

Carlton Lakes Community Development District

October 14, 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

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

Regular Meeting Agenda

Wednesday, October 14, 2026, at 6:00 p.m.

The Regular Meeting of the **Carlton Lakes Community Development District** will be held on Wednesday, October 14, 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=D9aXUrEngtjTyVBH18>

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. Field Inspection Report Page 4
 - i. Discussion of Pergola Demolition and Rebuild and Consideration of Demolition Scope (\$10,701.00) Page 13
- C. CrossCreek Report Page 15
- D. Pine Lake Services Irrigation Report Page 21
 - i. Discussion Regarding Preapproval of Irrigation..... Page 27
- E. Pool Report
 - i. Discussion of Pool Service Hours
 - ii. Discussion of Pool Maintenance Services
 - a. Consideration of Wet Works Pools Maintenance Services Proposal (\$42,000.00) Page 28
 - b. Consideration of Xecutive Pools Maintenance Services Proposal (\$5,144.52/month)..... Page 35
 - c. Consideration of Inframark Pool Services Proposal (\$38,400.00)..... Page 37
 - d. Consideration of Zebra Cleaning Team Inc. Swimming Pool Maintenance & Chemical Services Agreement Page 40
 - iii. Consideration of Pool Pumps
 - a. Consideration of Hanley Pools LLC Proposal (\$28,885.00)..... Page 48
 - b. Consideration of Aqua Sentry Pool Services Proposal #250066 (\$25,300.00)..... Page 50
 - c. Consideration of Xecutive Pools Proposal #XP1961-1 (\$18,373.98)..... Page 52
 - d. Consideration of Aqua Sentry Pool Services Proposal #250070 (\$23,460.29)..... Page 53

F. District Accountant	
i. Acceptance of September 2026 Financials, Check Register, and Expenditure Reports	Page 55
G. District Engineer	
i. Update on Pedestrian Improvements	
ii. Consideration Pegasus Engineering Proposal – Engineering Services for Fiscal Year 2026/2027, from October 1, 2026, through October 6, 2027	Page 79
H. District Manager	
I. On-Site Manager	
i. Introduction of Carlos Santana as Clubhouse Manager	
6. BUSINESS ITEMS	
7. BUSINESS ADMINISTRATION	
A. Consideration of Minutes from the Meeting held September 9, 2026	Page 84
8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS	
9. PUBLIC COMMENTS	
<i>(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)</i>	
10. ADJOURNMENT	



Carlton Lakes CDD September 2026

Field Inspection Report

Thursday, September 17 2026

Prepared For Board Of Supervisors

13 Issues Identified

13 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Onsite

Location: Amenity Center – Men's Restroom

Observation: The previous wall patch remains visible and requires follow-up on its repair status. The toilet seat cover dispenser at the accessible stall also needs to be refilled.

Recommendation: Follow up on completion of the wall repair/finish and refill the toilet seat cover dispenser.



Issue 2

Assigned To: Onsite

Location: Amenity Center – Women's Restroom

Observation: The toilet seat cover dispenser is empty.

Recommendation: Refill the toilet seat cover dispenser.



Issue 3

Assigned To: Onsite

Location: Amenity Center – Gym Door

Observation: The gym door is dirty and showing signs of wear.

Recommendation: Clean the door and evaluate whether painting is needed to restore its appearance.

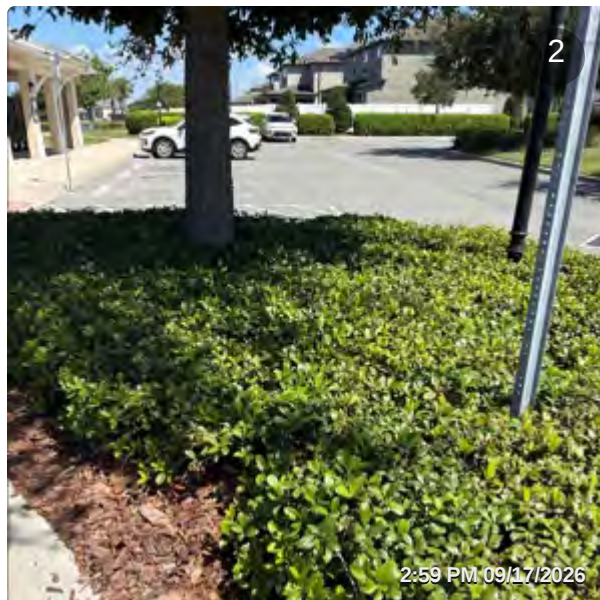
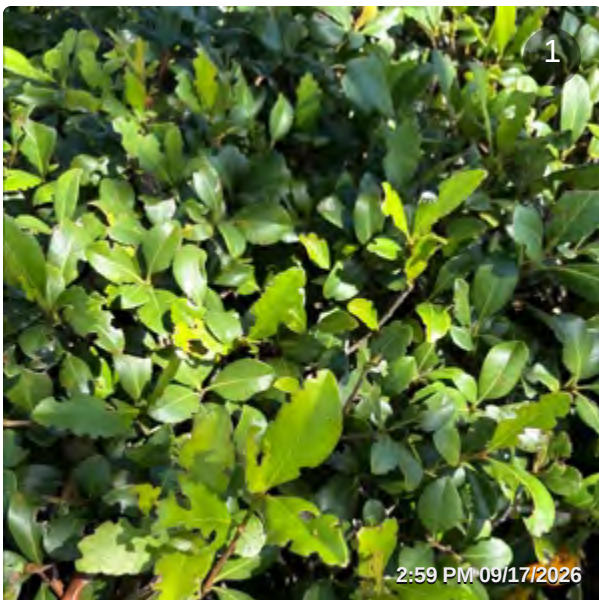
Issue 4

Assigned To: Pine Lake

Location: Mailbox Area – Landscape Beds

Observation: Shrubs near the mailbox are showing signs of stress/decline that may be associated with insect activity.

Recommendation: Evaluate the shrubs for insect activity and treat as appropriate based on findings.



Issue 5

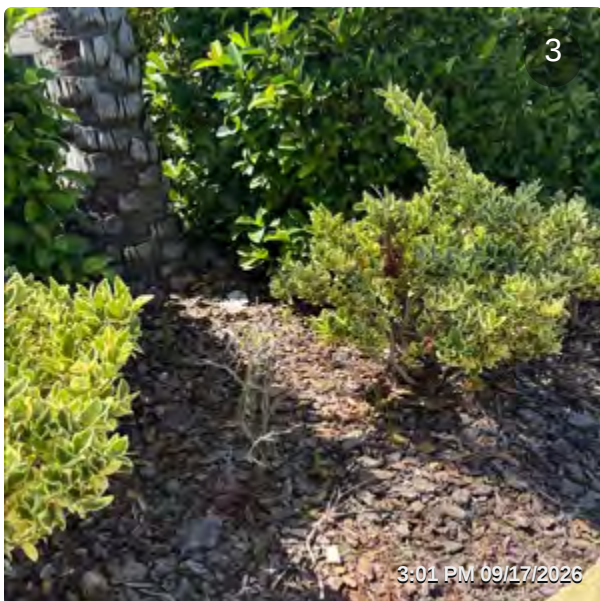
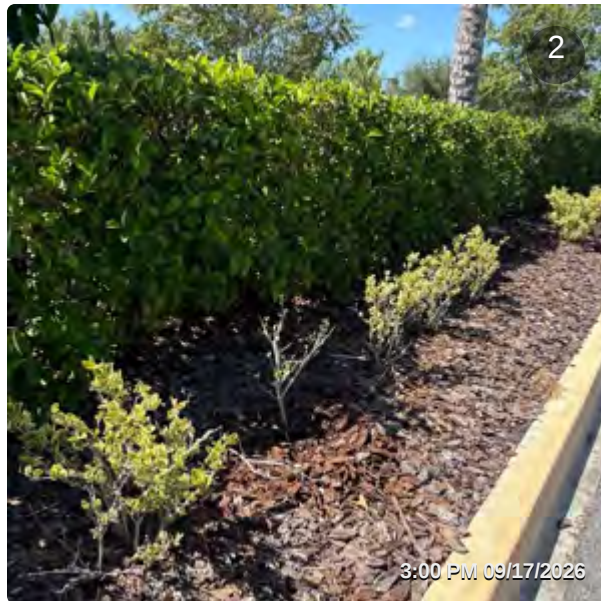
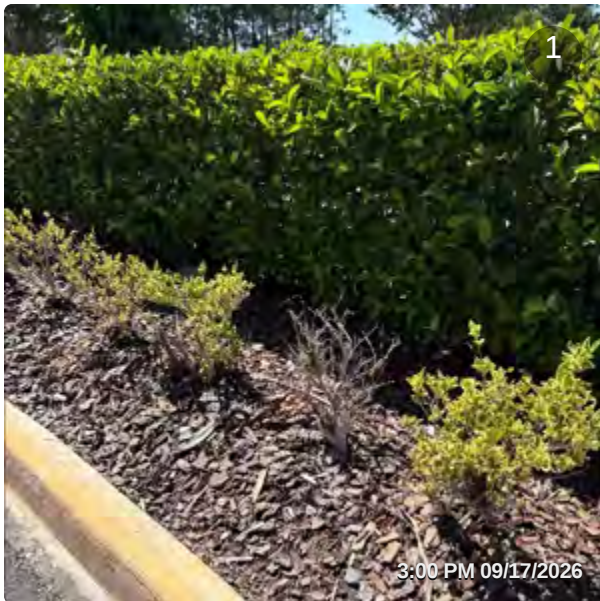
Assigned To: Pine Lake

Location: Landscape Beds – Ligustrum

Observation: Ligustrum shrubs are showing signs of decline, with some plant

material appearing dead.

Recommendation: Evaluate the declining Ligustrum and remove dead plant material.





Issue 6

Assigned To: Pine Lake

Location: Parking Lot – Landscape Islands

Observation: Ornamental grasses are extending over the curb and into the parking area.

Recommendation: Trim ornamental grasses back from the curb.



Issue 7

Assigned To: Pine Lake

Location: South Side of Amenity Center

Observation: Viburnum along the south side of the amenity center is continuing to grow taller.

Recommendation: Continue allowing the Viburnum to grow and fill in to provide the desired screening.



Issue 8

Assigned To: Pine Lake

Location: South End of Pool

Observation: Viburnum in this area is showing signs of decline.

Recommendation: Diagnose the cause of decline and treat accordingly.

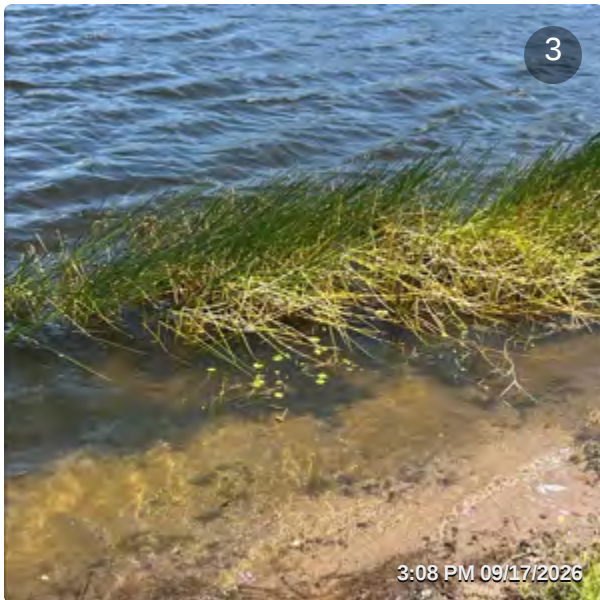
Issue 9

Assigned To: Cross Creek Environmental

Location: Pond 1

Observation: Algae, aquatic weeds, and trash are present within the pond and along the shoreline.

Recommendation: Treat algae and aquatic weeds and remove trash/debris from the pond.





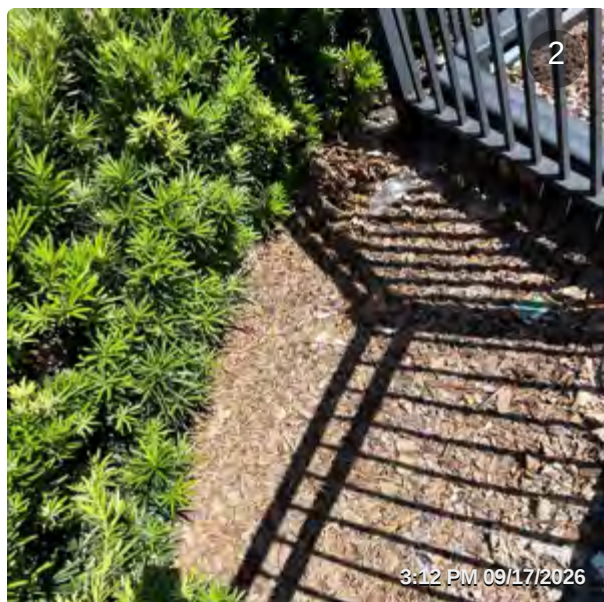
Issue 10

Assigned To: Pine Lake/ Onsite

Location: Playground

Observation: Playground mulch has become uneven and requires redistribution. Trash is also present around the perimeter of the playground.

Recommendation: Redistribute the playground mulch to provide even coverage and remove trash from the perimeter.





Issue 11

Assigned To: Pine Lake

Location: North Side of Pool – Viburnum

Observation: Viburnum is showing signs of decline, with dead branches present.

Recommendation: Evaluate the cause of decline and prune out dead branches.

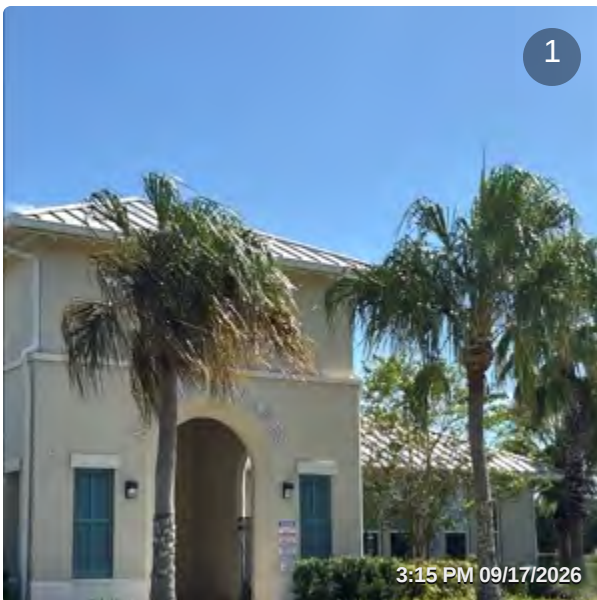
Issue 12

Assigned To: Pine Lake

Location: Northwest Entrance to Amenity Center

Observation: The palm outside the northwest entrance is showing visible signs of decline, including browning and declining fronds.

Recommendation: Evaluate the palm to determine the cause of decline and appropriate corrective treatment.



Issue 13

Assigned To: Pine Lake

Location: Northwest Side of Amenity Center – Turf Area

Observation: Turf is visibly stressed throughout portions of the area.

Recommendation: Evaluate the irrigation system for proper operation and coverage and make adjustments as needed.



