

**CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARINGS & REGULAR MEETING
AUGUST 04, 2022**

CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 04, 2022 AT 6:00 P.M.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, FL 33579

District Board of Supervisors	Chair	Freddy Barton
	Vice-Chair	Elizabeth Diaz
	Supervisor	Rena Vance
	Supervisor	Nicholle Palmer
	Supervisor	Vacant
District Manager	Inframark	Rick Reidt
District Attorney	Straley Robin Vericker	Vanessa Steinerts
District Engineer	Stantec (Interim)	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Carlton Lakes Community Development District
Dear Board Members:

The Public Hearings & Regular Meeting of the Board of Supervisors of the Carlton Lakes Community Development District will be held on **Thursday, August 04, 2022 at 6:00 p.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330 **Access Code: 4863181#**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER/ROLL CALL**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-04; Adopting Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-05; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. VENDOR/STAFF REPORTS**
 - A. Pine Lake Nursery
 - B. District Counsel.....Tab 03
 - i. Employee Manual Discussion
 - C. District Engineer
 - D. District Manager.....Tab 04
 - i. Manager Memo
 - ii. Community Action Item List
- 9. BUSINESS ITEMS**
 - A. Discussion on Holiday Lighting Proposal.....Tab 05
 - B. Discussion on Pool Maintenance Proposals.....Tab 06
 - C. Discussion on Clubhouse Interior Painting Proposals.....Tab 07
 - D. Discussion on Pool Pump Motor Replacement Proposal.....Tab 08
 - E. General Matters of the District
- 10. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors July 07, 2022.....Tab 09
 - B. Consideration of Operation and Maintenance Expenditures June 2022.....Tab 10
 - C. Review of Financial Statements Month Ending June 30, 2022.....Tab 11
- 11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Rick Reidt,
District Manager

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Carlton

Lakes Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

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

Section 2. **Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$1,981,650.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund		\$940,687.00
Total Debt Service Funds	Series 2015	\$500,963.00
Total Debt Service Funds	Series 2017	\$259,356.00
Total Debt Service Funds	Series 2018	\$280,644.00
Total All Funds*		\$1,981,650.00

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

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

Passed and Adopted on August 4, 2022.

Attested By:

Carlton Lakes
Community Development District

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

2023

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

June 3, 2022



CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET

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June 3, 2022

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Carlton Lakes Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Special Assessment Revenue Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds

Facilities of the District

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	762,040.00	756,033.74	6,366.26	762,400.00	360.00
Operations & Maintenance Assmts-Off Roll	8,367.00	0.00	8,367.00	8,367.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$770,407.00	\$756,033.74	\$14,733.26	\$770,767.00	\$360.00
INTEREST EARNINGS					
Interest Earnings	0.00	32.26	0.00	32.26	32.26
TOTAL INTEREST EARNINGS	\$0.00	\$32.26	\$0.00	\$32.26	\$32.26
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
HOA Contributions	18,357.00	0.00	18,357.00	18,357.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$18,357.00	\$0.00	\$18,357.00	\$18,357.00	\$0.00
Other Miscellaneous Revenues					
Miscellaneous	0.00	150.00	0.00	150.00	150.00
Rental Revenue	0.00	3,562.50	0.00	3,562.50	3,562.50
TOTAL Other Miscellaneous Revenues	\$0.00	\$3,712.50	\$0.00	\$3,712.50	\$3,712.50
TOTAL REVENUES	\$788,764.00	\$759,778.50	\$33,090.26	\$792,868.76	\$4,104.76
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	24,000.00	7,600.00	13,400.00	21,000.00	(3,000.00)
TOTAL LEGISLATIVE	\$24,000.00	\$7,600.00	\$13,400.00	\$21,000.00	(\$3,000.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	44,000.00	14,366.68	29,633.32	44,000.00	0.00
Management Over Contract Services @ \$250 Hr	0.00	0.00	0.00	0.00	0.00
District Engineer	6,000.00	769.00	4,231.00	5,000.00	(1,000.00)
Disclosure Report	10,900.00	3,633.32	7,266.68	10,900.00	0.00
Trustees Fees	12,000.00	4,916.10	7,083.90	12,000.00	0.00
Auditing Services	7,400.00	587.00	6,813.00	7,400.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	582.64	417.36	1,000.00	0.00
Public Officials Insurance	2,190.00	0.00	2,190.00	2,190.00	0.00
Legal Advertising	1,500.00	478.00	1,022.00	1,500.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	600.00	224.81	0.19	225.00	(375.00)
Website Administration	1,500.00	(1,375.00)	1,375.00	0.00	(1,500.00)
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$88,865.00	\$25,857.55	\$60,132.45	\$85,990.00	(\$2,875.00)
LEGAL COUNSEL					
District Counsel	10,000.00	19,916.00	84.00	20,000.00	10,000.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$19,916.00	\$84.00	\$20,000.00	\$10,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	150,000.00	88,995.82	61,004.18	150,000.00	0.00
Decorative Light Maintenance	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$152,000.00	\$88,995.82	\$62,004.18	\$151,000.00	(\$1,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	5,000.00	1,867.72	2,132.28	4,000.00	(1,000.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$5,000.00	\$1,867.72	\$2,132.28	\$4,000.00	(\$1,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	20,800.00	14,906.30	11,093.70	26,000.00	5,200.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$20,800.00	\$14,906.30	\$11,093.70	\$26,000.00	\$5,200.00
OTHER PHYSICAL ENVIRONMENT					
Community Center Manager / Staff	83,000.00	31,570.91	58,429.09	90,000.00	7,000.00
Waterway Management Program	20,000.00	6,990.00	10,148.00	17,138.00	(2,862.00)
Field Services @ \$750 Month	0.00	0.00	0.00	0.00	0.00
Waterway Plantings Program	0.00	0.00	0.00	0.00	0.00
Waterway Fish Stocking Program	0.00	0.00	0.00	0.00	0.00
Waterway Structure and Bank Maintenance	0.00	0.00	26,812.76	26,812.76	26,812.76
Property & Casualty Insurance	20,742.00	0.00	20,742.00	20,742.00	0.00
Club Facility Maintenance	50,000.00	13,510.91	26,489.09	40,000.00	(10,000.00)
Landscape Maintenance - Contract	200,000.00	97,332.48	92,667.52	190,000.00	(10,000.00)
Landscape Maintenance - Other	15,000.00	4,586.59	5,413.41	10,000.00	(5,000.00)
Plant Replacement Program	3,000.00	1,405.78	1,594.22	3,000.00	0.00
Irrigation Maintenance	10,000.00	9,830.79	3,169.21	13,000.00	3,000.00
Pool Maintenance Contract	18,000.00	15,257.74	13,742.26	29,000.00	11,000.00
Pool Maintenance Other	0.00	0.00	0.00	0.00	0.00
Fitness Center Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
Fish Stocking	10,000.00	0.00	0.00	0.00	(10,000.00)
Holiday Lightning	0.00	0.00	13,500.00	13,500.00	13,500.00
Special Events	10,000.00	0.00	0.00	0.00	(10,000.00)
Security Services	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$449,742.00	\$180,485.20	\$272,707.56	\$453,192.76	\$3,450.76
CAPITAL RESERVE					
HOA Expenditure	0.00	466.87	0.13	467.00	467.00
Reserve	20,000.00	18,987.60	8,379.40	27,367.00	7,367.00
Capital Reserves donated by HOA	18,357.00	3,851.75	0.25	3,852.00	(14,505.00)
TOTAL CAPITAL RESERVE	\$38,357.00	\$23,306.22	\$8,379.78	\$31,686.00	(\$6,671.00)
TOTAL EXPENDITURES	\$788,764.00	\$362,934.81	\$429,933.95	\$792,868.76	\$4,104.76
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$396,843.69	(\$396,843.69)	\$0.00	\$0.00

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2021 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	762,040.00	762,400.00	360.00	930,464.33	168,424.33
Operations & Maintenance Assmts-Off Roll	8,367.00	8,367.00	0.00	10,222.67	1,855.67
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$770,407.00	\$770,767.00	\$360.00	\$940,687.00	\$170,280.00
INTEREST EARNINGS					
Interest Earnings	0.00	32.26	32.26	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$32.26	\$32.26	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
HOA Contributions	18,357.00	18,357.00	0.00	0.00	(18,357.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$18,357.00	\$18,357.00	\$0.00	\$0.00	(18,357.00)
Other Miscellaneous Revenues					
Miscellaneous	0.00	150.00	150.00	0.00	0.00
Rental Revenue	0.00	3,562.50	3,562.50	0.00	0.00
TOTAL Other Miscellaneous Revenues	\$0.00	\$3,712.50	\$3,712.50	\$0.00	\$0.00
TOTAL REVENUES	\$788,764.00	\$792,868.76	\$4,104.76	\$940,687.00	\$151,923.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	24,000.00	21,000.00	(3,000.00)	22,000.00	(2,000.00)
TOTAL LEGISLATIVE	\$24,000.00	\$21,000.00	(3,000.00)	\$22,000.00	(2,000.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	44,000.00	44,000.00	0.00	44,000.00	0.00
Management Over Contract Services @ \$250 Hr	0.00	0.00	0.00	5,000.00	5,000.00
District Engineer	6,000.00	5,000.00	(1,000.00)	6,000.00	0.00
Disclosure Report	10,900.00	10,900.00	0.00	10,900.00	0.00
Trustees Fees	12,000.00	12,000.00	0.00	12,000.00	0.00
Auditing Services	7,400.00	7,400.00	0.00	7,600.00	200.00
Postage, Phone, Faxes, Copies	1,000.00	1,000.00	0.00	3,000.00	2,000.00
Public Officials Insurance	2,190.00	2,190.00	0.00	2,190.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	100.00	100.00	0.00	100.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	600.00	225.00	(375.00)	600.00	0.00
Website Administration	1,500.00	0.00	(1,500.00)	0.00	(1,500.00)
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$88,865.00	\$85,990.00	(2,875.00)	\$94,565.00	\$5,700.00
LEGAL COUNSEL					
District Counsel	10,000.00	20,000.00	10,000.00	10,000.00	0.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	150,000.00	150,000.00	0.00	168,000.00	18,000.00
Decorative Light Maintenance	2,000.00	1,000.00	(1,000.00)	2,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$152,000.00	\$151,000.00	(1,000.00)	\$170,000.00	\$18,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	5,000.00	4,000.00	(1,000.00)	4,000.00	(1,000.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$5,000.00	\$4,000.00	(1,000.00)	\$4,000.00	(1,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	20,800.00	26,000.00	5,200.00	22,000.00	1,200.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$20,800.00	\$26,000.00	\$5,200.00	\$22,000.00	\$1,200.00
OTHER PHYSICAL ENVIRONMENT					
Community Center Manager / Staff	83,000.00	90,000.00	7,000.00	116,800.00	33,800.00
Waterway Management Program	20,000.00	17,138.00	(2,862.00)	7,980.00	(12,020.00)
Field Services @ \$750 Month	0.00	0.00	0.00	0.00	0.00
Waterway Plantings Program	0.00	0.00	0.00	5,000.00	5,000.00
Waterway Fish Stocking Program	0.00	0.00	0.00	7,000.00	7,000.00
Waterway Structure and Bank Maintenance	0.00	26,812.76	26,812.76	10,000.00	10,000.00
Property & Casualty Insurance	20,742.00	20,742.00	0.00	20,742.00	0.00
Club Facility Maintenance	50,000.00	40,000.00	(10,000.00)	50,000.00	0.00
Landscape Maintenance - Contract	200,000.00	190,000.00	(10,000.00)	199,000.00	(1,000.00)
Landscape Maintenance - Other	15,000.00	10,000.00	(5,000.00)	15,000.00	0.00
Plant Replacement Program	3,000.00	3,000.00	0.00	4,200.00	1,200.00
Irrigation Maintenance	10,000.00	13,000.00	3,000.00	20,000.00	10,000.00
Pool Maintenance Contract	18,000.00	29,000.00	11,000.00	21,900.00	3,900.00
Pool Maintenance Other	0.00	0.00	0.00	7,000.00	7,000.00
Fitness Center Maintenance	10,000.00	0.00	(10,000.00)	10,000.00	0.00
Fish Stocking	10,000.00	0.00	(10,000.00)	0.00	(10,000.00)
Holiday Lightening	0.00	13,500.00	13,500.00	13,500.00	13,500.00
Special Events	10,000.00	0.00	(10,000.00)	5,000.00	(5,000.00)
Security Services	0.00	0.00	0.00	60,000.00	60,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$449,742.00	\$453,192.76	\$3,450.76	\$573,122.00	\$123,380.00
CAPITAL RESERVE					
HOA Expenditure	0.00	467.00	467.00	45,000.00	45,000.00
Reserve	20,000.00	27,367.00	7,367.00	0.00	(20,000.00)
Capital Reserves donated by HOA	18,357.00	3,852.00	(14,505.00)	0.00	(18,357.00)
TOTAL CAPITAL RESERVE	\$38,357.00	\$31,686.00	(6,671.00)	\$45,000.00	\$6,643.00
TOTAL EXPENDITURES	\$788,764.00	\$792,868.76	\$4,104.76	\$940,687.00	\$151,923.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

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

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	500,963
TOTAL REVENUES	\$	500,963

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	185,481
Series 2015 November Bond Principal Payment	\$	130,000
Series 2015 November Bond Interest Payment	\$	185,481
TOTAL EXPENDITURES	\$	500,963
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	6,595,000
Principal Payment Applied Toward Series 2015 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2023	\$	6,465,000

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

REVENUES

CDD Debt Service Assessments	\$	259,356
TOTAL REVENUES	\$	259,356

EXPENDITURES

Series 2017 May Bond Interest Payment	\$	89,678
Series 2017 November Bond Principal Payment	\$	80,000
Series 2017 November Bond Interest Payment	\$	89,678
TOTAL EXPENDITURES	\$	259,356
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	3,590,000
Principal Payment Applied Toward Series 2017 Bonds	\$	80,000
Bonds Outstanding - Period Ending 11/1/2023	\$	3,510,000

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	280,644
TOTAL REVENUES	\$	280,644

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	75,000
Series 2018 May Bond Interest Payment	\$	103,572
Series 2018 November Bond Interest Payment	\$	102,072
TOTAL EXPENDITURES	\$	280,644
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	4,050,000
Principal Payment Applied Toward Series 2018 Bonds	\$	75,000
Bonds Outstanding - Period Ending 11/1/2023	\$	3,975,000

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	FY 2022 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS							
Single Family 40'	1.00	80	\$1,041.67	\$1,066.80	\$2,108.47	\$1,915.36	\$193.11
Single Family 50'	1.25	230	\$1,302.08	\$1,173.47	\$2,475.55	\$2,263.14	\$212.41
Single Family 60'	1.50	114	\$1,562.50	\$1,278.12	\$2,840.62	\$2,609.26	\$231.36
SERIES 2017 BONDS							
Single Family 40'	1.00	169	\$1,041.67	\$1,066.80	\$2,108.47	\$1,915.36	\$193.11
Single Family 50'	1.25	54	\$1,302.08	\$1,173.47	\$2,475.55	\$2,263.14	\$212.41
Single Family 60'	1.50	19	\$1,562.50	\$1,278.12	\$2,840.62	\$2,609.26	\$231.36
SERIES 2018 BONDS							
Single Family 40'	1.00	96	\$1,224.94	\$1,066.80	\$2,291.74	\$2,098.63	\$193.11
Single Family 50'	1.25	70	\$1,531.18	\$1,173.47	\$2,704.65	\$2,492.24	\$212.41
Single Family 60'	1.50	37	\$1,837.41	\$1,278.12	\$3,115.53	\$2,884.17	\$231.36
TOTAL COUNT		869					

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and Statutory early payment discount.

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2022-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

Passed and Adopted on August 4, 2022.

Attested By:

Carlton Lakes
Community Development District

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

Hillsborough County, Florida

PERSONNEL MANUAL

Adopted on _____

Effective Immediately

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CARLTON LAKES CDD Personnel Manual

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Welcome to CARLTON LAKES CDD

The following pages contain information regarding many of the policies and procedures of CARLTON LAKES CDD. These policies are a condition of employment. Labor relation laws require that all employers maintain a written policy that is applied non-discriminately to all employees.

If you have questions or need assistance reviewing this document please contact:

~~Meritus Corp. Inframark~~ or Operations Manager

For life threatening emergencies call 911.

For facility emergencies call:

Carlton Lakes CDD – Operations Manager 813-[]

Rick Reidt, District Manager ~~Cell. 813-[873-7300 ext. 105—]~~

~~Meritus Corp. Inframark~~ 813-873-7300

~~Meritus Corp. Emergency Services Phone [800-644-5674 correct?]~~

Disclaimer

This handbook is intended only to outline the employment policies, procedures and benefits of CARLTON LAKES CDD. This manual is not intended to be all-inclusive and should not be considered to be an employment contract. The Board of Supervisors of CARLTON LAKES CDD reserves the right to change employment policies, procedures, benefits or this manual at any time. Employees will be notified of any policy changes, additions or deletions. Said changes will immediately become a part of this manual.

Introduction

Mission Statement

To provide quality services to residents and their guests. To treat our residents, their guests and co-workers in a kind and friendly manner. To be a positive influence in the community.

Career Opportunities

It is our desire to see each and every employee achieve their highest potential. We will do our best to provide the opportunity and offer training, education and guidance whenever possible. See your immediate supervisor if you have questions.

Open Door Policy

It is our objective to provide a work environment free from elements that would deter you from doing your best work. All concerns may be expressed through

our open door policy. Management at CARLTON LAKES CDD maintains this open door policy to discuss any issues you may have. Feel free to express yourself about work related or personal matters. We welcome your input.

If you feel you have been discriminated against in any way you are encouraged to express concern through this open door policy.

Code of Conduct

Employees of CARLTON LAKES CDD are to conduct themselves in a responsible, professional and ethical manner. You must report unethical or dishonest behavior to your immediate supervisor.

Reported activities will be investigated by appropriate CARLTON LAKES CDD management team members. The management team will determine appropriate means for proper resolution. Employees found to be conducting themselves in an unethical manner may be subject to appropriate disciplinary action, including termination.

Employment

Equal Opportunity Employment

Employees are hired based solely on CARLTON LAKES CDD's personnel requirements and the qualifications of each individual candidate.

We do not tolerate nor condone discrimination due to age, race, color, religion, sex, national origin or disability. We will comply with the spirit and letter of all local, state and federal laws pertaining to employment. Furthermore, we do not discriminate due to age, race, color, religion, sex, national origin or disability when making decisions regarding termination of employees.

Any questions or concerns regarding any aspect of this policy should be directed to the District Manager.

Employment Eligibility

Federal law requires both new employees and re-hires to provide documentation of eligibility to work in the United States plus proper identity. A properly submitted form I-9 is required for employment.

Familial Employment

CARLTON LAKES CDD does allow family members and relatives of employees to be considered for employment, provided they are qualified for the position and no other conflicts of interest exist. Hiring decisions will be the exclusive responsibility of the District Manager.

Criminal Convictions

Criminal convictions are taken seriously at CARLTON LAKES CDD. CARLTON LAKES CDD will conduct a criminal background check and sex offender registry search on all applicants. CARLTON LAKES CDD reserves the right to disqualify any applicant for employment that has been convicted of a criminal offense or is listed on a sex offender registry.

Furthermore, conviction of a crime may result in an automatic termination. CARLTON LAKES CDD will make every effort to evaluate the nature and circumstances of the conviction. With the safety and well being of co-workers at stake, convicted employees may be subject to appropriate disciplinary action, including termination.

Violence

Threats of violence and acts of violence are strictly prohibited. Employees threatening or committing acts of violence will be terminated. Report any such activity to your immediate supervisor or the District Manager.

Weapons

Weapons and firearms, as defined by Florida Statutes Chapter 790.001, are generally defined as guns (firearms), knives and other objects which would do serious bodily harm to another when used as such. CARLTON LAKES CDD shall deem any such object a "weapon" for the purpose of enforcing of this policy.

