

Carlton Lakes Community Development District

Board of Supervisors
Freddy Barton, Chairman
Elizabeth Diaz, Vice- Chairman
Rena Vance, Assistant Secretary
Nicholle Palmer, Assistant Secretary
Vacant Assistant Secretary

Rick Reidt, District Manager
Kathryn ("KC") Hopkinson, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, June 01, 2023, at 6:00 p.m.

The Regular Meetings of the Board of Supervisors of the Carlton Lakes Community Development District will be held on **Thursday, June 01, 2023, 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:

Join Zoom Meeting

<https://us06web.zoom.us/j/84901371978?pwd=YmErclEyRUZFMNHJ4Q2hnNVkwdU5LOT09>

Meeting ID: 849 0137 1978

Passcode: 072441

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER/ROLL CALL

3. PUBLIC COMMENT ON AGENDA ITEMS

4. PINE LAKES..... Tab 01 Page 02

i. Kiosk Repair Proposals

5. VENDOR/STAFF REPORTS

A. District Counsel

i. Discussion on Tract 600

B. District Engineer

C. District Manager Tab 02 Page 16

i. Community Inspection Report

6. BUSINESS ITEMS

A. Consideration of Resolution 2023-06; Approving FY 2024 Proposed Budget

& Setting Public Hearing...(FY 2023-2024 Budget-Under Separate Cover) Tab 03 Page 25

B. Discussion on Reserve Study Review.....Tab 04 Page 27

C. General Matters of the District

7. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting

May 04, 2023,Tab 05 Page 56

B. Consideration of Operation and Maintenance Expenditures April 2023Tab 06 Page 62

C. Review of Financial Statements Month Ending April 30, 2023,Tab 07 Page 112

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

10. 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 Office
Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:
Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, FL 33579



INFRAMARK

WATER & INFRASTRUCTURE SERVICES

Work Order

Inframark Field Services
501 South Falkenburg Road, Tampa, FL 33619
Phone: 407-973-4363

Date 04/19/2023
Work order # WOCL04192023
Customer ID Carlton Lakes CDD

Proposal For:
Carlton Lakes CDD

Quotation valid until 5/19/2023
Prepared by: Leo Lluberes

Description		Unit Price	Taxable?	Amount
	Pricing includes Repairing two mail kiosks (Clubhouse and entry off Balm Road), Repairing all stucco for this project and repainting all the bottoms of the columns to match the existing color—repair of all damage to the side beams.		No	\$1,550.00

Full payment is due within 30 days of finalizing the project.

Subtotal \$ \$ 1,552.00

If you have any questions concerning this quotation, please contact Leo Lluberes

Leo.Lluberes@Inframark.com

407-973-4363

Tax Rate 0.00%

Sales Tax \$ -

Other

Thank you for your business!

TOTAL **\$1,552.00**



Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

PROPOSAL**ADDRESS**

Carlton Lakes

Meritus 2005 Pan Am

Circle, Suite 300 Tampa ,

FL 33607

PROPOSAL # 1862**DATE** 03/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Mail Pavilion located at Clubhouse: Repair all Stucco damage and repaint affected areas to match. Cost includes labor and material.	1	750.00	750.00

It is anticipated that permits will not be required for the above work, and if required, the associated

costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL**\$750.00**

Accepted By

Accepted Date

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com

PROPOSAL

ADDRESS

Carlton Lakes
Meritus 2005 Pan Am
Circle, Suite 300 Tampa ,
FL 33607

PROPOSAL # 1863

DATE 03/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Mail Pavilion located at Arbor Pine Drive: Repair all damaged stucco and repaint affected areas to match. Cost includes labor and material.	1	750.00	750.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL

\$750.00

Accepted By

Accepted Date

T & S Lath and Stucco

36937 Bear Br

Dade City, FL 33525 US

+1 3529999994

tiva.tslathandstucco@gmail.com



Estimate

ADDRESS

Rick Reidt

ESTIMATE # 1010**DATE 04/17/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Stucco repair and paint		1	1,800.00	1,800.00

Carlton Lakes CDD

TOTAL**\$1,800.00**

Accepted By

Accepted Date



















CARLTON LAKES CDD

Field Inspection - May 2023

Friday, May 19, 2023

Prepared For Carlton Lakes Board Of Supervisors

28 Items Identified



Item 1

Assigned To Pine Lake Nursery

The front of the clubhouse looks good. All plant material is healthy and maintained.



