch Tree Rings
PINE LAKE SERVICES	8/10/2026	10765	$433.66			8/10/26 Irrigation Repairs
PINE LAKE SERVICES	8/18/2026	10792	$528.23			8/18/26 Crack in mainline
STRALEY ROBIN VERICKER	8/14/2026	28884	$157.00			JULY 2026 LEGAL COUNSEL
VALLEY BANK	6/30/2026	063026-5032-ACH	$347.90			CC PAYMENT
VALLEY BANK	6/30/2026	063026-5032-ACH	$45.91			Amazon
VALLEY BANK	6/30/2026	063026-5032-ACH	$98.78			Amazon

CARLTON LAKES CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
VALLEY BANK	6/30/2026	063026-5032-ACH	$550.00			Security
VALLEY BANK	6/30/2026	063026-5032-ACH	$40.00	$1,082.59	$1,082.59	Spectrum
WASTE MANAGEMENT ACH	7/29/2026	0271064-2206-9	$584.28			August 2026 GARBAGE
ZEBRA CLEANING TEAM	8/1/2026	8831	$2,000.00			August 2026 Contract Pools
Regular Services Subtotal			**$40,740.61**			
Additional Services						
BERGER, TOOMBS, ELAM & FRANK	7/7/2026	377157	$7,050.00			7/7/26 Auditing Services
CARLTON LAKES CDD	8/10/2026	08102026-0810	$6,339.01			SERIES 2015 DS
CARLTON LAKES CDD	8/10/2026	08102026-0810	$3,135.50			SERIES 2017 DS
CARLTON LAKES CDD	8/10/2026	08102026-0810	$3,158.44	$12,632.95	$12,632.95	SERIES 2018 DS
Additional Services Subtotal			**$19,682.95**			
TOTAL			**$79,853.04**			

INVOICE

Customer ID: **22-06270-03004**
Customer Name: CARLTON LAKES
Service Period: 08/01/26-08/31/26
Invoice Date: 07/29/2026
Invoice Number: 0271064-2206-9

How to Contact Us

Visit wm.com/MyWM

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

Customer Service: (813) 621-3055

Your Payment is Due

Aug 28, 2026

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

Your Total Due

$584.28

If payment is received after 08/28/2026: **$ 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	08/01/26		1.00	192.48
6 Yard Dumpster 1X Week	08/01/26		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)
07/29/2026	0271064-2206-9	**22-06270-03004**
Payment Terms	**Total Due**	**Amount**
Total Due by 08/28/2026	$584.28	
If Received after 08/28/2026	$598.89	

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

22060002206270030040027106400000058428000000058428 5

I0290C07

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

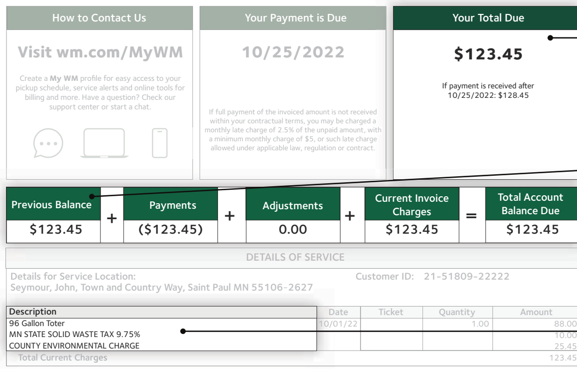
Please choose one of these sustainable payment options:

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)

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	08/13/2026	09/03/2026

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	07/13/2026	109558	08/12/2026	109588	3000 GAL	ACTUAL	WATER

Service Address Charges

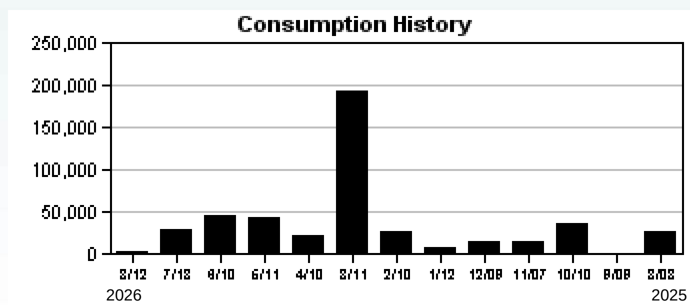
Customer Service Charge	$6.54
Purchase Water Pass-Thru	$9.06
Water Base Charge	$283.55
Water Usage Charge	$3.36
Sewer Base Charge	$687.47
Sewer Usage Charge	$21.21

Summary of Account Charges

Previous Balance	$1,290.32
Net Payments - Thank You	$-1,290.32
Total Account Charges	**$1,011.19**
AMOUNT DUE	**$1,011.19**

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.**



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9466499495**

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	09/03/2026

Auto Pay Scheduled
DO NOT PAY

707 0

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

00946649949054 00001011196

TampaElectric.com

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

Statement Date: August 05, 2026

Amount Due: **$17,834.01**

Due Date: August 19, 2026
Account #: 321000026203

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

Account Summary

Previous Amount Due	$17,774.40
Payment(s) Received Since Last Statement	-$17,774.40
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$17,834.01**
Amount Due by August 19, 2026	**$17,834.01**