INVOICE

M6 Building of Florida LLC
401 E Jackson St Ste 3300, FL
33602

samantha@m6buildingfl.com
+1 (813) 998-7060



Bill to
Alexander West
Carlton Lakes CDD
11404 Carlton Fields Dr
Riverview FL 33579

Ship to
Alexander West
Carlton Lakes CDD

Invoice details

Invoice no.: 1086
Terms: Due on receipt
Invoice date: 09/30/2026
Due date: 09/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Demolition	Pergola Demolition and Site Restoration Provide all labor and equipment necessary to remove and dispose of the existing pergola structure. Work includes removal of the pergola framing, posts, fasteners, anchors, and associated components. Existing electrical serving the pergola will be safely disconnected and capped as required. Concrete areas affected by the pergola removal will be patched and repaired as necessary to leave the area safe, clean, and presentable. All demolition debris will be removed from the property and the work area will be cleaned upon completion.	1	\$0.00	\$0.00
2.		Project Total		1	\$10,701.00	\$10,701.00

Total \$10,701.00

Ways to pay



[View and pay](#)



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Carlton Lakes CDD

Job: 180 - Carlton Lakes CDD Maintenance

Date: 2026-09-17

Time: 09:05

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	Normal	
2	X	X	X	X			X	X	Normal	
3	X	X	X	X			X	X	Normal	
4	X	X	X	X			X	X	Normal	
5	X	X	X				X	X	Normal	
6	X	X	X	X			X	X	Normal	
7	X	X	X	X			X	X	Normal	

Additional Comments

Good day Carlton Lakes CDD, my name is Earl Yhan from cross creek environment. Today is your monthly lakes maintenance treatment. Water level are increasing due to the rain every day and that's a good thing. After inspection of each lake. Top concerns are filamentous algae, planktonic algae, torpedo grasses, submersed weeds, hydrilla and alligator weeds throughout lakes. Also trash around lakes was picked up 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



Project Photos

Photo 9



		Pine Lake Services										Qty:	Description:	Cost:	Total:
		Monthly Irrigation Report				Job Number: Clock#A						General Labor		\$80.00 per hr	
		JOB NAME: Carlton Lakes				EST#:						Technical Labor - mainline, electrical		\$85.00 per hr	
		Technician: Roberto				Clock: Hunter ACC2						Emergency, After hours, Overtime		\$85.00 per hr	
		Date: 9/21/26		Check Rain Sensor: Good								6" pop-up spray (Installed)		\$34.71	
				wireless								12" pop-up spray (Installed)		\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments			6" rotor head (Installed)		\$70.77	
49												Broken shrub riser (Installed)		\$25.32	
50												Straighten, Lower or Raise Head		\$18.13	
51												Drip line breaks		\$8.75	
52												Replace clogged nozzle		\$10.05	
53	B	10	C									Replace MP Rotator Nozzle		\$17.01	
54	B	10	C									Add 6" pop-up w/ pipe within 10'		\$55.00	
55	B	10	C									Add rotor w/ pipe within 10'		\$75.00	
56	D	30	B									Add bubbler within 10'		\$50.00	
57	D	30	B									Relocate head within 5'		\$40.00	
58	S	20	B									Replace solenoid		\$156.74	
59	D	30	B									Replace 1" valve (Installed)		\$406.92	
60	D	30	B									Replace 1.5" valve (Installed)		\$616.73	
61	S	10	B									Replace 2" valve (Installed)		\$851.05	
62	S	30	B	2					2 nozzles			Repair 1/2" to 3/4" lateral line		\$71.73	
63	S	20	B									Repair 1" to 1 1/4" lateral line		\$93.94	
64	S	30	B									Repair 1 1/2" to 2" lateral line		\$158.63	
65	B	10	B									Wireless rain/freeze sensor		\$310.00	
66	S	30	B		2				2 sprays			Wired in rain/freeze sensor		\$125.00	
67												Rectangular valve box		\$140.00	
68												10" round valve box		\$60.00	
69												Maxi jet stakes, with nozzle		\$40.01	
70												MISC:		\$	
71												MISC:		\$	
72	R	40	B												
Start Times:				Run Days:										Total: \$	
10:00 PM		A: sprays		RT6h50		mon,wed,frid, sun									
10:00 PM		B: Rotor/Spr clu		RT6h30		tues,thur,sat									
1:00 PM		C: Drip/Bubblers		8h50		mon,wed,frid, sun									
06:00am		D: Flowers				daily									
Additional Comments:										Customer Approval:		Date:			
1. _____															
2. _____															
3. _____															
4. _____															

**Pine Lake Services****Monthly Irrigation Report**

Job Number: Clock#A

JOB NAME: Carlton Lakes

EST#:

Technician: Roberto

Clock: Hunter ACC2

Date: 9/21/26

Check Rain Sensor: Good

wireless

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace clogged nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC:	\$	
	MISC:	\$	



Pine Lake Services

Monthly Irrigation Report

Job Number: Clock#A

JOB NAME: Carlton Lakes

EST#:

Name: Roberto

Clock:

Hunter ACC2

Date: 9/21/26

Check Rain Sensor:

Good

wireless

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
1	D	30	C			5-D			5 broken drip lines		6" rotor head (Installed)	\$70.77	
2	B	10	C			1-B			1 bubbler		Broken shrub riser (Installed)	\$25.32	
3	RS	20	A								Straighten, Lower or Raise Head	\$18.13	
4	D/F	15	D								Drip line breaks	\$8.75	
5	RS	20	A								Replace clogged nozzle	\$10.05	
6	D/F	15	D								Replace MP Rotator Nozzle	\$17.01	
7	RS	20	A								Add 6" pop-up w/ pipe within 10'	\$55.00	
8	RS	20	A	2					2 nozzles		Add rotor w/ pipe within 10'	\$75.00	
9	B	10									Add bubbler within 10'	\$50.00	
10	RS	20	A								Relocate head within 5'	\$40.00	
11	D	30	C								Replace solenoid	\$156.74	
12	RS	20	A								Replace 1" valve (Installed)	\$406.92	
13	RS	20	A								Replace 1.5" valve (Installed)	\$616.73	
14	RS	20	A								Replace 2" valve (Installed)	\$851.05	
15	RS	20	A								Repair 1/2" to 3/4" lateral line	\$71.73	
16	D	30	C								Repair 1" to 1 1/4" lateral line	\$93.94	
17	B	20	C								Repair 1 1/2" to 2" lateral line	\$158.63	
18	RS	20	A		2				2 sprays		Wireless rain/freeze sensor	\$310.00	
19	B	10	C								Wired in rain/freeze sensor	\$125.00	
20	B	10	C								Rectangular valve box	\$140.00	
21	D	30	C								10" round valve box	\$60.00	
22	RS	20	A								Maxi jet stakes, with nozzle	\$40.01	
23	D	30	C								MISC:	\$	
24	D	30	C								MISC:	\$	

Start Times:

Run Days:

10:00 PM

A: sprays

RT6h50

Wednesday

7:00 PM

B: Rotor/Spr clu

RT6h30

Friday

2:00 AM

C: Drip/Bubblers

8h50

Sunday

06:00am

D: Flowers

M,W,F

Additional Comments:

Customer Approval:

Date:

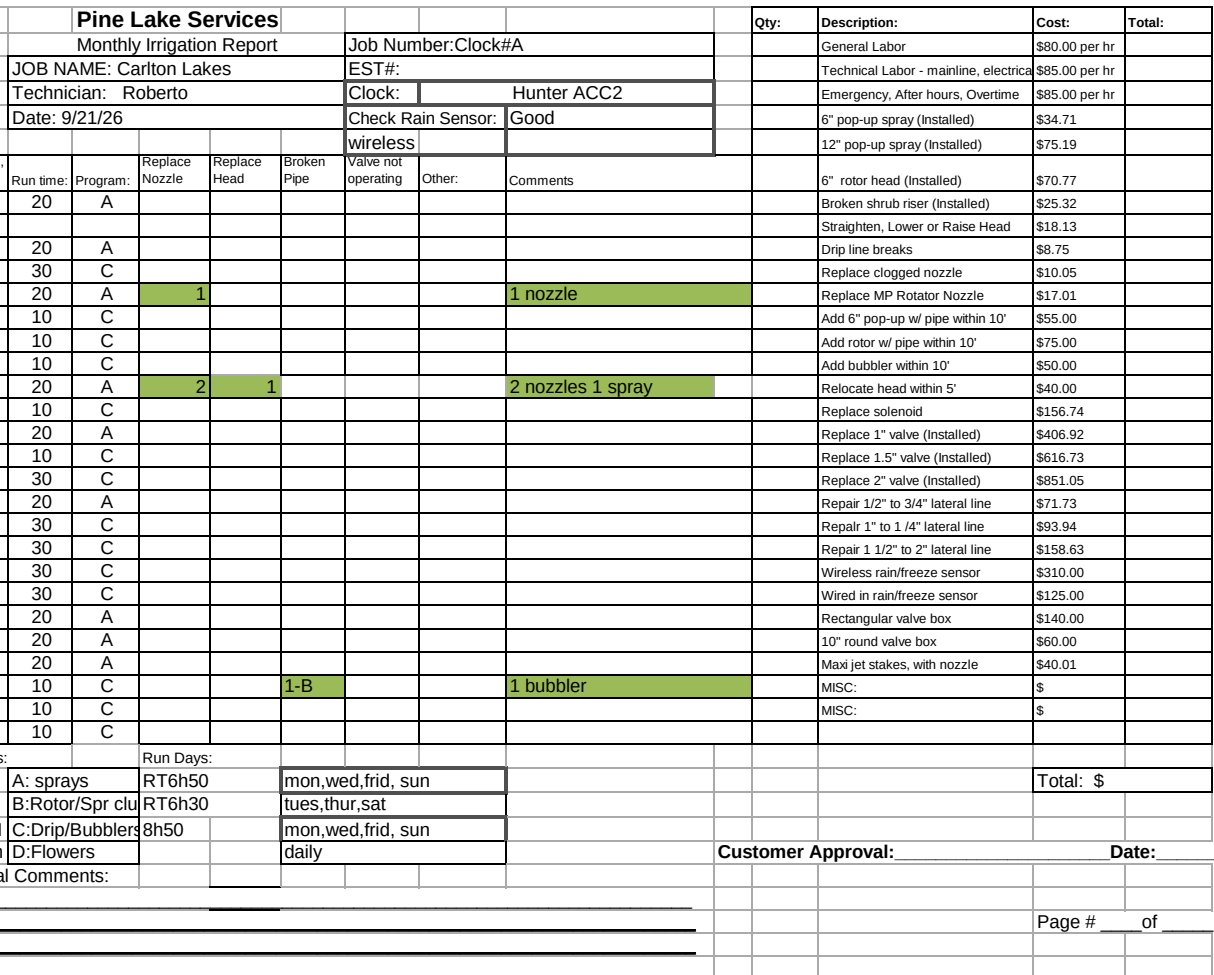
1. Completed

2.

3.

4.

Page # of





Pre-Approval for Irrigation Services

To provide the best service possible for your property, Pine Lake Services is requesting a pre-approval authorization to expedite irrigation repairs while an irrigation technician is onsite performing the monthly/bi-monthly irrigation inspection/audit. The amount requested will cover broken heads, clogged nozzles, broken pipes, and various other items found during normal inspections. If the repair amount exceeds the pre-approved amount, your account manager will contact you directly for further authorization. We appreciate the opportunity you have given us and we look forward to working with you!

Property: _____

Property Contact: _____

Pre-Approved Amount: _____

Authorized Signature: _____

Print Name: _____

QUOTE

COMMERCIAL POOL MAINTENANCE

PREPARED FOR
Carlton Lakes CDD
Attn: Kristee Cole
111404 Carlton Fields Dr.
Riverview, FL 33579

QUOTE DATE
October 1, 2026

VALID FOR
60 Days

SERVICE TYPE
Commercial Pool Service

SERVICE QUOTE

Ongoing commercial maintenance for the Carlton Lakes CDD clubhouse pool.

FACILITY	Clubhouse Pool
POOL VOLUME	160,000 gallons
SERVICE FREQUENCY	3 visits per week
MONTHLY INVESTMENT	\$3,500.00
ANNUALIZED INVESTMENT	\$42,000.00
ROUTINE CHEMICALS	Included
SERVICE START	Upon approval / scheduling
INITIAL TERM	12 months

PREPARED BY

Richard Marshall

Owner & CEO • (813) 230-9054 • Richard@wetworkpools.com

EXECUTIVE SUMMARY

A consistent, documented maintenance program built around water quality, cleanliness, equipment awareness, and communication.

Wet Work Pools is pleased to provide this commercial pool service quote for Carlton Lakes CDD. The proposed program is designed for the ongoing maintenance of the 160,000-gallon clubhouse pool with three scheduled service visits each week.

The monthly investment of \$3,500.00 includes scheduled service and routine chemical treatment as described in this quote. Work outside the defined maintenance scope—such as repairs, equipment replacement, specialty treatments, or other corrective work—is handled separately upon approval.

PROPERTY OVERVIEW

PROPERTY / COMMUNITY	Carlton Lakes CDD
FACILITY	Clubhouse Pool
WATER VOLUME	160,000 gallons
LOCATION	111404 Carlton Fields Dr., Riverview, FL 33579
SERVICE FREQUENCY	3 visits per week
PROGRAM TYPE	Ongoing commercial pool maintenance

PROGRAM OBJECTIVES

- Maintain consistent water chemistry through scheduled testing, balancing, and routine chemical application.
- Keep the pool and surrounding service areas clean and presentable through routine cleaning activities.
- Monitor pool equipment during scheduled visits and document notable operating conditions.
- Provide clear service documentation and direct communication with the designated customer contact.

SERVICE SCHEDULE

Three scheduled visits per week for the 160,000-gallon clubhouse pool.

SERVICE AREA	FREQUENCY	INCLUDED	NOTES
Water chemistry	3 visits / week	Yes	Routine testing and balancing
Pool cleaning	3 visits / week	Yes	Skimming, brushing, baskets, vacuuming as needed
Equipment inspection	3 visits / week	Yes	Visual/operational observations during service
Digital service reporting	Per scheduled visit	Yes	Service notes and chemistry/service documentation

SERVICES INCLUDED

- Scheduled water testing and chemical balancing.
- Routine liquid chlorine and muriatic acid application.
- Surface skimming and removal of routine debris.
- Skimmer basket and pump basket cleaning.
- Wall and tile brushing.
- Vacuuming as needed based on pool condition.
- Routine filter/backwash monitoring and maintenance actions when required and within normal service scope.
- Visual inspection of pumps, filtration equipment, valves, chemical equipment, gauges, and visible plumbing/electrical conditions.
- Documentation of service performed, chemistry observations, chemicals added, and notable equipment conditions.

CHEMICALS INCLUDED

Routine chemistry is included in the monthly service investment.

ITEM	STATUS	SCOPE
Liquid Chlorine	INCLUDED	Routine service use
Muriatic Acid	INCLUDED	Routine service use
Phosphate Removers	NOT INCLUDED	Quoted separately if required
Enzymes	NOT INCLUDED	Quoted separately if required
Specialty / Black Algae Treatments	NOT INCLUDED	Quoted separately if required
Stain Treatments	NOT INCLUDED	Quoted separately if required
Repairs & Equipment Replacement	NOT INCLUDED	Quoted separately upon approval

PRICING & INVESTMENT

MONTHLY INVESTMENT	ANNUALIZED INVESTMENT
\$3,500.00	\$42,000.00

The monthly investment includes scheduled service, labor, and routine liquid chlorine and muriatic acid.

SCOPE & EXCLUSIONS

The following items are outside the routine monthly service scope unless specifically added by written approval:

- Equipment replacement or major equipment repair.
- Electrical, plumbing, structural, or leak-detection work.
- Pool resurfacing, tile, coping, deck, or other renovation work.
- Specialty chemical treatments, stain removal, black-algae remediation, phosphate treatment, or enzyme treatment.
- Repairs resulting from vandalism, misuse, third-party damage, storm events, or conditions outside normal maintenance.
- Additional labor, materials, specialty equipment, hauling, or subcontracted services required for corrective work.

EMERGENCY RESPONSE

Emergency or after-hours response is available when requested and subject to availability. Emergency service is billed separately at \$350.00 per hour, plus chemicals and materials used on site.