Pursuant to Florida Statutes Chapter 790, the possession of a weapon is prohibited at CARLTON LAKES CDD Board of Supervisor meetings and CARLTON LAKES CDD property while on duty performing CDD business at any location. Any employee on duty or on CDD premises in possession of a weapon will be subject to appropriate disciplinary action, including termination. Report any weapon possession to your immediate supervisor. Appropriately licensed private security and sworn law enforcement officers hired by the CDD for off-duty security services are exempt from this policy.

Alcohol, Drugs & Illegal Substance Abuse

All applicants must pass a drug test screening in order to be eligible for employment with CARLTON LAKES CDD. Additionally, CARLTON LAKES CDD reserves the right to conduct drug test screening on employees based on reasonable suspicion. Possession of alcohol, illegal drugs or other illegal substances is not permitted on CDD property, or while on duty in the employment of CARLTON LAKES CDD. Furthermore, employees are not permitted to report for duty while under the influence of alcohol, illegal drugs or other illegal substances. Employees failing to adhere strictly to this policy will be subject to disciplinary action, including termination. Report any suspicious activity to your immediate supervisor.

Sexual and Other Unlawful Harassment

CARLTON LAKES CDD's objective is to provide a working environment free from discrimination and conduct commonly referred to as sexual harassment.

The E.E.O.C. (Equal Employment Opportunity Commission) has provided a broad definition of sexual harassment. It is general in nature and may not always be clear when evaluating everyday situations.

"Unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature constitute sexual harassment when

1. submission to such conduct is made either explicitly or implicitly a term or condition of an individual's employment,
2. submission to or rejection of such conduct by an individual is used as a basis for employment decisions affecting such individual, or
3. such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment."

Sexual harassment refers to behavior inappropriate in the workplace because it is offensive, unwelcome behavior which would not occur but for the sex of the offended person. Both sexual harassment, and accusations of sexual harassment, is disruptive to the work environment.

If you or a co-worker experiences what you believe to be sexual harassment or accusations of sexual harassment, report it promptly to your immediate supervisor or the District Manager. CARLTON LAKES CDD will investigate any employee, regardless of job position when such allegations are made. Based on available information, CARLTON LAKES CDD will take appropriate action and communicate on a need-to-know basis.

Appropriate disciplinary action, including termination will be taken against any individual for sexual harassment charges determined to be valid.

Employment Classifications:

There are three (3) classifications of employees. These classifications are as follows:

Regular full time

Regular part-time (Non-exempt)

Temporary /Seasonal (Non-exempt)

A regular full time employee is any employee who works a normal (32 hours) work week on a regularly scheduled basis.

A regular part-time (Non-exempt) employee is any employee who works less than a normal work week, either on a regularly scheduled basis or on an irregular basis.

Temporary / Seasonal – an employee hired for a period not exceeding three months and who is not entitled to regular benefits. An extension of a temporary work classification for an additional three-month period, or less may be granted, if upon review by management, the assignment is clearly found to be necessary. A temporary employee may be full-time or part-time. In addition to the use of this classification for secretarial or clerical positions, it applies to students working part-time and those who work during the summer.

All employees are classified as exempt and non-exempt according to the following definitions:

Salaried Exempt - Positions of managerial, administrative or professional nature or for outside positions as proscribed by federal and state labor

statutes, which are exempt from mandatory overtime payment and which includes temporary employees.

Salaried Non-exempt – Positions of a clerical, technical or service nature, as defined by statutes which are covered by provisions for overtime payments.

We adhere to the Fair Labor Standards act (FLSA) as set for governmental employees.

Position descriptions are available from the Manager/District Manager as part of the Standard Operation Procedures for the District. The items included in each position description are the following:

1. Job identification;
2. Job qualifications;
3. Assigned responsibilities or duties;
4. Supervisor.

Position descriptions are used to determine employee selection, job requirements, performance appraisals, organizational structure, and relative worth of jobs in relation to each other. District management annually reviews all District positions to ensure equity and consistency in our human resource system.

Employment Evaluation

All employees of the District will participate in a performance review with their supervisor/manager based on the following schedule:

1. Once a year or during the month of October.
2. As often as is warranted by the job situation and the employee's performance.

The performance review will be completed in writing by the Manager/District Manager. The employee is encouraged to share in the review process by adding written comments to the evaluation form.

The employee is also encouraged to do the following:

1. Inquire about his or her performance from time to time;
2. Accept additional responsibilities and show initiative;
3. Review opportunities for advancement within the job department or job classification;
4. Ask for assistance in developing a goal-oriented path for advancement within the department or district;
5. Learn about training available to assist the employee in skills improvement, promoter, or lateral transfer

The Supervisor/Manager will determine if a merit increase is warranted at the time of performance review. It is the District policy to reward employees with merit increases in salary for dedication in their work, extra effort, and better-than-average performance. Management does not award merit increases on

an automatic basis or at any preset interval. Merit increase recommendations must be approved by the next level of management and submitted in writing to the Human Resources or personnel department. (These increases may be up to but not surpass the budget adopted by the board of supervisors each year.)

All approved merit increases will be effective the first pay period following the performance review in October or as determined by management.

Personnel File

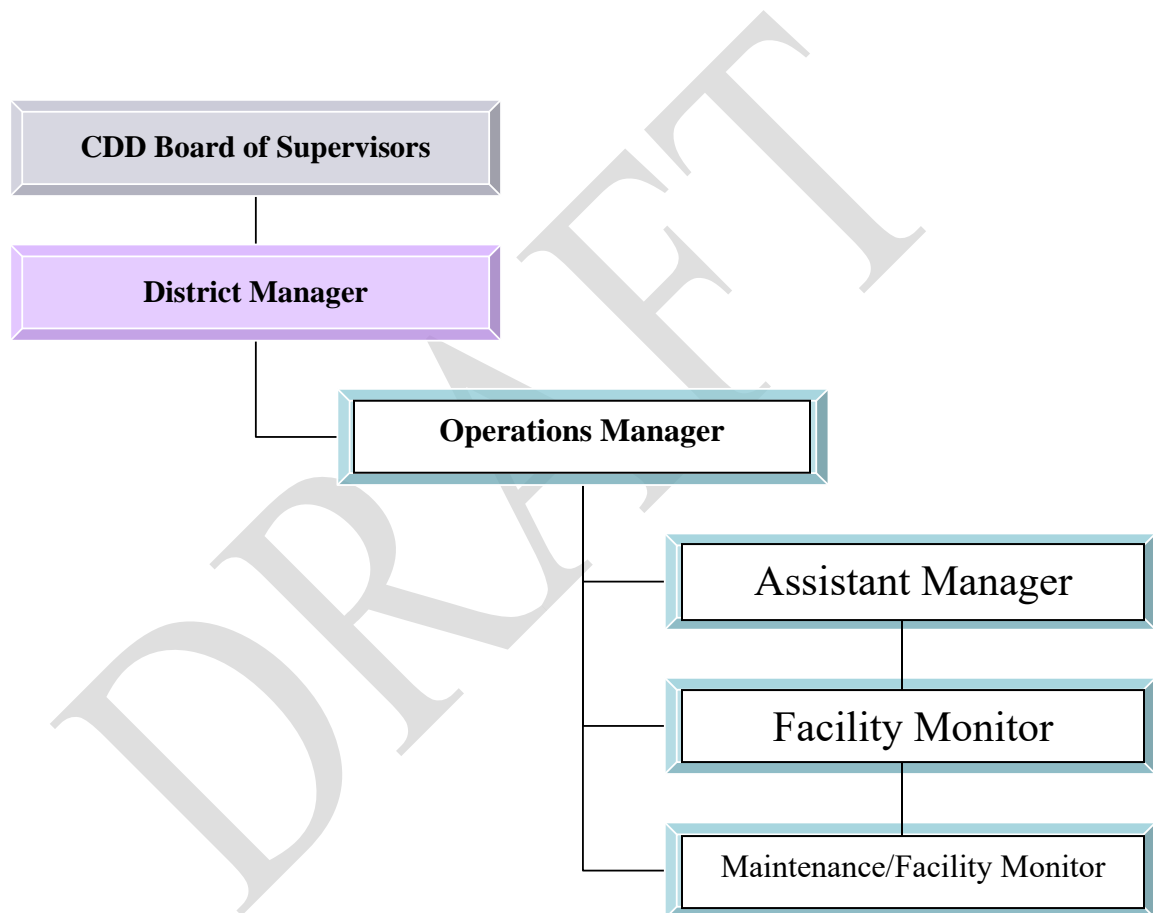
CARLTON LAKES CDD maintains a personnel file for each employee. Files are maintained by the District Manager and are subject to public disclosure pursuant to the Florida Statutes Chapter 119, Public Records. Employees may review their personnel file at any time by submitting a request to the District Manager. These files are considered a public record and the property of CARLTON LAKES CDD, no documents may be altered or removed by the employee. Copies of documents in the personnel file are available pursuant to state law and applicable policies and procedures for the copying of public records.

Policies & Procedures

Chain Of Command

The Chain of Command for the CARLTON LAKES CDD is as follows; all employees report to the Operations Manager, the Operations Manager reports to the District Manager. The District Manager reports to the Board of Supervisors.

Following is an illustration of the Chain of Command:



Attendance

Punctual attendance is mandatory for efficient job performance. In cases of absence for any reason notify your immediate supervisor as soon as reasonably possible. Poor attendance, absence without notification or habitual tardiness will be subject to appropriate disciplinary action, including termination.

Parking

CARLTON LAKES CDD employees are required to park in the designated employee parking area, if any. All other parking is reserved for visitors, residents and their guests.

Work Schedule Requirements

With variations in work load based on demand from our residents, it is our responsibility to meet critical deadlines, sometimes with little notice. As a result, you may be required to work overtime be it pre-planned or spontaneous. Overtime is mandatory when required; it is a condition of employment. For eligible employees, overtime hours shall be compensated as provided herein.

Salaried employees are expected to adhere to established work hours; additionally salaried employees acknowledge their duties will require them at times to be available outside of these established hours (i.e. board meetings, maintenance emergencies).

Staff Meetings

Group meetings of several employees as well as meetings of all employees are occasionally scheduled. Every effort is made to schedule these meetings during the hours worked by the vast majority of employees. Written notification for mandatory meetings will be distributed in advance. All employees are required to attend, when requested, even if it is not during their scheduled work hours.

Bulletin Boards

Bulletin boards placed erected and in place at the Club House display official notices and announcements for employees to review. It is the responsibility of each employee to review the bulletin boards several times per week to be aware of information posted.

Suggestions

CARLTON LAKES CDD always encourages employees to submit suggestions, comments or new ideas which may benefit the CDD or working conditions. All suggestions must be submitted in writing to the District Manager, whom shall review and consider the suggestion. A suggestion that requires the amendment or modification of a policy or procedure adopted and approved by the Board of supervisors shall be submitted to the Board at the

next regularly scheduled session. All submissions are considered a public record subject to disclosure pursuant to state law.

This policy does not replace or supersede Florida Statute 112.3187, the Whistle Blower Act. Employees may utilize the state procedure or internal procedure for the filing of a complaint. A complaint may be submitted in, person, writing or telephone to the District Manager. The District Manager shall document or receive any such complaint and direct the employee to the appropriate grievance procedure. The District Manager's referral is not deemed advice, endorsement or approval of the subject matter. Employees are required to know and understand the respective procedure they are invoking. It is anticipated that there may be incidents where the employee may not be willing to submit or openly come forward with a complaint directly to the District Manager, in which case the employee should utilize the state procedure.

Time Sheets

All employees are required to turn in time sheets on a bi-weekly basis reflecting hours worked unless authorized to be exempt, as with supervisory and management personnel. For vacation, leave or holidays, time sheets must be turned in accounting for these days/hours.

Carlton Lakes is equipped with an electronic key card reader system. All employees are given an individual key card. All employees are required to swipe (register) their card on the system when they arrive at work, when they exit work for the day, when they start their paid or non-paid lunch break, when they end their paid or non-paid lunch break.

Lunch Break

All employees are required to take a lunch break based on current Federal and Florida laws. Schedules may vary from employee to employee based on work schedule and from one department to another. It is the responsibility of your immediate supervisor to establish your lunch break schedule.

Breaks

It is in the best interest of our employees and CARLTON LAKES CDD to provide a few breaks from work throughout the work day. It is the responsibility of your immediate supervisor to establish your break schedule.

Workplace Dress Code

CARLTON LAKES CDD provides uniform shirts to employees who are facility monitors and/or maintenance. This provides for a consistent professional appearance and provides for the easy identification of employees by residents and vendors. This attire should be worn at all times while working. Employees must be considerate of the CDD's image as well as your image with residents and your co-workers. Office and Management staff must maintain a professional business casual appearance. All employee attire must be properly fitting, clean and present a professional appearance at all times.

Medical Attention

CARLTON LAKES CDD requires employees to notify a supervisor when medical attention is required for any reason, accident or illness.

Compensation

Compensation rates are established by the Board of Supervisors. Annual standard cost of living raise increases, merit raise increases and bonus awards shall be established by management based on the annual budget approved by the Board of Supervisors. Cost of living raises, when approved, shall go into effect on the first day of the fiscal year. The District Manager or supervisor designee shall conduct a written annual performance evaluation of each employee as provided below and may award a merit raise increase in compliance with the approved policy. Any merit or performance based increase beyond approved policy limits requires approval from the Board of Supervisors. Employment is based on an as-needed basis. Employees are not guaranteed tenure or retirement benefits.

Overtime

Hours of work performed by hourly employees, over 40 hours in any seven day period, qualify for payment at a rate of 150% of the employee's regular hourly pay. All overtime must be approved in advance by your immediate supervisor to qualify.

All hours during a work week that are calculated in the total for overtime must be hours actually worked.

Exempt employees are exempt from mandatory overtime payments.

Non-exempt employees are not exempt from mandatory over time.

Managers are encouraged to recognize necessary exempt overtime by allowing compensatory time off to be taken at a time and under conditions mutually agreed upon. This must first be approved between the Exempt employee and his or her manager.

Wage and Salary Disclosure

Compensation schedules are public information subject to disclosure pursuant to the public records law.

Payroll Schedules

Employees are paid every two weeks, 26 times annually. Regardless of shift schedule, the work week begins Monday and ends Sunday. Payday is every other Friday. In the event payday falls on a holiday, paychecks will be distributed before the holiday. The District provides the opportunity and encourages participation in direct deposit.

Paycheck

Payroll checks shall be distributed on payday as established in the Payroll Schedule section of this handbook. Federal, state and any other required taxes will be withheld from wages as will any voluntary deductions.

Payroll Deductions for Federal Tax, State Tax, FICA and Medicare

As required by law, CARLTON LAKES CDD withholds taxes from employee earnings, as well as social security (FICA) and Medicare.

IRA's - Individual Retirement Accounts

CARLTON LAKES CDD encourages employees to plan for retirement. IRA saving programs offers the employee advantages for retirement as well as tax savings at the time of purchase. Contact the District Manager for details and information regarding automatic payroll deductions.

Working Away From the Office

Electronic media opens the door to new opportunities for working away from the office. As a general rule we discourage this practice. However, there may be certain and specific circumstances where doing so could benefit both the employee and CARLTON LAKES CDD.

If you wish to consider this option discuss it with your immediate supervisor. If the supervisor concurs, they will request authorization from the District Manager. Monitoring procedures may be put in place during the off-site working arrangement. All arrangements for such activities are considered temporary and may be terminated without notice.

Performance & Evaluation Reviews

Annual performance and evaluation reviews will outline the competencies you need to perform your job functions successfully. Your contributions to your department and CARLTON LAKES CDD are also reviewed and documented. Your supervisor will discuss job requirements for your duties and identify your specific skills. Together you will establish plans for your growth and development. All performance reviews will become a permanent part of your personnel file.

Reimbursement of Expenses

Expenses to be reimbursed by CARLTON LAKES CDD must be approved in writing prior to expenditure. To receive reimbursement you must furnish the District Manager with two items: receipts for all expenses (other than per diem or mileage) and a properly completed expense form (available from your immediate supervisor).

We appreciate your expenditures on behalf of CARLTON LAKES CDD and will make every effort to reimburse you in a most timely fashion.

If you require an advance for expenses, see your immediate supervisor.

Reporting Personal Information Changes

Employees must notify the District Manager whenever there is a change in their personal information on file with CARLTON LAKES CDD. This includes address, phone number, income tax withholding information, emergency contacts and if applicable.

Ethics - Gifts, Entertainment & Meals

CARLTON LAKES CDD employees are subject to the current State of Florida laws on Ethics for Employees and Elected Officials, which can be found at Florida Statute Chapter 112 and adopted herein by reference.

Personal Property

CARLTON LAKES CDD is not responsible for personal property of employees in facilities, vehicles or parking areas.

Personal Safety

At CARLTON LAKES CDD the safety of our employees is a top priority. We will make every effort possible to ensure the safest working environment possible. If you have suggestions or concerns discuss them with your immediate supervisor or the District Manager. If you feel you are in danger performing your job duties, stop working and report the hazard to your immediate supervisor.

Food & Beverage

Without exception, food and beverage is strictly prohibited within immediate proximity of any computers, servers, related hardware, application storage areas or production equipment. In all other areas, employees should be mindful of potential resident visitors within the work area. Meals should be eaten in the specified dining or break area. Field operations staff is encouraged to eat meals in safe and secure locations.

Smoking

Smoking is not allowed at CARLTON LAKES CDD facilities except in designated area. While smoking, please be considerate of others. All smoking materials must be extinguished properly and disposed of in appropriate receptacles. Smoking is only allowed on authorized break periods.

CDD Property

Confidential Information Security

As a matter of course certain employees of CARLTON LAKES CDD will have access to information and records exempt from the public records disclosure requirement. This information includes, but is not limited to, employee social security numbers, off-duty law enforcement personnel personal information and security patrol information. It is a condition of employment that you not disclose this information to third parties during or after employment. Disclosure of CARLTON LAKES CDD protected information without express written approval is prohibited. An employee that is unfamiliar with the requirements of this policy should promptly contact their immediate supervisor or District Manager.

Facilities Security

It is the responsibility of all employees to make sure the facilities and work areas are secure. Any employee entrusted with facility keys shall make certain the facility is secure when that employee is the last to leave. See your immediate supervisor if you will be left with this responsibility. This includes, but is not limited to, turning off appropriate lights, closing and locking all doors and windows and setting the security alarm, if applicable.

Report any potential security risks to your immediate supervisor.

Office Supplies, Postage & CDD Accounts

CARLTON LAKES CDD postage, postage systems, shipping accounts and accounts with various vendors and suppliers are to be used for CDD business purposes only. Improper use of these items may result in appropriate disciplinary action, including termination.

CDD Vehicles

Use of CDD vehicles for personal purposes is prohibited. If you have been assigned a CDD vehicle, it should be used strictly for CDD business and for travel to and from CDD business locations and activities. Employees found to be using CDD vehicles for personal use may be subject to appropriate disciplinary action, including termination. Use of vehicles is allowed only after being insured by the district and signing a vehicle use agreement.

CDD Equipment

CDD property, such as printers, copiers, computers and all production tools are to be used for CARLTON LAKES CDD business purposes only. Use of unauthorized equipment may result in appropriate disciplinary action, including termination.

Your designated work area, desks and cabinets are not to be locked with personal locks. If you need assistance securing CDD property see your immediate supervisor.

Phone Systems, Voice Mail and Personal Calls

Telephone systems, equipment and operators are in place to provide business services of the CDD. Employees are to limit the personal use of these items.

Long distance calls for personal use are prohibited.

Conservation

Conserving energy and resources is a priority at CARLTON LAKES CDD. Employees are required to conserve power and water in all reasonable ways.

Computers and Related Equipment

CARLTON LAKES CDD provides employees access to computers, printers and other equipment on an as-needed basis, to perform their job requirements. This equipment is to be used exclusively for the business activities of CARLTON LAKES CDD. Employees found to be using CDD

computer equipment for personal use may be subject to appropriate disciplinary action, including termination.