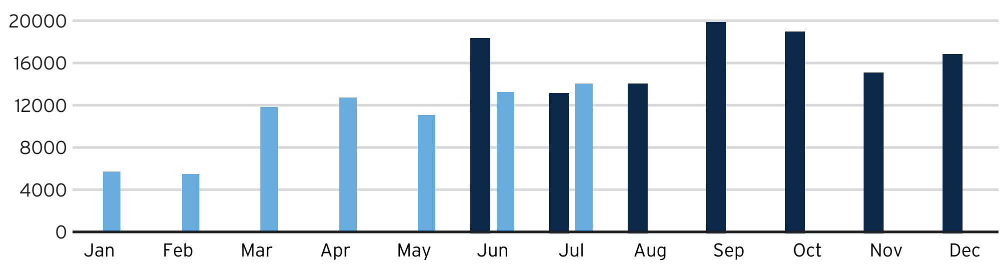
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

11404 CARLTON FIELDS DR, RIVERVIEW, FL 33579-4094	12,280 KWH
13991 CLEMENT PRIDE BL, A, RIVERVIEW, FL 33579	1,217 KWH

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



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

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

Account #: 321000026203
Due Date: August 19, 2026

Amount Due: **$17,834.01**

Payment Amount: $ ________

700750003887

Your account will be drafted on August 19, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

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

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	07/16/2026	1,592		1,387		205 kWh	1	29 Days	$52.90

23.2%

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	07/16/2026	43,298		42,081		1,217 kWh	1	30 Days	$217.84
									6.1%

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	07/16/2026	2,826		2,731		95 kWh	1	29 Days	$35.05
									14.5%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000503523	07/16/2026	11,500		11,324		176 kWh	1	30 Days	$48.88
									6.9%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000791886	07/16/2026	44,951		44,886		65 kWh	1	30 Days	$30.86
									36.9%

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	07/16/2026	32,533		31,919		12,280 kWh	20.0000	29 Days	$1,399.98
1000790429	07/16/2026	1.38		0		27.52 kW	20.0000	29 Days	8.5%

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 **$17,834.01**

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211005443505
Statement Date: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 07/31/2026

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

Meter Read

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852018	07/16/2026	1,592		1,387		205 kWh	1	29 Days

Charge Details

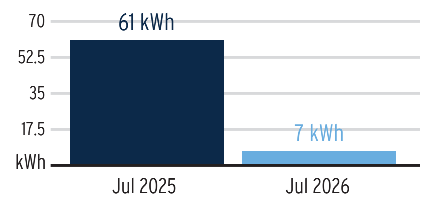
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*205 kWh @ $0.09202/kWh*	$18.86
Fuel Charge	*205 kWh @ $0.03516/kWh*	$7.21
Storm Protection Charge	*205 kWh @ $0.00568/kWh*	$1.16
Clean Energy Transition Mechanism	*205 kWh @ $0.00418/kWh*	$0.86
Storm Surcharge	*205 kWh @ $0.02121/kWh*	$4.35
Florida Gross Receipt Tax		$1.32
Electric Service Cost		**$52.90**

Current Month's Electric Charges $52.90

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221000778391
Statement Date: 07/31/2026

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

Meter Read

Meter Location: WELL

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	07/16/2026	43,298		42,081		1,217 kWh	1	30 Days

Charge Details

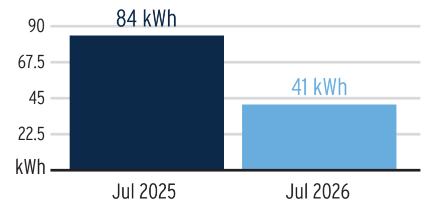
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*1,217 kWh @ $0.09202/kWh*	$111.99
Fuel Charge	*1,217 kWh @ $0.03516/kWh*	$42.79
Storm Protection Charge	*1,217 kWh @ $0.00568/kWh*	$6.91
Clean Energy Transition Mechanism	*1,217 kWh @ $0.00418/kWh*	$5.09
Storm Surcharge	*1,217 kWh @ $0.02121/kWh*	$25.81
Florida Gross Receipt Tax		$5.45
Electric Service Cost		**$217.84**

Current Month's Electric Charges **$217.84**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003311729
Statement Date: 07/31/2026

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

Meter Read

Meter Location: GATE

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	07/16/2026	2,826		2,731		95 kWh	1	29 Days

Charge Details

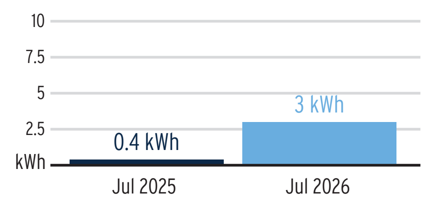
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*95 kWh @ $0.09202/kWh*	$8.74
Fuel Charge	*95 kWh @ $0.03516/kWh*	$3.34
Storm Protection Charge	*95 kWh @ $0.00568/kWh*	$0.54
Clean Energy Transition Mechanism	*95 kWh @ $0.00418/kWh*	$0.40
Storm Surcharge	*95 kWh @ $0.02121/kWh*	$2.01
Florida Gross Receipt Tax		$0.88
Electric Service Cost		**$35.05**

Current Month's Electric Charges $35.05

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003344704
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	07/16/2026	11,500		11,324		176 kWh	1	30 Days