EMERGENCY SERVICE RATE	\$350.00 / hour + chemicals/materials
TYPICAL RESPONSE	1–2 hours, subject to availability
ROUTINE SERVICE	Included in monthly investment

CUSTOMER COMMUNICATION

Until the Carlton Lakes CDD service account is formally onboarded, the sole Wet Work Pools point of contact for this proposal and service commencement is Richard Marshall, Owner & CEO.

Richard Marshall | Owner & CEO | (813) 230-9054 | Richard@wetworkpools.com

TERMS & CONDITIONS

- 1. SCOPE OF WORK** This quote includes the pool maintenance services specifically listed in this document. Additional work outside the stated scope will be quoted and billed separately upon approval.
- 2. PAYMENT TERMS** Monthly service is invoiced on the 1st. Payment terms are Net 30. A late payment finance charge of 1.5% per month may be applied to past-due balances.
- 3. TERM & RENEWAL** The initial service term is twelve (12) months beginning on the agreed Service Start Date. The agreement may automatically renew for successive one-year terms unless otherwise agreed in writing.
- 4. TERMINATION** Either party may terminate with thirty (30) days written notice. Customer remains responsible for services performed and approved materials furnished through the effective termination date.
- 5. LIMITATION OF LIABILITY** Wet Work Pools FL LLC is not responsible for damage caused by acts of God, vandalism, third parties, inclement weather, or failure of equipment not under our control. Liability is limited as provided by the service agreement.
- 6. INSURANCE** Wet Work Pools FL LLC maintains commercial insurance coverage. Certificates of insurance are available upon request.
- 7. GOVERNING LAW** This agreement is governed by the laws of the State of Florida.
- 8. QUOTE VALIDITY** This quote is valid for sixty (60) days from October 1, 2026, unless extended in writing.

LICENSING & COMPANY INFORMATION

COMPANY	Wet Work Pools
LICENSE	CPC1461623
CPO CERTIFICATE	2MJ87ZP
ADDRESS	7911 Lovegren Lane, Gibsonton, FL 33534
PHONE	(813) 230-9054
GENERAL EMAIL	office@wetworkpools.com
DIRECT CONTACT	Richard@wetworkpools.com

PROPOSAL ACCEPTANCE

Approval authorizes Wet Work Pools to proceed with the commercial pool service program described in this quote.

CARLTON LAKES CDD

Monthly Service Investment
\$3,500.00

Initial Term
12 Months

AUTHORIZED SIGNATURE

PRINTED NAME

TITLE

DATE

Thank you for the opportunity to earn your business.

Wet Work Pools looks forward to providing dependable, documented commercial pool service for Carlton Lakes CDD.

Richard Marshall

Owner & CEO • Wet Work Pools • (813) 230-9054 • Richard@wetworkpools.com



Commercial Maintenance Service Agreement XP1965-1

Issue Date September 23, 2026

Expires October 23, 2026

PREPARED BY

Rob Romano

XECUTIVE POOLS

(813) 344-1763

rromano@xecutivepools.com

13542 N. Florida Avenue

Suite 215

Tampa, FL 33613

PREPARED FOR

Kristee Cole

Carlton Lakes Facility

(813) 382-7355

kristee.cole@inframark.com

11404 Carlton Fields Dr, Riverview, FL 33579, USA

COMMERCIAL MAINTENANCE SERVICE AGREEMENT DETAILS

11404 Carlton Fields Dr, Riverview, FL 33579, USA

Thank you for considering Xecutive Pools for your swimming pool maintenance!

The pool area is often seen by residents and/or patrons as the face of a community, and we take great pride as the certified service company. Our technicians are familiar with the county health department requirements for our region and can save you time and money by helping keep your pool safe and compliant.

DESCRIPTION

Commercial Pool Maintenance

FULL SERVICE MAINTENANCE PACKAGE WHICH INCLUDES:

- Service visits 3X per week
- Vacuum
- Skim water surface area
- Brush interior of pool
- Clean or backwash filter(s)
- Maintain and supply all chemicals (saturation index)
- Empty all baskets
- Maintain FL State health logs

SUBTOTAL **\$5,144.52**

TAX **\$0.00**

TOTAL **\$5,144.52**

SERVICE AGREEMENT TERMS & CONDITIONS

Xecutive Pools (hereinafter called The Company) agrees to service the swimming pool for the customer listed above, who agrees to pay for the service outlined in accordance with the terms hereinafter set forth in this agreement. A qualified Company pool technician will perform the following services, as necessary, each visit.

TERMS TO NOTE

XECUTIVE POOLS IS NOT RESPONSIBLE FOR MAINTAINING THE PROPER WATER LEVEL, EXCESS DEBRIS IN POOL DUE TO ACTS OF NATURE, GARDENING AND VANDALISM, OR ANY STAINING ON POOL PLASTER. Since plaster is composed of natural materials, a certain amount of shading, staining, and color variation is to be expected. Different forms of staining do occur in all pools, and with proper chemistry it can be held to a minimum.

1.0 Payment

Payments shall be made payable to Xecutive Pools. This contract shall renew on the anniversary date of this contract every year. Overdue accounts shall be subject to a late fee of \$20 per month and the customer shall be responsible for the costs of collection, if any, along with reasonable attorney fees incurred.

2.0 Cancellation Of Service

If you decide to terminate services with the company, a thirty(30) day noticed is required. The notice shall be composed as a letter, sent Certified Mail stating the purpose for termination. Thirty(30) days will begin from the postage date of the termination letter.

3.0 Service Calls & Emergency Responses

Our regular business hours are Monday through Friday, 8am – 5pm. If you have an emergency and need an immediate response, a service call charge will NOT be applied within those hours. Service calls made after-hours will have a fee applied to your account in the amount of \$250. If it is during any of the below listed holidays or vacation time periods, a fee of \$350 will be charged to your account.

4.0 Invoicing

Monthly service (maintenance) invoices are generated and given on the 1st of every month by mail, fax, or email. Payment is always due for the current service month, due within 15 days of receipt. If payments are not received by the invoice due date a \$20.00 late fee may be assessed to the next month's invoice.

4.1 Bounced Checks (NSF Fee)

There is a \$70.00 charge for bounced checks (Non-Sufficient Funds).

5.0 Holidays and Vacations

The Company observes 6 major holidays. There will be no service on Memorial Day, Independence Day, Labor Day, New Year's Day, and the DAYS OF Thanksgiving and Christmas. Your pool will be prepared chemically to make it through these absences. These holidays are full invoice price.

6.0 Bad Weather

Unfortunately, the weather is not always sunny. On the days when it is raining, storming, excessively windy or otherwise hazardous, the chemicals in your pool will be balanced and your baskets will be emptied. There will be no vacuuming or netting until the following visit (Weather permitting).

7.0 Access To Pool Is Blocked Or Obstructed

If the service technician arrives on the service date and cannot get to your pool due to circumstances beyond his/her control, there will be no discount for the missed service. If the company is given at least 72 hours prior notice that access to the pool will be obstructed we will work with you to re-schedule to a different day of the week or not show up at all, in which case your monthly invoice will reflect that visit with no charge. You must speak to somebody personally. If your technician shows up and can't get to your pool and you require the pool to be cleaned the same week there will be a service charge for the return trip.

8.0 Water Level

If automatic water fill equipment is installed on any existing pool/spa, we will take responsibility for monitoring said equipment to make sure it is functioning properly and the water level is kept at the appropriate level. If there is no equipment, we will not be responsible for maintaining the water level in the pool/spa. If the equipment needs repair or replacement and we are not given the approval to fix the problem, we will not take responsibility for maintaining the water level.

9.0 Insurance Certificates

The Customer is listed as a certificate holder for our general liability, workers compensation, and automobile insurance. The limits and endorsements listed on the certificates are required.

The above specifications, costs, and terms are hereby accepted.

KRISTEE COLE

DATE



INFRAMARK[®]
Pool Solutions

***CARLTON LAKES CDD
POOL MAINTENANCE
PROPOSAL***

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Pool Solutions Pool Maintenance Proposal

Date: October 7, 2026

Project Name: Carlton Lakes CDD

Project Contact: Kristee Cole

Prepared By: Nate Montagna

Technician: Jalen Joye

Overview

Inframark Pool Solutions is pleased to submit this proposal to provide professional pool maintenance services for Mirabella CDD. Our goal is to maintain a clean, safe, and visually appealing pool through consistent water chemistry management, routine cleaning, and proactive equipment monitoring—while ensuring minimal disruption to residents and full compliance with all applicable health and safety standards.

Scope of Services

The Contractor shall provide all labor, chemicals, materials, equipment, supervision, and transportation necessary to service the District's pool **three days per week** depending on the time of year or needs, as described below. (Monday, Wednesday and Friday)

Pool Maintenance & Water Quality

- Perform chemical analysis, record keeping, and treatment to ensure compliance with State of Florida and Health Department standards and to maintain proper water chemistry balance.
- Notify the District and close the pool when chemical levels are outside recommended safe ranges.
- Post a **"Pool Closed for Maintenance"** sign at the pool entry gate when required.
- Return after the prescribed adjustment period to re-test water chemistry and remove closure signage.
- Furnish all chemical products necessary to maintain a safe bathing environment.

Cleaning & Preventive Maintenance

- Skim pool surfaces and remove floating debris as needed.
- Net pool floors to remove debris as needed.
- Vacuum pool as needed.
- Clean tile as needed.
- Brush pool walls, steps, and floors as needed.
- Empty skimmer baskets and clean gutters as needed.
- Clean filters as required to ensure proper filtration.
- Backwash filters and/or hose off filter cartridges within filter housing as needed.

Equipment Monitoring & Compliance

- Inspect pool equipment and report any malfunctions or needed repairs (repairs not included).
- Grease equipment as needed.
- Calibrate equipment as needed.
- Promptly respond to health code violations and coordinate with health inspectors as necessary.

Contractor Responsibilities

- o All work shall be performed in a neat, professional manner acceptable to the District and in accordance with industry standards and best management practices.
- o Upon discovery of any concealed condition, defect, or information that may affect the work, the Contractor shall provide written notice to the District.
- o In the event of holidays, inclement weather, or other conditions beyond the Contractor's control resulting in a missed service, the Contractor shall notify the District in a timely manner and provide a written plan to either make up the missed service or issue a credit on the next invoice.

Exclusions from Services

The following services are specifically excluded from the Contractor's scope of work:

1. Employing lifeguards or providing lifeguard-related services.
2. Directly contracting for lifeguard or similar services.
3. Supervising, overseeing, or evaluating lifeguards or pool attendants.
4. Making recommendations regarding lifeguard service provider performance.
5. Performing repairs to the pool or related appurtenances.
6. Developing pool or amenity center rules or policies.
7. Verifying compliance of lifeguards or pool attendants with contracts or local/state guidelines.
8. Handling performance issues or complaints related to lifeguards or pool attendants.
9. Performing inspections or walkthroughs related to lifeguards, pool attendants, or pool facilities.

Pricing

Monthly Amount: \$3,200.00

Annual Amount: \$38,400.00

Client will be invoiced monthly.

Thank you for your time and consideration. Inframark Pool Solutions looks forward to the opportunity to serve as your trusted partner and to help maintain the long-term health and appearance of your pool.

Best Regards,
Inframark Pool Solutions

Swimming Pool Maintenance and Chemical Services Agreement

This Swimming Pool Maintenance and Chemical Services Agreement (this “**Agreement**”) is entered into as of October 8, 2026, between the **Carlton Lakes Community Development District** (the “**District**”) a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and **Zebra Cleaning Team, Inc.**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns and maintains a swimming pool at its recreational facilities located at 11404 Carlton Fields Drive, Riverview, FL 33579. The District desires to retain an independent contractor to provide swimming pool cleaning, maintenance, and chemical services. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supervision, and transportation necessary to perform the services (as further detailed in the Statement of Work, relevant portions of which are attached hereto as **Exhibit A**) for the District’s pool.
 - a. Service shall consist of three (3) days per week (exact days and hours of service will be coordinated with the District and/or Amenity Manager).
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within a timely manner, depending on scheduling and delivery of parts/materials. Emergencies will take precedence and be executed as first priorities by the Contractor. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **District Responsibility.** The District is required to test water on non-service days per the Florida Department of Health.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of Two Thousand One Hundred Dollars and Zero Cents (**\$2,100.00**) per month. The District shall pay Contractor within 30 days of receipt of an invoice.
6. **Term and Renewal.** The initial term of this Agreement shall begin on October 1, 2026, and last for one (1) year. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate addendum or work order authorization. If the District authorizes service repairs, they will be performed at Contractor's rate of \$175.00 per hour plus parts. For emergency services, the Contractor should be contacted by phone at the following: Lance Wood 813-291-0456 OR Misty McCormick 813-446-0151.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may

not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

12. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Government Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

15. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for

labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

17. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

18. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 382-7355, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

19. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
20. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
21. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
22. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
23. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
24. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
25. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
26. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the Contractor:

Zebra Cleaning Team
Attn: Lance Wood
P.O. Box 3456
Apollo Beach, FL 33572
Lancewood1970@gmail.com

To the District:

c/o Inframark
Attn: Kristee Cole
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607
kcole@azuria.com

27. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written.

Zebra Cleaning Team, Inc.

**Carlton Lakes
Community Development District**

Name: _____
Title: _____

Name: _____
Title: Chair/Vice-Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the _____ Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

EXHIBIT A

STATEMENT OF WORK

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

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

Following is a list of chemicals provided by contractor:

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

Additional chemicals-special chemicals additives such as:

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

Proposal to NO.

2026170Carlton Fields motor and filtrations
DATE 2026-09-24



CONTRACT / PROPOSAL	
CONTACT	
NAME	Carlton Lakes CDD
ADDRESS	11404 Carlton Fields Dr, Riverview, FL 33579
JOB SITE:	
EMAIL	carltonlkclubhouse@gmail.com
TEL	

ORDER TAKEN BY: Pat Hanley

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

Hanley Pools will perform the work as follows;	QT	Cost
Install two (2) Variable Frequency Drives (VFDs) for the two filtration pumps to provide proper voltage and convert the existing single-phase power to three-phase power		\$20,605.00
Replace two (2) existing 10 HP single-phase motors with new 10 HP three-phase motors, including mechanical seals and new wiring		\$5,470.00
Labor for installation of two (2) VFDs		\$1,875.00
Labor for installation of two (2) 10 HP three-phase motors and mechanical seals		\$935.00

Any additional repairs or unforeseen issues may require a separate estimate. All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)		Payment structure	
		Down payment 65%	\$18,775.25
With payments to be made as follows: E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com. Make checks payable to: Hanley Pools LLC Bank-to-Bank transfers or through our QuickBooks invoice system. Credit Card Payments – to QuickBooks invoice system + 3.5%. Zelle – to 813-940-9875.		Completion 30%	\$8,665.50
		Final 5%	\$1,444.25
L# CPC1461025 Hanley Pools LLC PO Box 28, Lutz, FL 33548 Phone 813-839-7665 info@flapools.com L# CPC1461025		TOTAL	\$28,885.00

Respectfully submitted by

Pat Hanley

INT

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

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

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**
I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.
*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.
*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.
*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.
*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.
*Failure to pay the contract amount as scheduled voids all implied or written warranties.
If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.
*If well-pointing is needed to control groundwater, there will be an additional cost.

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

LIEN LAW ADDENDUM

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

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

ACCEPTANCE OF CONTRACT

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

SIGNATURE OF AGGREMENT OF CONTRACT

DATE _____

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes, accidents, or delays beyond our control.