Employees are required to maintain their computers and related equipment in good working order. If any of your equipment needs service, repair or maintenance, notify your immediate supervisor.

Employees shall not use CDD systems to knowingly violate any city state or federal laws.

Computer games and personal software may not be installed on CDD equipment.

CDD equipment shall not be used to create or store personal information or projects.

CDD equipment shall not be used to store or display images depicting violence, sexually explicit material or are racially offensive material.

Software installed on CDD computers must be properly licensed and installed at the direction of the computer systems supervisor.

Employees are not permitted to download any software (free or otherwise) without express permission from the computer systems supervisor.

Internet

CDD computer systems, connected to the internet, are connected for business purpose only. Accessing the internet for personal use is not permitted. Accessing of pornography, viewing of offensive material and the use of CDD computer system resources for personal activity (e.g. printing documents, emails, posting on chat lines or websites to promote personal views or opinions) is not permitted and may result in disciplinary action. Employees are expressly prohibited from allowing any third party non-CDD employee to use CDD provided computers or internet services.

Conducting CDD business on the internet must be done following all guidelines and policies for conducting business in conventional settings.

Do not expect privacy on CDD computers. Each website visit, each email, each chat and each file transfer, by every computer on the system may be tracked and reviewed by the CARLTON LAKES CDD.

CARLTON LAKES CDD maintains the right to limit internet access.

CARLTON LAKES CDD emails and internet activity are public record.

While accessing the internet, employees should be fully aware of the global reach of the media. Employees are required to maintain a high level of dignity and be mindful that they represent CARLTON LAKES CDD to the world at large while online.

For protection of CARLTON LAKES CDD's network and proprietary information, security measures have been installed on the system. No employee shall, under any circumstances, attempt to disable or circumvent these security measures.

E-Mail & Electronic Communication

CDD provided email is provided for business purposes only. All emails, sent or received, are CDD records and as such, are accessible to appropriate staff members and public review.

No anonymous emails can be sent from CDD systems. All employees are required to identify themselves by name and email address.

Policy and Procedures

Additional policy and procedures of the district are outlined in the Standard Operating procedures manual and through staff memos issued by the Manager or District Managers.

Policies for Leave of Absence

Eligibility

Non-paid leave of absence is a benefit of working at CARLTON LAKES CDD. To qualify for these leave of absence benefits the employee must be a full time employee and have completed a minimum of **ninety (90) days continuous employment** with CARLTON LAKES CDD. Full time employees are employees who have been assigned a regular 40 hours per week work shift. Employees scheduled for less than 40 hours weekly are not eligible. CARLTON LAKES CDD reserves the right to, without notice; revise these leave of absence policies.

If you have questions contact the District Manager.

Personal Leave of Absence

CARLTON LAKES CDD will make every reasonable effort to consider unpaid personal leave of absence. Application for unpaid personal leave of absence authorization must be submitted to the District Manager, whom will submit the request to the Board of Supervisors at the next regularly scheduled meeting. Many factors are considered when determining eligibility for personal leave of absence and will be granted or denied solely at the discretion of CARLTON LAKES CDD Board of Supervisors. When granted, the maximum allowable period is 30 days per calendar year.

Family & Medical Leave

CARLTON LAKES CDD employees may be eligible to take leave as per the terms of The Family and Medical Leave Act of 1993. Consult the District Manager for details and notify your immediate supervisor if you choose to take this unpaid leave of absence.

Jury Duty

Notify your immediate supervisor if you are summoned for jury duty. Time off from work will be granted as necessary in compliance with applicable law.

Military Duty

In accordance with requirements of law, CARLTON LAKES CDD will provide military leave of absence and reinstatement for qualifying employees. CARLTON LAKES CDD will provide eligible employees up to two weeks paid leave for military leave of absence.

Severe Weather Closings

In the event the CDD must close for the day due to severe weather or emergencies, the CDD will make every reasonable effort to notify you. Full time and exempt employees will be paid for the day up to a maximum of three days.

If weather conditions are so severe that you are unable to travel to work, contact your immediate supervisor. Full Time and exempt Employees will be paid for the day when these instances arise and travel restrictions can be independently confirmed.

Worker's Compensation

State and federal law governs eligibility requirements.

Employees are required to report job-related injuries immediately. Failure to comply could result in difficulty with the employee's claim.

Report all accidents or injuries to your immediate supervisor.

Holidays

Holiday Schedule:

The following are the current District paid holidays for full time and exempt employees, pursuant to Chapter 110.117, Florida Statutes, and may be changed each year:

New Year's Eve (½ Day)

~~New Year's Day~~

Martin Luther King, Jr. Day

Memorial Day

Independence Day

Labor Day

~~Veterans' Day~~

Thanksgiving Day

Friday after Thanksgiving

~~Christmas Eve (1/2 Day)~~

Christmas Day

Floating Holiday(s)

If any of these holidays falls on Saturday, the preceding Friday shall be observed as the holiday. If any of these holidays falls on Sunday, the following Monday will be observed as a holiday.

Any employee hired before July 1 will be eligible for two floating holidays during that calendar year. Any employee hired on/after July 1 will be eligible

for one floating holiday in that calendar year. Any employee hired on/after October 1 will not be eligible for any floating holidays until the next calendar year.

Non exempt part time employees do not receive holiday pay except as stated below:

Carlton Lakes CDD is open 365 day a year. Non exempt part time employees will be paid 150% of their normal pay when working the following Holidays.

New Years Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Christmas Day

Vacations

CARLTON LAKES CDD provides paid vacation time for all full time and exempt employees. To qualify for vacation benefits a full time employee must have completed one full year of continuous employment. Time is computed based on their anniversary date. There is no carrying forward of unused vacation time beyond 5 days to the next year. Salaried Exempt employees paid vacation may be negotiated with the District Manager and vary from this schedule.

Vacations Schedule:

1 to 2 years service	5 days Paid Vacation
3 to 5 years service	10 days Paid Vacation
6 to 10 years service	15 days Paid Vacation
11 to 20 years service	20 days Paid Vacation
Over 20 years service	25 days Paid Vacation

Additional non-paid vacation days may be considered in order to extend vacations providing you acquire written approval from your immediate supervisor. Workloads are considered when choosing to grant or deny these requests. Paid CDD holidays which occur during your vacation are not counted as vacation days

Non exempt part time employees having completed three years of employment will be eligible to receive pro-rated hours of vacation based on average weekly hours worked over the previous year.

3 to 5 years of continuous service - 5 Days of Average Hours worked daily

6 to 10 years of continuous service - 10 Days of Average Hours worked daily

There is no carry-over of vacation into the next year for Non exempt part time employees. Vacation must be used. Vacation must be scheduled based on workloads and will require approval of Manager/District Manager.

Non exempt part time employees are eligible for non-paid vacation days. These non paid vacation days may be considered based on workloads and will require the approval of the Manager/District Manager.

Sick Time Off

CARLTON LAKES CDD provides paid sick time for all full time and exempt employees. To qualify for paid sick time off benefits a full time or exempt employee must have completed one full year of continuous employment. Time is computed based on their anniversary date. There is no carrying forward of unused sick time to the next year. Salaried Exempt employees paid Sick time off may be negotiated with the District Manager and vary from this schedule

1 to 2 years service	5 days Paid Sick Time Off
3 to 5 years service	7 days Paid Sick Time Off
6 plus years service	10 days Paid Sick Time Off

Non-exempt employees will be allowed time off for sickness at no pay. Excessive sick time over the above schedule may become a disciplinary issue.

Every attempt should be made to notify Manager/District Manager of needed sick time off at least 24 hours prior to scheduled time to work. However a minimal notice of one hour prior to work scheduled start time is required. Absence with no prior notice may be considered for disciplinary action.

Covid-19 Policy and Safety Protocols

CARLTON LAKES CDD is following guidance from federal, state and local public health officials on how and when to exclude employees that are diagnosed, sick or exposed to Covid-19. We must all act responsibly to protect the health, well-being, and safety of our employees, members and guests.

Employees should assess their health daily before coming to work and throughout the day to determine if they have symptoms of Covid-19. More information may be found on the CDC website at <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

Employees with any of the following symptoms must stay home:

- Fever or chills
- New loss of taste or smell
- Vomiting

Employees who recently develop two or more of the following symptoms should consult with their supervisor about coming to work or remaining at work:

- Cough
- Shortness of breath or difficulty breathing
- Fatigue
- Muscle or body aches
- Headache
- Sore throat
- Congestion or runny nose
- Nausea

Employees must notify their supervisor if they are being tested for Covid-19, if they have been in “close contact” (as defined by the Centers for Disease Control and Prevention (“CDC”)) with someone with Covid-19, and/or if they have Covid-19 (even if they don’t have symptoms). The CARLTON LAKES CDD has the right to request a doctor’s note or test from a medical professional from the employee or anyone in their household if the employee is out of work due to quarantine or isolation and/or if the employee is being tested for COVID-19.

Part-time employees will not be paid for sick leave or quarantine during the time they are out of work. Full-time employees will be paid for sick leave as long as they provide a note from their healthcare provider or positive Covid test from a medical professional.

Covid-19 information is subject to change as new guidelines are provided. It is your responsibility to stay up to date with the latest updates and recommendations from the CDC. Please visit www.cdc.gov for these updates.

It is now optional, but we still recommend, that employees and the general public wear masks or other face coverings when in the office or otherwise using club facilities.

Employees are instructed to frequently wash their hands for 10-15 seconds. Employees are required to wash their hands after handling money and in between tasks.

Employees are instructed to sanitize the clubhouse and other common areas using a disinfectant approved by the United States Environmental Protection Agency for use against Covid-19

Bereavement

Full time and exempt employees only will be paid for up to (3) three days leave to attend the funeral of an immediate family member. (Spouse, Child, Sibling, Parent and Grandparent)

Full time and exempt employees may be paid for up to (1) day leave to attend the funeral of any other blood relative. Bereavement leave under all other circumstances requires the approval of your immediate Manager/District Manager.

Non-exempt part time employees do not qualify for bereavement pay however the district will allow similar time off without pay with Manager/District Manager approval.

Benefits

Overview

Benefits provided to employees are at the will of CARLTON LAKES CDD and CARLTON LAKES CDD reserves the right to modify or eliminate benefits without notice under conditions of law. The benefits listed herein are intended to be a general description only. Details of specific benefits are outlined in the documentation for the benefit program.

Eligibility

To qualify for vacation benefits a full time employee must have completed one full year continuous employment. To qualify for holiday benefits a full time employee must have completed 90 days of employment with a minimal good rating. Full time employees are employees who have been assigned a regular 40 hours per week work shift. Employees scheduled for less than 40 hours weekly are not eligible. CARLTON LAKES CDD reserves the right to, without notice, revise these eligibility requirements.

If you have questions contact the District Manager.

Group Medical Insurance

CARLTON LAKES CDD does not offer group medical insurance benefits to employees. It is the responsibility of each employee to provide their own medical coverage.

401K Plan

CARLTON LAKES CDD does not offer a 401K plan at this time.

Retirement

CARLTON LAKES CDD does not offer a retirement plan at this time.

Education - Tuition Reimbursement

CARLTON LAKES CDD does not provide tuition reimbursement unless approved by the Board of Supervisors.

Employee Discipline

Disputes Between Employees

For disputes between employees, open communication is encouraged. An issue at controversy should be first discussed between the two employees and each employee should make every attempt to resolve their differences. If no resolution is reached, both employees together should approach a supervisor and allow the supervisor to participate in the resolution. If a resolution is not reached, then the District Manager should be notified.

Discipline

CARLTON LAKES CDD employs a progressive discipline program intended to adjust inappropriate behavior of employees. Under this program, employees may be reprimanded, suspended with or without pay, or terminated. The program is progressive in that, except in cases that constitute a real imminent danger to the district or a flagrant violation, discipline will follow these steps: 1) Verbal Reprimand, 2) Written Reprimand, 3) Suspension (with or without pay) and or Termination.

Violation of CDD Policy

Employees found to be in violation of CDD policy will be given official notice of the infraction. All reasonable attempts to resolve the problem will be made to constructively resolve the situation. Appropriate disciplinary action, including termination, may be taken if the violation continues.

Employees who believe they have been falsely charged with an infraction can appeal the charge to the District Manager. All appeals must be in writing clearly defining the reason the employee believes the charge was false. The District Manager will review all available information and make a ruling. All decisions of the District Manager are final.

Notices of violation, appeals and final disposition documentation will become a permanent record in the employee's personnel file.

Termination of Employment

CARLTON LAKES CDD may terminate employment at any time for any reason. If an employee is terminated for a severe violation of policy they will be escorted from the premises immediately. Any personal property, plus their final paycheck including any earned vacation pay, if applicable, will be given to the employee upon receipt of all CDD owned property.

Employees of CARLTON LAKES CDD are not given tenure. The employee of CARLTON LAKES CDD may choose to terminate employment at any time.

Employees choosing to terminate their employment with CARLTON LAKES CDD are required to return all CDD property to their immediate supervisor before leaving the premises on their final day of employment.

The District Manager will provide opportunity to all employees leaving CARLTON LAKES CDD to have an exit interview. Request for exit interviews

must be made with reasonable time for the District Manager to schedule the interview.

CARLTON LAKES CDD reserves the right to make changes to this Personnel Manual for the purpose of modifying, revising and updating CDD policy and this manual. Notice of changes will be posted on the bulletin boards and become a part of this manual. Violation of any CDD policy may result in immediate termination.

Employee Acknowledgement

I have read the policies outlined in this handbook. I understand that while this is not an employment contract I am bound to abide by the policies set herein.

I further understand that CARLTON LAKES CDD may modify, revise and update this manual from time to time. I am also aware that this updating may include additions or deletions.

I also certify that I have had ample time to discuss this handbook and its contents with CARLTON LAKES CDD representatives and I fully understand the contents.

With this knowledge I accept the policies outlined herein as a condition of employment.

Employee name (print) _____

Employee signature _____

Date _____

DRAFT

Drug Testing Policy

Current and prospective employees who now work, would work if engaged, or in the near future may possibly work, in safety-sensitive areas will be asked to submit to drug and alcohol testing per CARLTON LAKES CDD's policy. Prospective employees will not be asked to submit to testing unless an offer of employment has been made. Negative test results for drugs and/or alcohol are a condition of employment. This policy is intended to comply with all state laws governing drug and alcohol testing and is designed to safeguard employee privacy rights to the fullest extent of the law.

Not all CARLTON LAKES CDD employees are subject to drug and alcohol testing. Employees who do work, would work if engaged, or at sometime in the near future may possibly work, in the following areas or job positions are subject to drug and alcohol testing:

_____.

Any drug and/or alcohol testing requested by CARLTON LAKES CDD will be paid for by CARLTON LAKES CDD and conducted by a laboratory licensed by the state.

CARLTON LAKES CDD's drug and alcohol testing program is limited to testing for the following:

_____. Other substances found, will not be reported.

Each employee asked to submit to a drug or alcohol test will be notified of their results by CARLTON LAKES CDD within _____ of receiving the lab results. Every reasonable effort will be made by CARLTON LAKES CDD to maintain confidentiality regarding results. If the test results are confirmed positive, the employee will be given the opportunity to explain. The employee may also have the same sample retested at a laboratory of the employee's choice, providing the lab is licensed by the state.

CARLTON LAKES CDD does not tolerate the use of alcohol or nonprescription drugs on CDD premises or during work hours at any other employment location as required by CARLTON LAKES CDD. If an employee is suspected of working while under the influence of illegal drugs and/or alcohol, the employee may be suspended and required to submit to a drug and/or alcohol test. Suspension shall be without pay until the results of the test are obtained by CARLTON LAKES CDD. If the results are negative, the employee will be reinstated and compensated for normal hours of work missed as a result of the suspension. Positive test results may result in termination of employment.

All employees and prospective employees are hereby notified that test results may be used in arbitration, administrative hearings and court cases arising because of the employee's drug testing. Results will be sent to federal

agencies as required by federal law. In all other instances every reasonable effort will be made by CARLTON LAKES CDD to protect the confidentiality of the information.

CARLTON LAKES CDD
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Tel: 813-873-7300

DRAFT

Drug Test Consent Form

I, _____ have applied for employment with CARLTON LAKES CDD. I understand that as a condition for my being considered for employment at the position for which I am applying, I may be required to undergo drug and/or alcohol testing. I willingly agree to this testing and understand that if my test results are positive, I shall not be considered further by CARLTON LAKES CDD for this position.

I hereby authorize any laboratory, physician or medical professional retained by CARLTON LAKES CDD to conduct such testing and to provide the results to CARLTON LAKES CDD. I further release CARLTON LAKES CDD and any person affiliated with CARLTON LAKES CDD and any such institution or person conducting the testing, from liability therefore.

Signature

Date

Applicant Name (Please print)

Board of Supervisors,

Memo: Fredrick Levatte employment as Operations Manager for the Facilities and Staff.

The Chair approved the hiring and the \$52,000 salary which had been previously discussed with the Board without a vote.

Fredrick submitted his resignation from the board prior to starting employment. His seat is now vacant, and the Board will ratify at this meeting.

Fredrick started Thursday June 23, 2022. I want you to know that the budget amount for him is \$85,800 a year. That is based on \$52,000 salary.

The mark up covers taxes, insurance, benefits, equipment (computer, etc.) overhead costs (back-office support, etc.) and a margin for Inframark. There would be no field management fee as was charged in the past as it is all wrapped up in this number. All time exceptions will be reported through our systems such as vacation, sick leave, holidays and unpaid leave.

The Board will need to ratify this understanding that we will need to move funds from taken for other categories in the budget next year.

As part of the hire process the chair approve that he will be off 6/30 thru 7/9 on his a previously planned vacation at no pay excused leave as we agreed. He will be paid July 4th as a Inframark holiday.

The Board must ratify this budgeted amount to proceed with his employment.

Carlton Lakes Action Items

July Meeting 2022

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Bench's at least two per walk around two lakes.	DM	5/1/21	6/12/22	Approved	Neptune has pads in and will be securing benches hopefully by meeting in July.
Weir on Water Table 6 Failed due to hurricane waters.	Tonja Stewart	7/9/21	TBD	Ongoing Monitoring	Aquatic Plantings approved by Chair and DM will monitor moving forward.
Golf Cart Purchase	Chair	7/1/21	TBD		Purchase pending storage area.
Power for Golf Cart	DM	7/1/21	TBD		Will arrange when purchase is made.
Chase Repairs	DM	7/23/21	Open	Approved	Waiting on repairs.
Chase Purchases	DM	6/2/22	July Meeting	Approved Not to Exceed \$15,000	Board requested purchase of chases for immediate placement.
Pine Lake Storage Area	Pine Lake	9/3/21	Open		Pine Lake is nearing completion. Plantings needed.
Security or HCSO Service	DM	11/4/21	July Meeting	Completed	FHP Hired for coverage. Will discuss schedule with Board as Security information is protected.
Bond Review and Capital Improvement Capabilities	DM	5/19/22	June Workshop	Completed	Heather Dilley presented at workshop.
Review Pool Motor replacement	Zebra	5/19/22	August Meeting	Following Vendor Selection	Tabled and will review quotes from Pool Maintenance quotes.
Review of Pool Maintenance Quote	DM	5/19/22	July Meeting	In Agenda	Request for Quotes on Service and Pool Motor Placement from vendors. Aqua Pro, Sharper Image, Clear Tech and A Quality.
Obtain Painting Quotes for interior of building	DM	5/19/22	July Meeting	In Agenda	Quotes to be obtained for July meeting review.