Charge Details

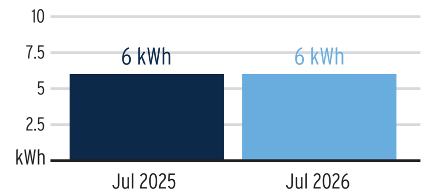
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*176 kWh @ $0.09202/kWh*	$16.20
Fuel Charge	*176 kWh @ $0.03516/kWh*	$6.19
Storm Protection Charge	*176 kWh @ $0.00568/kWh*	$1.00
Clean Energy Transition Mechanism	*176 kWh @ $0.00418/kWh*	$0.74
Storm Surcharge	*176 kWh @ $0.02121/kWh*	$3.73
Florida Gross Receipt Tax		$1.22
Electric Service Cost		**$48.88**

Current Month's Electric Charges $48.88

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003357052
Statement Date: 07/31/2026

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

Meter Read

Meter Location: WELL

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	07/16/2026	44,951		44,886		65 kWh	1	30 Days

Charge Details

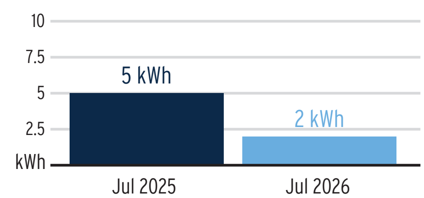
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*65 kWh @ $0.09202/kWh*	$5.98
Fuel Charge	*65 kWh @ $0.03516/kWh*	$2.29
Storm Protection Charge	*65 kWh @ $0.00568/kWh*	$0.37
Clean Energy Transition Mechanism	*65 kWh @ $0.00418/kWh*	$0.27
Storm Surcharge	*65 kWh @ $0.02121/kWh*	$1.38
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.86**

Current Month's Electric Charges $30.86

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221004695112
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	07/16/2026	32,533		31,919		12,280 kWh	20.0000	29 Days
1000790429	07/16/2026	1.38		0		27.52 kW	20.0000	29 Days

Charge Details

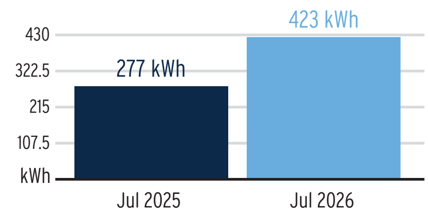
Electric Charges

Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*28 kW @ $19.06000/kW*	$533.68
Energy Charge	*12,280 kWh @ $0.00815/kWh*	$100.08
Fuel Charge	*12,280 kWh @ $0.03516/kWh*	$431.76
Capacity Charge	*28 kW @ $0.72000/kW*	$20.16
Storm Protection Charge	*28 kW @ $2.02000/kW*	$56.56
Energy Conservation Charge	*28 kW @ $0.79000/kW*	$22.12
Environmental Cost Recovery	*12,280 kWh @ $0.00072/kWh*	$8.84
Clean Energy Transition Mechanism	*28 kW @ $1.15000/kW*	$32.20
Storm Surcharge	*12,280 kWh @ $0.01035/kWh*	$127.10
Florida Gross Receipt Tax		$35.00
Electric Service Cost		**$1,399.98**

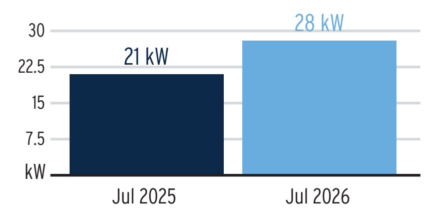
Current Month's Electric Charges **$1,399.98**

Billing information continues on next page →

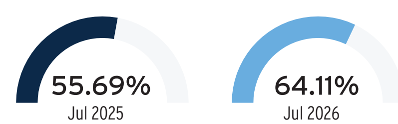
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221004936375
Statement Date: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 **$17,834.01**

August 9, 2026

Auto Pay Notice

Invoice Number:	2510461080926
Account Number:	**8337 12 029 2510461**
Security Code:	**2597**
Service At:	11404 CARLTON FIELDS DR RIVERVIEW FL 33579-4094

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

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

Previous Balance	279.24
Payments Received -Thank You!	-274.24
Adjustments	-5.00
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 08/26/26	
Total Due by Auto Pay	**$279.24**

NEWS AND INFORMATION

Telecommunications Relay Service (TRS)
The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs**. Please dial **711** to be connected to a TRS Center.

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 08102026 NNNNNNNN 01 000715 0003

RECEIVED
AUG 20 2026
By________

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

August 9, 2026

Carlton Lakes Community

Invoice Number:	2510461080926
Account Number:	8337 12 029 2510461
Service At:	11404 CARLTON FIELDS DR RIVERVIEW FL 33579-4094
Total Due by Auto Pay	**$279.24**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029251046100279240

 August 9, 2026

Carlton Lakes Community

Invoice Number: 2510461080926
Account Number: 8337 12 029 2510461
Security Code: **2597**

Spectrum BUSINESS

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

8633 2390 DY RP 09 08102026 NNNNNNNN 01 000715 0003

Charge Details

Previous Balance		279.24
EFT Payment	07/26	-274.24

Payments received after 08/09/26 will appear on your next bill.