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



CONTRACT / PROPOSAL No.
250066
September-25-2026

ORDER TAKEN BY Bob Mock

PROJECT MANAGER	Bob Mock	WORK TO BE PERFORMED AT:
NAME	Carlton Lakes CDD	
ADDRESS	14404 Carlton Fields Dr. Riverview, FL 33579	
EMAIL	carltonkclbhouse@gmail.com	
TEL		

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

QT	Description	Cost
1	Existing Motor Removal - Shut down and electrically isolate affected filtration equipment. Disconnect existing electrical connections serving the two filtration-pump motors. Remove two existing 10 HP single-phase motors and associated mechanical seals as required. Prepare existing pump assemblies for replacement motors.	\$800.00
1	New 10 HP Three-Phase Motors - Furnish and install two (2) 10 HP three-phase motors. Furnish and install associated mechanical seals, mount, align, secure, and connect replacement motors to existing pump assemblies. Complete new/reconfigured motor wiring associated with the conversion. Verify proper motor rotation and operating condition.	\$5,000.00
1	Variable Frequency Drive Installation - Furnish and install two (2) commercial VFDs. Connect each VFD to its corresponding filtration-pump motor. Complete required field wiring associated with the VFD/motor installation. Set up and program VFDs for proper pump operation. Verify motor/VFD compatibility and operating parameters.	\$18,000.00
1	Startup & Commissioning - Energize and start each filtration-pump system. Verify correct motor rotation and VFD operation. Verify speed-control operation and pump performance under normal conditions. Inspect for abnormal vibration, noise, overheating, or other apparent operating issues. Verify proper operation of both converted filtration-pump systems.	\$1,500.00

Aqua Sentry 13194 US HWY 301 S #154 Riverview, FL 33578 (813) 943-2755 All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL) With payments to be made as follows:	Payment structure <table><tr><td>Down payment: 10% when contract is signed</td><td>\$2,530.00</td></tr><tr><td>Start of work: 40%</td><td>\$10,120.00</td></tr><tr><td>Completion: 40% due prior interior surface installation</td><td>\$10,120.00</td></tr><tr><td>Final: 10% due after start-up</td><td>\$2,530.00</td></tr><tr><td>TOTAL</td><td>\$25,300.00</td></tr></table>	Down payment: 10% when contract is signed	\$2,530.00	Start of work: 40%	\$10,120.00	Completion: 40% due prior interior surface installation	\$10,120.00	Final: 10% due after start-up	\$2,530.00	TOTAL	\$25,300.00
Down payment: 10% when contract is signed	\$2,530.00										
Start of work: 40%	\$10,120.00										
Completion: 40% due prior interior surface installation	\$10,120.00										
Final: 10% due after start-up	\$2,530.00										
TOTAL	\$25,300.00										

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

Respectfully submitted by	Bob Mock	INT
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Cancellation

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.
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*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or stains caused by lack of cleaning. I/We acknowledge Aqua Sentry will handle all pool components with due care. I/We acknowledge that Aqua Sentry is not responsible for the failure or damage of existing pool lights, mechanical equipment, or plumbing during the resurfacing process. Aqua Sentry’s responsibility is limited exclusively to the resurfacing work performed. All other equipment is the sole responsibility of the property owner.

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

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

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

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

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

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

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

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

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

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

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

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ACCEPTANCE OF CONTRACT

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

SIGNATURE OF AGREEMENT OF CONTRACT
DATE

Aqua Sentry
13194 US HWY 301 S #154
Riverview, FL 33578
(813) 943-2755

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Proposal XP1961-1

Issue Date September 23, 2026

Expires October 23, 2026

PREPARED BY

Rob Romano

XECUTIVE POOLS

(813) 344-1763

rromano@xecutivepools.com

13542 N. Florida Avenue

Suite 215

Tampa, FL 33613

PREPARED FOR

Kristee Cole

Carlton Lakes Facility

(813) 382-7355

kristee.cole@inframark.com

11404 Carlton Fields Dr, Riverview, FL 33579, USA

PROPOSAL DETAILS

11404 Carlton Fields Dr, Riverview, FL 33579, USA

DESCRIPTION

Circulation Pumps

- Replace (2) 10hp 230v Eq series motors.
- Include new motors , shaft seal and labor.

SUBTOTAL **\$18,373.98**

TAX **\$0.00**

TOTAL **\$18,373.98**

PAYMENT SCHEDULE

Name	Amount
Payment 1: Due upon approval (50%)	\$9,186.99
Payment 2: Due during scheduled visit upon completion of work (50%)	\$9,186.99

- Price includes all material, labor and tax.
- 1(one) year warranty on parts.

The above specifications, costs, and terms are hereby accepted.

KRISTEE COLE

DATE



CONTRACT / PROPOSAL No.
250070
October-07-2026

ORDER TAKEN BY Bob Mock

PROJECT MANAGER	Bob Mock	WORK TO BE PERFORMED AT:
NAME	Carlton Lakes CDD	
ADDRESS	111404 Carlton Fields Dr., Riverview, FL 33579	
EMAIL	kristee.cole@inframark.com	
TEL		

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

QT	Description	Cost
2	Pool Pump Replacement: Replace two existing pool pumps. The replacement equipment will consist of two Pentair EQ Series Commercial Pumps, 10 HP, 208–230/460V, 26.4–23.5/11.7 Amp, Pentair Mfg. Part #340606.	\$22,460.29
2	Pool Pump Installation: install the two new Pentair 10 HP commercial pumps using the existing equipment configuration to the extent practical. Installation includes positioning and setting the new pumps, connecting to existing pool circulation plumbing, connecting to existing electrical connections as applicable, securing and aligning the pumps, and completing normal installation connections required for the replacement.	\$1,000.00

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DATE

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

***Carlton Lakes
Community
Development
District***

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<u>ASSETS</u>							
Cash In Bank	\$ 1,194,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,194,369
Accounts Receivable	200	-	-	-	-	-	200
Due From Other Funds	-	51,102	-	2,883	-	-	53,985
Investments:							
Interest Account	-	-	-	-	-	-	-
Prepayment Account	-	350	147	-	-	-	497
Reserve Fund	-	250,806	140,500	103,845	-	-	495,151
Revenue Fund	-	613,030	90,403	257,094	-	-	960,527
Sinking fund	-	-	-	-	-	-	-
Prepaid Items	400	-	-	-	-	-	400
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	\$ 1,194,990	\$ 915,288	\$ 231,050	\$ 363,822	\$ 9,493,654	\$ 13,455,000	\$ 25,653,804
<u>LIABILITIES</u>							
Accounts Payable	\$ 20,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,516
Bonds Payable	-	-	-	-	-	13,455,000	13,455,000
Due To Other Funds	36,308	-	17,678	-	-	-	53,986
TOTAL LIABILITIES	56,824	-	17,678	-	-	13,455,000	13,529,502

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	400	-	-	-	-	-	400
Restricted for:							
Debt Service	-	915,288	213,372	363,822	-	-	1,492,482
Unassigned:	1,137,766	-	-	-	9,493,654	-	10,631,420
TOTAL FUND BALANCES	1,138,166	915,288	213,372	363,822	9,493,654	-	12,124,302
TOTAL LIABILITIES & FUND BALANCES	\$ 1,194,990	\$ 915,288	\$ 231,050	\$ 363,822	\$ 9,493,654	\$ 13,455,000	\$ 25,653,804

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 52,210	\$ 52,210	0.00%
Interest - Tax Collector	-	193	193	0.00%
Rental Income	-	3,100	3,100	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	-	1,552	1,552	0.00%
TOTAL REVENUES	1,364,601	1,434,645	70,044	105.13%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	18,000	10,800	7,200	60.00%
ProfServ-Trustee Fees	12,000	12,445	(445)	103.71%
Disclosure Report	12,600	12,600	-	100.00%
District Counsel	12,000	6,513	5,487	54.28%
District Engineer	24,000	29,026	(5,026)	120.94%
District Manager	43,054	43,054	-	100.00%
Auditing Services	7,050	14,100	(7,050)	200.00%
Website Compliance	4,000	1,661	2,339	41.53%
Annual Mailing	1,000	2,080	(1,080)	208.00%
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	3,607	(607)	120.23%
Bank Fees	100	537	(437)	537.00%
Payroll Services	-	294	(294)	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	140,018	33,089	80.89%
<u>Electric Utility Services</u>				
Utility - Electric	234,000	194,290	39,710	83.03%
StreetLight - Decorative Light Maint.	1,000	-	1,000	0.00%
Total Electric Utility Services	235,000	194,290	40,710	82.68%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	6,300	7,139	(839)	113.32%
Total Garbage/Solid Waste Services	6,300	7,139	(839)	113.32%
<u>Water-Sewer Comb Services</u>				
Utility - Water	35,000	15,794	19,206	45.13%
Total Water-Sewer Comb Services	35,000	15,794	19,206	45.13%
<u>Other Physical Environment</u>				
Field Services	7,416	7,416	-	100.00%
Pest Control	1,250	1,188	62	95.04%
Contracts-Waterway Maint.	7,200	7,080	120	98.33%
Contracts-Pools	25,000	23,076	1,924	92.30%
Security	20,000	550	19,450	2.75%
Onsite Staff	148,350	144,020	4,330	97.08%
Clubhouse Internet, TV, Phone	3,600	4,709	(1,109)	130.81%
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	1,582	3,418	31.64%
Waterway Improvements & Repairs	7,500	-	7,500	0.00%
Landscape Maintenance	150,415	163,029	(12,614)	108.39%
Clubhouse Facility - Other	17,644	23,117	(5,473)	131.02%
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	444,000	78,694	84.94%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Reserves</u>				
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	926,311	445,790	67.51%
Excess (deficiency) of revenues				
Over (under) expenditures	(7,500)	508,334	515,834	-6777.79%
<u>OTHER FINANCING SOURCES (USES)</u>				
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)	\$ 508,334	\$ 530,834	-6777.79%
FUND BALANCE, BEGINNING (OCT 1, 2025)		629,832		
FUND BALANCE, ENDING		\$ 1,138,166		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 30,975	\$ 30,975	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	566,941	42,353	108.07%
EXPENDITURES				
<u>Debt Service</u>				
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	54,132	27,988	207.05%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	26,144	-	(26,144)	0.00%
TOTAL FINANCING SOURCES (USES)	26,144	-	(26,144)	0.00%
Net change in fund balance	\$ 26,144	\$ 54,132	\$ (24,300)	207.05%
FUND BALANCE, BEGINNING (OCT 1, 2025)		861,156		
FUND BALANCE, ENDING		\$ 915,288		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10,049	\$ 10,049	0.00%
Special Assmnts- Tax Collector	-	256,710	256,710	0.00%
Special Assmnts- CDD Collected	259,480	868	(258,612)	0.33%
TOTAL REVENUES	259,480	267,627	8,147	103.14%
EXPENDITURES				
<u>Debt Service</u>				
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	(14,461)	(28,697)	-101.58%
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	\$ (14,461)	\$ (57,169)	-101.58%
FUND BALANCE, BEGINNING (OCT 1, 2025)		227,833		
FUND BALANCE, ENDING		\$ 213,372		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 12,809	\$ 12,809	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	274,791	27,230	111.00%
EXPENDITURES				
<u>Debt Service</u>				
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)	19,547	49,074	-66.20%
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)	\$ 19,547	\$ 108,128	-66.20%
FUND BALANCE, BEGINNING (OCT 1, 2025)		344,275		
FUND BALANCE, ENDING		\$ 363,822		

Carlton Lakes CDD

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Statement Date 09/30/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/01/2026	Payment	300102	WASTE MANAGEMENT ACH	Inv: 0278960-2206-1-ACH			-584.28
09/17/2026	Payment	100258	PEST CEMETERY LLC	Inv: 92263			-99.00
09/16/2026	Payment	300106	BOCC ACH	Inv: 091526-9495-ACH			-1,044.82
Total Outstanding Checks							-1,728.10
Outstanding Deposits							
Total Outstanding Deposits							

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100251	09/02/26	INFRAMARK LLC	187223	8/19/26 July 2026 Postage	July 2026 Postage	541024-51301	\$2.22
001	100252	09/02/26	PINE LAKE SERVICES	10792	8/18/26 Crack in mainline	Irrigation Maintenance	546930-53908	\$528.23
001	100253	09/02/26	PEGASUS ENGINEERING, LLC	228707	8/25/26 Engineering services 5/31/26-7/5/26	8/25/26 Engineering	531147-51301	\$2,702.00
001	100254	09/02/26	BERGER, TOOMBS, ELAM & FRANK	377157	7/7/26 Auditing Services	Auditing Services	532002-51301	\$7,050.00
001	100255	09/17/26	GOTO COMMUNICATIONS INC.	IN7105642594	9-1-26 GOTO Communications	Clubhouse Internet, TV, Phone	541036-53908	\$113.66
001	100256	09/17/26	INFRAMARK LLC	188579	9/1/26 Amenity, District and Field Management Services	September 2026 Management Fee	531150-51301	\$3,587.83
001	100256	09/17/26	INFRAMARK LLC	188579	9/1/26 Amenity, District and Field Management Services	September 2026 Field Services	531122-53908	\$618.00
001	100256	09/17/26	INFRAMARK LLC	188579	9/1/26 Amenity, District and Field Management Services	September 2026 Amenity Management	534215-53908	\$11,930.83
001	100257	09/17/26	PINE LAKE SERVICES	10882	September 2026 Landscape Maintenance	Landscape Maintenance	546300-53908	\$12,534.58
001	100258	09/17/26	PEST CEMETERY LLC	92263	9/1/26 Pest Control	PEST CONTROL SVCS	531170-53908	\$99.00
001	100259	09/17/26	ZEBRA CLEANING TEAM	8887	September 2026 Pool Services	Contracts-Pools	534078-53908	\$2,000.00
001	300102	09/01/26	WASTE MANAGEMENT ACH	0278960-2206-1-ACH	SVC PRD 09/01-09/30/2026	Garbage Collection	546913-53400	\$584.28
001	300104	09/08/26	TECO ACH	090326-6203-ACH	9/18/26 TECO	Utility - Electric	543041-53100	\$17,456.61
001	300105	09/21/26	CHARTER COMMUNICATIONS ACH	2510461090926-ACH	SVC PRD 09/09-10/08/26	INTERNET	541036-53908	\$279.24
001	300106	09/16/26	BOCC ACH	091526-9495-ACH	9/15/26 Water Utility Meter 61016915	Utility - Water	543018-53600	\$1,044.82
001	300107	09/14/26	ADP, INC	090426-1870-ACH	9/11/26 Payroll	ADP	549405-51301	\$23.00
001	300108	09/25/26	VALLEY BANK	083126-5032-ACH	AUGUST EXPENSES	Clubhouse Facility - Other	546385-53908	\$493.23
Fund Total								\$61,047.53

Total Checks Paid	\$61,047.53
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Carlton Lakes Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Supervisor Fees

11/13/25	511100-51301-5000	FB-111325	VENDOR	FREDDY BARTON	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	ED-111325	VENDOR	ELIZABETH DIAZ	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	NP-111325	VENDOR	NICHOLLE D. PALMER	BOARD 11/13/25	200.00
11/13/25	511100-51301-5000	RV-111325-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 11/13/25	200.00
12/10/25	511100-51301-5000	FB-121025	VENDOR	FREDDY BARTON	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	RV-121025-EFT	VENDOR	RENA DIANE VANCE - EFT	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	NP-121025	VENDOR	NICHOLLE D. PALMER	BOARD 12/10/25	200.00
12/10/25	511100-51301-5000	ED-121025	VENDOR	ELIZABETH DIAZ	BOARD 12/10/25	200.00
01/31/26	511100-51301-5000	JE001484	JE		R/C ADP wage pay JE001459 to Supervisor Fees	1,000.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	800.00
02/18/26	511100-51301-5000	JE001516	JE		Supervisor Fees	(800.00)
02/18/26	511100-51301-5000	JE001529	JE		Supervisor Fees	800.00
02/20/26	511100-51301-5000	712414608	VENDOR	ADP, INC	2/6/26 1099 issuing fee	23.00
02/26/26	511100-51301-5000	JE001524	JE		Supervisor Feesm Payroll processing fee	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	511100-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	511100-51301-5000	JE001533	JE		Supervisor Fees	800.00
02/28/26	511100-51301-5000	JE001536	JE		Supervisor Fees	(800.00)
03/01/26	511100-51301-5000	JE001664	JE		Rev Prepaid item	800.00
03/03/26	511100-51301-5000	JE001538	JE		RC Supervisor Fees	1,000.00
04/01/26	511100-51301-5000	JE001580	JE		Rev Accrued Expenses JE001537	(800.00)
04/10/26	511100-51301-5000	JE001577	JE		ADP Wages 4/10/26	1,000.00
04/20/26	511100-51301-5000	JE001578	JE		ADP Wages 4/20/26	800.00
05/31/26	511100-51301-5000	JE001612	JE		Accrue Supervisor Fees for May	1,000.00
06/01/26	511100-51301-5000	JE001613	JE		Rev Accrue Supervisor Fees for May	(1,000.00)
06/01/26	511100-51301-5000	JE001613	JE		Rev Accrue Supervisor Fees for May	1,000.00
06/12/26	511100-51301-5000	JE001646	JE		ADP Wages 6/12/2026	800.00
07/10/26	511100-51301-5000	JE001663	JE		Supervisor Fees	800.00
08/18/26	511100-51301-5000	JE001702	JE		ADP Supervisor Fees	1,000.00
09/17/26	511100-51301-5000	JE001719	JE		ADP Supervisor Fees	1,000.00