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

South Fork III CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Rick Reidt

(813) 955-0050

JOB DESCRIPTION	
Carlton Lakes CDD Holiday Lighting Proposal	
Scope: Three Entrance monuments and Amenity Center	

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Monuments	Community Entrance Signs - 3 Total (2 per Entrance)	\$11,000.00
	Install 2 x 48" wreaths with lights and bows on entry monument columns to the left and right of center sign	
	Install clear C9s across the top of brick wall and sign	
	Install clear C9s across lower planter walls of entrance sign	
	Install warm white, LED mini lights in 3 crape myrtles both left and right of entrance sign (Total of 6 crape myrtles)	
	Amenity Center	
	Install warm white, LED C9s outlining roof edge of Amenity Center	2,625.00
	Install 2 x 60" wreaths with lights and bows front center gable of both entrance peaks	875.00
	Maintenance throughout holiday season	
	Requires 50% Deposit	
TOTAL ESTIMATED JOB COST		\$14,500.00
10% DISCOUNT		\$13,050.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Carlton Lakes CDD community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

Rick L. Reidt - DM

AUTHORIZED SIGNATURE FOR CARLTON LAKES CDD

9/10/2021

DATE _____

9/12/2021

DATE _____

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Carlton Lakes CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



AquaPRO
Pool Solutions

QUOTE

Jorge Lopez

Owner

EXPIRATION DATE: DECEMBER 25, 2022

DATE: JUNE 30, 2022

2513 DAKOTA ROCK DR.
RUSKIN, FL 33570
Phone: (813) 482-1932
Email: aquapro.pool.solutions@gmail.com

TO CARLTON LAKES CDD
11401 CARLTON FIELDS DR.
RIVERVIEW, FLORIDA 33607
(813) 601-8733

QUOTE: 2022 MONTHLY POOL MAINTENANCE

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	POOL MAINTENANCE (MONTHLY PACKAGE)	\$1,900.00	\$1,900.00
	• 3-Visits per Week (YEAR-ROUND)		
	• Chemicals Included		
	• Filtration Cleaning		
	• Pool Vacuuming and Skimming		
	• Water Testing and Balancing		
	• Daily Equipment Inspection		
	• Free Minor Equipment Repair		

NOTES: ANY SPECIALTY CHEMICAL TREATMENTS INCLUDING: STAIN REMOVAL TREATMENT, ENZYME TREATMENTS, OR SEQUESTER TREATMENT WILL COST EXTRA FROM THE FOLLOWING QUOTE. WE LOOK FORWARD INTO WORKING WITH YOU SOON.

SUBTOTAL	\$1,900.00
SALES TAX	INCLUDED
TOTAL	\$1,900.00

TO ACCEPT THIS QUOTE PLEASE CONTACT US VIA EMAIL OR PHONE
THANK YOU FOR YOUR BUSINESS!



AquaPRO
Pool Solutions

www.myaquapro.com



We offer a wide variety of services to make your pool more enjoyable.

POOL CLEANING SERVICE

Depending on the condition of your pool, your one-time clean may be completed in a day or it may require several visits to get things back in shape. Whatever your needs may be, our professional pool technicians will get it done.

POOL MAINTENANCE

Whether you manage a hotel, motel, or apartment complex, you know that a gorgeous, sparkling pool all year round is an essential part of any guest experience. As a specialist, we can help fulfil your safety and health obligations to keep your pool in pristine condition.

POOL REPAIR

Our technicians have the experience and skills necessary to diagnose and repair equipment faults. We have access to most parts required to repair any pool equipment you may have.

Full Commercial Service
starting as low as

\$400 PER MONTH

813.420.0462

jorge@myaquapro.com

POOL SERVICE

LICENSED | CERTIFIED | INSURED



COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

To:

Carlton Lakes

C/O Rick Reidt– District Mgr.

From:

A-Quality Pool Service

July 19, 2022

COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service
Dennis Kutzan - President/Owner
Brian Svoboda – Field Director
Charlene Kutzan – Business Manager

1246 Highwood Place
Wesley Chapel, FL. 33543
CPC# 1457935
813-453-5988 ph
813-936-4852 fax

Submitted to:
Carlton Lakes

Includes:

Company Background
Proposed Services
Price Quotation
Contact information
CPO certificate (available on request)
Insurance Coverage (available on request)
Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 3940 Trump Pl. Zephyrhills, FL 3542 • 813-453-5988PH • 813-936-4852FX



Summary – Company Background:

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1985 and is currently owned and operated by Dennis Kutzan. The Company is a DBA of CHAR-DEN WORLDWIDE INC. and is a Florida based business with its address at 1246 Highwood Place, Wesley Chapel, FLORIDA 33543.

A-QUALITY POOL SERVICE encompasses three distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales/Rental
3. Pool Re-Finishes



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Proposed Service:

Subject pool is one outdoor, un-heated body of water with 163,000 gallons, with 10 HP pump surrounded by palm trees and foliage, South Riverview.

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

Regular pool service

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly service rate.
- Record each visit in logbook
- All repair issues over \$400 will be communicated to the management company for approval. All repairs under \$400 will be performed and bill accordingly



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- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

Non-scheduled visits (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$145
- Weekends and Holidays - \$195

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



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Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

Quotation for Service:

1. Service frequency:

- o 3 times per week, MWF Year-round

Note: Modifications may be needed due to weather conditions

Costs:

- Flat fee of \$5000 per month – invoiced the 1st of each month, with 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you.

If you have additional questions, please do not hesitate to call.

Sincerely,

Dennis Kutzan

Dennis Kutzan

President/Owner

A-Quality Pool Service

1246 Highwood Place

Wesley Chapel, FL. 33543



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Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for Carlton Lakes with pools located at 11404 Carlton Fields Dr., Riverview, FL 33579. A-Quality Pool Service (Contractor) will provide the following services at a flat rate of \$5000 per month effective: _____.

Subject pool is one outdoor, un-heated body of water with 163,000 gallons, with 10 HP pump surrounded by palm trees and foliage, South Riverview.

Services to include:

- Chemical testing and water balancing for pool and spa using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly rate.
- Record each visit in logbook
- All repair issues over \$200 will be communicated to the management company for approval. All repairs under \$200 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.



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- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company
- **Service frequency:**
 - 3 times per week
 - Regular service MWF Year-round
- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)
 - Weekdays - \$145 Weekends and Holidays - \$195

Invoicing

- 1st of each month with 20-day terms; ○ Repairs due upon completion
 - 5% Late Fee (Service can be suspended if payments are not received timely)
- Carlton Lakes agree to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. The property also agrees to make best efforts in providing timely approval on necessary repairs for proper functionality of the pool.
- Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

Authorized Signature - Property

Date

PRINT



07/19/2022

Authorized Signature – A-Quality Pool Service

Date

Charlene Kutzan



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Clear Tech Pools, Inc.
PO Box 41750
St. Pete, FL 33743
727-347-6770
License #CPC-1459346
License #EC13009571

BILL TO

Carlton Lakes
11404 Carlton Fields Drive
Riverview, FL 33579 USA

ESTIMATE
1506856160

ESTIMATE DATE
Jun 30, 2022

JOB ADDRESS

Carlton Lakes
11404 Carlton Fields Drive
Riverview, FL 33579 USA

Job: 1505086044

ESTIMATE DETAILS

Pool Cleaning Service: Service for the pool at the above address in Riverview to include (3) full service visits, and (2) chemical check only visits per week including chemicals at a rate of \$4895.00 per monthly billing period.

Full Service will include the following:

- Balancing Water Chemistry to Code
- Maintain Log Books
- Clean Equipment Rooms as Needed
- Adding Necessary Chemicals
- Adjusting ORP Control Systems
- Emptying Pump & Skimmer Baskets every
- Cleaning Tiles
- Brushing Walls
- Skimming Surface
- Backwashing / Cleaning Filters
- Vacuuming
- Designated Uniformed Service Personnel
- Designated Account Manager
- Faster Response for Repairs

TASK	DESCRIPTION	QTY
Commercial Service	Commercial Service: Monthly Commercial Pool Service	1.00

SUB-TOTAL	\$4,895.00
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TOTAL	\$4,895.00
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We sincerely appreciate your business! Payment is due upon receipt. Total Services Rendered. Thank you



July 21, 2022

Carlton Lakes CDD Clubhouse

11404 Carlton Fields Drive

Riverview, Florida 33579

ATTN: Rick Reidt

Email: Rick.Reidt@Inframark.com

Dear Mr. Reidt,

I am delighted to submit our painting services proposal for you.

Our mission is to ensure your highest possible satisfaction when it comes to colors and to the clubhouse at Carlton Lakes.

This job consists of:

The interior preparation and painting of the restrooms, kitchen, closets, fitness room, relaxation room, and office for Carlton Lakes CDD Clubhouse located at 11404 Carlton Fields Drive Riverview, Florida 33579.

Work Outline:

- **The previously painted walls will receive two coats of Sherwin Williams Super Paint Interior Satin 100% Acrylic Paints.**
- **The doors, door jambs, window trim, and baseboards will receive two coats of Sherwin Williams Surface Enamel Satin Paint.**
- **Exclusions: Ceilings and all other areas are not mentioned in the above specifications.**

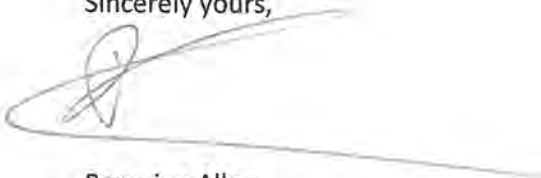
JTA Advanced Painting LLC, proposes to furnish all labor, materials, and equipment to complete in accordance with the above-mentioned Outline of Work for the sum of: \$9,150.00

Please do not hesitate to contact us should you have any inquiries about our services or the quote and terms of payment.

Contact us at 813-400-9848 or at jtaadvancedpainting@gmail.com

We look forward in serving you.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Ramoine Allen', with a long horizontal line extending to the right.

Ramoine Allen

CEO, JTA Advanced Painting, LLC

Carlton Lakes Clubhouse

Interior Repaint

11404 Carlton Fields Drive

Riverview, FL 33607

Painting Proposal From



Andrew Fuller

Business Development Manager

470-374-3626

AFuller@HarrisonContracting.com



4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

Painting Proposal

June 22, 2022

Attention: Rick Reidt
Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, FL 33607
Ref: Interior Painting

HCC proposes to provide all materials, taxes, insurance, labor, and equipment to perform the work on this project.

INTERIOR PAINTING PRICE: **\$9,300.00**

Includes:

- All holes & dents in drywall, doors & trim will be patched prior to painting.
- Caulk where voids and deteriorated caulk are evident.
- Painting includes all previously painted walls, trim, doors, closets, & door frames in community room, kitchen, gym, gym bathroom, both pool bathrooms, relaxation room, & office.
- Colors will be matched per Ricks request.
- Includes rental of labor & materials.
- Sherwin Williams Pro-Mar Zero Eggshell will be used.

Excludes: All non-painted substrates, light fixtures, ceilings, window frames, shutters, & all substrates not specifically mentioned above.

NOTE: All objects must be moved away from the walls prior to our mobilization to avoid project delays.

NOTE: It is the owner's responsibility to provide water & electric on the property.

NOTE: This price includes current color scheme. An additional cost could be associated with a color scheme change.

NOTE: Colors must be chosen and signed off on prior to our mobilization to avoid labor delays.

Payment to be as follows: To be negotiated before start of project.

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsibility for any equipment cost associated with work delays due to approval of colors, samples, mockups, etc. After payment terms have been negotiated, payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents or any other cause beyond our control. We are not responsible for overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary





4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

insurance. We carry General Liability and our employees are fully covered by Workman's Compensation. This proposal is valid for 60 days.

Andrew Fuller

Andrew Fuller

Business Development Manager

If proposal is accepted, a formal contract will be sent to you to be signed.





June 15, 2022

Carlton Lakes CDD Clubhouse
11404 Carlton Fields Drive
Riverview, Florida 33607
ATTN: Rick Reid/District Manager
Rick.Reidt@inframark.com

Project: **Interior Painting**

The interior preparation, and painting of the restrooms, kitchenette, closets, fitness room, relaxation room, and office for Carlton Lakes CDD Clubhouse located in Riverview, Florida as outlined in the Scope of Work below:

Scope of Work:

1. Previously painted walls will receive two (2) coats Sherwin Williams Super Paint Interior Satin 100% Acrylic Paints.
2. Doors, door jambs, window trim, and baseboards will receive two (2) coats Sherwin Williams All Surface Enamel Satin Paints.
3. Exclusions: Ceilings anything not mentioned in the above specifications.



Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: \$10,250.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed _____ . Date
_____.

Sincerely yours,

Billy Jones, Estimator/Project Manager

BACKYARD POOL SUPPLIES, INC.

License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net
info@backyardpoolsupplies.net
www.backyardpoolsupplies.net



DATE	6/29/2022
Quotation #	1891
Customer ID	Carlton Lakes
Quote Valid Until:	7/2/2022
Prepared by:	Dennis

Carlton Lakes
11404 Carlton Fields Dr Riverview 33579

1. Replace 10hp Single Phase Pool Motor
2. Replace Pool Light Wedge To Secure Light
3. Replace 2 Chemical Feeders
4. Install ORP Chemical Controller
5. Deep Clean DE Filter Grids
6. Severe Black Algae Treatment

[illegible]

Parts Total	\$	9,020.84
Labor Total	\$	2,030.00
<i>SUBTOTAL</i>	<i>\$</i>	<i>11,050.84</i>
Sales Tax	\$	773.56
Total	\$	11,824.40
*** Less Deposit **	\$	3,867.79
FINAL TOTAL	\$	7,956.60

Balance is due in full upon job completion.

THANK-YOU FOR YOUR BUSINESS!

**CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

July 07, 2022, Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Thursday, July 07, 2022, at 6:00 p.m.** at the Carlton Lakes Clubhouse located at 11410 Carlton Fields Dr., Riverview, FL 33579.

1. PLEDGE OF ALLEGIANCE

There was no pledge of allegiance led by a supervisor.

2. CALL TO ORDER/ROLL CALL

Rick Reidt did not call to order for the Regular Meeting of the Board of Supervisors of Carlton Lakes Community Development District on **Thursday, July 07, 2022, at approximately 6:05 p.m.**

Supervisors Present of the meeting:

Freddy Barton	Chair
Fredrick Levatte	Supervisor
Rena Vance	Supervisor
Nicholle Palmer	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Inframark
Heather Dilley	District Manager, Inframark

There were two (2) residents present and Mr. Amarosa from Pine Lake.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or concerns

4. VENDOR/STAFF REPORTS

A. District Counsel

i. District Personnel Manual

Ms. Steinerts reviewed of the personnel manual with the Board. Ms. Steinerts will send the manual to all Board members to review, and this will be the primary subject for discussion at the July 21st workshop.

Discussion on filling vacant seats as Mr. Levatte has resigned to become an employee. Ms. Palmer Seat 3 and Ms. Diaz Seat 5 did not file for re-election. Ms. Steinerts will verify with Mr. Reidt and his staff

if any of the seats remain landowner and or if they will need to be filled by the Board following the certification of election results.

District Counsel Steinerts will let the Board know the bond refinance schedule.

B. District Engineer

i. Storm Water Erosion Plan

ii. Discussion on Outflow Repair

Reported on Outflow repair status to the board and will return with further information at the next regular meeting.

Storm Water Erosion Plan was reviewed with the Board. Any action was tabled until next meeting. This should be added to the workshop for further discussion.

C. Pine Lake Nursery

i. Community Inspection Reports

ii. Discussion on Entry Monument Landscape Enhancements

Mr. Reidt reviewed the inspection report with the Board.

The Board reviewed the Entry Monument Landscape Enhancement. Pine Lake Nursery to work with chair for authorization by entry for install.

MOTION TO:	Approve to install Entry Monument Landscape Enhancement in the amount of \$37,195.00.
MADE BY:	Supervisor Barton
SECONDED BY:	Supervisor Vance
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 3/1 - Motion Passed; Supervisor Diaz opposed.

D. District Manager

i. Manager Memo

The Board discussed memo and tabled action for more information on Decision HR. Mr. Reidt clarified with the Board that the chair agreed to this charge and Inframark will charge this for Fredricks time worked moving forward until review at the next meeting.

ii. Community Action Item List

Mr. Reidt reviewed and discussed the action items with the Board.

- Poor bench pad construction Mr. Reidt will review with Mr. Barton and report back to board.
- Mr. Reid to follow-up on dog station maintenance issues.

- Mr. Reidt to coordinate re-sling existing chairs get quotes for next board meeting.
- Discussion on semi to the east of Clement Pride on Balm with FHP
- Email Final budget with assessments to the Board.

5. BUSINESS ITEMS

A. Acceptance of Board Resignation – Supervisor Levatte

The Board review the Acceptance of Board Resignation of Fredrick Levatte for Seat #4 term ending November 2022.

MOTION TO:	Approve the resignation of Fredrick Levatte for Seat #4.
MADE BY:	Supervisor Barton
SECONDED BY:	Supervisor Vance
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Discussion on Bond Refinance/Refunding and Loans for Capital Improvements

Ms. Dilley reported on refinance and loan possibilities for the benefit of the Board members who were not present at the last workshop.

C. Discussion on Future Survey Monkey for Capital Improvements

The Board discussed the survey monkey questionnaire.

D. Discussion on Pool Maintenance Proposal

The Board discussed the Pool Maintenance Proposal and decided to have the proposal tabled until more respond to quote.

E. Discussion on Clubhouse Interior Painting Proposal

The Board discussed the Clubhouse Interior Painting Proposal and decided to have the proposal tabled until more respond to quote.

F. Discussion on Umbrella Base Proposal

The Board discussed the Umbrella Base Proposal and tabled to verify count and get second quote.

G. Discussion on WIFI Extender

The Board discussed the Wifi Extender and tabled as the Chairman will get with Wade to review.

H. General Matters of the District

The Board need to review rules about kids in the Fitness Center and waiver for center use. Mr. Reidt to get with Ms. Steinerts on this.

The Board discussed the shade cabanas. Mr. Reidt to follow-up and Board to check out Ventana.

6. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors June 02, 2022

The Board reviewed the meeting minutes from June 02 and motioned to approve with revision to correct the names on motion for line 57.

MOTION TO:	Approve Consent Agenda Items A with revision to line item 57 and correct the name on motion.
MADE BY:	Supervisor Vance
SECONDED BY:	Supervisor Palmer
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Minutes of the Board of Supervisors Workshop June 16, 2022

D. Review of Financial Statements Month Ending May 31, 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Items B and D.
MADE BY:	Supervisor Barton
SECONDED BY:	Supervisor Vance
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Operation and Maintenance Expenditures May 2022

The Board reviewed the consent agenda item C and tabled for clarification on Inframark Invoice until next meeting. Mr. Reidt will respond to three issues on Dissemination Charges, Website and Copies charges.

7. SUPERVISOR REQUESTS

There was no Supervisor request.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident expressed concern over semi-parking.

9. ADJOURNMENT

The meeting was declared adjourned by Supervisor Barton at 9:08 P.M.