Adjustments

Reliability Credit - Adjustment	07/11	-5.00
Adjustments Total		-$5.00

Remaining Balance	**$0.00**

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

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
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

Spectrum BUSINESS

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

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

Invoice

Date: 8/11/2026
Invoice # 27481
Due Date: 9/10/2026

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

P.O. #
Terms: Net 30

Description	Amount
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: 8/11/2026
Invoice # 27481
Due Date: 9/10/2026

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	08/01/2026
Invoice #	IN7105586357
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	08/16/2026
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 08/01/2026 - 08/31/2026	3	26.95	$80.85
Primary	Standard Phone Numbers (DID) 08/01/2026 - 08/31/2026	2	5	$10.00
Primary	Included minutes in plan 07/01/2026 - 07/31/2026	10.5	0	$0.00
Primary	Monthly Rental Equipment Charge 08/01/2026 - 08/31/2026	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	08/01/2026
Invoice #	IN7105586357
PO #	
Customer ID	CN-710379-2009
Terms	Net 15
Due Date	08/16/2026
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 #:	IN7105586357
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
186076	8/1/2026
CUSTOMER ID	**NET TERMS**
C2277	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

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

Services provided for the Month of: August 2026

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

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

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
187223	8/19/2026
CUSTOMER ID	**NET TERMS**
C2277	Due On Receipt
PO#	**DUE DATE**
	8/19/2026

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
Postage	3	Ea	0.74		2.22
Subtotal					**2.22**

Subtotal	$2.22
Tax	$0.00
Total Due	$2.22

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Central Florida Trimlight

JOB	#5109-2
SERVICE DATE	Jun 23, 2026
PAYMENT TERMS	Upon completion
DUE DATE	Jun 23, 2026
AMOUNT DUE	**$150.00**

Carlton Lakes
11401 Carlton Fields Dr
Riverview, FL 33579

(813) 955-0050
carltonlkclubhouse@gmail.com

CONTACT US

2040 Hwy 60 E
Bartow, FL 33830

(863) 292-6551
robby@centralfloridatrimlight.com

INVOICE

Services	qty	unit price	amount
2026 - Service & Maintenance - Maintenance Service	1.0	$150.00	$150.00

Subtotal	$150.00
Total Tax	$0.00
none (0%)	$0.00
Job Total	**$150.00**
Amount Due	**$150.00**

See our Terms & Conditions

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: August 25, 2026
INVOICE NO.: 228707 DWH
BILLING NO.: 7

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: 05/31/26 – 07/25/26
(2 months of service)

Authorization:
- ❒ Fiscal Year 2025/2026 Adopted Annual Budget (Hourly Not-to-Exceed $24,000.00).
- ❒ Change Order #1 (Hourly Not-to-Exceed $12,500.00).

Scope of Work:

- The week of June 7, 2026, Pegasus Engineering (Beth Whikehart) Pedestrian Safety Improvements => coordinated with Hillsborough County (Scott Frieldman) regarding the County's review of the project design.
- On Wednesday, June 10, 2026, Pegasus Engineering (David Hamstra) prepared for and participated in the CDD Meeting via Teams.
- The week of June 28, 2026, Pegasus Engineering (Beth Whikehart) Pedestrian Crosswalk Safety Improvements => coordinated with Hillsborough County (Scott Friedman) regarding the County's project requirements.
- On Friday, July 3, 2026, Pegasus Engineering (David Hamstra) prepared and submitted Change Order #1.
- On Wednesday, July 8, 2026, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting.
- The week of July 5, 2026, Pegasus Engineering (Beth Whikehart) Pedestrian Crosswalk Safety Improvements => coordinated with Hillsborough County (Mike Flick) regarding the County's project requirements.

LABOR COSTS

Project Manager, Hamstra, P.E.	11.0 hrs	@	$ 195.00/hr	=	$ 2,145.00
Project Engineer, Whikehart, P.E.	3.5 hrs	@	$ 150.00/hr	=	$ 525.00
	14.5 hrs				

Sub-Total Labor Costs $ 2,670.00
(Total Labor Costs to Date $24,767.50)

OTHER DIRECT COSTS

In-house plots, prints, and copies	$ 32.00
Sub-Total Other Direct Costs	$ 32.00
(Total Other Direct Costs to Date $1,048.69)	
Amount Due This Invoice	**$ 2,702.00**

Total Authorization	$ 36,500.00
Total Amount Billed to Date	$ 25,816.19
Balance Remaining	$ 10,683.81

Invoice # 90688

Invoice Date:	08/03/2026 Monday
Time:	12:00 AM
Bill-To:	3667
Location:	3667
Technician:	Owen Gerow

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

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

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

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:	08/03/2026
PO Number:		Invoice #:	90688
Terms:	COD	Technician:	Owen Gerow
		Amount Paid:	____________
		Check No.:	____________

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

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/01/26	10589
Terms	**Due Date**
Net 30	08/31/26

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

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

Amount Due	Enclosed
$12,534.57	

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 August 2026		**$12,534.57**	**$0.00**	**$12,534.57**
	Total		**$12,534.57**	**$0.00**	**$12,534.57**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