YTD Total	10,800.00
Annual Budget	\$18,000.00
Amount Remaining / (Budget overage)	\$7,200.00
% of Budget	60.0%

Account Name: ProfServ-Trustee Fees

02/03/26	531045-51301-5000	8052106	VENDOR	US BANK	Trustee Fees 1/1/26-12/31/26	4,256.13
05/29/26	531045-51301-5000	8194877	VENDOR	US BANK	Trustee Fees 5/1/26-4/30/27	4,256.13
06/27/26	531045-51301-5000	8229706	VENDOR	US BANK	06/25/2026 Trustees fees	3,932.88

YTD Total	12,445.14
Annual Budget	\$12,000.00
Amount Remaining / (Budget overage)	(\$445.14)
% of Budget	103.7%

Account Name: Disclosure Report

01/02/26	531142-51301-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	11,930.83
01/31/26	531142-51301-5000	JE001489	JE		R/C INFRAMARK LLC invoice 167777 to Onsite Staff	(11,930.83)
09/23/26	531142-51301-5000	189664	VENDOR	INFRAMARK LLC	Mail Notice for Budget, Dissemination Services and Postage	12,600.00

YTD Total	12,600.00
Annual Budget	\$12,600.00
Amount Remaining / (Budget overage)	\$0.00
% of Budget	100.0%

Account Name: District Counsel

10/22/25	531146-51301-5000	27363	VENDOR	STRALEY ROBIN VERICKER	District Counsel September 2, 2025 - September 10, 2025	248.50
11/20/25	531146-51301-5000	27532	VENDOR	STRALEY ROBIN VERICKER	October 2025 District Counsel	244.00
12/23/25	531146-51301-5000	27707	VENDOR	STRALEY ROBIN VERICKER	Nov 2025 District Counsel	183.00
01/14/26	531146-51301-5000	27776	VENDOR	STRALEY ROBIN VERICKER	Dec 2025 District Counsel	122.00
04/07/26	531146-51301-5000	28143	VENDOR	STRALEY ROBIN VERICKER	District Counsel through February 28,2026	1,159.00
04/15/26	531146-51301-5000	28180	VENDOR	STRALEY ROBIN VERICKER	March 2026 District Counsel Services	1,730.50
05/15/26	531146-51301-5000	28461	VENDOR	STRALEY ROBIN VERICKER	April 2026 District Counsel Services	458.00
06/16/26	531146-51301-5000	28569	VENDOR	STRALEY ROBIN VERICKER	MAY 2026 Legal Services	686.00
07/21/26	531146-51301-5000	28788	VENDOR	STRALEY ROBIN VERICKER	7/21/26 Legal Services for June 2026	1,311.50
08/14/26	531146-51301-5000	28884	VENDOR	STRALEY ROBIN VERICKER	July 2026 District Counsel	157.00
09/23/26	531146-51301-5000	228759	VENDOR	PEGASUS ENGINEERING, LLC	9/22/26 District Engineer August 2026	3,210.10
09/23/26	531146-51301-5000	JE001720	JE		RC 9/22/26 District Engineer August 2026	(3,210.10)
09/24/26	531146-51301-5000	29104	VENDOR	STRALEY ROBIN VERICKER	9/23/26 Legal Services August 2026	213.50

YTD Total	6,513.00
Annual Budget	\$12,000.00
Amount Remaining / (Budget overage)	\$5,487.00

Carlton Lakes Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						% of Budget 54.3%
Account Name: District Engineer						
01/26/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	05/04/2025 - 12/24/2025 District Engineer	7,461.40
03/16/26	531147-51301-5000	228304	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer Period of Service 12/28/25-01/24/26	3,237.50
04/09/26	531147-51301-5000	228377	VENDOR	PEGASUS ENGINEERING, LLC	District Engineer services 1/25/26-2/21/26	877.50
05/01/26	531147-51301-5000	227953-1	VENDOR	PEGASUS ENGINEERING, LLC	Credit Memo 000069	(7,461.40)
05/11/26	531147-51301-5000	227979	VENDOR	PEGASUS ENGINEERING, LLC	5/4/25 - 12/27/25 District Engineer Board motion to approve 5-13-26	7,461.40
05/14/26	531147-51301-5000	228396	VENDOR	PEGASUS ENGINEERING, LLC	2/22/26-4/4/26 District Engineer Services	3,540.00
05/31/26	531147-51301-5000	228478	VENDOR	PEGASUS ENGINEERING, LLC	4/5/26-5/2/26 District Engineer	6,361.79
07/03/26	531147-51301-5000	228590	VENDOR	PEGASUS ENGINEERING, LLC	6/30/26 District Engineer	1,636.00
08/25/26	531147-51301-5000	228707	VENDOR	PEGASUS ENGINEERING, LLC	8/25/26 Engineering services 5/31/26-7/5/26	2,702.00
09/23/26	531147-51301-5000	JE001720	JE		RC 9/22/26 District Engineer August 2026	3,210.10
						YTD Total 29,026.29
						Annual Budget \$24,000.00
						Amount Remaining / (Budget overage) (\$5,026.29)
						% of Budget 120.9%
Account Name: District Manager						
10/15/25	531150-51301-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October ;	3,587.83
11/11/25	531150-51301-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	3,587.83
11/26/25	531150-51301-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	3,587.83
01/02/26	531150-51301-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	3,587.83
01/30/26	531150-51301-5000	JE001527	JE		District Manager inframark inv 170625	(3,587.83)
02/01/26	531150-51301-5000	JE001528	JE		District Manager inv170625	3,587.83
02/27/26	531150-51301-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Management	3,587.83
04/07/26	531150-51301-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	3,587.83
05/01/26	531150-51301-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Management	3,587.83
06/03/26	531150-51301-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	3,587.83
07/06/26	531150-51301-5000	183727	VENDOR	INFRAMARK LLC	July 2026 Amenity, District and Field Management Services	3,587.83
08/06/26	531150-51301-5000	186076	VENDOR	INFRAMARK LLC	August 2026 Amenity, District and Field Management Services	3,587.83
09/01/26	531150-51301-5000	188579	VENDOR	INFRAMARK LLC	9/1/26 Amenity, District and Field Management Services	3,587.83
						YTD Total 43,053.96
						Annual Budget \$43,053.96
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Auditing Services						
02/12/26	532002-51301-5000	374279	VENDOR	BERGER, TOOMBS, ELAM & FRANK	12/24/2025 Auditing Services	7,050.00
08/20/26	532002-51301-5000	377157	VENDOR	BERGER, TOOMBS, ELAM & FRANK	7/7/26 Auditing Services	7,050.00
						YTD Total 14,100.00
						Annual Budget \$7,050.00
						Amount Remaining / (Budget overage) (\$7,050.00)
						% of Budget 200.0%
Account Name: Website Compliance						
06/02/26	534397-51301-5000	INV-SS-6884	VENDOR	SCHOOLSTATUS, LLC	6/30/26-6/29/27 Website Services	1,661.39
						YTD Total 1,661.39
						Annual Budget \$3,999.96
						Amount Remaining / (Budget overage) \$2,338.57
						% of Budget 41.5%
Account Name: Annual Mailing						
09/23/26	541011-51301-5000	189664	VENDOR	INFRAMARK LLC	Mail Notice for Budget, Dissemination Services and Postage	2,080.12
						YTD Total 2,080.12
						Annual Budget \$999.96
						Amount Remaining / (Budget overage) (\$1,080.16)
						% of Budget 208.0%
Account Name: Postage, Phone, Faxes, Copies						
10/24/25	541024-51301-5000	161777	VENDOR	INFRAMARK LLC	September 2024 Postage	1.48
10/31/25	541024-51301-5000	JE001345	JE		R/C Postage, Phone, Faxes, Copies	(113.93)
12/22/25	541024-51301-5000	166672	VENDOR	INFRAMARK LLC	Nov 2025 Postage	2.22
01/20/26	541024-51301-5000	169015	VENDOR	INFRAMARK LLC	Postage December 2025	2.22
04/20/26	541024-51301-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	2.22
05/14/26	541024-51301-5000	179180	VENDOR	INFRAMARK LLC	April 2026 Postage	5.18
06/22/26	541024-51301-5000	182424	VENDOR	INFRAMARK LLC	May 2026 Postage	2.96
08/19/26	541024-51301-5000	187223	VENDOR	INFRAMARK LLC	8/19/26 July 2026 Postage	2.22
						YTD Total (95.43)
						Annual Budget \$2,366.04
						Amount Remaining / (Budget overage) \$2,461.47
						% of Budget -4.0%

Carlton Lakes Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Public Officials Insurance						
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	5,836.00
10/31/25	545008-51301-5000	JE001341	JE		R/C Public Officials Insurance	(5,836.00)
10/31/25	545008-51301-5000	JE001344	JE		R/C Public Officials Insurance	2,602.00
YTD Total						2,602.00
Annual Budget						\$2,762.00
Amount Remaining / (Budget overage)						\$160.00
% of Budget						94.2%
Account Name: Clubhouse Facility - Other						
01/26/26	546385-51301-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	345.67
01/31/26	546385-51301-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - Ot	(345.67)
05/01/26	546385-51301-5000	043026-5032-ACH	VENDOR	VALLEY BANK	APR 2026 EXPENSES	336.41
YTD Total						336.41
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$336.41)
% of Budget						n/a
Account Name: Legal Advertising						
05/17/26	548002-51301-5000	26-01624H	VENDOR	BUSINESS OBSERVER	5/15/26 Notice for Qualifying Period for Candidates for the BOS 6/8/26-6/1	85.31
07/08/26	548002-51301-5000	94593-070826	VENDOR	TIMES PUBLISHING COMPANY	7/8/26 Legal Advertising O&M Assessments	1,968.00
07/15/26	548002-51301-5000	94641-071526	VENDOR	TIMES PUBLISHING COMPANY	7/15/26 Advertising of the PH	401.50
09/16/26	548002-51301-5000	103938-091626	VENDOR	TIMES PUBLISHING COMPANY	9/16/26 Advertising FY 2027 Meeting Schedule	512.00
09/28/26	548002-51301-5000	105015-092726	VENDOR	TIMES PUBLISHING COMPANY	9/27/26 Advertising FY 27 Meeting Schedule	640.00
YTD Total						3,606.81
Annual Budget						\$3,000.00
Amount Remaining / (Budget overage)						(\$606.81)
% of Budget						120.2%
Account Name: Bank Fees						
10/31/25	549142-51301-5000	JE001323	JE		Service Charges	127.00
11/28/25	549142-51301-5000	JE001379	JE		Service Charges	127.00
12/22/25	549142-51301-5000	JE001410	JE		Truist December Bank Fee	127.00
01/31/26	549142-51301-5000	JE001461	JE		Service Charges	155.50
YTD Total						536.50
Annual Budget						\$100.00
Amount Remaining / (Budget overage)						(\$436.50)
% of Budget						536.5%
Account Name: Payroll Services						
02/18/26	549405-51301-5000	JE001518	JE		Payroll Services	800.00
02/26/26	549405-51301-5000	JE001524	JE		Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	23.00
02/28/26	549405-51301-5000	JE001521	JE		R/C ADP, INC 712414608 to Payroll Services	(23.00)
02/28/26	549405-51301-5000	JE001533	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001534	JE		Payroll Services	(800.00)
02/28/26	549405-51301-5000	JE001536	JE		Payroll Services	800.00
03/12/26	549405-51301-5000	030626-1870-ACH	VENDOR	ADP, INC	2/11/26 ADP Payroll	20.40
03/13/26	549405-51301-5000	JE001539	JE		ADP Payroll Services	20.40
03/13/26	549405-51301-5000	JE001579	JE		Rev ADP Payroll Services	(20.40)
04/09/26	549405-51301-5000	040326-1870-ACH	VENDOR	ADP, INC	3/11/26 ADP Payroll	20.40
05/07/26	549405-51301-5000	050126-1870-ACH	VENDOR	ADP, INC	April ADP Charges online check voids and stop payments	143.40
06/15/26	549405-51301-5000	060526-1870-ACH	VENDOR	ADP, INC	5/13/26 ADP Payroll Services	23.00
07/09/26	549405-51301-5000	070326-1870-ACH	VENDOR	ADP, INC	7/10/26 ACH Payroll	20.40
08/07/26	549405-51301-5000	JE001703	JE		ADP Payroll Services	20.40
09/14/26	549405-51301-5000	090426-1870-ACH	VENDOR	ADP, INC	9/11/26 Payroll	23.00
YTD Total						294.00
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$294.00)
% of Budget						n/a
Account Name: Office Supplies						
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	142.48
12/25/25	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	37.87
12/25/25	551002-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	9.50
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	37.87
12/31/25	551002-51301-5000	JE001438	JE		Valley CC ADJE	142.48
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(142.48)
01/31/26	551002-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(37.87)
02/01/26	551002-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	53.54
04/01/26	551002-51301-5000	JE001583	JE		RC MARCH 2026 EXPENSES	40.00
YTD Total						283.39
Annual Budget						\$1,000.00

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Amount Remaining / (Budget overage)
						\$716.61
						% of Budget
						28.3%
Account Name: Dues, Licenses, Subscriptions						
10/07/25	554020-51301-5000	93288	VENDOR	FLORIDA COMMERCE	Florida Commerce 2026 Filing Fees	175.00
12/25/25	554020-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	NOVEMBER EXPENSES	9.50
12/25/25	554020-51301-5000	JE001581	JE		RC NOVEMBER EXPENSES	(9.50)
12/31/25	554020-51301-5000	JE001438	JE		Valley CC ADJE	9.50
01/31/26	554020-51301-5000	113025-5032-ACH	VENDOR	VALLEY BANK	Credit Memo 000066	(9.50)
02/01/26	554020-51301-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	53.54
02/01/26	554020-51301-5000	JE001582	JE		RC JAN 2026 EXPENSES	(53.54)
04/01/26	554020-51301-5000	033126-5032-ACH	VENDOR	VALLEY BANK	MARCH 2026 EXPENSES	40.00
04/01/26	554020-51301-5000	JE001583	JE		RC MARCH 2026 EXPENSES	(40.00)
						YTD Total
						175.00
						Annual Budget
						\$175.00
						Amount Remaining / (Budget overage)
						\$0.00
						% of Budget
						100.0%
						Financial And Administrative Department Total:
						\$140,018.58