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Pine Lake	858	\$ 16,465.41		Lake Maintenance - 06.01.2022
Zebra Cleaning Team Inc.	4858	1,325.00		Pool Cleaning - June.
Monthly Contract Sub-Total		\$ 17,790.41		

Variable Contract				
Supervisor: Elizabeth Morales-diaz	ED 060222	\$ 200.00		Supervisor Fee - 6.2.2022
Supervisor: Freddy Barton	FB 060222	200.00		Supervisor Fee - 6/02/2022
Supervisor: Fredrick Levatte	FL 060222	200.00		Supervisor Fee - 6/02/2022
Supervisor: Nicholle Palmer	NP 060222	200.00		Supervisor Fee - 6/02/2022
Supervisor: Rene Vance	RV 060222	200.00		Supervisor Fee - 06/02/2022
Variable Contract Sub-Total		\$ 1,000.00		

Utilities				
BOCC	9466499495 061422	\$ 2,744.63		Water & Sewer Services Thru 6.07.2022
Tampa Electric	211005443505 052022	4,957.14		Electric Service thru 5.16.2022
Tampa Electric	211005443505 062122	4,957.14		Electric Service Thru 5/16/2022
Tampa Electric	211005443687 052022	5,593.74		Electric Services Thru 5.16.2022
Tampa Electric	211005443687 062122	5,593.74		Electric Service Thru 5/16/2022
Tampa Electric	211005443919 052022	2,659.60		Electric Services Thru 5.16.2022
Tampa Electric	211005443919 062122	2,659.60		Electric Service Thru 5/16/2022
Tampa Electric	221000718207 052022	272.63		Electric Service Thru 5/16/2022
Tampa Electric	221000723645 052022	369.40		Electric Service Thru 5/16/2022
Tampa Electric	221000723645 062022	369.40		Electric Service Thru 5.16.2022
Tampa Electric	221000778375 052022	31.72		Electric Service Thru 5.16.2022
Tampa Electric	221000778375 062022	29.60		Electric Service Thru 5.16.2022
Tampa Electric	221000778391 052122	526.94		Electric Service Thru 5.16.2022
Tampa Electric	221000778391 062122	485.47		Electric Service Thru 5.16.2022

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221003311729 052022	25.38		Electric Service Thru 5.16.2022
Tampa Electric	221003311729 062122	23.62		Electric Service Thru 6.15.2022
Tampa Electric	221003344704 052022	47.56		Electric Service Thru 5.16.2022
Tampa Electric	221003344704 062122	44.45		Electric Service Thru 5.16.2022
Tampa Electric	221003357052 052022	46.70		Electric Service Thru 5.16.2022
Tampa Electric	221003357052 062122	52.39		Electric Service Thru 6.15.2022
Tampa Electric	221004695112 052022	778.05		Electric Service Thru 5.16.2022
Tampa Electric	221004695112 062122	751.78		Electric Service Thru 5.16.2022
Tampa Electric	221004936375 052022	509.07		Electric Service Thru 5.16.2022
Tampa Electric	221004936375 062122	509.07		Electric Service Thru 6.15.2022
Tampa Electric	221000718207 052022	272.63		Electric Service Thru 5.16.2022
Tampa Electric	221007674692 052022	629.91		Electric Service Thru 5.16.2022
Tampa Electric	221007674692 062122	629.91	\$ 32,826.64	Electric Service Thru 6.15.2022
Utilities Sub-Total		\$ 35,571.27		

Regular Services				
Best Termite and Pest Control Inc.	1147362	\$ 115.00		Commercial Pest Control - 5.20.2022
Chris's Plumbing Service, Inc.	1086	268.00		Materials & Labor - 05.29.2022
First Choice Aquatic Weed Management	73085	864.00		landscape Maintenance - 6.28.2022
Florida Department of Health	29 60 1754468 060122	275.00		Florida Department of Health - 6.30.2022
GoTo Communications	IN7101196504	112.98		GoTo Connect - 6.01.2022
Neptune Multi Services LLC	53162	786.99		Replace Fan Blower - 06/06/2022
Securitteam	15559	858.00		Securitteam - 6.1.2022
Spectrum	078582401061022	157.96		Internet Services Thru 7.8.2022
Stantec	1931325	1,188.00		Professional Service - 6.8.2022
Straley Robin Vericker	21502	2,071.50		Professional Service Thru 5.15.2022
Straley Robin Vericker	21669	2,623.00	\$ 4,694.50	Professional Service Thru 06.15.2022.

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	61073 052522	333.50		Advertising Services - 5/25/2022
Waste Management	9839521 2206 4	385.68		Waste Management - 6.1.2022
Waste Management	9847280 2206 7	385.68	\$ 771.36	Waste Management Thru 6.30.2022
Zebra Cleaning Team Inc.	4859	50.00		Gas Charge - June
Zebra Cleaning Team Inc.	4895	285.57	\$ 335.57	Pool Maintenance & Repair - 6.13.2022
Regular Services Sub-Total		\$ 10,760.86		
Additional Services				
Leaders Florida Living	SOBRN5117	\$ 12,490.78		Sales Order - 6/18/2022
Additional Services Sub-Total		\$ 12,490.78		
TOTAL:		\$ 77,613.32		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2122 Henley Road
Lutz, FL 33558
www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
06/01/22	858
Terms	Due Date
Net 30	07/01/22

BILL TO

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

PROPERTY

Carlton Lakes CDD
11404 Carlton Fields Drive
Riverview, FL 33579

Amount Due	Enclosed
\$16,465.41	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#67 - Carlton Lakes CDD June 2022		\$16,222.08	\$0.00	\$16,222.08
	Fuel Surcharge		\$243.33	\$0.00	\$243.33
	Total		\$16,465.41	\$0.00	\$16,465.41

53900
4604
RLO

INVOICE

EXPIRATION DATE

TECHNICIAN	JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood					

53900
4617
RND

84

Carlton Lakes CDD

MEETING DATE: June 2, 2022

DMS Staff Signature

[Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>yes</i>	Salary Accepted	\$200
Rena Vance	<i>yes</i> <i>By Phone</i>	Salary Accepted	\$200
Nicholle Palmer	<i>yes</i>	Salary Accepted	\$200
Fredrick Levatte	<i>yes</i>	Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>yes</i>	Salary Accepted	\$200

ED 060222

Carlton Lakes CDD

MEETING DATE: June 2, 2022

DMS Staff Signature *Paul L. Pull*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>yes</i>	Salary Accepted	\$200
Rena Vance	<i>yes By phone</i>	Salary Accepted	\$200
Nicholle Palmer	<i>yes</i>	Salary Accepted	\$200
Fredrick Levatte	<i>yes</i>	Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>yes</i>	Salary Accepted	\$200

FB 060222

Carlton Lakes CDD

MEETING DATE: June 2, 2022

DMS Staff Signature

[Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>yes</i>	Salary Accepted	\$200
Rena Vance	<i>yes</i> <i>By Phone</i>	Salary Accepted	\$200
Nicholle Palmer	<i>yes</i>	Salary Accepted	\$200
Fredrick Levatte	<i>yes</i>	Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>yes</i>	Salary Accepted	\$200

FH 060222

Carlton Lakes CDD

MEETING DATE: June 2, 2022

DMS Staff Signature

[Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>yes</i>	Salary Accepted	\$200
Rena Vance	<i>yes</i> <i>By phone</i>	Salary Accepted	\$200
Nicholle Palmer	<i>yes</i>	Salary Accepted	\$200
Fredrick Levatte	<i>yes</i>	Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>yes</i>	Salary Accepted	\$200

NP 060222

Carlton Lakes CDD

MEETING DATE: June 2, 2022

DMS Staff Signature *Chad L. Russell*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>yes</i>	Salary Accepted	\$200
Rena Vance	<i>yes</i> <i>By Phone</i>	Salary Accepted	\$200
Nicholle Palmer	<i>yes</i>	Salary Accepted	\$200
Fredrick Levatte	<i>yes</i>	Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>yes</i>	Salary Accepted	\$200

RV 060222



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	06/14/2022	07/05/2022

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61016915	05/07/2022	52637	06/07/2022	54653	201600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$608.83
Water Base Charge	\$27.66
Water Usage Charge	\$949.41
Sewer Base Charge	\$67.13
Sewer Usage Charge	\$1,086.62

Summary of Account Charges

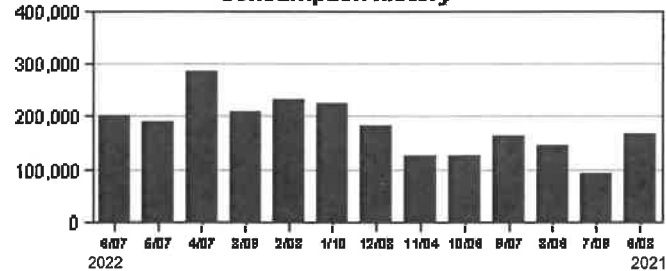
Previous Balance	\$4,119.84
Net Payments - Thank You	\$-4,119.84
Total Account Charges	\$2,744.63
AMOUNT DUE	\$2,744.63

Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9466499495



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,600 8

DUE DATE	07/05/2022
AMOUNT DUE	\$2,744.63
AMOUNT PAID	

0094664994954 00002744639

Statement Date: 05/20/2022

Account: 211005443505

CARLTON LAKES CDD
CARLTON LKS, PH 1A
RIVERVIEW, FL 33579-0000



Current month's charges:	\$4,957.14
Total amount due:	\$4,957.14
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$4,957.14
Payment(s) Received Since Last Statement	-\$4,957.14
Current Month's Charges	\$4,957.14
Total Amount Due	\$4,957.14



**DOWNED IS
DANGEROUS!**

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

Visit tampaelectric.com/safety
for more safety tips.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$4,957.14
Total amount due:	\$4,957.14
Payment Due By:	06/10/2022

Amount Enclosed \$

639038087616

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6390380876162110054435050000004957143

Account: 211005443505
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	2193 kWh @ \$0.03079/kWh	\$67.52
Fixture & Maintenance Charge	97 Fixtures	\$2294.36
Lighting Pole / Wire	97 Poles	\$2478.35
Lighting Fuel Charge	2193 kWh @ \$0.04060/kWh	\$89.04
Storm Protection Charge	2193 kWh @ \$0.01028/kWh	\$22.54
Clean Energy Transition Mechanism	2193 kWh @ \$0.00033/kWh	\$0.72
Florida Gross Receipt Tax		\$4.61

Lighting Charges

\$4,957.14

Total Current Month's Charges

\$4,957.14

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Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

Statement Date: 06/21/2022

Account: 211005443505

CARLTON LAKES CDD
CARLTON LKS, PH 1A
RIVERVIEW, FL 33579-0000

Current month's charges:	\$4,957.14
Total amount due:	\$4,957.14
Payment Due By:	07/12/2022

Your Account Summary

Previous Amount Due	\$4,957.14
Payment(s) Received Since Last Statement	-\$4,957.14
Current Month's Charges	\$4,957.14
Total Amount Due	\$4,957.14

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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

Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$4,957.14
Total amount due:	\$4,957.14
Payment Due By:	07/12/2022

Amount Enclosed

\$

645210921518

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6452109215182110054435050000004957148

Account: 211005443505
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2193 kWh @ \$0.03079/kWh	\$67.52
Fixture & Maintenance Charge	97 Fixtures	\$2294.36
Lighting Pole / Wire	97 Poles	\$2478.35
Lighting Fuel Charge	2193 kWh @ \$0.04060/kWh	\$89.04
Storm Protection Charge	2193 kWh @ \$0.01028/kWh	\$22.54
Clean Energy Transition Mechanism	2193 kWh @ \$0.00033/kWh	\$0.72
Florida Gross Receipt Tax		\$4.61

Lighting Charges **\$4,957.14**

Total Current Month's Charges **\$4,957.14**

0000057-0001220-Page 28 of 80

Statement Date: 05/20/2022

Account: 211005443687

CARLTON LAKES CDD
CARLTON LKS, PH 1
RIVERVIEW, FL 33579-0000



Current month's charges:	\$5,593.74
Total amount due:	\$5,593.74
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$5,593.74
Payment(s) Received Since Last Statement	-\$5,593.74
Current Month's Charges	\$5,593.74
Total Amount Due	\$5,593.74

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See reverse side for more information

Account: 211005443687

Current month's charges:	\$5,593.74
Total amount due:	\$5,593.74
Payment Due By:	06/10/2022

Amount Enclosed \$

639038087617

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6390380876172110054436870000005593743

Account: 211005443687
 Statement Date: 05/20/2022
 Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	2513 kWh @ \$0.03079/kWh	\$77.38
Fixture & Maintenance Charge	115 Fixtures	\$2275.72
Lighting Pole / Wire	115 Poles	\$3106.67
Lighting Fuel Charge	2513 kWh @ \$0.04060/kWh	\$102.03
Storm Protection Charge	2513 kWh @ \$0.01028/kWh	\$25.83
Clean Energy Transition Mechanism	2513 kWh @ \$0.00033/kWh	\$0.83
Florida Gross Receipt Tax		\$5.28

Lighting Charges

\$5,593.74

Total Current Month's Charges

\$5,593.74

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Statement Date: 06/21/2022
Account: 211005443687

CARLTON LAKES CDD
CARLTON LKS, PH 1
RIVERVIEW, FL 33579-0000

Current month's charges: \$5,593.74
Total amount due: \$5,593.74
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$5,593.74
Payment(s) Received Since Last Statement	-\$5,593.74
Current Month's Charges	\$5,593.74
Total Amount Due	\$5,593.74

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- Access your billing and payment history
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443687

Current month's charges: \$5,593.74
Total amount due: \$5,593.74
Payment Due By: 07/12/2022

Amount Enclosed \$

645210921519

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6452109215192110054436870000005593748

Account: 211005443687
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2513 kWh @ \$0.03079/kWh	\$77.38
Fixture & Maintenance Charge	115 Fixtures	\$2275.72
Lighting Pole / Wire	115 Poles	\$3106.67
Lighting Fuel Charge	2513 kWh @ \$0.04060/kWh	\$102.03
Storm Protection Charge	2513 kWh @ \$0.01028/kWh	\$25.83
Clean Energy Transition Mechanism	2513 kWh @ \$0.00033/kWh	\$0.83
Florida Gross Receipt Tax		\$5.28

Lighting Charges

\$5,593.74

Total Current Month's Charges

\$5,593.74

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Statement Date: 05/20/2022

Account: 211005443919

 CARLTON LAKES CDD
 CARLTON LKS, PH 1B
 RIVERVIEW, FL 33579-0000


Current month's charges:	\$2,659.60
Total amount due:	\$2,659.60
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$2,659.60
Payment(s) Received Since Last Statement	-\$2,659.60
Current Month's Charges	\$2,659.60
Total Amount Due	\$2,659.60


DOWNED IS DANGEROUS!

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 Visit tampaelectric.com/safety for more safety tips.

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WAYS TO PAY YOUR BILL


See reverse side for more information

Account: 211005443919

Current month's charges:	\$2,659.60
Total amount due:	\$2,659.60
Payment Due By:	06/10/2022
Amount Enclosed	\$

639038087618

 CARLTON LAKES CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607-6008

 MAIL PAYMENT TO:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

6390380876182110054439190000002659609

Account: 211005443919
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1171 kWh @ \$0.03079/kWh	\$36.06
Fixture & Maintenance Charge	49 Fixtures	\$1309.16
Lighting Pole / Wire	49 Poles	\$1251.95
Lighting Fuel Charge	1171 kWh @ \$0.04060/kWh	\$47.54
Storm Protection Charge	1171 kWh @ \$0.01028/kWh	\$12.04
Clean Energy Transition Mechanism	1171 kWh @ \$0.00033/kWh	\$0.39
Florida Gross Receipt Tax		\$2.46

Lighting Charges

\$2,659.60

Total Current Month's Charges

\$2,659.60

0000054-0001153-Page 5 of 80

Important Messages

Be prepared this storm season

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Help for those with special needs

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Statement Date: 06/21/2022
Account: 211005443919

CARLTON LAKES CDD
CARLTON LKS, PH 1B
RIVERVIEW, FL 33579-0000

Current month's charges: \$2,659.60
Total amount due: \$2,659.60
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$2,659.60
Payment(s) Received Since Last Statement	-\$2,659.60
Current Month's Charges	\$2,659.60
Total Amount Due	\$2,659.60

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
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See reverse side for more information

Account: 211005443919

Current month's charges: \$2,659.60
Total amount due: \$2,659.60
Payment Due By: 07/12/2022

Amount Enclosed

\$

645210921520

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6452109215202110054439190000002659604

Account: 211005443919
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1171 kWh @ \$0.03079/kWh	\$36.06
Fixture & Maintenance Charge	49 Fixtures	\$1309.16
Lighting Pole / Wire	49 Poles	\$1251.95
Lighting Fuel Charge	1171 kWh @ \$0.04060/kWh	\$47.54
Storm Protection Charge	1171 kWh @ \$0.01028/kWh	\$12.04
Clean Energy Transition Mechanism	1171 kWh @ \$0.00033/kWh	\$0.39
Florida Gross Receipt Tax		\$2.46

Lighting Charges

\$2,659.60

Total Current Month's Charges

\$2,659.60

00000037-0001208-Page 3 of 80

Statement Date: 06/21/2022

Account: 221000718207

CARLTON LAKES CDD
CARLTON LKS, PH 1D2
RIVERVIEW, FL 33579-0000

Current month's charges: \$272.63
Total amount due: \$272.63
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$272.63
Payment(s) Received Since Last Statement	-\$272.63
Current Month's Charges	\$272.63
Total Amount Due	\$272.63

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See reverse side for more information

Account: 221000718207

Current month's charges: \$272.63
Total amount due: \$272.63
Payment Due By: 07/12/2022

Amount Enclosed \$

690889758894

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000718207
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	120 kWh @ \$0.03079/kWh	\$3.69
Fixture & Maintenance Charge	5 Fixtures	\$134.80
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	120 kWh @ \$0.04060/kWh	\$4.87
Storm Protection Charge	120 kWh @ \$0.01028/kWh	\$1.23
Clean Energy Transition Mechanism	120 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.25

Lighting Charges **\$272.63**

Total Current Month's Charges **\$272.63**

Statement Date: 05/20/2022

Account: 221000723645

CARLTON LAKES CDD
CARLTON LKS, PH 1D1
RIVERVIEW, FL 33579-0000



Current month's charges:	\$369.40
Total amount due:	\$369.40
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$369.40
Payment(s) Received Since Last Statement	-\$369.40
Current Month's Charges	\$369.40
Total Amount Due	\$369.40



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See reverse side for more information

Account: 221000723645

Current month's charges:	\$369.40
Total amount due:	\$369.40
Payment Due By:	06/10/2022

Amount Enclosed \$ _____
682247800092

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000723645
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	163 kWh @ \$0.03079/kWh	\$5.02
Fixture & Maintenance Charge	7 Fixtures	\$176.84
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	163 kWh @ \$0.04060/kWh	\$6.62
Storm Protection Charge	163 kWh @ \$0.01028/kWh	\$1.68
Clean Energy Transition Mechanism	163 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.34

Lighting Charges

\$369.40

Total Current Month's Charges

\$369.40

00000054-0001168-Page 35 of 80

Important Messages

Be prepared this storm season

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Help for those with special needs

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Statement Date: 06/21/2022

Account: 221000723645

CARLTON LAKES CDD
CARLTON LKS, PH 1D1
RIVERVIEW, FL 33579-0000

Current month's charges: \$369.40
Total amount due: \$369.40
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$369.40
Payment(s) Received Since Last Statement	-\$369.40
Current Month's Charges	\$369.40
Total Amount Due	\$369.40

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Account: 221000723645

Current month's charges: \$369.40
Total amount due: \$369.40
Payment Due By: 07/12/2022

Amount Enclosed \$

690889758895

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000723645
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	163 kWh @ \$0.03079/kWh	\$5.02
Fixture & Maintenance Charge	7 Fixtures	\$176.84
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	163 kWh @ \$0.04060/kWh	\$6.62
Storm Protection Charge	163 kWh @ \$0.01028/kWh	\$1.68
Clean Energy Transition Mechanism	163 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.34

Lighting Charges **\$369.40**

Total Current Month's Charges **\$369.40**

Statement Date: 05/20/2022

Account: 221000778375

CARLTON LAKES CDD
14286 CLEMENT PRIDE BLVD, B
RIVERVIEW, FL 33579



Current month's charges:	\$31.72
Total amount due:	\$31.72
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$28.84
Payment(s) Received Since Last Statement	-\$28.84
Current Month's Charges	\$31.72
Total Amount Due	\$31.72



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See reverse side for more information

Account: 221000778375

Current month's charges:	\$31.72
Total amount due:	\$31.72
Payment Due By:	06/10/2022

Amount Enclosed \$
682247800093

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

MAY 27 2022

Account: 221000778375
Statement Date: 05/20/2022
Current month's charges due 06/10/2022