Item 2

Assigned To Pine Lake Nursery

New Arboricolas been planted, irrigation is working over-time until they are established.



Item 3

Assigned To Pine Lake Nursery

Jasmine and Podocarpus look good.



Item 4

Assigned To Pine Lake Nursery

New stakes will be put in for the Hibiscus.



Item 5

Assigned To Pine Lake Nursery

More Jasmine is going in next Friday.



Item 6

Assigned To Pine Lake Nursery

Society Garlic is also going in next Friday.



Item 7

Assigned To Pine Lake Nursery

Turf looks good. There are a couple small hot spots from the drought.



Item 8

Assigned To Pine Lake Nursery

Ilex and edging look good.



Item 9

Assigned To Aquatics
Pond 2 looks good.



Item 10

Assigned To Pine Lake Nursery
New annuals are in and look great.



Item 11

Assigned To Aquatics
Pond 3 looks good.



Item 12

Assigned To Pine Lake Nursery
The field at the end of Acacia Grove will be mowed Tuesday.



Item 13

Assigned To Pine Lake Nursery

The lonely shrub will be pulled at the end of Clement Pride Blvd.



Item 14

Assigned To Pine Lake Nursery

The north entryways look good. The turf needs more water.



Item 15

Assigned To Pine Lake Nursery

Weeds have been treated, the drip line needs to get buried again.



Item 16

Assigned To Pine Lake Nursery

The storage area at the north end of Clement Pride is well maintained.



Item 17

Assigned To Pine Lake Nursery

Weed treatment needed near the corner of Leland Groves and Clement Pride and drip lines no longer in use need to be removed.



Item 18

Assigned To Pine Lake Nursery

The first pocket park on Leland Groves looks good.



Item 19

Assigned To Pine Lake Nursery

The irrigation timer at the pocket park on Leland Groves and Covert Green had a cut wire that has been repaired. The turf will recover.



Item 21

Assigned To Pine Lake Nursery

The Castor weeds along pond 6 have been trimmed up.



Item 22

Assigned To Pine Lake Nursery

The base of the fence around the field on Arbor Pines will be getting sprayed.



Item 23

Assigned To Pine Lake Nursery

Behind the houses on Arbor Pines along the conservation area will be mowed at the next service.



Item 24

Assigned To Pine Lake Nursery

The turf is recovering in front of the Arbor Pines monument. The landscaping looks good.



Item 25

Assigned To Pine Lake Nursery

Same on the other side.



Item 26

Assigned To Pine Lake Nursery

The main entryways on Clement Pride Blvd look great.



Item 27

Assigned To Pine Lake Nursery



Item 28

Assigned To Pine Lake Nursery

The turf is dry at the end of Balm Road and a few Viburnum hedges have been lost.



Item 29

Assigned To Pine Lake Nursery

Irrigation repairs have been made.

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Carlton Lakes

Date: 5/19/23

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
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LANDSCAPE MAINTENANCE

TURF	5	3	-2	recently fert.
TURF FERTILITY	10	8	-2	need rain
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	4	-1	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Viburnum
WEED CONTROL - BED AREAS	5	4	-1	annual beds
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	6	-2	Rosier, Viburnum
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	90	-10	90%
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Contractor Signature: _____

Manager's Signature: _____

Clay Wright

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Carlton Lakes Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2023

HOUR: 6:00 pm

LOCATION: Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, Florida 33579

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 1, 2023.

Attest:

**Carlton Lakes Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2023/2024



Reserve Study for

Carlton Lakes CDD

Riverview, FL

April 25, 2022



Table of Contents

<u>Subject</u>	<u>Page</u>
Reserve Study Summary	3
Community Photos	11
Reserve Item Categories	13
Reserve Item Listing	19
Cash Flow Analysis	23
Cash Flow by Calendar Year	24
Projected Reserve Contributions	25
Annual Expenses	26

Tip: The table of contents is interactive. If viewing electronically, click to jump to each section.