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - Electric						
10/01/25	543041-53100-5000	JE001622	JE		Reverse - FY2025 Audit - AJE #2 - Accrue September 2025 Utility Bill	(19,834.69)
10/14/25	543041-53100-5000	100325-6203-ACH	VENDOR	TECO ACH	Electric August 15, 2025 - September 15, 2025	19,834.69
11/07/25	543041-53100-5000	110325-6203-ACH	VENDOR	TECO ACH	Electric September 16, 2025 - October 14, 2025	18,357.87
12/11/25	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	12/5/25 TECO Bill	17,886.41
12/31/25	543041-53100-5000	JE001441	JE		TECO ACH ADJE	17,886.41
01/12/26	543041-53100-5000	010726-6203-ACH	VENDOR	TECO ACH	1/7/26 TECO Bill	18,004.66
01/31/26	543041-53100-5000	JE001456	JE		TECO ACH ADJE	(75.66)
01/31/26	543041-53100-5000	120525-6203-ACH	VENDOR	TECO ACH	Credit Memo 000065	(17,886.41)
02/11/26	543041-53100-5000	020526-6203-ACH	VENDOR	TECO ACH	02/05/26 TECO BILL	17,086.37
03/12/26	543041-53100-5000	030626-6203-ACH	VENDOR	TECO ACH	March 2026 TECO BILL	17,235.24
04/17/26	543041-53100-5000	040726-6203-ACH	VENDOR	TECO ACH	SVC PRD 02/17-03/17/2026	17,571.72
05/20/26	543041-53100-5000	050626-6203-ACH	VENDOR	TECO ACH	SVC PRD 03/18-04/16/2026	17,615.21
06/11/26	543041-53100-5000	060526-6203	VENDOR	TECO ACH	TECO SVD 4/17/26-5/15/26	17,542.75
07/10/26	543041-53100-5000	070726-6203-ACH	VENDOR	TECO ACH	TECO SVD 5/16/26-6/16/26	17,774.40
08/05/26	543041-53100-5000	080526-6203-ACH	VENDOR	TECO ACH	SVC PRD 06/17-07/16/2026	17,834.01
09/08/26	543041-53100-5000	090326-6203-ACH	VENDOR	TECO ACH	9/18/26 TECO	17,456.61
						YTD Total
						194,289.59
						Annual Budget
						\$234,000.00
						Amount Remaining / (Budget overage)
						\$39,710.41
						% of Budget
						83.0%
						Electric Utility Services Department Total:
						\$194,289.59

DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES

Account Name: Garbage Collection						
10/06/25	546913-53400-5000	0190319-2206-5-ACH	VENDOR	WASTE MANAGEMENT ACH	October 1, 2025 - October 31, 2025 Garbage Collection	518.98
10/31/25	546913-53400-5000	0198397-2206-3-ACH	VENDOR	WASTE MANAGEMENT ACH	November 1, 2025-November 30th, 2025 Garbage Collection	518.98
12/25/25	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 12/01-12/31/25	518.98
12/31/25	546913-53400-5000	JE001442	JE		Waste management ACH ADJE	518.98
01/05/26	546913-53400-5000	0215569-2206-6-ACH	VENDOR	WASTE MANAGEMENT ACH	JAN 2026 Garbage Service	518.98
01/31/26	546913-53400-5000	0206288-2206-4	VENDOR	WASTE MANAGEMENT ACH	Credit Memo 000062	(518.98)
02/03/26	546913-53400-5000	012726-3004-ACH	VENDOR	WASTE MANAGEMENT ACH	2/26/26 Garbage Collection	518.98
03/02/26	546913-53400-5000	0231675-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	March 2026 garbage collection	518.98
03/30/26	546913-53400-5000	0239550-2206-8-ACH	VENDOR	WASTE MANAGEMENT ACH	Apr 2026 garbage collection	518.98
04/28/26	546913-53400-5000	0247463-2206-4-ACH	VENDOR	WASTE MANAGEMENT ACH	May 2026 garbage collection	584.28
05/30/26	546913-53400-5000	0255317-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 06/01-06/30/2026	584.28
07/01/26	546913-53400-5000	0263087-2206-0-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 07/01-07/31/2026	584.28
08/03/26	546913-53400-5000	0271064-2206-9	VENDOR	WASTE MANAGEMENT ACH	August 2026 Garbage Collection	584.28
08/03/26	546913-53400-5000	072926-3004-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 08/01-08/31/2026	584.28
08/03/26	546913-53400-5000	JE001704	JE		Waste Management Inv 0271064-2206-9	(584.28)
09/01/26	546913-53400-5000	0278960-2206-1-ACH	VENDOR	WASTE MANAGEMENT ACH	SVC PRD 09/01-09/30/2026	584.28
09/01/26	546913-53400-5000	JE001705	JE		Rev Waste Management Inv 0271064-2206-9	584.28

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						YTD Total 7,138.54
						Annual Budget \$6,300.00
						Amount Remaining / (Budget overage) (\$838.54)
						% of Budget 113.3%
						Garbage/Solid Waste Services Department Total: \$7,138.54

DEPARTMENT NAME: WATER-SEWER COMB SERVICES

Account Name: Utility - Water

10/15/25	543018-53600-5000	101425-9495-ACH	VENDOR	BOCC ACH	Water Bill September 9th, 2025- October 10th, 2025	1,288.23
11/14/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Water Bill October 10th, 2025 - November 7th, 2025	1,140.11
11/28/25	543018-53600-5000	091125-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000058	(911.94)
11/30/25	543018-53600-5000	JE001387	JE		BOCC -ACH adj. JE	1,140.11
12/15/25	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Water Bill 12/12/25	1,147.94
12/31/25	543018-53600-5000	JE001439	JE		BOCC ACH ADJE	1,147.94
12/31/25	543018-53600-5000	111225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000059	(1,140.11)
01/16/26	543018-53600-5000	011326-9495-ACH	VENDOR	BOCC ACH	Water Bill 1/13/26	1,062.75
02/25/26	543018-53600-5000	021126-9495-ACH	VENDOR	BOCC ACH	WATER	1,276.86
02/28/26	543018-53600-5000	121225-9495-ACH	VENDOR	BOCC ACH	Credit Memo 000067	(1,147.94)
03/13/26	543018-53600-5000	031226-9495-ACH	VENDOR	BOCC ACH	March 2026 Water Utility	3,301.14
04/14/26	543018-53600-5000	041326-9495	VENDOR	BOCC ACH	April 2026 Water Utility	1,205.13
05/13/26	543018-53600-5000	051226-9495	VENDOR	BOCC ACH	5/12/26 Water Utility	1,461.82
06/15/26	543018-53600-5000	061226-9495	VENDOR	BOCC ACH	6/12/26 Utility Water Meter 61016915	1,475.29
07/15/26	543018-53600-5000	071426-9495-ACH	VENDOR	BOCC ACH	7/14/26 Water Utility Services 6/10/26-7/13/26	1,290.32
08/14/26	543018-53600-5000	081326-9495-ACH	VENDOR	BOCC ACH	8/13/26 Utility Water	1,011.19
09/16/26	543018-53600-5000	091526-9495-ACH	VENDOR	BOCC ACH	9/15/26 Water Utility Meter 61016915	1,044.82
						YTD Total 15,793.66
						Annual Budget \$35,000.04
						Amount Remaining / (Budget overage) \$19,206.38
						% of Budget 45.1%
						Water-Sewer Comb Services Department Total: \$15,793.66

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Field Services

10/15/25	531122-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October 2025	618.00
11/11/25	531122-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	618.00
11/26/25	531122-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	618.00
01/02/26	531122-53908-5000	167777	VENDOR	INFRAMARK LLC	JAN 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	618.00
01/30/26	531122-53908-5000	JE001527	JE		Field Services inframark inv 170625	(618.00)
02/01/26	531122-53908-5000	JE001528	JE		Field Services inv170625	618.00
02/27/26	531122-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Management	618.00
04/07/26	531122-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	618.00
05/01/26	531122-53908-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Management	618.00
06/03/26	531122-53908-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	618.00
07/06/26	531122-53908-5000	183727	VENDOR	INFRAMARK LLC	July 2026 Amenity, District and Field Management Services	618.00
08/06/26	531122-53908-5000	186076	VENDOR	INFRAMARK LLC	August 2026 Amenity, District and Field Management Services	618.00
09/01/26	531122-53908-5000	188579	VENDOR	INFRAMARK LLC	9/1/26 Amenity, District and Field Management Services	618.00
						YTD Total 7,416.00
						Annual Budget \$7,416.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%

Account Name: Pest Control

10/01/25	531170-53908-5000	75483	VENDOR	PEST CEMETERY LLC	October 2025 Pest Control	99.00
11/03/25	531170-53908-5000	76986	VENDOR	PEST CEMETERY LLC	November 2025 Pest Control	99.00
12/01/25	531170-53908-5000	78432	VENDOR	PEST CEMETERY LLC	December 2025 Pest Control	99.00
01/01/26	531170-53908-5000	79936	VENDOR	PEST CEMETERY LLC	JAN 2026 Pest Control	99.00
02/02/26	531170-53908-5000	81470	VENDOR	PEST CEMETERY LLC	2/2/26 Pest Control	99.00
03/02/26	531170-53908-5000	82979	VENDOR	PEST CEMETERY LLC	March 2026 Pest Control	99.00
04/01/26	531170-53908-5000	84496	VENDOR	PEST CEMETERY LLC	April 2026 Pest Control Services	99.00
05/01/26	531170-53908-5000	86014	VENDOR	PEST CEMETERY LLC	May 2026 Pest Control	99.00
06/01/26	531170-53908-5000	87526	VENDOR	PEST CEMETERY LLC	June 2026 Pest Control	99.00

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07/01/26	531170-53908-5000	89098	VENDOR	PEST CEMETERY LLC	July 2026 Monthly pest control services	99.00
08/03/26	531170-53908-5000	90688	VENDOR	PEST CEMETERY LLC	8/3/26 Pest Control	99.00
09/01/26	531170-53908-5000	92263	VENDOR	PEST CEMETERY LLC	9/1/26 Pest Control	99.00
						YTD Total 1,188.00
						Annual Budget \$1,250.04
						Amount Remaining / (Budget overage) \$62.04
						% of Budget 95.0%

Account Name: Contracts-Waterway Maint.

10/13/25	534045-53908-5000	23092	VENDOR	CROSSCREEK ENVIRONMENTAL INC	October 2025 Aquatics Maintenance	590.00
11/13/25	534045-53908-5000	23501	VENDOR	CROSSCREEK ENVIRONMENTAL INC	November 2025 Aquatics Maintenance	590.00
12/31/25	534045-53908-5000	JE001447	JE		R/C CROSSCREEK ENVIRONMENTAL INC inv 23883 to Contracts-Wat	590.00
01/21/26	534045-53908-5000	24355	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Jan 2026 Stormwater Pond Maintenance	590.00
02/28/26	534045-53908-5000	JE001530	JE		Contracts-Waterway Maint. accrue for Feb	590.00
03/01/26	534045-53908-5000	JE001531	JE		Contracts-Waterway Maint. rvs accrual	(590.00)
03/12/26	534045-53908-5000	25073	VENDOR	CROSSCREEK ENVIRONMENTAL INC	March 2026 Pond Maintenance	590.00
04/10/26	534045-53908-5000	24711	VENDOR	CROSSCREEK ENVIRONMENTAL INC	Feb 2026 Storm Water Pond Maintenance	590.00
04/13/26	534045-53908-5000	25481	VENDOR	CROSSCREEK ENVIRONMENTAL INC	4/13/26 Stormwater Pond Maintenance	590.00
05/14/26	534045-53908-5000	26183	VENDOR	CROSSCREEK ENVIRONMENTAL INC	5/14/26 Stormwater Pond Maintenance	590.00
06/16/26	534045-53908-5000	26614	VENDOR	CROSSCREEK ENVIRONMENTAL INC	June 2026 Aquatic Maintenance	590.00
07/16/26	534045-53908-5000	27053	VENDOR	CROSSCREEK ENVIRONMENTAL INC	July 2026 Aquatics Maintenance	590.00
08/11/26	534045-53908-5000	27481	VENDOR	CROSSCREEK ENVIRONMENTAL INC	8/11/26 Crosscreek	590.00
09/14/26	534045-53908-5000	27899	VENDOR	CROSSCREEK ENVIRONMENTAL INC	9/14/26 Crosscreek	590.00
						YTD Total 7,080.00
						Annual Budget \$7,200.00
						Amount Remaining / (Budget overage) \$120.00
						% of Budget 98.3%

Account Name: Contracts-Pools

10/01/25	534078-53908-5000	8146	VENDOR	ZEBRA CLEANING TEAM	September 2025 Pool Maintenance	2,000.00
10/14/25	534078-53908-5000	8210	VENDOR	ZEBRA CLEANING TEAM	October 2025 Monthly Pool Service	2,000.00
11/04/25	534078-53908-5000	8291	VENDOR	ZEBRA CLEANING TEAM	Nov 2025 pool service	732.41
11/05/25	534078-53908-5000	8292	VENDOR	ZEBRA CLEANING TEAM	Water Valve replaced due to pool overflowing	152.00
12/01/25	534078-53908-5000	8342	VENDOR	ZEBRA CLEANING TEAM	December 2025 Pool Maintenance	2,000.00
01/01/26	534078-53908-5000	8396	VENDOR	ZEBRA CLEANING TEAM	JAN 2026 Commercial Pool Service	2,000.00
02/28/26	534078-53908-5000	JE001530	JE		Contracts-Pools accrue Feb	2,000.00
03/01/26	534078-53908-5000	JE001532	JE		Contracts-Pools rev accrual	(2,000.00)
03/01/26	534078-53908-5000	8491	VENDOR	ZEBRA CLEANING TEAM	March 2026 Zebra Pools Services	2,000.00
04/07/26	534078-53908-5000	8438	VENDOR	ZEBRA CLEANING TEAM	2/16/26 Zebra Pool Service	2,000.00
04/07/26	534078-53908-5000	8554	VENDOR	ZEBRA CLEANING TEAM	4/1/26 Zebra Pool Service	2,000.00
05/01/26	534078-53908-5000	8618	VENDOR	ZEBRA CLEANING TEAM	May 2026 Zebra Pool Service	2,000.00
05/18/26	534078-53908-5000	8662	VENDOR	ZEBRA CLEANING TEAM	5/18/26 Vac Line Cover Health Inspection and replaced 2 stenner tubes	191.60
06/01/26	534078-53908-5000	8685	VENDOR	ZEBRA CLEANING TEAM	June 2026 Commercial Pool Service	2,000.00
07/01/26	534078-53908-5000	8749	VENDOR	ZEBRA CLEANING TEAM	July 2026 Monthly Pool Services	2,000.00
08/01/26	534078-53908-5000	8831	VENDOR	ZEBRA CLEANING TEAM	August 2026 Pool Contract	2,000.00
08/31/26	534078-53908-5000	8396	VENDOR	ZEBRA CLEANING TEAM	Credit Memo 000070	(2,000.00)
09/01/26	534078-53908-5000	8887	VENDOR	ZEBRA CLEANING TEAM	September 2026 Pool Services	2,000.00
						YTD Total 23,076.01
						Annual Budget \$24,999.96
						Amount Remaining / (Budget overage) \$1,923.95
						% of Budget 92.3%

Account Name: Security

07/01/26	534203-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	550.00
						YTD Total 550.00
						Annual Budget \$20,000.04
						Amount Remaining / (Budget overage) \$19,450.04
						% of Budget 2.7%