Details of Charges – Service from 04/15/2022 to 05/16/2022

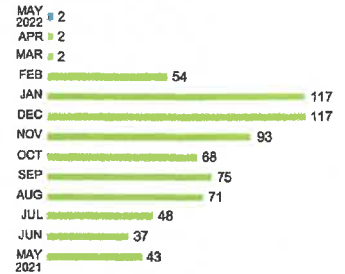
Service for: 14286 CLEMENT PRIDE BLVD, B, RIVERVIEW, FL 33579

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851107	05/16/2022	17,601		17,540		61 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	61 kWh @ \$0.07035/kWh	\$4.29
Fuel Charge	61 kWh @ \$0.04126/kWh	\$2.52
Storm Protection Charge	61 kWh @ \$0.00315/kWh	\$0.19
Clean Energy Transition Mechanism	61 kWh @ \$0.00402/kWh	\$0.25
Florida Gross Receipt Tax		\$0.79

Electric Service Cost
\$31.72
Total Current Month's Charges
\$31.72
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


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Important Messages
Be prepared this storm season

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Help for those with special needs

 Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

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Statement Date: 06/21/2022

Account: 221000778375

CARLTON LAKES CDD
14286 CLEMENT PRIDE BLVD, B
RIVERVIEW, FL 33579



Current month's charges: \$29.60
Total amount due: \$29.60
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$31.72
Payment(s) Received Since Last Statement	-\$31.72
Current Month's Charges	\$29.60
Total Amount Due	\$29.60

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Account: 221000778375

Current month's charges: \$29.60
Total amount due: \$29.60
Payment Due By: 07/12/2022

Amount Enclosed \$

692124313971

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000778375
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851107	06/15/2022	17,657		17,601		56 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	56 kWh @ \$0.07035/kWh	\$3.94
Fuel Charge	56 kWh @ \$0.04126/kWh	\$2.31
Storm Protection Charge	56 kWh @ \$0.00315/kWh	\$0.18
Clean Energy Transition Mechanism	56 kWh @ \$0.00402/kWh	\$0.23
Florida Gross Receipt Tax		\$0.74

Electric Service Cost

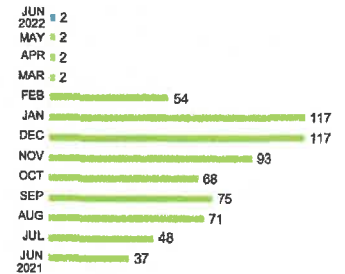
\$29.60

Total Current Month's Charges

\$29.60

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 05/20/2022

Account: 221000778391

CARLTON LAKES CDD
13991 CLEMENT PRIDE BL, A
RIVERVIEW, FL 33579



Current month's charges:	\$526.94
Total amount due:	\$526.94
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$537.21
Payment(s) Received Since Last Statement	-\$537.21
Current Month's Charges	\$526.94
Total Amount Due	\$526.94



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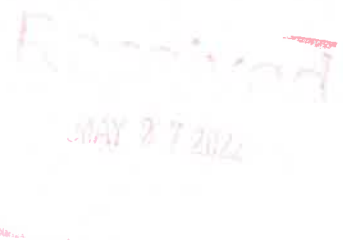
Account: 221000778391

Current month's charges:	\$526.94
Total amount due:	\$526.94
Payment Due By:	06/10/2022

Amount Enclosed \$
682247800094

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Account: 221000778391
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	05/16/2022	67,714		63,588		4,126 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	4,126 kWh @ \$0.07035/kWh	\$290.26
Fuel Charge	4,126 kWh @ \$0.04126/kWh	\$170.24
Storm Protection Charge	4,126 kWh @ \$0.00315/kWh	\$13.00
Clean Energy Transition Mechanism	4,126 kWh @ \$0.00402/kWh	\$16.59
Florida Gross Receipt Tax		\$13.17

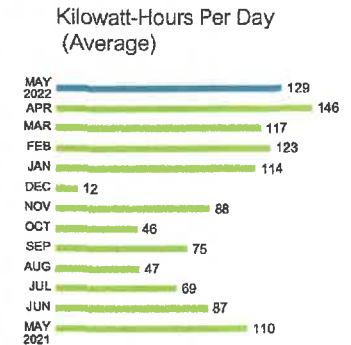
Electric Service Cost

\$526.94

Total Current Month's Charges

\$526.94

Tampa Electric Usage History



Important Messages

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Statement Date: 06/21/2022

Account: 221000778391

CARLTON LAKES CDD
13991 CLEMENT PRIDE BL, A
RIVERVIEW, FL 33579

Current month's charges: \$485.47
Total amount due: \$485.47
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$526.94
Payment(s) Received Since Last Statement	-\$526.94
Current Month's Charges	\$485.47
Total Amount Due	\$485.47

A one-stop shop to manage your account.



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See reverse side for more information

Account: 221000778391

Current month's charges: \$485.47
Total amount due: \$485.47
Payment Due By: 07/12/2022

Amount Enclosed

\$

692124313972

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6921243139722210007783910000000485473

Account: 221000778391
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488713	06/15/2022	71,512		67,714		3,798 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	3,798 kWh @ \$0.07035/kWh	\$267.19
Fuel Charge	3,798 kWh @ \$0.04126/kWh	\$156.71
Storm Protection Charge	3,798 kWh @ \$0.00315/kWh	\$11.96
Clean Energy Transition Mechanism	3,798 kWh @ \$0.00402/kWh	\$15.27
Florida Gross Receipt Tax		\$12.14

Electric Service Cost

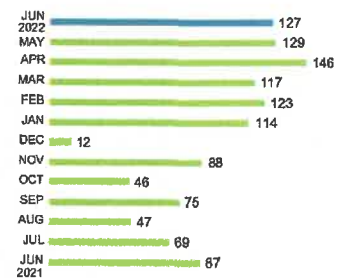
\$485.47

Total Current Month's Charges

\$485.47

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 05/20/2022

Account: 221003311729

CARLTON LAKES CDD
14298 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$25.38
Total amount due:	\$25.38
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$23.11
Payment(s) Received Since Last Statement	-\$23.11
Current Month's Charges	\$25.38
Total Amount Due	\$25.38



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for more safety tips.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003311729

Current month's charges:	\$25.38
Total amount due:	\$25.38
Payment Due By:	06/10/2022

Amount Enclosed \$
677309548151

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221003311729
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: GATE

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	05/16/2022	678		669		9 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	9 kWh @ \$0.07035/kWh	\$0.63
Fuel Charge	9 kWh @ \$0.04126/kWh	\$0.37
Storm Protection Charge	9 kWh @ \$0.00315/kWh	\$0.03
Clean Energy Transition Mechanism	9 kWh @ \$0.00402/kWh	\$0.04
Florida Gross Receipt Tax		\$0.63

Electric Service Cost

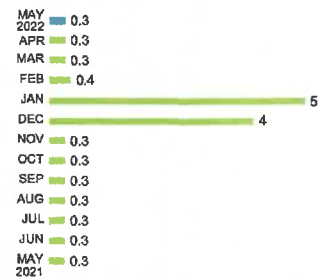
\$25.38

Total Current Month's Charges

\$25.38

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

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Statement Date: 06/21/2022
Account: 221003311729

CARLTON LAKES CDD
14298 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges: \$23.62
Total amount due: \$23.62
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$25.38
Payment(s) Received Since Last Statement	-\$25.38
Current Month's Charges	\$23.62
Total Amount Due	\$23.62

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Account: 221003311729

Current month's charges: \$23.62
Total amount due: \$23.62
Payment Due By: 07/12/2022

Amount Enclosed \$

611877659592

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6118776595922210033117290000000023629

Account: 221003311729
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: General Service - Non Demand

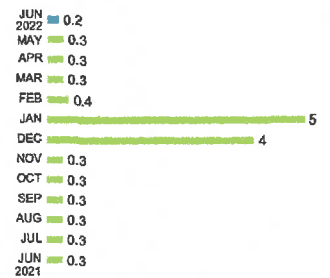
Meter Location: GATE

00000057-0001244-Page 77 of 80

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503543	06/15/2022	685		678		7 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	7 kWh @ \$0.07035/kWh	\$0.49
Fuel Charge	7 kWh @ \$0.04126/kWh	\$0.29
Storm Protection Charge	7 kWh @ \$0.00315/kWh	\$0.02
Clean Energy Transition Mechanism	7 kWh @ \$0.00402/kWh	\$0.03
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.62

Total Current Month's Charges

\$23.62

Statement Date: 05/20/2022

Account: 221003344704

CARLTON LAKES CDD
14218 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$47.56
Total amount due:	\$47.56
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$43.09
Payment(s) Received Since Last Statement	-\$43.09
Current Month's Charges	\$47.56
Total Amount Due	\$47.56



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See reverse side for more information

Account: 221003344704

Current month's charges:	\$47.56
Total amount due:	\$47.56
Payment Due By:	06/10/2022

Amount Enclosed \$ _____
677309548152

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
MAY 27 2022

Account: 221003344704
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	05/16/2022	2,527		2,336		191 kWh	1	32 Days

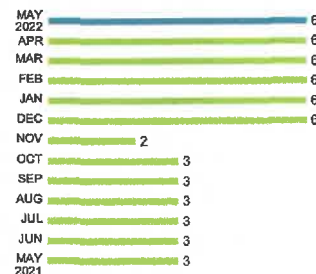
Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	191 kWh @ \$0.07035/kWh	\$13.44
Fuel Charge	191 kWh @ \$0.04126/kWh	\$7.88
Storm Protection Charge	191 kWh @ \$0.00315/kWh	\$0.60
Clean Energy Transition Mechanism	191 kWh @ \$0.00402/kWh	\$0.77
Florida Gross Receipt Tax		\$1.19
Electric Service Cost		\$47.56

Total Current Month's Charges

\$47.56

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 06/21/2022

Account: 221003344704

CARLTON LAKES CDD
14218 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$44.45
Total amount due:	\$44.45
Payment Due By:	07/12/2022

Your Account Summary

Previous Amount Due	\$47.56
Payment(s) Received Since Last Statement	-\$47.56
Current Month's Charges	\$44.45
Total Amount Due	\$44.45

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Account: 221003344704

Current month's charges:	\$44.45
Total amount due:	\$44.45
Payment Due By:	07/12/2022

Amount Enclosed

\$

611877659593

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221003344704
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503523	06/15/2022	2,705		2,527		178 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	178 kWh @ \$0.07035/kWh	\$12.52
Fuel Charge	178 kWh @ \$0.04126/kWh	\$7.34
Storm Protection Charge	178 kWh @ \$0.00315/kWh	\$0.56
Clean Energy Transition Mechanism	178 kWh @ \$0.00402/kWh	\$0.72
Florida Gross Receipt Tax		\$1.11

Electric Service Cost

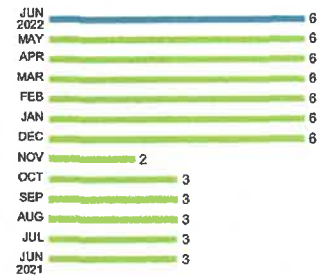
\$44.45

Total Current Month's Charges

\$44.45

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 05/20/2022

Account: 221003357052

CARLTON LAKES CDD
14217 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$46.70
Total amount due:	\$46.70
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$29.45
Payment(s) Received Since Last Statement	-\$29.45
Current Month's Charges	\$46.70
Total Amount Due	\$46.70



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See reverse side for more information

Account: 221003357052

Current month's charges:	\$46.70
Total amount due:	\$46.70
Payment Due By:	06/10/2022

Amount Enclosed \$ _____
677309548153

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
MAY 27 2022

Account: 221003357052
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: General Service - Non Demand

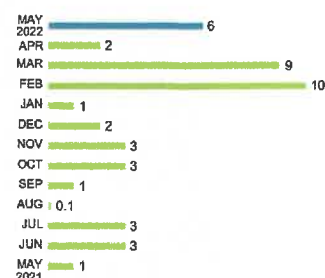
Meter Location: WELL

00000054-0001183-Page 65 of 80

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	05/16/2022	2,097		1,913		184 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	184 kWh @ \$0.07035/kWh	\$12.94
Fuel Charge	184 kWh @ \$0.04126/kWh	\$7.59
Storm Protection Charge	184 kWh @ \$0.00315/kWh	\$0.58
Clean Energy Transition Mechanism	184 kWh @ \$0.00402/kWh	\$0.74
Florida Gross Receipt Tax		\$1.17
Electric Service Cost		\$46.70
Total Current Month's Charges		\$46.70

Important Messages

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Statement Date: 06/21/2022
Account: 221003357052

CARLTON LAKES CDD
14217 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$52.39
Total amount due:	\$52.39
Payment Due By:	07/12/2022

Your Account Summary

Previous Amount Due	\$46.70
Payment(s) Received Since Last Statement	-\$46.70
Current Month's Charges	\$52.39
Total Amount Due	\$52.39

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Account: 221003357052

Current month's charges:	\$52.39
Total amount due:	\$52.39
Payment Due By:	07/12/2022
Amount Enclosed	\$

611877659594

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6118776595942210033570520000000052394

Account: 221003357052
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000791886	06/15/2022	2,340		2,097		243 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	243 kWh @ \$0.07035/kWh	\$17.10
Fuel Charge	243 kWh @ \$0.04126/kWh	\$10.03
Storm Protection Charge	243 kWh @ \$0.00315/kWh	\$0.77
Clean Energy Transition Mechanism	243 kWh @ \$0.00402/kWh	\$0.98
Florida Gross Receipt Tax		\$1.31

Electric Service Cost

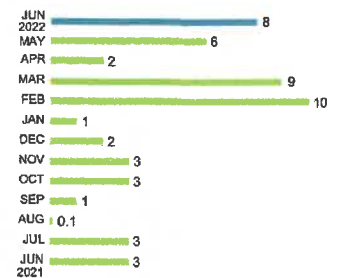
\$52.39

Total Current Month's Charges

\$52.39

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 05/20/2022

Account: 221004695112

CARLTON LAKES CDD
11404 CARLTON FIELDS DR
RIVERVIEW, FL 33579-4094



Current month's charges:	\$778.05
Total amount due:	\$778.05
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$572.32
Payment(s) Received Since Last Statement	-\$572.32
Current Month's Charges	\$778.05
Total Amount Due	\$778.05



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See reverse side for more information

Account: 221004695112

Current month's charges:	\$778.05
Total amount due:	\$778.05
Payment Due By:	06/10/2022

Amount Enclosed \$

681013237547

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221004695112
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

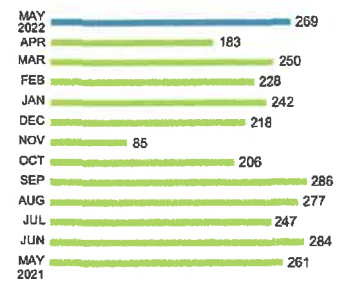
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	05/16/2022	4,708		4,278		8,600 kWh	20.0000	32 Days
1000790429	05/16/2022	0.9		0		17.9 kW	20.0000	32 Days

Daily Basic Service Charge	32 days @ \$1.07000	\$34.24
Billing Demand Charge	18 kW @ \$13.75000/kW	\$247.50
Energy Charge	8,600 kWh @ \$0.00730/kWh	\$62.78
Fuel Charge	8,600 kWh @ \$0.04126/kWh	\$354.84
Capacity Charge	18 kW @ \$0.17000/kW	\$3.06
Storm Protection Charge	18 kW @ \$0.59000/kW	\$10.62
Energy Conservation Charge	18 kW @ \$0.81000/kW	\$14.58
Environmental Cost Recovery	8,600 kWh @ \$0.00130/kWh	\$11.18
Clean Energy Transition Mechanism	18 kW @ \$1.10000/kW	\$19.80
Florida Gross Receipt Tax		\$19.45

Electric Service Cost
\$778.05
Total Current Month's Charges
\$778.05

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


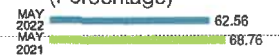
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 06/21/2022

Account: 221004695112

CARLTON LAKES CDD
11404 CARLTON FIELDS DR
RIVERVIEW, FL 33579-4094



Current month's charges:	\$751.78
Total amount due:	\$751.78
Payment Due By:	07/12/2022

Your Account Summary

Previous Amount Due	\$778.05
Payment(s) Received Since Last Statement	-\$778.05
Current Month's Charges	\$751.78
Total Amount Due	\$751.78

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See reverse side for more information

Account: 221004695112

Current month's charges:	\$751.78
Total amount due:	\$751.78
Payment Due By:	07/12/2022

Amount Enclosed \$
603235705904

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221004695112
 Statement Date: 06/21/2022
 Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000790429	06/15/2022	5,098		4,708		7,800 kWh	20.0000	30 Days
1000790429	06/15/2022	0.94		0		18.8 kW	20.0000	30 Days

Daily Basic Service Charge	30 days @ \$1.07000	\$32.10
Billing Demand Charge	19 kW @ \$13.75000/kW	\$261.25
Energy Charge	7,800 kWh @ \$0.00730/kWh	\$56.94
Fuel Charge	7,800 kWh @ \$0.04126/kWh	\$321.83
Capacity Charge	19 kW @ \$0.17000/kW	\$3.23
Storm Protection Charge	19 kW @ \$0.59000/kW	\$11.21
Energy Conservation Charge	19 kW @ \$0.81000/kW	\$15.39
Environmental Cost Recovery	7,800 kWh @ \$0.00130/kWh	\$10.14
Clean Energy Transition Mechanism	19 kW @ \$1.10000/kW	\$20.90
Florida Gross Receipt Tax		\$18.79

Electric Service Cost

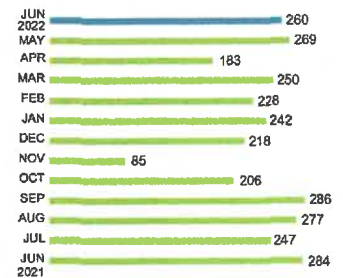
\$751.78

Total Current Month's Charges

\$751.78

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 05/20/2022

Account: 221004936375

CARLTON LAKES CDD
11404 CARLTON FIELDS DR
RIVERVIEW, FL 33579-4094



Current month's charges:	\$509.07
Total amount due:	\$509.07
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$509.07
Payment(s) Received Since Last Statement	-\$509.07
Current Month's Charges	\$509.07
Total Amount Due	\$509.07



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

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It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004936375

Current month's charges:	\$509.07
Total amount due:	\$509.07
Payment Due By:	06/10/2022
Amount Enclosed	\$

685951494158

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

MAY 27 2022

Account: 221004936375
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	315 kWh @ \$0.03079/kWh	\$9.70
Fixture & Maintenance Charge	9 Fixtures	\$252.63
Lighting Pole / Wire	9 Poles	\$229.95
Lighting Fuel Charge	315 kWh @ \$0.04060/kWh	\$12.79
Storm Protection Charge	315 kWh @ \$0.01028/kWh	\$3.24
Clean Energy Transition Mechanism	315 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.66

Lighting Charges **\$509.07**

Total Current Month's Charges **\$509.07**

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Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

Statement Date: 06/21/2022

Account: 221004936375

CARLTON LAKES CDD
11404 CARLTON FIELDS DR
RIVERVIEW, FL 33579-4094

Current month's charges: \$509.07
Total amount due: \$509.07
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$509.07
Payment(s) Received Since Last Statement	-\$509.07
Current Month's Charges	\$509.07
Total Amount Due	\$509.07

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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

Ready for storm season?



We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004936375

Current month's charges: \$509.07
Total amount due: \$509.07
Payment Due By: 07/12/2022

Amount Enclosed \$

625457879526

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221004936375
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	315 kWh @ \$0.03079/kWh	\$9.70
Fixture & Maintenance Charge	9 Fixtures	\$252.63
Lighting Pole / Wire	9 Poles	\$229.95
Lighting Fuel Charge	315 kWh @ \$0.04060/kWh	\$12.79
Storm Protection Charge	315 kWh @ \$0.01028/kWh	\$3.24
Clean Energy Transition Mechanism	315 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.66

Lighting Charges

\$509.07

Total Current Month's Charges

\$509.07

00000057-0001228-Page 47 of 80

Statement Date: 05/20/2022

Account: 221000718207

CARLTON LAKES CDD
CARLTON LKS, PH 1D2
RIVERVIEW, FL 33579-0000



Current month's charges:	\$272.63
Total amount due:	\$272.63
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$272.63
Payment(s) Received Since Last Statement	-\$272.63
Current Month's Charges	\$272.63
Total Amount Due	\$272.63



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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Save Energy. Save Money.