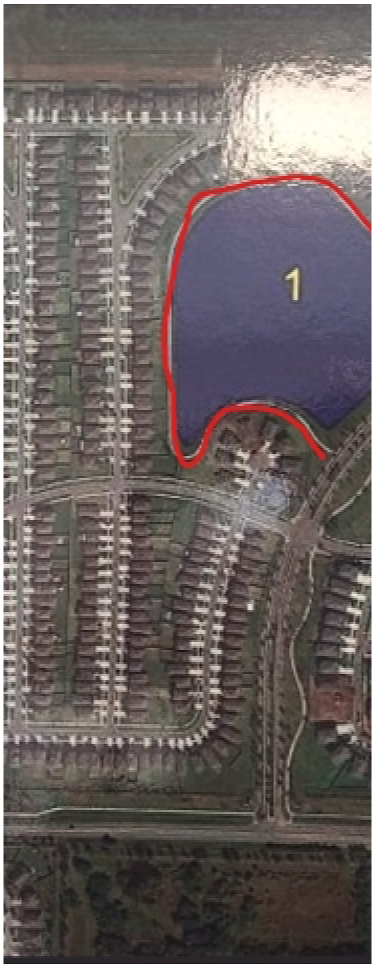
Date	Invoice No.
08/05/26	10741
Terms	**Due Date**
Net 30	09/04/26

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
$3,347.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$3,347.50	**$0.00**	**$3,347.50**
	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.				
	Mulch tree rings in areas marked in red along ponds 1 & 2. I estimated 2 bags per tree - 148 trees total.				



Mulch Install	*$3,347.50*	*$0.00*	*$3,347.50*
Total	**$3,347.50**	**$0.00**	**$3,347.50**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/10/26	10765
Terms	**Due Date**
Net 30	09/09/26

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
$433.66	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$433.66	**$0.00**	**$433.66**
	Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736. Bad decoder found during the June 2026 irrigation inspection.				
	Irrigation Repairs		*$433.66*	*$0.00*	*$433.66*
	Total		**$433.66**	**$0.00**	**$433.66**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/18/26	10792
Terms	**Due Date**
Net 30	09/17/26

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
$528.23	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$528.23	**$0.00**	**$528.23**
	Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.				

There was a crack where a mainline was previously repaired back in June. This was likely caused by someone driving over it.

Irrigation Enhancement	*$528.23*	*$0.00*	*$528.23*
Total	**$528.23**	**$0.00**	**$528.23**

Valley

0CARLTON LAKES CDD 0 Account Number: XXXX XXXX XXXX 5032

ACCOUNT SUMMARY

Credit Limit	$20,000.00
Credit Available	$18,917.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$393.29
Payments & Credits	$393.29
Purchases & Other Charges	$1,082.59
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,082.59

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

PAYMENT INFORMATION

New Balance	$1,082.59
Minimum Payment Due	**$1,082.59**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 5032 $393.29-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	393.29-
		FREDRICK LEVATTE	**TOTAL XXXXXXXXXXXX 5949 $0.00**	
		ALEXANDER J WEST	**TOTAL XXXXXXXXXXXX 2695 $1,082.59**	
06/03	06/03	5543286HA5SQEBLL9	AMAZON MKTPL*4F3EV8B13 SEATTLE WA	45.91
			MCC: 5942 MERCHANT ZIP:	
06/10	06/10	8230509HHEHNM6P3Y	AMAZON MARK* P92R60LE3 SEATTLE WA	53.60
			MCC: 5999 MERCHANT ZIP:	
06/10	06/10	8230509HHEHN13RE1	AMAZON MARK* PW5KF9CX3 SEATTLE WA	294.30
			MCC: 5999 MERCHANT ZIP:	
06/21	06/21	8230509HXEHMDEJTL	AMAZON MARK* V98AM5WD3 SEATTLE WA	98.78
			MCC: 5999 MERCHANT ZIP:	
06/25	06/25	5543286J061NDRJZJ	SPECTRUM MOBILE SAINT LOUIS MO	40.00
			MCC: 4899 MERCHANT ZIP:	
06/25	06/25	8230509J0EHMY5595	AMAZON MARK* EE4V09MX3 SEATTLE WA	550.00
			MCC: 5999 MERCHANT ZIP:	

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 5032
Payment Due Date	**July 27, 2026**
New Balance	**$1,082.59**
Minimum Payment Due	$1,082.59
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

IMPORTANT ACCOUNT INFORMATION

$0 - $1,082.59 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$2.66	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$2.71	$0-$500,000 = 0.25%
New Cashback Balance	$5.37	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Jan 2027	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Here is your cash rewards schedule:

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

Date	Vendor Name	Amount	Description	Description	Code	Code
2-Jun-26	Amazon	$347.90	Clubhouse Facility - Other		546385	
2-Jun-26	Amazon	$45.91	Clubhouse Facility - Other		546385	
15-Jun-26	Amazon	$98.78	Clubhouse Facility - Other		546385	
24-Jun-26	Amazon	$550.00	Security		534203	

amazon.com

Details for Order #113-5110771-0429807

Paid By: Carlton Lakes CDD
Placed By: Carlton Lakes CDD
Order Placed: June 2, 2026
Amazon.com order number: 113-5110771-0429807
Order Total: **$45.91**

Not Yet Shipped

Items Ordered	**Price**
1 of: *Windsoft Commercial Paper Towels, Recycled Hardwound Roll Hand Towels, 12-Pack, 8" x 350ft per Roll, White, Hardwound Towel Dispensers Refill* Sold by and invoiced on behalf of: AKS B2C (seller profile) Seller Credentials: 889 Certification, Classified Small Business - Gartner Standard Business Price Condition: New	$45.91