Account Name: Onsite Staff

10/15/25	534215-53908-5000	160868	VENDOR	INFRAMARK LLC	District Management, Amenity Management, Field Management October ;	11,929.48
11/11/25	534215-53908-5000	163527	VENDOR	INFRAMARK LLC	NOVEMBER 2025 MANAGEMENT FEES	11,930.83
11/26/25	534215-53908-5000	165653	VENDOR	INFRAMARK LLC	12/2025 District Management, Amenity Management, Field Management	11,930.83
01/30/26	534215-53908-5000	170625	VENDOR	INFRAMARK LLC	February 2026 Amenity, District, and Field Management	11,930.83
01/30/26	534215-53908-5000	JE001527	JE		Onsite Staff inframark inv 170625	(11,930.83)
01/31/26	534215-53908-5000	JE001485	JE		R/C VALLEY BANK invoice 123125-5032 ACH to Onsite Staff	497.79
01/31/26	534215-53908-5000	JE001489	JE		R/C INFRAMARK LLC invoice 167777 to Onsite Staff	11,930.83
02/01/26	534215-53908-5000	JE001528	JE		Onsite Staff inv170625	11,930.83
02/27/26	534215-53908-5000	173022	VENDOR	INFRAMARK LLC	March 2026 Amenity Management, District Management, Field Managem	11,930.83
04/07/26	534215-53908-5000	175419	VENDOR	INFRAMARK LLC	April 2026 Amenity, District and Field Management Services	11,930.83
04/20/26	534215-53908-5000	177121	VENDOR	INFRAMARK LLC	3/14/26 and 3/15/26 Additional Staffing for Spring Break	353.60
05/01/26	534215-53908-5000	178457	VENDOR	INFRAMARK LLC	May 2026 Amenity, District and Field Managemet	11,930.83
06/03/26	534215-53908-5000	180968	VENDOR	INFRAMARK LLC	June 2026 Amenity, District and Field Management	11,930.83
07/06/26	534215-53908-5000	183727	VENDOR	INFRAMARK LLC	July 2026 Amenity, District and Field Management Services	11,930.83

Carlton Lakes Community Development District

Expenditure Report - General Fund
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
08/06/26	534215-53908-5000	186076	VENDOR	INFRAMARK LLC	August 2026 Amenity, District and Field Management Services	11,930.83
09/01/26	534215-53908-5000	188579	VENDOR	INFRAMARK LLC	9/1/26 Amenity, District and Field Management Services	11,930.83

YTD Total	144,020.00
Annual Budget	\$148,350.00
Amount Remaining / (Budget overage)	\$4,330.00
% of Budget	97.1%

Account Name: Clubhouse Internet, TV, Phone

10/03/25	541036-53908-5000	IN7104270065	VENDOR	GOTO TECHNOLOGIES USA, LLC	Telephone Line for call down system October 2025	114.21
10/26/25	541036-53908-5000	2510461100925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 10/09-11/08/25 INTERNET	265.00
11/02/25	541036-53908-5000	IN7104349777	VENDOR	GOTO TECHNOLOGIES USA, LLC	November Telephone Line for call down system	114.21
11/17/25	541036-53908-5000	2510461110925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	November 2025 Spectrum Bill Service 11/9/25-12/8/25	265.00
11/26/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	OCTOBER EXPENSES	85.36
12/03/25	541036-53908-5000	IN7104488665	VENDOR	GOTO TECHNOLOGIES USA, LLC	December 2025 Monthly Phone Line	114.21
12/24/25	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
12/31/25	541036-53908-5000	JE001438	JE		Valley CC ADJE	30.00
12/31/25	541036-53908-5000	JE001440	JE		Spectrum ACH ADJE	265.00
12/31/25	541036-53908-5000	103125-ACH	VENDOR	VALLEY BANK	Credit Memo 000060	(85.36)
01/02/26	541036-53908-5000	IN7104765577	VENDOR	GOTO TECHNOLOGIES USA, LLC	January 2026 Monthly Phone Line	113.52
01/26/26	541036-53908-5000	2510461010926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Spectrum	265.00
01/31/26	541036-53908-5000	2510461120925-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	Credit Memo 000064	(265.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Internet,	(30.00)
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	(60.00)
01/31/26	541036-53908-5000	JE001486	JE		R/C VALLEY BANK CM invoice 113025-5032-ACH to Clubhouse Internet,	30.00
01/31/26	541036-53908-5000	JE001491	JE		R/C Valley Bank Credit memo to Clubhouse Internet, TV, Phone	60.00
01/31/26	541036-53908-5000	JE001492	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Internet, TV,	30.00
02/03/26	541036-53908-5000	IN7104951117	VENDOR	GOTO TECHNOLOGIES USA, LLC	Phone 2/1/26-2/28/26	113.52
02/17/26	541036-53908-5000	2510461020926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	2-9-26 Spectrum Clubhouse Internet and Phone	279.14
02/28/26	541036-53908-5000	JE001515	JE		R/C VALLEY BANK 013126-5032-ACH to Clubhouse Internet, TV, Phone	30.00
03/16/26	541036-53908-5000	2510461030926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 03/09-04/08/2026	279.14
04/02/26	541036-53908-5000	IN7105285778	VENDOR	GOTO COMMUNICATIONS INC.	April 2026 Go To Communications monthly phone line	113.45
04/21/26	541036-53908-5000	2510461040926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 04/09-05/08/2026	279.09
05/02/26	541036-53908-5000	IN7105353554	VENDOR	GOTO COMMUNICATIONS INC.	May 2026 Go To Communications Monthly Phone Line	113.45
05/18/26	541036-53908-5000	2510461050926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 05/09-06/08/2026	279.09
06/03/26	541036-53908-5000	IN7105445099	VENDOR	GOTO COMMUNICATIONS INC.	6/1/26 Phone Line	113.45
06/18/26	541036-53908-5000	2510461060926	VENDOR	CHARTER COMMUNICATIONS ACH	6/9/26 Spectrum 6/9/26-7/8/26	279.09
07/01/26	541036-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	40.00
07/03/26	541036-53908-5000	IN7105518209	VENDOR	GOTO COMMUNICATIONS INC.	July 2026 Go To Communications	113.66
07/21/26	541036-53908-5000	2510461070926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	7/9/26 Spectrum 7/9/26-8/8/26	279.24
07/21/26	541036-53908-5000	JE001649	JE		Diff Sectrum Doc #300095	(5.00)
07/31/26	541036-53908-5000	073126-5032	VENDOR	VALLEY BANK	July 2026 Valley Bank	40.00
08/03/26	541036-53908-5000	IN7105586357	VENDOR	GOTO COMMUNICATIONS INC.	August 2026 Go to communications	113.66
08/20/26	541036-53908-5000	2510461080926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 08/09-09/08/26	279.24
09/03/26	541036-53908-5000	IN7105642594	VENDOR	GOTO COMMUNICATIONS INC.	9-1-26 GOTO Communications	113.66
09/21/26	541036-53908-5000	2510461090926-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 09/09-10/08/26	279.24

YTD Total	4,709.27
Annual Budget	\$3,600.00
Amount Remaining / (Budget overage)	(\$1,109.27)
% of Budget	130.8%

Account Name: Insurance - General Liability

10/31/25	545002-53908-5000	JE001339	JE		R/C Insurance - General Liability	3,515.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	4,147.00
10/31/25	545002-53908-5000	JE001340	JE		R/C Insurance - General Liability	(4,147.00)

YTD Total	3,515.00
Annual Budget	\$3,813.00
Amount Remaining / (Budget overage)	\$298.00
% of Budget	92.2%

Account Name: Insurance -Property & Casualty

10/01/25	545009-53908-5000	JE001348	JE		Insurance -Property & Casualty	32,071.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	9,558.00
10/31/25	545009-53908-5000	JE001342	JE		R/C Insurance -Property & Casualty	(9,558.00)

YTD Total	32,071.00
Annual Budget	\$34,839.00
Amount Remaining / (Budget overage)	\$2,768.00
% of Budget	92.1%

Account Name: R&M-Other Landscape

01/07/26	546036-53908-5000	0F32728415	VENDOR	CINTAS FIRE 636525	11/12/25 Fire Inspections	538.45
03/04/26	546036-53908-5000	JE001525	JE		R&M-Other Landscape Pine lake Services	3,489.38
08/05/26	546036-53908-5000	10741	VENDOR	PINE LAKE SERVICES	8/5/26 Mulch Tree Rings	3,347.50

YTD Total	7,375.33
Annual Budget	\$20,000.04

Carlton Lakes Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Amount Remaining / (Budget overage)
						\$12,624.71
						% of Budget
						36.9%
Account Name: R&M-Pools						
10/06/25	546074-53908-5000	8220	VENDOR	ZEBRA CLEANING TEAM	Chemical Pump	650.00
12/11/25	546074-53908-5000	1077	VENDOR	HANLEY POOLS LLC	8/6/25 Changing of Pumps	1,933.85
12/11/25	546074-53908-5000	1078	VENDOR	HANLEY POOLS LLC	8/6/25 install of auxiliary	182.33
12/11/25	546074-53908-5000	1092	VENDOR	HANLEY POOLS LLC	8/27/25 Pool Services	461.69
03/03/26	546074-53908-5000	1323	VENDOR	HANLEY POOLS LLC	3/3/26 Installed 2 new pump lids and grids repair	1,985.00
03/05/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank installir	708.75
03/10/26	546074-53908-5000	1247	VENDOR	HANLEY POOLS LLC	Credit Memo 000068	(708.75)
04/07/26	546074-53908-5000	1247A	VENDOR	HANLEY POOLS LLC	12/24/25 Order change to repair, five cracks in the reservoir tank installir	744.19
05/20/26	546074-53908-5000	052126	VENDOR	FLORIDA DEPARTMENT OF HEALTH IN	6/30/26 Swimming Pool Permit	400.00
06/01/26	546074-53908-5000	1521	VENDOR	HANLEY POOLS LLC	4/9/26 Install Motor and Rewind Motor	2,100.00
06/25/26	546074-53908-5000	8728	VENDOR	ZEBRA CLEANING TEAM	6/25/2026 Pool service, phosphates remover	867.20
07/27/26	546074-53908-5000	8790	VENDOR	ZEBRA CLEANING TEAM	7/27/26 Flow Meter Repair	278.03
						YTD Total
						9,602.29
						Annual Budget
						\$15,000.00
						Amount Remaining / (Budget overage)
						\$5,397.71
						% of Budget
						64.0%
Account Name: R&M-Fitness Center						
02/01/26	546137-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	36.97
04/07/26	546137-53908-5000	38191	VENDOR	FITREV, INC.	3/26/26 Preventative Maintenance for Gym Equipment	270.00
04/28/26	546137-53908-5000	38545	VENDOR	FITREV, INC.	4/28/26 Gym Equipment parts, treadmill, benches, back pads, leg extensio	390.00
04/30/26	546137-53908-5000	38577	VENDOR	FITREV, INC.	4/30/26 Back Pads and Seat Pads for Gym	615.00
09/14/26	546137-53908-5000	40110	VENDOR	FITREV, INC.	9/14/26 FitRev	270.00
						YTD Total
						1,581.97
						Annual Budget
						\$5,000.04
						Amount Remaining / (Budget overage)
						\$3,418.07
						% of Budget
						31.6%
Account Name: Waterway Improvements & Repairs						
						YTD Total
						-
						Annual Budget
						\$7,500.00
						Amount Remaining / (Budget overage)
						\$7,500.00
						% of Budget
						0.0%
Account Name: Landscape Maintenance						
10/01/25	546300-53908-5000	8240	VENDOR	PINE LAKE SERVICES	October 2025 Landscape Maintenance	12,534.58
10/08/25	546300-53908-5000	8386	VENDOR	PINE LAKE SERVICES	Sept 25 Palm Trimming at Arbor Pines Entrance	446.88
10/31/25	546300-53908-5000	8488	VENDOR	PINE LAKE SERVICES	November 2025 Landscape Maintenance	12,534.59
10/31/25	546300-53908-5000	JE001343	JE		R/C Landscape- Storm Clean Up & Tree Removal	(466.88)
11/28/25	546300-53908-5000	8684	VENDOR	PINE LAKE SERVICES	December 2025 Landscape Maintenance Contract	12,534.58
12/15/25	546300-53908-5000	8383	VENDOR	PINE LAKE SERVICES	10/8/25 Palm Trimming 52 palms around Amenity Center Pool	2,307.50
12/22/25	546300-53908-5000	8883	VENDOR	PINE LAKE SERVICES	12/22/25 remove a dead Pine Tree via flush cut at Carlton Lakes on Balr	715.00
12/31/25	546300-53908-5000	JE001448	JE		R/C PINE LAKE SERVICES inv 8383 to Landscape- Storm Clean Up & Tr	(2,307.50)
12/31/25	546300-53908-5000	JE001449	JE		R/C PINE LAKE SERVICES inv 8883 to Landscape- Storm Clean Up & Tr	(715.00)
01/05/26	546300-53908-5000	8900	VENDOR	PINE LAKE SERVICES	JAN 2026 Landscape Contract Renewal	12,534.59
02/02/26	546300-53908-5000	9117	VENDOR	PINE LAKE SERVICES	FEB 2026 Landscape Maintenance 25-26 Renewal Contract	12,534.58
03/02/26	546300-53908-5000	9316	VENDOR	PINE LAKE SERVICES	March 2026 Landscape Maintenance Contract	12,534.59
03/23/26	546300-53908-5000	9558	VENDOR	PINE LAKE SERVICES	3/20/26 cut and stump grind a fallen Hong Kong Orchid on Clement Pride	888.50
04/01/26	546300-53908-5000	9576	VENDOR	PINE LAKE SERVICES	April 2026 Carlton Lakes CDD Landscape Maintenance	12,534.58
04/17/26	546300-53908-5000	9769	VENDOR	PINE LAKE SERVICES	4-17-26 Flush Cut a leaning Queen Palm	575.25
04/27/26	546300-53908-5000	9800	VENDOR	PINE LAKE SERVICES	4/27/26 Sensor repair for well 2	1,036.75
05/01/26	546300-53908-5000	9850	VENDOR	PINE LAKE SERVICES	May 2026 Landscape Maintenance	12,534.59
05/14/26	546300-53908-5000	10014	VENDOR	PINE LAKE SERVICES	5/14/26 Install (1) Bluff Oak - Plant Material Install	1,970.00
06/01/26	546300-53908-5000	10090	VENDOR	PINE LAKE SERVICES	June 2026 Landscape Maintenance Contract	12,534.58
06/11/26	546300-53908-5000	10242	VENDOR	PINE LAKE SERVICES	6/11/26 Palm Pruning	5,984.78
06/19/26	546300-53908-5000	10257	VENDOR	PINE LAKE SERVICES	6/19/26 Replacing Multi-Color Lantanas at Monuments Along Clements P	1,353.60
07/01/26	546300-53908-5000	10456	VENDOR	PINE LAKE SERVICES	July 2026 Monthly landscaping services	12,534.58
07/01/26	546300-53908-5000	10461	VENDOR	PINE LAKE SERVICES	May 2026 OTC Treatment	250.00
07/09/26	546300-53908-5000	10491	VENDOR	PINE LAKE SERVICES	7/9/26 Flush Cut and Remove 1 Dead palm on Clement Pride	575.00
08/01/26	546300-53908-5000	10589	VENDOR	PINE LAKE SERVICES	August 2026 Landscape Maintenance	12,534.57
09/01/26	546300-53908-5000	10882	VENDOR	PINE LAKE SERVICES	September 2026 Landscape Maintenance	12,534.58
						YTD Total
						163,028.87
						Annual Budget
						\$150,414.96
						Amount Remaining / (Budget overage)
						(\$12,613.91)
						% of Budget
						108.4%
Account Name: Clubhouse Facility - Other						
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	85.13
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	137.86
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	54.52