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tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000718207

Current month's charges:	\$272.63
Total amount due:	\$272.63
Payment Due By:	06/10/2022

Amount Enclosed \$

682247800091

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000718207
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	120 kWh @ \$0.03079/kWh	\$3.69
Fixture & Maintenance Charge	5 Fixtures	\$134.80
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	120 kWh @ \$0.04060/kWh	\$4.87
Storm Protection Charge	120 kWh @ \$0.01028/kWh	\$1.23
Clean Energy Transition Mechanism	120 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.25

Lighting Charges **\$272.63**

Total Current Month's Charges **\$272.63**

00000054-0001165-Page 28 of 60

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

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Statement Date: 05/20/2022

Account: 221007674692

CARLTON LAKES CDD
CARLTON LKS, PH 1E1
RIVERVIEW, FL 33579-0000

Current month's charges:	\$629.91
Total amount due:	\$629.91
Payment Due By:	06/10/2022

Your Account Summary

Previous Amount Due	\$629.91
Payment(s) Received Since Last Statement	-\$629.91
Current Month's Charges	\$629.91
Total Amount Due	\$629.91



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tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007674692

Current month's charges:	\$629.91
Total amount due:	\$629.91
Payment Due By:	06/10/2022

Amount Enclosed \$
606939374615

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
MAY 27 2022

Account: 221007674692
Statement Date: 05/20/2022
Current month's charges due 06/10/2022



Details of Charges – Service from 04/15/2022 to 05/16/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	266 kWh @ \$0.03079/kWh	\$8.19
Fixture & Maintenance Charge	14 Fixtures	\$211.12
Lighting Pole / Wire	14 Poles	\$357.70
Lighting Fuel Charge	266 kWh @ \$0.04060/kWh	\$10.80
Storm Protection Charge	266 kWh @ \$0.01028/kWh	\$2.73
Clean Energy Transition Mechanism	266 kWh @ \$0.00033/kWh	\$0.09
Florida Gross Receipt Tax		\$0.56
Franchise Fee		\$38.72

Lighting Charges **\$629.91**

Total Current Month's Charges **\$629.91**

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Important Messages

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Statement Date: 06/21/2022

Account: 221007674692

CARLTON LAKES CDD
CARLTON LKS, PH 1E1
RIVERVIEW, FL 33579-0000



Current month's charges: \$629.91
Total amount due: \$629.91
Payment Due By: 07/12/2022

Your Account Summary

Previous Amount Due	\$629.91
Payment(s) Received Since Last Statement	-\$629.91
Current Month's Charges	\$629.91
Total Amount Due	\$629.91

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007674692

Current month's charges: \$629.91
Total amount due: \$629.91
Payment Due By: 07/12/2022

Amount Enclosed \$

627927005908

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007674692
Statement Date: 06/21/2022
Current month's charges due 07/12/2022



Details of Charges – Service from 05/17/2022 to 06/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	266 kWh @ \$0.03079/kWh	\$8.19
Fixture & Maintenance Charge	14 Fixtures	\$211.12
Lighting Pole / Wire	14 Poles	\$357.70
Lighting Fuel Charge	266 kWh @ \$0.04060/kWh	\$10.80
Storm Protection Charge	266 kWh @ \$0.01028/kWh	\$2.73
Clean Energy Transition Mechanism	266 kWh @ \$0.00033/kWh	\$0.09
Florida Gross Receipt Tax		\$0.56
Franchise Fee		\$38.72

Lighting Charges

\$629.91

Total Current Month's Charges

\$629.91


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BEST

TERMITE & PEST CONTROL, INC.

Best Termite & Pest Control, Inc.

Protecting Your Health, Property & Environment Since 1979!

Connect with us 

Call Anytime: 813-935-0998

INVOICE

Billing Account Information

ACCOUNT #: 67634
REGISTRATION #: 7141FA34
CARLTON LAKES CDD C/O MERITUS
CORP.
2005 Pan Am Cir
Tampa, FL 33607-6008

Company Information

BEST TERMITE AND PEST CONTROL INC.
8120 N Armenia Ave
Tampa, FL 33604
813-935-0998

Description:

Invoice Details

CARLTON LAKES CDD, For service at 11404 Carlton Fields Dr Riverview, FL 33579-6008

DATE	PO #	INV #	TOTAL	DISCOUNT	TAX	ADJUSTMENT	GRAND TOTAL
5/20/2022		1147362	\$115.00	\$0.00	\$0.00	\$0.00	\$115.00

DESCRIPTION	TOTAL	DISCOUNT	TAX
Commercial Pest Control Bi-Monthly	\$115.00	\$0.00	\$0.00

PLEASE REMIT: \$115.00

[Click here to log on to your account to review history, manage your profile and review services](#)

www.bestpestmanagement.com



53900
4602
R2R



License #:CFC 1431407 - CAC 1818250
6404 U.S. 301
Riverview, Florida 33578
8136713993
<https://chrissplumbing.com>
jbrooks@chrissplumbing.com

Invoice 1086

INVOICED

Carlton Lake Community
(813) 404-2881
Meritus Corp
Pan Am Cir Ste 120
Tampa, FL 33607

Job title: Job for Carlton Lake Community

Job location: 11404 Carlton Fields Dr.
Riverview FL 33578

Job Members: Shannon Hoffman, Jeff Waldecker

Invoiced Date: May 29, 2022

Due Date: Jun 3, 2022

Status: Invoiced

Notes:

3 of 4 ladies toilets are backing up, ran 45' of k60 with funnel head through floor drains closest to door cleared stoppage and pulled back tampons. Flushed all 4 toilets multiple times no backing up.

Item	Unit Price	Quantity	Taxed	Amount
Misc Material	\$8.00	1.00	No	\$8.00
Plumbers Labor	\$120.00	2.00	No	\$240.00
labor				
Other - K-60 Sewer Machine	\$20.00	1.00	No	\$20.00

Thank you for your business!

53900
4602
Q20

Subtotal	\$268.00
Total	\$268.00
Amount Paid	\$0.00
Amount Due	\$268.00

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
6/28/2022	73085

Bill To

Carlton Lakes CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/28/2022

Description	Amount
Deliver & install (6) 5g cypress trees, (100) Bareroot Pickerelweed, (100) jointed spikerrush and (20) 3g fakahatchee grass in and around the outflow in pond #6 associated with Carlton Lakes. Completed 06/15/2022	864.00
53900 4307 RHO	

Thank you for your business.

Total	\$864.00
Payments/Credits	\$0.00
Balance Due	\$864.00



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-5899297

Permit Number

29-60-1754468

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be: \$325.00

Mail To: Carlton Lakes CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Received
MAY 25 2022

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Carlton Lakes Swimming Pool
Location: 11404 Carlton Fields Drive
Riverview, FL 33579

Pool Volume: 163,000 gallons

Bathing Load: 180

Flow Rate: 900

Owner Information:

Name: Carlton Lakes CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 397-5120 Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 29-60-1754468 Bill ID: 29-BID-5899297

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 55012

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



INVOICE

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

Invoice Date 06/01/2022
Invoice # IN7101196504
PO #
Customer ID CN-710379-2009
Terms AutoPay Scheduled
Due Date 06/16/2022
Currency US Dollar

Bill To

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

INVOICE Total:\$112.98

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 06/01/2022 - 06/30/2022	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 06/01/2022 - 06/30/2022	2	5	\$10.00
Primary	Included minutes in plan 05/01/2022 - 05/31/2022	22.6	0	\$0.00
Primary	Monthly Rental Equipment Charge 06/01/2022 - 06/30/2022	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	9.45	\$9.45
Primary	Universal Service Fee (USF)	1	2.75	\$2.75
Primary	Regulatory Recovery Fee	1	5.03	\$5.03

Total \$112.98

Your automatic payment is scheduled to be processed around the 10th of the month

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

Please note that we are retiring the LogMeIn name and all future invoices, billing statements, or other correspondence will come from a GoTo branded entity. This change is for brand consistency and will have no impact on your contract details, core service functionality, Tax IDs, bank account numbers, or any other aspect of how you transact with us or any of our subsidiaries.

More information is available at <https://goto.com/GoToPressRelease2022> or by consulting our contracting entities table containing a complete list of updated entity names [here](#).



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

INVOICE

Invoice Date	06/01/2022
Invoice #	IN7101196504
PO #	
Customer ID	CN-710379-2009
Terms	AutoPay Scheduled
Due Date	06/16/2022
Currency	US Dollar

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

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

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



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 0053162
Date: 06/06/2022
Terms: NET 0
Due Date: 06/06/2022

Bill To: Carlton Lakes CDD
rick.reidt@merituscorp.com,
teresa.farlow@merituscorp.com

Description	Quantity	Rate	Amount
Fan blower motor Replace fan blower motor	1	\$200.00	\$200.00
Fan blower motor Motor for furnace blower	1	\$786.99	\$786.99

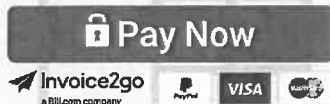
Payment Instructions

An advance payment of \$786.99 is due by 05/24/2022.

Subtotal \$986.99
TAX 0% \$0.00
Total \$986.99
Paid \$0.00

Balance Due \$986.99

Deposit due 05/24/2022 \$786.99



per Rick R. pay
deposit amount of
\$786.99 + code to
53900/4602

Invoice



Bill To
Carlton Lakes c/o Meritus Corp 2005 Pan Am Circle Suite 120 Tampa, FL 33607 USA

Ship To
Carlton Lakes c/o Meritus Corp 2005 Pan Am Circle Suite 300 Tampa, FL 33607 USA

Rep	Date	Invoice #	P.O. No.	Terms	Service Date
S	6/1/2022	15559		Due on Receipt	6/1/2022

[illegible]

June 10, 2022
Invoice Number: 078582401061022
Account Number: 0050785824-01
Security Code: 2597
Service At: 11404 CARLTON FIELD DR
RIVERVIEW, FL 33579-7785

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 06/09/22 through 07/08/22
details on following pages*

Previous Balance	157.96
Payments Received - Thank You	-157.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	127.97
Spectrum Business™ Voice	29.99
Current Charges	\$157.96
Total Due by 06/26/22	\$157.96

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call 1-877-413-0155 to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 10 06102022 NNNNNY 01 000285 0001

CARLTON LAKES COMMUNITY
C/O MERITUS
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008



June 10, 2022

CARLTON LAKES COMMUNITY

Invoice Number: 078582401061022
Account Number: 0050785824-01
Service At: 11404 CARLTON FIELD DR
RIVERVIEW, FL 33579-7785

Total Due by 06/26/22	\$157.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Invoice Number:
Account Number:
Security Code:

CARLTON LAKES COMMUNITY
078582401061022
0050785824-01
2597

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 10 06102022 NNNNNY 01 000285 0001

Charge Details

Previous Balance	157.96
Payments Received - Thank You 05/27	-157.96
Remaining Balance	\$0.00

Payments received after 06/10/22 will appear on your next bill.

Services from 06/09/22 through 07/08/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
Business WiFi	7.99
Static IP 1	19.99
Promotional Discount	-20.00
	\$127.97

Spectrum Business™ Internet Total **\$127.97**

Spectrum Business™ Voice

Phone Number 813-442-4870

Directory Listing	0.00
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$29.99**

Current Charges **\$157.96**
Total Due by 06/26/22 **\$157.96**

Billing Information

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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

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

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

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.39, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing.

It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



**INVOICE**

Page 1 of 1

Invoice Number	1931325
Invoice Date	June 8, 2022
Purchase Order	215612637
Customer Number	132831
Project Number	215612637

Bill To

Carlton Lakes Community Development District
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Carlton Lakes CDD

Project Manager

Stewart, Tonja L

For Period Ending

May 27, 2022

Current Invoice Total (USD)

1,188.00

Stormwater legislation documentation

Top Task**2022****2022 FY General Consulting****Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Olszewski, Cynthia (Cyndi)	1.00	132.00	132.00
	Wahabodeen, Shoaib A (Deen)	3.00	144.00	432.00
	Stewart, Tonja L	3.00	208.00	624.00
	Subtotal Professional Services	7.00		1,188.00

Top Task Subtotal

2022 FY General Consulting

1,188.00

Total Fees & Disbursements**1,188.00****INVOICE TOTAL (USD)****1,188.00****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

May 24, 2022

Client: 001463

Matter: 000001

Invoice #: 21502

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	VT	MAKE REVISIONS TO DRAFT PERSONNEL POLICY AND TRANSMITTAL OF DRAFT POLICY TO DISTRICT MANAGER.	0.5	\$142.50
4/25/2022	VT	TELEPHONE CONFERENCE WITH AND REVIEW CORRESPONDENCE FROM T. STEWART, RECEIVE CORRESPONDENCE FROM R. REIDT RE: OUTFALL.	0.4	\$114.00
4/26/2022	VT	RECEIPT AND REVIEW OF DISTRICT INSURANCE DOCUMENTS AND EXCHANGE CORRESPONDENCE WITH R. REIDT; TELEPHONE CONFERENCE WITH DISTRICT MANAGER AND EXCHANGE CORRESPONDENCE WITH DISTRICT STAFF RE: DISTRICT POLICIES; RECEIPT OF RESERVE STUDY; SEND CORRESPONDENCE TO T. STEWART RE: OUTFALL.	1.4	\$399.00
4/28/2022	VT	RECEIPT AND REVIEW OF REQUEST FROM PINE LAKE FOR FUEL SURCHARGE; REVIEW AND REPLY TO CORRESPONDENCE FROM R. REIDT, C. BITNER OF EGIS AND A. GROSS OF DECISION HR RE: INSURANCE COVERAGES; REVIEW CORRESPONDENCE FROM R. REIDT RE: ENCROACHMENTS ON DISTRICT PROPERTY; RECEIPT AND REVIEW OF MAY BOARD MEETING AGENDA.	1.1	\$313.50
4/29/2022	VT	RESEARCH OF LAW RE: DISTRICT RULES AND POLICIES; SEND CORRESPONDENCE TO C. BITNER OF EGIS INSURANCE AND EXCHANGE CORRESPONDENCE WITH R. REIDT RE: DISTRICT INSURANCE COVERAGES.	1.0	\$285.00
4/29/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING; PREPARE MAILED NOTICE LETTER FOR 2022/2023 BUDGET INCREASE.	1.2	\$198.00

May 24, 2022

Client: 001463

Matter: 000001

Invoice #: 21502

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/3/2022	VT	SEND CORRESPONDENCE TO DISTRICT MANAGER RE: BUDGET HEARING.	0.1	\$28.50
5/4/2022	VT	RECEIPT AND REVIEW OF MAY BOARD MEETING INFORMATION AND MEETING BOOK; REVIEW CORRESPONDENCE FROM R. RUPNARAIN OF EGIS INSURANCE.	0.4	\$114.00
5/5/2022	VT	REVIEW PUBLICATION AND MAILED NOTICES OF PUBLIC HEARING FOR FISCAL YEAR 22-23 PROPOSED BUDGET; PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	1.5	\$427.50
5/5/2022	MS	FINALIZE AND PROCESS MAILED NOTICE LETTER FOR 2022/2023 BUDGET INCREASE; FINALIZE AND PROCESS PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING.	0.2	\$33.00
5/11/2022	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER'S OFFICE RE PUBLICATION AD AND DATE FOR PUBLICATION OF THE 2022 GENERAL ELECTION QUALIFYING PERIOD.	0.1	\$16.50
Total Professional Services			7.9	\$2,071.50

Total Services	\$2,071.50
Total Disbursements	\$0.00
Total Current Charges	\$2,071.50
Previous Balance	\$2,755.00
Less Payments	(\$2,755.00)
PAY THIS AMOUNT	\$2,071.50

51400
3507
020

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

June 27, 2022

Client: 001463

Matter: 000001

Invoice #: 21669

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/17/2022	VTS	TELEPHONE CONFERENCES WITH DISTRICT ENGINEER AND DISTRICT MANAGER RE: OUTFALL; REVIEW CORRESPONDENCE FROM DISTRICT ENGINEER WITH ATTACHMENT RE: DISTRICT INSURANCE.	0.7	\$213.50
5/18/2022	VTS	INITIAL REVIEW OF INSURANCE POLICY RE: OUTFALL.	0.3	\$91.50
5/19/2022	VTS	REVIEW AND REPLY TO CORRESPONDENCE FROM R. REIDT WITH ATTACHMENT, REVIEW CURRENT DISTRICT RULES, EXCHANGE CORRESPONDENCE WITH SUPERVISOR R. VANCE RE: KEYCARDS FOR AMENITY ACCESS.	0.8	\$244.00
5/20/2022	VTS	EXCHANGE CORRESPONDENCE WITH R. REIDT RE: ENCROACHMENT AGREEMENTS; REVIEW FURTHER CORRESPONDENCE FROM R. REIDT RE: MAY BOARD MEETING AGENDA.	0.4	\$122.00
5/23/2022	VTS	REVIEW CORRESPONDENCE FROM DISTRICT ENGINEER RE: WEIR OUTFALL.	0.2	\$61.00
5/24/2022	VTS	EXCHANGE CORRESPONDENCE WITH C. HORNE OF DECISION HR AND R. REIDT RE: DISTRICT INSURANCE COVERAGES; TELEPHONE CONFERENCE WITH R. REIDT RE: DISTRICT MATTERS; REVIEW CORRESPONDENCE FROM R. REIDT RE: DISTRICT ELECTIONS; REVIEW AND REPLY TO FURTHER CORRESPONDENCE FROM R. REIDT RE: GYM RULES.	1.3	\$396.50
5/25/2022	VTS	TELEPHONE CONFERENCE WITH CHAIR F. BARTON RE: JUNE BOARD MEETING.	0.2	\$61.00

June 27, 2022

Client: 001463

Matter: 000001

Invoice #: 21669

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/26/2022	VTs	REVIEW AND REVISE CLUBHOUSE USAGE AGREEMENT AND TRANSMITTAL TO DISTRICT MANAGER, RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER.	0.7	\$213.50
5/27/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA AND CORRESPONDENCE FROM DISTRICT MANAGER.	0.3	\$91.50
5/31/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA BOOK; REVIEW CORRESPONDENCE FROM T. STEWART AND R. REIDT AND REPLY THERETO RE: WEIR AND OUTFALL.	0.6	\$183.00
6/2/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	2.5	\$762.50
6/7/2022	VTs	TELEPHONE CONFERENCE WITH CHAIRMAN F. BARTON.	0.2	\$61.00
6/9/2022	VTs	EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER RE: EMPLOYEE MANUAL.	0.4	\$122.00
Total Professional Services			8.6	\$2,623.00

Total Services	\$2,623.00
Total Disbursements	\$0.00
Total Current Charges	\$2,623.00
Previous Balance	\$2,071.50
Less Payments	(\$2,071.50)
PAY THIS AMOUNT	\$2,623.00

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3107
02207

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
05/25/22		CARLTON LAKES CDD	
Billing Date		Sales Rep	Customer Account
05/25/2022		Deirdre Bonett	61073
Total Amount Due			Ad Number
\$333.50			0000226891

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/25/22	05/25/22	0000226891	Times	Legals CLS	Qualifying Period	1	2x40 L	\$331.50
05/25/22	05/25/22	0000226891	Tampabay.com	Legals CLS	Qualifying Period	1	2x40 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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

Advertising Run Dates		Advertiser Name	
05/25/22		CARLTON LAKES CDD	
Billing Date		Sales Rep	Customer Account
05/25/2022		Deirdre Bonett	61073
Total Amount Due			Ad Number
\$333.50			0000226891

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

51300
4801
Rha

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Period** was published in said newspaper by print in the issues of **5/25/22** or by publication on the newspaper's website, if authorized, on

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



 Signature Affiant

Sworn to and subscribed before me this **05/25/2022**



 Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
 FOR THE BOARD OF SUPERVISORS OF THE CARLTON
 LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Carlton Lakes Community Development District (the "District") will commence at noon on Monday June 13, 2022 and close at noon on Friday June 17, 2022. Candidates may qualify* for the office of board member of the District with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at (813) 384-3944 or candidate@votehillsborough.gov to coordinate how to properly submit the paperwork.