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

Shipping Speed:
Expedited Shipping

Item(s) Subtotal:	$45.91
Shipping & Handling:	$0.00

Total before tax:	$45.91
Sales Tax:	$0.00

Total for This Shipment:	**$45.91**

Payment information

Payment Method:
MasterCard | Last digits: 2695

Item(s) Subtotal:	$45.91
Shipping & Handling:	$0.00

Total before tax:	$45.91
Estimated Tax:	$0.00

Grand Total:	**$45.91**

Order Summary

Order placed June 2, 2026 Order # 113-6959134-6901067

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

Payment method
Mastercard ending in 2695
View related transactions

Order Summary

Item(s) Subtotal:	$347.90
Shipping & Handling:	$6.99
Free Shipping:	-$6.99
Total before tax:	$347.90
Estimated tax to be collected:	$0.00
Grand Total:	**$347.90**

Placed by Carlton Lakes CDD

Arriving June 11 - June 18

Glade Plugins Refills Air Freshener, Sky & Sea Salt, Scented and Essential Oils for Home and Bathroom, 0.67 Fl Oz, 10 Count
Sold by: Amazon.com
Supplied by: Other
$21.28

Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count
Sold by: Amazon.com
Supplied by: Other
$20.28

Glade Plugins Refills Air Freshener, Warm Apple & Spices, Scented and Essential Oils for Home and Bathroom, 0.67 Fl Oz, 10 Count
Sold by: Thebetterbuy
Supplied by: Other
$24.99

Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Hawaiian Breeze, 6.7 Fl Oz, 10 Count
Sold by: Amazon
Supplied by: Other
$20.28

ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA
Sold by: Shop-Square
Supplied by: Other
$43.69


2

Clorox® Ultra Germicidal Bleach, 121 Oz, Case Of 3
Sold by: Amazon
Supplied by: Other
$26.80

Heavy Duty Duster Refill Kit for Swiffer Duster with 3 ft Extension Pole & 20 Count Refills, 4X Microfibers Multisurface Dusters for Cleaning Home, Celling Fan, Blinds, Vent & Shelves
Sold by: Chamilo
Supplied by: Other
$16.12

CloroxPro Clorox EcoClean All-Purpose Cleaner Spray Bottle, 32 Fluid Ounces, Pack of 9
Sold by: Amazon.com
Supplied by: Other
$44.39

Order Summary

Order placed June 15, 2026 | Order # 112-0931881-4732214

Print

Ship to

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

Payment method

Mastercard ending in 2695

View related transactions

Order Summary

Item(s) Subtotal:	$98.78
Shipping & Handling:	$6.99
Free Shipping:	-$6.99
Total before tax:	$98.78
Estimated tax to be collected:	$0.00
Grand Total:	**$98.78**

Placed by Carlton Lakes CDD

Arriving June 22

2

Health Guard Foaming Antibacterial Hand Soap #21352, for use with discontinued Member's Mark/Sam's Club/Ecolab soap dispenser, same formula as discontinued soap #915169, 4/1000 mL refill bags

Sold by: Enterprise Distribution Partners, LLC

Supplied by: Other

$49.39

8 DE JUNIO DE 2026

Móvil

SALDO A PAGAR

$40.00

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

Información del titular de la cuenta

Carlton Lakes Community

11404 Carlton Field Dr Riverview, FL 33579

Número de cuenta: 1018484040

Actividad de la cuenta anterior

Saldo previo	*$40.00*
Créditos y Pagos	*-$40.00*
Pago Automático - Unknown que termina en 2695 *Pagado en 25 de mayo*	*-$40.00*
Saldo restante	*$0.00*

Servicios $40.00

Línea Unlimited	*$40.00*

amazon.com

Details for Order #112-2802924-9500256

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

Not Yet Shipped

Items Ordered	Price
1 of: *eufy Security SoloCam S340 4-Cam Kit (HomeBase S380), Solar Security Camera, Wireless Outdoor Camera, 360° Pan and Tilt, No Blind Spots, No Monthly Fee, Built-in Local Storage (Up to 16TB)* Sold by and invoiced on behalf of: EufyHome (seller profile) Seller Credentials: ISO 9001:2015 - Quality Management Systems - Requirements, Classified Small Business - SBA Standard Business Price Condition: New	$550.00

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

Shipping Speed:
FREE Shipping

Payment information

Payment Method:
MasterCard | Last digits: 2695

Item(s) Subtotal:	$550.00
Shipping & Handling:	$6.99
Promotion applied:	-$6.99

Total before tax:	$550.00
Estimated Tax:	$0.00

Grand Total:	**$550.00**

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

INVOICE

Customer ID: 22-06270-03004
Customer Name: CARLTON LAKES
Service Period: 08/01/26-08/31/26
Invoice Date: 07/29/2026
Invoice Number: 0271064-2206-9

How to Contact Us

Visit wm.com/MyWM

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

Customer Service: (813) 621-3055

Your Payment is Due

Aug 28, 2026

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

Your Total Due

$584.28

If payment is received after 08/28/2026: **$ 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	08/01/26		1.00	192.48
6 Yard Dumpster 1X Week	08/01/26		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

RECEIVED
AUG 03 2026
By

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/29/2026	0271064-2206-9	22-06270-03004
Payment Terms	**Total Due**	**Amount**
Total Due by 08/28/2026	$584.28	
If Received after 08/28/2026	$598.89	

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

22060002206270030040027106400000058428000000584285

0024991 01 H 0.672 **AUTO T0 0 7208 33607-600875 -C04-P25015-I1 I0290C07

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

0024991-0000001-0026169
405-0233578-2206-5

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.: 8831
Terms: Net 15
Invoice date: 08/01/2026
Due date: 08/16/2026

#	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

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076

Invoice No.	*377157*
Date	*07/07/2026*
Client No.	*40623*

Services rendered in connection with the audit of the Basic Financial Statements as of and for the year ended September 30, 2025.