Prepared by Global Solution Partners
Carlton Lakes CDD Reserve Study

April 25, 2022

Mr. Rick Reidt
Community Association Manager
Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Dear Mr. Reidt,

Global Solution Partners is pleased to present to you and the Carlton Lakes CDD the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Carlton Lakes CDD is a single-family home community located in Riverview, FL. The community is comprised of 869 homes. Some of the common assets of Carlton Lakes CDD include a clubhouse, a pool, monuments, fencing, common walkways, and six ponds. The community is approximately seven years old and appeared to be in good condition for its age.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2022 is \$140,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase by the inflation rate of 2.41% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30-year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

COVID-19 Labor and Materials Costs

Due to the COVID-19 global pandemic, labor and material costs have increased significantly since the beginning of the pandemic; projections made in this report reflect the best information available for

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Carlton Lakes CDD Reserve Study

today's costs. Labor and material costs will continue to be evaluated by Global Solution Partners and will be reviewed in future updates.

Date of Site Visit

The site visit for Carlton Lakes CDD was conducted by Ms. Altagracia Pena of Global Solution Partners on April 01, 2022. Ms. Pena was met on site by Board Member, Mr. Freddy Barton, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the property has issues with cracks in the concrete at the clubhouse and in several locations along the walkways. Global Solution Partners has included a concrete repair allowance equivalent to 10% of the total square footage in this Reserve Study to help the Association budget for concrete repairs.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a stormwater drainage system repair allowance to provide funding for the general maintenance or necessary repairs to the stormwater drainage system throughout the study period.
- Concrete retaining walls are present at the ponds. They are assumed to be 6' high as we cannot see them fully due to vegetation and being buried. A concrete retaining wall repair allowance equivalent to 10% of the total square footage has been included in the Reserve Study to help the Association budget for repairs.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Carlton Lakes CDD reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2022
Reserve Funding Study Length	30 years
Number of Dues Paying Members	869
Reserve Balance as of January 1, 2022	\$0.00
Annual Inflation Rate	2.41%

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Carlton Lakes CDD Reserve Study

Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2022	\$13.43	\$11,667	\$140,000	\$140,000
2023	\$13.75	\$11,948	\$143,374	\$283,864
2024	\$14.08	\$12,236	\$146,829	\$403,793
2025	\$14.42	\$12,531	\$150,368	\$523,237
2026	\$14.77	\$12,833	\$153,992	\$601,983

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

Inflation Estimate

An annual inflation multiplier of 2.41% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves were not factored into this Reserve Study. An interest rate of 0.50% per year has been factored into this Reserve Study.

Financial Condition of Association

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Carlton Lakes CDD based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our

professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination or geological stability of site
- Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects

- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A roof inspection

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were provided and reviewed as part of this study.

Items Considered to be Long-Lived

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- Building structures
- Pool structure
- Metal roof at the clubhouse and mailbox kiosk structures
- Detention ponds

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community but may also extend the design life of these items.

Items Considered to be Operational

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Dumpster pad
- Drinking fountains at the pool area
- Bike racks
- Trash receptacles
- Dog Waste Stations
- Pool Shower Station

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Carlton Lakes CDD Reserve Study

- Community Grills
- Exterior clubhouse lights
- Exterior pool lights
- Mailbox kiosk building lights
- Clubhouse ceiling fans
- Safeguard stations at the pool
- Fire extinguishers and fire alarm system at clubhouse
- Pedestrian gates
- General repairs to clubhouse stucco siding
- Wooden benches at playground

Items Maintained by Others

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Single-family homes and their lots
- Asphalt streets and the associated concrete flatwork
- Street lights
- The lift stations on Clement Pride Blvd. and Carlton Fields Drive, including their enclosures and the surrounding concrete flatwork

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Prepared by Global Solution Partners
Carlton Lakes CDD Reserve Study

Global Solution Partners would like to thank the Carlton Lakes CDD for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Sarah Eastridge
Project Manager
Global Solution Partners

Community Photos



Clubhouse Exterior



Clubhouse Interior



Example of Mailbox Kiosks



Playground



Pool View



Monument Example



Pond Example



Paving



Iron and Masonry Perimeter Fencing



Vinyl Perimeter Fencing



Community View



Pond Identification Map

Reserve Item Categories

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved parking areas mill and overlay	\$50,502.51	18 Yrs	25 Yrs	2040	\$77,531.03	Y
Asphalt paved parking areas patch and seal and stripe	\$11,866.71	2 Yrs	5 Yrs	2024	\$12,445.58	Y
Concrete parking stops replacement	\$2,589.44	18 Yrs	25 Yrs	2040	\$3,975.29	Y
Concrete walkways repair allowance (10% every 10 years)	\$64,006.40	4 Yrs	10 Yrs	2026	\$70,403.27	Y

Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Clubhouse bathrooms refurbish	\$30,000.00	7 Yrs	14 Yrs	2029	\$35,441.97	Y
Clubhouse interior refurbishment allowance	\$45,000.00	12 Yrs	15 Yrs	2034	\$59,885.39	Y
Exterior doors replacement	\$3,570.00	23 Yrs	30 Yrs	2045	\$6,173.66	Y
Exterior painting	\$14,730.00	2 Yrs	7 Yrs	2024	\$15,448.54	Y
Fitness equipment replacement	\$58,310.00	6 Yrs	7 Yrs	2028	\$67,266.25	Y
HVAC system replacement	\$15,232.00	9 Yrs	14 Yrs	2031	\$18,872.88	Y
HVAC system replacement - 2 ton	\$7,616.00	9 Yrs	14 Yrs	2031	\$9,436.44	Y
HVAC system replacement - 3.5 ton	\$9,996.00	9 Yrs	14 Yrs	2031	\$12,385.33	Y
Paint interior common areas	\$23,715.30	5 Yrs	10 Yrs	2027	\$26,714.09	Y
Pedestrian gate electronic access upgrade - clubhouse breezeway	\$2,142.00	3 Yrs	10 Yrs	2025	\$2,300.63	Y
Windows replacement	\$13,387.50	23 Yrs	30 Yrs	2045	\$23,151.22	Y

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$60,028.80	18 Yrs	25 Yrs	2040	\$92,155.71	Y
Gas grill insert	\$1,749.00	4 Yrs	16 Yrs	2026	\$1,923.80	Y
Pavers pool deck replacement	\$139,904.63	18 Yrs	25 Yrs	2040	\$214,780.42	Y
Pedestrian gate electronic access upgrade - pergola pool access	\$2,142.00	3 Yrs	10 Yrs	2025	\$2,300.63	Y
Pool equipment pumps and filters system replacement	\$10,472.00	5 Yrs	10 Yrs	2027	\$11,796.18	Y
Pool furniture replacement	\$25,823.00	3 Yrs	5 Yrs	2025	\$27,735.36	Y
Pool resurface	\$79,659.79	6 Yrs	12 Yrs	2028	\$91,895.31	Y
Pool waterline tile replacement	\$7,544.60	6 Yrs	15 Yrs	2028	\$8,703.43	Y
Wooden pergola refurbishment	\$7,656.00	14 Yrs	20 Yrs	2036	\$10,685.50	Y

Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete drainage catch basin - at ponds	\$9,996.00	33 Yrs	40 Yrs	2055	\$21,934.33	Y
Concrete Observatory repair allowance (10% every 10 years)	\$4,319.08	4 Yrs	10 Yrs	2026	\$4,750.74	Y
Concrete retaining wall refurbishment (10% every 10 years) - at ponds	\$8,937.80	10 Yrs	10 Yrs	2032	\$11,341.08	Y
Entrance and monuments refurbishment	\$83,300.00	30 Yrs	35 Yrs	2052	\$170,182.93	Y
Iron fencing replacement - iron and masonry pillar fence located at Carlton Fields Dr + Arbor Pines Dr	\$61,118.40	33 Yrs	40 Yrs	2055	\$134,112.75	Y
Irrigation system pumps & controls replacement allowance	\$29,750.00	5 Yrs	12 Yrs	2027	\$33,511.88	Y
Mailbox pavilion refurbishment - at Arbor Place	\$11,900.00	15 Yrs	22 Yrs	2037	\$17,009.14	Y
Mailbox pavilion refurbishment - at clubhouse	\$11,900.00	15 Yrs	22 Yrs	2037	\$17,009.14	Y
Mailbox pedestal kiosk replacement - at Arbor Place	\$45,696.00	20 Yrs	25 Yrs	2042	\$73,574.19	Y
Mailbox pedestal kiosk replacement - at clubhouse	\$41,888.00	20 Yrs	25 Yrs	2042	\$67,443.01	Y