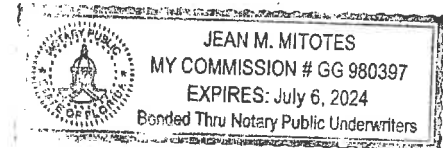
All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www.votehillsborough.gov.

Publish May 25, 2022

0000226891





INVOICE

Page 1 of 2

Customer ID:**22-06270-03004**

Customer Name:

CARLTON LAKES

Service Period:

06/01/22-06/30/22

Invoice Date:

05/25/2022

Invoice Number:

9839521-2206-4

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment is Due**Jun 24, 2022**

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

Your Total Due**\$385.68**

If payment is received after
06/24/2022: **\$ 395.32**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
560.68		(560.68)		0.00		385.68		385.68

DETAILS OF SERVICE**Details for Service Location:****Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094****Customer ID: 22-06270-03004**

Description	Date	Ticket	Quantity	Amount
Container Maintenance Charge	06/01/22		1.00	19.75
Disposal 6 Yard Dumpster 1X Week	06/01/22		1.00	114.94
6 Yard Dumpster 1X Week	06/01/22		1.00	250.99
Total Current Charges				385.68



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



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/25/2022	9839521-2206-4	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 06/24/2022	\$385.68	
If Received after 06/24/2022	\$395.32	



2206000220627003004098395210000003856800000038568 0

0087806 01 AB 0.461 **AUTO T0 D 7145 33607-600875 -C04-P87893-I1

I0290C04

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



Remit To:

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

THINK GREEN®

160



405-0233578-2206-5



INVOICE

Customer ID:**22-06270-03004**

Customer Name:

CARLTON LAKES

Service Period:

07/01/22-07/31/22

Invoice Date:

06/24/2022

Invoice Number:

9847280-2206-7

How To Contact Us**Visit wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment is Due**Jul 24, 2022**

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

Your Total Due**\$385.68**

If payment is received after
07/24/2022: **\$ 395.32**

Previous Balance

385.68

+

Payments

(385.68)

+

Adjustments

0.00

+

Current Invoice Charges

385.68

=

Total Account Balance Due**385.68****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 22-06270-03004

Description	Date	Ticket	Quantity	Amount
Container Maintenance Charge	07/01/22		1.00	19.75
Disposal 6 Yard Dumpster 1X Week	07/01/22		1.00	114.94
6 Yard Dumpster 1X Week	07/01/22		1.00	250.99
Total Current Charges				385.68

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



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/24/2022	9847280-2206-7	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 07/24/2022	\$385.68	
If Received after 07/24/2022	\$395.32	

2206000220627003004098472800000003856800000038568 3

0084545 01 AB 0.461 **AUTO T5 0 7175 33607-600875 -C04-P84629-11

I0290C15



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



Remit To:

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

THINK GREEN®

161



405-0233578-2206-5

INVOICE

EXPIRATION DATE

TECHNICIAN	JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood					

53900
4617
R267

162

INVOICE

EXPIRATION DATE

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

53900
4617
BLD




163

06/09/2022

Bill To:
 Carlton Lakes CDD
 11404 South Lakes Dr
 Riverview FL 33579
 United States
 (813) 955-0050

Ship To:
 Carlton Lakes CDD
 11404 South Lakes Dr
 Riverview FL 33579
 United States

Terms	Delivery Method	Estimated Ready Date
Pay in Full Before Delivery	White Glove, Red Carpet Delivery	06/18/2022
Location	Sales Rep	Sales Rep 2
Brandon Showroom	Tony Strychalski	

Quantity	Item	Brand	Item	Options	Each	Amount
40	GARD-031809SL, TXW, DLG Sling Chaise Lounge with Arms, Adjustable Back, Stackable, TXW - Textured White Frame & DLG - Dupione Lagoon Sling Fabric Color, Madeira			 Dupione Lagoon Sling Fabric	\$295.99	\$11,839.60

Order Notes: Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$11,839.60
Discount	
Tax (0%)	\$0.00
Shipping Cost	\$651.18
Total	\$12,490.78
Amount Paid	\$0.00
Total Due	\$12,490.78

Customer Approved: _____

Thank you for the opportunity. Most of our products are handcrafted and will have slight unique variation. You have 7 days to return unaltered stock merchandise for a full refund. Special orders require a 50% deposit. Canceled special orders will be charged a 25% restocking fee. All merchandise must be paid in full before delivery. Debit and credit card transactions can be refunded in the store. All other methods of payment will be refunded by a mailed check within 15 business days. If you choose to pick up at a Leader's Casual Furniture® retail store you acknowledge that the store staff is not required to have packing materials and may not be physically able to help you load your purchase. You take full responsibility for the safety of the load and any damage that may result to your personal property including your vehicle. A happy customer this first time is our primary goal. Please contact us if we can help in any way. leaders@leadersfurniture.com.



Teresa Farlow

From: Rick Reidt
Sent: Thursday, June 9, 2022 10:56 AM
To: Teresa Farlow; District Invoices
Cc: Freddy Barton (fbarton525@gmail.com)
Subject: FW: Leaders Holding Company: Sales Order #SOBRN5117
Attachments: Sales Order_SOBRN5117_1654785635493.pdf

Teresa,

Please get an emergency run on a check this should be out of Capital Reserves for Carlton Lakes CDD. As soon as we get the check which we will need to hand deliver to Leaders they will schedule delivery. We currently have only 6 cases on the deck and desperately need these. If you may get the check today, I will see if Fernando or someone has time to deliver otherwise, I will come in tomorrow morning and deliver myself. I am hoping to get delivery Saturday if they are not too booked otherwise it will be midweek.

Please let me know what you may do.

Thank you,

Rick L. Reidt | District Manager



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 813.873.7300 ext: 105 | (M) 813-955-0050 | rick.reidt@inframark.com | www.inframarkims.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

From: Diane Wander (brandon@leadersfurniture.com) <system@sent-via.netsuite.com>
Sent: Thursday, June 9, 2022 10:41 AM
To: Rick Reidt <Rick.Reidt@Inframark.com>
Subject: Leaders Holding Company: Sales Order #SOBRN5117

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Rick,

Your Sales Order is attached. It will serve as your invoice. I will send another copy that will show 0 balance once it is paid in full.

You can always pay by credit card but you'll have an additional 3% added. It might be something to consider if you want to get delivery as soon as possible. Hopefully you'll be able to get a check cut & have someone drop it off.

Just want to make sure that the community allows deliveries after 5 pm - including Saturdays?

Thankyou,
Diane

Diane Wander
Brandon Manager
Leaders Casual Furniture®
1711 W. Brandon Blvd /> Brandon, FL 33511
(813) 654-4001
brandon@leadersfurniture.com

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Carlton Lakes Community Development District

Balance Sheet

As of 6/30/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	212,514	0	0	0	0	0	0	212,514
Cash – HOA Improvement	30,139	0	0	0	0	0	0	30,139
Investments-Revenue 2018 (5000)	0	0	84,142	0	0	0	0	84,142
Investments-Interest 2018 (5001)	0	0	0	0	0	0	0	0
Investments-Sinking 2018 (5002)	0	0	0	0	0	0	0	0
Investments-Reserve 2018 (5003)	0	0	140,500	0	0	0	0	140,500
Investments-Prepayment 2018 (5004)	0	0	147	0	0	0	0	147
Investments-Amenity 2018 (5005)	0	0	0	0	0	0	0	0
Investments-Carlton Lakes West 2018 (5006)	0	0	0	0	0	0	0	0
Investments-Phase 1C, 1E 2018 (5007)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	8	0	0	0	0	0	0	8
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	0	186,948	0	0	0	186,948
Investments-Interest 2017 (8001)	0	0	0	0	0	0	0	0
Investments-Sinking 2017 (8002)	0	0	0	0	0	0	0	0
Investments-Reserve 2017 (8003)	0	0	0	103,845	0	0	0	103,845
Investments-Prepayment 2017 (8004)	0	0	0	0	0	0	0	0
Investments-Construction 2017 (8005)	0	0	0	0	0	0	0	0
Investments-Amenity Center 2017 (8007)	0	0	0	0	0	0	0	0
Investments-Construction 2015 (8005)	0	0	0	0	0	0	0	0
Investments-Revenue 2015 (8004)	0	397,359	0	0	0	0	0	397,359
Investments-Reserve 2015 (8003)	0	251,706	0	0	0	0	0	251,706
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	144	0	0	0	0	0	144
Investments-Sinking 2015 (8001)	0	0	0	0	0	0	0	0
Investments-Deferred Costs 2015 (8007)	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	943	0	0	0	0	0	0	943
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Deposits	35	0	0	0	0	0	0	35
Construction Work In Progress	0	0	0	0	0	13,788,149	0	13,788,149
Amount Available-Debt Service	0	0	0	0	0	0	1,185,149	1,185,149
Amount To Be Provided-Debt Service	0	0	0	0	0	0	13,244,851	168 13,244,851

Carlton Lakes Community Development District

Balance Sheet

As of 6/30/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Other	0	0	0	0	0	0	0	0
Total Assets	243,639	649,209	224,789	290,793	0	13,788,149	14,430,000	29,626,579
Liabilities								
Accounts Payable	0	0	0	0	0	0	0	0
Accounts Payable Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	79	0	0	0	0	0	0	79
Unearned Revenues	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	6,645,000	6,645,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	3,665,000	3,665,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	4,120,000	4,120,000
Total Liabilities	79	0	0	0	0	0	14,430,000	14,430,079
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	629,751	229,101	282,103	0	0	0	1,140,954
Fund Balance-Unreserved	50,379	0	0	0	0	0	0	50,379
Investment In General Fixed Assets	0	0	0	0	0	13,788,149	0	13,788,149
Petty Cash Expenses	0	0	0	0	0	0	0	0
Other	193,181	19,458	(4,312)	8,690	0	0	0	217,017
Total Fund Equity & Other Credits	243,560	649,209	224,789	290,793	0	13,788,149	0	15,196,499
Total Liabilities & Fund Equity	243,639	649,209	224,789	290,793	0	13,788,149	14,430,000	29,626,579

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	762,040	768,981	6,941	1 %
O&M Assmts - Off Roll	8,367	0	(8,367)	(100)%
Interest Earnings				
Interest Earnings	0	45	45	0 %
Contributions & Donations From Private Sources				
HOA Carryover	18,357	0	(18,357)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	275	275	0 %
Clubhouse Rental	0	6,663	6,663	0 %
Total Revenues	788,764	775,963	(12,801)	(2)%
Expenditures				
Legislative				
Supervisor Fees	24,000	12,600	11,400	48 %
Financial & Administrative				
District Manager	44,000	18,033	25,967	59 %
District Engineer	6,000	1,957	4,043	67 %
Disclosure Report	10,900	4,542	6,358	58 %
Trustees Fees	12,000	8,633	3,367	28 %
Auditing Services	7,400	1,087	6,313	85 %
Postage, Phone, Faxes, Copies	1,000	1,742	(742)	(74)%
Public Officials Insurance	2,190	2,061	129	6 %
Legal Advertising	1,500	812	689	46 %
Bank Fees	100	37	63	63 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	600	225	375	63 %
Website Administration	1,500	(1,250)	2,750	183 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	10,000	24,297	(14,297)	(143)%
Electric Utility Services				
Electric Utility Services	150,000	131,279	18,721	12 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	4,121	879	18 %
Water-Sewer Combination Services				
Water Utility Services	20,800	22,916	(2,116)	(10)%
Other Physical Environment				
Community Center Manager	48,000	0	48,000	100 %
Staff	35,000	43,385	(8,385)	(24)%
Waterway Management Program	20,000	32,209	(12,209)	(61)%
Property & Casualty Insurance	20,742	19,512	1,230	6 %
Club Facility Maintenance	50,000	19,856	30,144	60 %
Landscape Maintenance - Contract	200,000	146,242	53,758	27 %
Landscape Maintenance - Other	15,000	9,636	5,364	36 %
Plant Replacement Program	3,000	1,406	1,594	53 %
Irrigation Maintenance	10,000	10,806	(806)	(8)%
Pool Maintenance	18,000	21,506	(3,506)	(19)%
Fintess Center Maintenance	10,000	0	10,000	100 %
Fish Stocking	10,000	0	10,000	100 %
Special Events	10,000	1,125	8,875	89 %
Capital Reserve				

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Reserves donated by HOA	18,357	4,319	14,038	76 %
Reserve	20,000	37,739	(17,739)	(89)%
Total Expenditures	788,764	582,782	205,982	26 %
Excess Of Revenues Over (Under) Expenditures	0	193,181	193,181	0 %
Fund Balance, Beginning of Period	0	50,379	50,379	0 %
Fund Balance, End of Period	0	243,560	243,560	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	502,906	530,018	27,112	5 %
Interest Earnings				
Interest Earnings	0	24	24	0 %
Total Revenues	502,906	530,043	27,137	5 %
Expenditures				
Debt Service Payments				
Interest Payment	377,906	380,584	(2,678)	(1)%
Principal Payment	125,000	120,000	5,000	4 %
Prepayment	0	10,000	(10,000)	0 %
Total Expenditures	502,906	510,584	(7,678)	(2)%
Excess Of Revenues Over (Under) Expenditures	0	19,458	19,458	0 %
Fund Balance, Beginning of Period	0	629,751	629,751	0 %
Fund Balance, End of Period	0	649,209	649,209	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	278,544	264,079	(14,465)	(5)%
DS Assmts - Off Roll	0	16,543	16,543	0 %
Interest Earnings				
Interest Earnings	0	11	11	0 %
Total Revenues	278,544	280,632	2,088	1 %
Expenditures				
Debt Service Payments				
Interest Payment	208,544	209,944	(1,400)	(1)%
Principal Payment	70,000	70,000	0	0 %
Prepayment	0	5,000	(5,000)	0 %
Total Expenditures	278,544	284,944	(6,400)	(2)%
Excess Of Revenues Over (Under) Expenditures	0	(4,312)	(4,312)	0 %
Fund Balance, Beginning of Period	0	229,101	229,101	0 %
Fund Balance, End of Period	0	224,789	224,789	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	257,425	262,160	4,735	2 %
Interest Earnings				
Interest Earnings	0	11	11	0 %
Total Revenues	257,425	262,171	4,746	2 %
Expenditures				
Debt Service Payments				
Interest Payment	182,426	183,481	(1,055)	(1)%
Principal Payment	75,000	70,000	5,000	7 %
Total Expenditures	257,426	253,481	3,945	2 %
Excess Of Revenues Over (Under) Expenditures	(1)	8,690	8,691	(869,103)%
Fund Balance, Beginning of Period	0	282,103	282,103	0 %
Fund Balance, End of Period	(1)	290,793	290,794	(29,079,354)%

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	0	0	0	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,788,149	13,788,149	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,788,149</u>	<u>13,788,149</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

950 - General Long-Term Debt
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,430,000	14,430,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,430,000</u>	<u>14,705,000</u>	<u>0 %</u>

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Bank Balance	232,701.08
Less Outstanding Checks/Vouchers	21,112.22
Plus Deposits in Transit	925.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	212,513.86
Balance Per Books	<u>212,513.86</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2346	9/16/2021	System Generated Check/Voucher	10.74	Freddy Barton
2559	4/14/2022	System Generated Check/Voucher	50.00	Joseph Franco
2596	5/26/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2622	6/16/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2630	6/22/2022	System Generated Check/Voucher	200.00	Freddy Barton
2631	6/22/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2633	6/29/2022	System Generated Check/Voucher	864.00	First Choice Aquatic Weed Management, LLC
2634	6/29/2022	System Generated Check/Voucher	2,623.00	Straley Robin Vericker
2635	6/29/2022	System Generated Check/Voucher	16,378.80	Tampa Electric Company
2636	6/29/2022	System Generated Check/Voucher	385.68	Waste Management Inc. of Florida
Outstanding Checks/Vouchers			21,112.22	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR418	6/5/2022	Rental Income Thru 6.5.2022	925.00	
Outstanding Deposits			925.00	

**Carlton Lakes Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2595	5/26/2022	System Generated Check/Voucher	4,119.84	BOCC
2598	5/26/2022	System Generated Check/Voucher	200.00	Freddy Barton
2599	5/26/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2600	5/26/2022	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2601	5/26/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2602	5/26/2022	System Generated Check/Voucher	1,325.00	Zebra Cleaning Team, Inc.
2603	6/2/2022	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
2604	6/2/2022	System Generated Check/Voucher	2,071.50	Straley Robin Vericker
2605	6/2/2022	System Generated Check/Voucher	16,447.84	Tampa Electric Company
2606	6/2/2022	System Generated Check/Voucher	385.68	Waste Management Inc. of Florida
CD115	6/3/2022	PR PE 5.15.2022-5.28.2022	2,199.37	Decision HR
2607	6/8/2022	System Generated Check/Voucher	115.00	Best termite & Pest Conrol, Inc.
2608	6/8/2022	System Generated Check/Voucher	268.00	Chris's Plumbing Service, Inc.
2609	6/8/2022	System Generated Check/Voucher	112.98	GoTo Communications Inc.
2610	6/8/2022	System Generated Check/Voucher	16,465.41	Pine Lake Services
2611	6/8/2022	System Generated Check/Voucher	858.00	Securiteam Inc.
2612	6/8/2022	System Generated Check/Voucher	333.50	Times Publishing Company
2613	6/9/2022	System Generated Check/Voucher	12,490.78	Leaders Florida Living

**Carlton Lakes Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2614	6/10/2022	Series 2018 FY22 Tax Dist ID 575	279.58	Carlton Lakes CDD
2615	6/10/2022	Series 2015 FY22 Tax Dist ID 575	561.12	Carlton Lakes CDD
2616	6/10/2022	Series 2017 FY22 Tax Dist ID 575	277.55	Carlton Lakes CDD
2617	6/16/2022	System Generated Check/Voucher	2,744.63	BOCC
2618	6/16/2022	System Generated Check/Voucher	200.00	Elizabeth Diaz
2619	6/16/2022	System Generated Check/Voucher	200.00	Freddy Barton
2620	6/16/2022	System Generated Check/Voucher	200.00	Fredrick Levatte
2621	6/16/2022	System Generated Check/Voucher	786.99	Neptune Multi Services, LLC
2623	6/16/2022	System Generated Check/Voucher	200.00	Rena Diane Vance
2624	6/16/2022	System Generated Check/Voucher	1,188.00	Stantec Consulting Services Inc
2625	6/16/2022	System Generated Check/Voucher	1,660.57	Zebra Cleaning Team, Inc.
2626	6/17/2022	Series 2015 FY22 Tax Dist ID 578	3,279.78	Carlton Lakes CDD
2627	6/17/2022	Series 2017 FY22 Tax Dist ID 578	1,622.29	Carlton Lakes CDD
2628	6/17/2022	Series 2018 FY22 Tax Dist ID 578	1,634.16	Carlton Lakes CDD
CD117	6/17/2022	PR PE 5.29.22-6.11.2022	2,368.89	Decision HR
2629	6/22/2022	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2632	6/22/2022	System Generated Check/Voucher	157.96	Charter Communications
Cleared Checks/Vouchers			76,294.42	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR414	6/10/2022	Tax Distribution 06.10.2022	1,933.36	
CR417	6/17/2022	Tax Distribution 6.17.2022	11,300.60	
CR420	6/30/2022	Interest payment - June	<u>2.36</u>	
Cleared Deposits			13,236.32	
			<u><u>13,236.32</u></u>	