Total Invoice Amount $ 7,050.00

You can pay online at: https://treasurecoastcpas.com or

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment

POWERED BY CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

CARLTON LAKES CDD
DISTRICT CHECK REQUEST

Today's Date	8.10.2026
Payable To	Carlton Lakes CDD
Check Amount	**$6,339.01**
Check Description	2015 DS Payment 4.7.26-5.7.26
Code to	**200.103200.100**
Check Amount	**$3,135.50**
Check Description	2017 DS Payment 4.7.26-5.7.26
Code to	**203.103200.100**
Check Amount	**$3,158.44**
Check Description	2018 DS Payment 4.7.26-5.7.26
Code to	**201.103200.100**
Check Total	**$12,632.95**

DM ______________
Fund 001
G/L
Object Code
Chk # __________ Date ______________________

CARLTON LAKES CDD 2026

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,364,434.00	56.618%	0.566200	
Net DS 2015	524,588.07	21.768%	0.217700	
Net DS 2017	259,479.53	10.767%	0.107700	100.96%
Net DS 2018	261,378.00	10.846%	0.108500	
Net Total	2,409,879.60	100.00%	1.000000	

			200	203	201			
		56.62%	21.77%	10.77%	10.85%			
Date Received	Amount Received	Raw Numbers Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
11/3/2025	15,929.15	9,018.82	3,467.49	1,715.14	1,727.69	0.01	11/3/2025	1234
11/7/2025	24,958.09	14,130.86	5,432.93	2,687.32	2,706.98	-	11/7/2025	1238
11/14/2025	31,534.61	17,854.37	6,864.53	3,395.43	3,420.28	-	11/14/2025	1239
11/21/2025	34,937.53	19,781.05	7,605.28	3,761.84	3,789.36	-	11/21/2025	1240
12/5/2025	1,944,467.23	1,100,925.21	423,276.05	209,367.07	210,898.90	-	12/5/2025	1241
12/18/2025	58,272.44	32,992.89	12,684.88	6,274.38	6,320.29	-	12/29/2025	1245
12/3/2025	180,432.87	102,158.11	39,277.04	19,427.79	19,569.93	-	1/5/2026	1246
1/6/2026	38,663.48	21,890.62	8,416.35	4,163.02	4,193.48	0.01	1/6/2026	1247
2/3/2026	8,003.80	4,531.62	1,742.29	861.80	868.10	(0.01)	2/3/2026	1249
3/5/2026	16,330.73	9,246.19	3,554.91	1,758.38	1,771.25	-		1254
4/7/2026	$46,334.25	26,233.69	10,086.14	4,988.96	5,025.46	-	4/7/2026	1256
4/23/2026	179.33	101.53	39.04	19.31	19.45	-	4/23/2026	1256
5/7/2026	3,951.80	2,237.44	860.24	425.50	428.62	-	5/7/2026	1256
6/5/2026	11,638.07	6,589.28	2,533.40	1,253.11	1,262.28	-	6/5/2026	
6/17/2026	17,482.41	9,898.25	3,805.61	1,882.39	1,896.16	-	6/17/2026	
		-	-	-	-	-		
TOTAL	2,433,115.79	1,377,589.95	529,646.18	261,981.44	263,898.22	0.01		
Net Total on Roll	2,409,879.60					-		
Collection Surplus / (Deficit)	23,236.19							

Monthly Manager's Report – Carlton Lakes CDD 8/27/2026

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

Operations/Maintenance Updates: August 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 Timeeseia performed regular duties.
- Performed regular maintenance duties.
- INFRAMARK annual training courses.
- Maintained security of property and enforced community rules.
- Got a quote for demolition of the Pergola.

Projects

Operations/Maintenance Updates

Operation Report

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

1. **Facility Maintenance & Security:**
   -

2. **Pool Operations:**
    -

3. **Upcoming Projects & Quotes:**
    -

4. **Landscaping:**
    -

—

Rentals Access Cards and Event Fees.

Rentals			
Special Meeting			
Deposit			
Total			
Refunded			

Up Coming Events

Vendors on site

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Carlton Lakes Daily / Weekly

Clubhouse Manager Inspection Report **Date 8/27/26**
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

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

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, August 12, 2026, and was 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
Rena Vance	Vice Chairperson
Nicholle Palmer	Assistant Secretary
Fredrick Levatte	Assistant Secretary
Elizabeth Morales Diaz	Assistant Secretary

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

Alize Aninipot	District Manager, Inframark
Kristee Cole	Senior District Manager, Inframark *(via phone)*
David Hamstra	District Engineer, Pegasus Engineering
Alex West	On-Site Manager, Inframark
John Fowler	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek Environmental
Michael Dunbar	Representative, Pine Lake Companies
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.

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

> On MOTION by Mr. Barton, seconded by Ms. Morales Diaz, with all in favor, the agenda was approved as presented. (5-0)

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

There were no public comments.

FIFTH ORDER OF BUSINESS **Public Hearing for FY 2027 Final Budget**

> On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Public Hearing was opened. (5-0)

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Public Hearing was closed. (5-0)

The Board discussed removing $30,000 from the loan expenses.