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10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	306.75
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	58.22
10/27/25	546385-53908-5000	093025-5032-ACH	VENDOR	VALLEY BANK	SEP 2025 EXPENSES	79.80
11/30/25	546385-53908-5000	JE001388	JE		Valley ACH adj. JE	937.98
12/19/25	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing	5,962.00
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	41.97
12/31/25	546385-53908-5000	JE001450	JE		R/C Valley ACH ADJE to Clubhouse Facility - Other	106.89
01/01/26	546385-53908-5000	121325A DEPOSIT	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	12/13/25 Pressure Washing Deposit	2,981.00
01/15/26	546385-53908-5000	121325	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Credit Memo 000061	(5,962.00)
01/26/26	546385-53908-5000	123125-5032-ACH	VENDOR	VALLEY BANK	DECEMBER EXPENSES	168.72
01/31/26	546385-53908-5000	JE001487	JE		R/C VALLEY BANK invoice 123125-5032-ACH to Clubhouse Facility - Ot	345.67
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	38.00
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	326.74
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	24.59
02/01/26	546385-53908-5000	013126-5032-ACH	VENDOR	VALLEY BANK	JAN 2026 EXPENSES	28.59
03/02/26	546385-53908-5000	IN7105217544	VENDOR	GOTO COMMUNICATIONS INC.	March 2026 Phone Services	113.52
03/17/26	546385-53908-5000	031726	VENDOR	TOTAL PRESSURE POWER-WASH AND SEAL	Large Scale Pressure Washing	15,380.00
03/25/26	546385-53908-5000	022826-5032-ACH	VENDOR	VALLEY BANK	FEB 2026 EXPENSES	295.84
03/26/26	546385-53908-5000	JE001540	JE		Corr ACH posting	(0.30)
06/01/26	546385-53908-5000	053126-5032	VENDOR	VALLEY BANK	5/13/26 Amazon Umbrella Stand, Disinfecting wipes, Antibacterial Wipes	393.29
07/01/26	546385-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	98.78
07/01/26	546385-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	45.91
07/01/26	546385-53908-5000	063026-5032-ACH	VENDOR	VALLEY BANK	June 2026 Valley Bank	347.90
07/09/26	546385-53908-5000	5109-2	VENDOR	LETS HANG YOUR LIGHTS LLC	7/23/26 Service and Maintenance Service	150.00
07/31/26	546385-53908-5000	073126-5032	VENDOR	VALLEY BANK	July 2026 Valley Bank	76.28
09/25/26	546385-53908-5000	083126-5032-ACH	VENDOR	VALLEY BANK	AUGUST EXPENSES	493.23

YTD Total	23,116.88
Annual Budget	\$17,643.96
Amount Remaining / (Budget overage)	(\$5,472.92)
% of Budget	131.0%

Account Name: Plant Replacement Program

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

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

Account Name: Landscape- Storm Clean Up & Tree Removal

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

Account Name: Irrigation Maintenance

10/20/25	546930-53908-5000	8407	VENDOR	PINE LAKE SERVICES	Irrigation Repair	1,463.08
04/07/26	546930-53908-5000	9568	VENDOR	PINE LAKE SERVICES	3/30/26 Irrigation Enhancement	9,464.00
06/25/26	546930-53908-5000	10427	VENDOR	PINE LAKE SERVICES	6/25/2026 Irrigation repair, mainline repair	714.71
08/10/26	546930-53908-5000	10765	VENDOR	PINE LAKE SERVICES	8/10/26 Irrigation Repairs	433.66
08/18/26	546930-53908-5000	10792	VENDOR	PINE LAKE SERVICES	8/18/26 Crack in mainline	528.23

YTD Total	12,603.68
Annual Budget	\$14,000.04
Amount Remaining / (Budget overage)	\$1,396.36
% of Budget	90.0%

Other Physical Environment Department Total:	\$444,000.50
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DEPARTMENT NAME: RESERVES

Account Name: Capital Improvements

10/03/25	563001-58100-5000	3842	VENDOR	TRIPLE D FENCING	Fence Repair from Hurricane Milton	14,499.00
03/11/26	563001-58100-5000	1274	VENDOR	HANLEY POOLS LLC	1/28/26 Pool Crack Repair 50% final payment	40,000.00
03/11/26	563001-58100-5000	1264	VENDOR	HANLEY POOLS LLC	1/16/26 Pool Crack Repair 50% downpayment	40,000.00
05/14/26	563001-58100-5000	9998	VENDOR	PINE LAKE SERVICES	5/14/26 50% of Cost for Palm Pruning Services	5,950.00
05/14/26	563001-58100-5000	10000	VENDOR	PINE LAKE SERVICES	5/14/26 50% of cost for Mulch Installation for Entire Community-Spring 20	12,300.00
05/29/26	563001-58100-5000	10081	VENDOR	PINE LAKE SERVICES	5/29/26 Final Cost of Mulch Installation for Entire Community	12,321.43

YTD Total	125,070.43
Annual Budget	\$200,000.00
Amount Remaining / (Budget overage)	\$74,929.57

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						% of Budget 62.5%
Reserves Department Total:						\$125,070.43
TOTAL EXPENDITURES & OTHER FINANCING USES:						\$ 926,311.30

Carlton Lakes Community Development District

Expenditure Report - Series 2015 Debt Service Fund

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

(Sorted by Department)

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/03/25	571001-51701-5000	JE001360	0	Principal Debt Retirement		145,000.00
02/02/26	571001-51701-5000	JE001504	JE	Principal Expenses		5,000.00
05/01/26	571001-51701-5000	JE001598	JE	Principal Payment		5,000.00
						YTD Total 155,000.00
						Annual Budget \$135,000.00
						<i>Amount Remaining / (Budget overage)</i> (\$20,000.00)
						<i>% of Budget</i> 114.8%

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE001358	JE	Interest Expense		178,262.51
02/02/26	572001-51701-5000	JE001508	JE	Interest Expenses		71.88
05/01/26	572001-51701-5000	JE001596	JE	Interest Payment		174,403.13
08/03/26	572001-51701-5000	JE001689	JE	Interest Payment		5,000.00
08/03/26	572001-51701-5000	JE001699	JE	Interest Payment		71.88
						YTD Total 357,809.40
						Annual Budget \$363,444.00
						<i>Amount Remaining / (Budget overage)</i> \$5,634.60
						<i>% of Budget</i> 98.4%

Debt Service Payments Department Total:	\$512,809.40
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 512,809.40
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Carlton Lakes Community Development District

Expenditure Report - Series 2018 Debt Service Fund

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

(Sorted by Department)

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

05/01/26	571001-51701-5000	JE001592	0	Principal Payment		85,000.00
						YTD Total 85,000.00
						Annual Budget \$75,000.00
						Amount Remaining / (Budget overage) (\$10,000.00)
						% of Budget 113.3%

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE001354	JE	Interest Expense		98,543.75
05/01/26	572001-51701-5000	JE001591	JE	Interest Payment		98,543.75
						YTD Total 197,087.50
						Annual Budget \$170,243.76
						Amount Remaining / (Budget overage) (\$26,843.74)
						% of Budget 115.8%

Debt Service Payments Department Total:

\$282,087.50

TOTAL EXPENDITURES & OTHER FINANCING USES:

\$ 282,087.50

Carlton Lakes Community Development District
Expenditure Report - Series 2017 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

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

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

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/03/25	571001-51701-5000	JE001374	0	Principal Debt Retirement	85,000.00
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YTD Total	85,000.00
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Annual Budget	\$80,000.00
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Amount Remaining / (Budget overage)	(\$5,000.00)
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% of Budget	106.3%
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Account Name: Interest Expense

11/03/25	572001-51701-5000	JE001372	JE	Interest Expense	86,078.13
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05/01/26	572001-51701-5000	JE001607	JE	Interest Expense	88,078.28
05/01/26	572001-51701-5000	JE001607	JE	Interest Payment	84,165.63

YTD Total	170,243.76
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Annual Budget \$197,087.50

<i>Amount Remaining / (Budget overage)</i>	<u>\$26,843.74</u>
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% of Budget	86.4%
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Debt Service Payments Department Total:	\$255,243.76
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 255,243.76
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October 6, 2026

MSC-22115

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

**Re: Carlton Lakes Community Development District
Fiscal Year 2026/2027 District Engineer Services**

Dear Ms. Aninipot:

The purpose of this proposal is to request authorization for Pegasus Engineering, LLC ("Pegasus") to continue providing professional engineering services to the Carlton Lakes Community Development District ("CDD") during Fiscal Year 2026/2027, from October 1, 2026, through October 6, 2027.

The proposed services include the following:

1. **Board Meetings.** Prepare for and attend the monthly meetings of the Carlton Lakes Community Development District Board of Supervisors, anticipated to occur on the second Wednesday of each month.
2. **Field Reviews.** Prepare for and conduct field reviews, as directed by the District Board of Supervisors and/or Inframark Infrastructure Management Services, to investigate known problem areas and evaluate potential areas requiring maintenance, repairs, or improvements.
3. **Plan and Drainage Reviews.** Review permitted construction plans, drainage calculations, and related engineering documents to evaluate proposed modifications to District property and infrastructure.

4. **District Exhibits and Maps.** Update the District's Ownership and Maintenance Map, Stormwater Infrastructure Exhibit, and other related District engineering exhibits, as needed.
5. **Project Assistance.** Assist the District Board of Supervisors and/or Inframark Infrastructure Management Services with current and future District projects.
6. **Subconsultant and Vendor Coordination.** Coordinate with subconsultants, including surveyors, geotechnical engineers, and wetland scientists, and with qualified vendors, including Element Environmental, Atlantic Pipe Services, and others, to provide services requested by the CDD Board of Supervisors. Such services may include closed-circuit television (CCTV) pipe inspections, stormwater pipe repairs, preparation of easement documents, subsurface investigations, and other related engineering services.
7. **Conceptual Plans and Cost Estimates.** Prepare conceptual plans, preliminary engineering evaluations, and cost estimates to assist the District in soliciting bids or proposals from qualified contractors.

The above-described services will be performed on an hourly, not-to-exceed basis in an amount of **\$24,000**, consistent with the approved Fiscal Year 2026/2027 District budget (refer to **Attachment "A"** for the Hourly Rate Sheet).

- Services provided by subconsultants, vendors, or other third parties and incurred in connection with the above-described services will be invoiced separately from the Pegasus Engineering's labor costs.
- Should the requested engineering services exceed the anticipated not-to-exceed amount, Pegasus Engineering will notify the District and request authorization for additional funding, as necessary, to continue providing the requested services.

We appreciate the opportunity to continue serving as the District Engineer for the Carlton Lakes Community Development District and we look forward to continuing to assist the CDD with its engineering needs throughout Fiscal Year 2026/2027. If you have any questions regarding this proposal, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC



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

**Carlton Lakes Community Development District
Fiscal Year 2026/2027 District Engineer Services**

Approved for Pegasus Engineering, LLC



Fursan Munjed, P.E.

Principal
Officer's Title

October 6, 2026
Date

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

Authorized Signature

Officer's Title

Date

Attachment “A”

Hourly Rate Sheet



FISCAL YEAR 2026/2027 HOURLY RATE SCHEDULE

Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	Current Federal Mileage Rate
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

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

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The meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on Wednesday, September 9, 2026, and was called to order at 6:00 p.m., at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

Freddy Barton	Chairperson (<i>Arrived at 6:07 p.m.</i>)
Rena Vance	Vice Chairperson
Nicholle Palmer	Assistant Secretary
Fredrick Levatte	Assistant Secretary
Elizabeth Morales Diaz	Assistant Secretary (<i>Arrived at 6:09 p.m.</i>)

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

Alize Aninipot	District Manager, Inframark
Kristee Cole	Senior District Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering (<i>Via Phone</i>)
Alex West	On-Site Manager, Inframark
Christina Fowler	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek Environmental
John Amorosa	Representative, Pine Lake Companies
Raul Gonzalez	Representative, Pine Lake Companies
Jason Rogan	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 6:00 p.m. A roll call was conducted, and a quorum was established.

THIRD ORDER OF BUSINESS Approval of the Agenda

On MOTION by Ms. Vance, seconded by Ms. Palmer, with all in favor, the agenda was approved. (3-0)

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda

There were no public comments.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There was nothing to report.

B. CrossCreek Report

Mr. Greene presented his report to the Board. Mr. Greene mentioned trash and mowing to be taken care of. The algae had been treated and was staying along the shoreline. The Board mentioned overspray around Pond 1 and asked Mr. Greene to take a look. Discussion ensued regarding trimming lower around Pond 1 due to the spray result.

Mr. Barton joined via Teams at 6:07 p.m. Ms. Morales Diaz arrived at 6:09 p.m.

On MOTION by Ms. Vance, seconded by Ms. Morales Diaz, with all in favor, Mr. Barton was allowed to attend online. (4-0)

C. Field Inspection Report

The Board requested that the Field Inspection Report be moved before the Aquatics Report moving forward. The District Manager presented information regarding the pergola, including demolition and disposal at \$12,000 and rebuilding at \$150,000. The matter was tabled. The Board requested additional information regarding the demolition process, including what it would look like, and requested a written scope to be sent to Pine Lake.

Ms. Fowler presented her report to the Board. Regarding Issue 6, the Board directed the On-Site Manager to repair the drain. Regarding Issue 9, the Board requested a proposal for grout removal with a Stanley Steemer for the next meeting.

D. Pine Lake Services Irrigation Report

Mr. Gonzalez presented his report to the Board. A proposal for the decoder was presented and tabled. Discussion ensued regarding trimming the Queen palms, and the Board requested that the area behind Pond 1 be trimmed. Discussion also ensued regarding wet checks on the Arbor Pines entrance drip lines. Mr. Gonzalez mentioned that he would be out the following day, September 10, 2026.

E. Pool Report

i. Discussion of Pool Service Hours

The Board requested that Lance be present at the next meeting, and the District Manager was directed to reach out. The Board discussed Tuesday, Thursday, and Saturday service and, if not, a company proposal for pool maintenance. Discussion ensued regarding amending the contract and obtaining quotes for a three-phase motor.

On MOTION by Ms. Palmer, seconded by Mr. Levatte, with all in favor, a not-to-exceed amount of \$20,000 was approved, to be paid in Fiscal Year 2027. (5-0)

F. District Accountant

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

The Board discussed the \$800 ACH supervisor fees and the \$23 ADP processing fee. The Board requested that Spectrum be contacted to change the plan and discussed the \$40 charge on Page 78. The Board also reviewed the On-Site Manager spending threshold.

On MOTION by Ms. Morales Diaz, seconded by Ms. Vance, with all in favor, the spending threshold was set at \$1,000, with anything outside the On-Site Manager's threshold requiring the Chair's approval up to \$5,000 per month. (5-0)

G. District Engineer

i. Update on Pedestrian Improvements

Mr. Hamstra reported that the County was conducting a study that would take two to three weeks and that results would be available by the next meeting. Mr. Hamstra stated that, if moving forward, the project would take approximately two to three crosswalks. Mr. Hamstra also stated that he would send the information for the next meeting and informed the Board that the weir was being replaced.

H. District Manager

Ms. Cole stated that she would be taking over as District Manager.

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

Mr. West presented his report to the Board. Discussion ensued regarding providing 30 days on-site or hiring a new manager. A motion was made to replace the On-Site Manager and begin the replacement process after 30 days.

On MOTION by Ms. Palmer, seconded by Mr. Levatte, to replace the On-Site Manager and begin the replacement process after 30 days, the motion failed. (2-3)

On MOTION by Ms. Palmer, seconded by Ms. Vance, if there was no improvement after 30 days, written notice would be issued and termination would be effective immediately. (3-2)

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting Held on August 12, 2026

On MOTION by Ms. Morales Diaz, seconded by Ms. Vance, with all in favor, the August 12, 2026 meeting minutes were approved. (5-0)

SEVENTH ORDER OF BUSINESS

**Board of Supervisor Requests and
Comments**

Ms. Morales Diaz requested that letters be sent to the District Manager and Field.

EIGHTH ORDER OF BUSINESS

Public Comments

Discussion ensued regarding three crosswalks.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Vance, seconded by Ms. Morales Diaz, with all in favor, the meeting was adjourned at 8:03 p.m. (5-0)

Secretary / Assistant Secretary

Chair / Vice Chair