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the Fiscal Year 2027 Budget discussion was reopened. (5-0)

The Board discussed amending the proposed Fiscal Year 2027 Budget from 6% to 3%.

On MOTION by Mr. Barton, seconded by Mr. Levatte, with all in favor, the proposed Fiscal Year 2027 Budget was amended from 6% to 3%. (5-0)

A. Consideration of Resolution 2026-02, Adopting Final Budget for Fiscal Year 2027

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, Resolution 2026-02, Adopting Final Budget or Fiscal year 2027 was adopted. (5-0)

B. Consideration of Resolution 2026-03, Levying Assessments

On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, Resolution 2026-03, Levying Assessments, was adopted. (5-0)

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

It was noted that the District may remove anything located on its property. It was suggested that a letter be sent to the resident demanding that the items be removed at the resident's expense. Otherwise, the District will remove the items and send the resident a bill. A letter will be sent to the resident.

B. CrossCreek Report

Vegetation was growing in Pond 1. Trimming was needed on and around Ponds 1 and 3. Pine Lake Nursery will address the trimming. Trash accumulation was also noted.

C. Field Inspection Report

Ponds 1 and 3 were mowed, and line trimming was noted for the next report update. Issue 3 concerning an open pipe was discussed, including whether to repair, replace, or remove it. A quote for the repair was requested.

D. Pine Lake Services Irrigation Report

On July 20, 2026, chinch bugs and turf weeds were treated. Three maps were completed. The line trimming will be resolved. A mainline break across the berm was reported.

> On MOTION by Ms. Palmer, seconded by Mr. Levatte, with all in favor, the repair of the mainline break in the amount of $528.23 was approved. The repair will be completed this week. (5-0)

E. Pool Report

Pool cleaning services were provided on Mondays, Wednesdays, and Fridays. Mr. West asked why the pool service days had changed to Tuesdays, Thursdays, and Saturdays. The current agreement will be checked.

F. District Accountant

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

> On MOTION by Ms. Morales Diaz, seconded by Mr. Barton, with all in favor, the June 2026 Financials, Check Register, and Expenditure Reports were accepted. (5-0)

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

The Board discussed the $200.40 amount on page 116 in comparison to $800.00.

> On MOTION by Ms. Morales Diaz, seconded by Mr. Levatte, with all in favor, the July 2026 Financials, Check Register, and Expenditure Reports were accepted. (5-0)

iii. Acceptance of Fiscal Year 2025 Audit Report

> On MOTION by Mr. Barton, seconded by Ms. Morales Diaz, with all in favor, the Fiscal Year 2025 Audit Report was accepted. (5-0)

G. District Engineer

i. Update on Pedestrian Improvements

Mr. Hamstra reported that the County's traffic-calming and pedestrian improvements would begin after school starts, with one improvement heading toward the clubhouse. The work on the main road will be paid for by the County. A request was submitted to stripe and install signs at three intersections. A response regarding payment is still pending.

H. District Manager

The $800 ACH payment for Board of Supervisors compensation was paid through the application. Mr. Levatte's credit card was deactivated on August 28, 2025. The District master account will reflect the names of individuals who previously held District credit cards.

The Board discussed the resident’s home on Hedges from the previous meeting. The Board discussed having Pine Lake Nursery trim the hedges evenly, cut them back halfway, and complete the work in stages.

> On MOTION by Mr. Barton, seconded by Ms. Vance, with all in favor, the hedge-trimming work was approved. (5-0)

I. On-Site Manager

i. On-Site Manager Report

The infraction sheet was reviewed and was determined to be an outdated version. An updated version is needed, and the minutes will be reviewed. Mr. West presented the On-Site Manager Report. A floor quote will be provided at the next meeting, and a quote will be obtained from the Chair.

SEVENTH ORDER OF BUSINESS Business Items

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

> On MOTION by Ms. Morales Diaz, seconded by Ms. Palmer, with all in favor, Resolution 2026-04, Goals and Objectives for Fiscal Year 2027, was adopted. (5-0)

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

The Board discussed scheduling a Budget Workshop for April 28, 2027, and a Final Budget Workshop for May 26, 2027, and changing the regular meeting scheduled for the 14th.

> On MOTION by Ms. Morales Diaz, seconded by Mr. Barton, with all in favor, Resolution 2026-05, Setting Fiscal Year 2027 Meeting Schedule, was adopted as amended. (5-0)

EIGHTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting Held on July 8, 2026

> On MOTION by Ms. Morales Diaz, seconded by Mr. Barton, with all in favor, the Minutes from the Meeting Held on July 8, 2026, were approved as presented. (5-0)

NINTH ORDER OF BUSINESS Board of Supervisor Requests and Comments

Ms. Palmer addressed concerns regarding the cleanliness of the pool, pressure washing the pool deck, and weekend cleaning. Staff inside the facility were not cleaning debris from the storm. Weeds were noted on the pool deck. Pine Lake Nursery will address the weeds, and staff will treat them between Pine Lake Nursery’s visits. Ms. Palmer also requested the lighting color schedule.

TENTH ORDER OF BUSINESS **Public Comments**

A concern was raised regarding a raised concrete walkway around the lake.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Barton, seconded by Ms. Palmer, the motion carried, and the meeting was adjourned at 7:42 p.m.

___________________________________ ___________________________________

Secretary / Assistant Secretary Chair / Vice Chair