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Retention pond maintenance and repair allowance - pond 1	\$277,747.38	15 Yrs	20 Yrs	2037	\$396,995.39	Y
Retention pond maintenance and repair allowance - pond 2	\$127,650.60	14 Yrs	20 Yrs	2036	\$178,162.37	Y
Retention pond maintenance and repair allowance - pond 3	\$43,736.76	14 Yrs	20 Yrs	2036	\$61,043.54	Y
Retention pond maintenance and repair allowance - pond 4	\$50,185.98	13 Yrs	20 Yrs	2035	\$68,396.39	Y
Retention pond maintenance and repair allowance - pond 5	\$173,045.70	13 Yrs	20 Yrs	2035	\$235,836.80	Y
Retention pond maintenance and repair allowance - pond 6	\$82,516.86	12 Yrs	20 Yrs	2034	\$109,812.33	Y
Retention pond maintenance and repair allowance - pond 7	\$14,578.38	12 Yrs	20 Yrs	2034	\$19,400.71	Y
Security system upgrade allowance	\$11,900.00	5 Yrs	10 Yrs	2027	\$13,404.75	Y
Stormwater drainage system repair allowance	\$16,660.00	8 Yrs	15 Yrs	2030	\$20,156.44	Y
Vinyl fencing replacement - at school perimeter	\$41,769.00	20 Yrs	30 Yrs	2042	\$67,251.41	Y

Playground



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement - at playground	\$69,898.40	18 Yrs	25 Yrs	2040	\$107,307.44	Y
Children's Playground Equipment Replacement	\$42,840.00	13 Yrs	20 Yrs	2035	\$58,384.86	Y
Metal benches replacement	\$3,808.00	15 Yrs	20 Yrs	2037	\$5,442.93	Y
Stand-alone shade structure	\$5,950.00	8 Yrs	15 Yrs	2030	\$7,198.73	Y

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Clubhouse bathrooms refurbish	\$15000.00 ea	2 ea	\$30,000	7 Yrs	14 Yrs	2029 2043 2057	\$35,442 \$49,466 \$69,041	\$4,430 \$3,533 \$4,931
Clubhouse	Clubhouse interior refurbishment allowance	\$45000.00 lump sum	1 lump sum	\$45,000	12 Yrs	15 Yrs	2034 2049 2064	\$59,885 \$85,597 \$122,347	\$4,607 \$5,706 \$8,156
Clubhouse	Exterior doors replacement	\$1785.00 ea	2 ea	\$3,570	23 Yrs	30 Yrs	2045 2075 2105	\$6,174 \$12,613 \$25,768	\$257 \$420 \$859
Clubhouse	Exterior painting	\$2.00 sqft	7,365 sqft	\$14,730	2 Yrs	7 Yrs	2024 2031 2038	\$15,449 \$18,251 \$21,562	\$5,150 \$2,607 \$3,080
Clubhouse	Fitness equipment replacement	\$4165.00 ea	14 ea	\$58,310	6 Yrs	7 Yrs	2028 2035 2042	\$67,266 \$79,468 \$93,884	\$9,609 \$11,353 \$13,412
Clubhouse	HVAC system replacement	\$3808.00 ea	4 ea	\$15,232	9 Yrs	14 Yrs	2031 2045 2059	\$18,873 \$26,341 \$36,764	\$1,887 \$1,881 \$2,626
Clubhouse	HVAC system replacement - 2 ton	\$3808.00 ea	2 ea	\$7,616	9 Yrs	14 Yrs	2031 2045 2059	\$9,436 \$13,170 \$18,382	\$944 \$941 \$1,313
Clubhouse	HVAC system replacement - 3.5 ton	\$4998.00 ea	2 ea	\$9,996	9 Yrs	14 Yrs	2031 2045 2059	\$12,385 \$17,286 \$24,126	\$1,239 \$1,235 \$1,723
Clubhouse	Paint interior common areas	\$1.61 sqft	14,730 sqft	\$23,715	5 Yrs	10 Yrs	2027 2037 2047	\$26,714 \$33,897 \$43,012	\$4,452 \$3,390 \$4,301
Clubhouse	Pedestrian gate electronic access upgrade - clubhouse breezeway	\$2142.00 ea	1 ea	\$2,142	3 Yrs	10 Yrs	2025 2035 2045	\$2,301 \$2,919 \$3,704	\$575 \$292 \$370
Clubhouse	Windows replacement	\$535.50 ea	25 ea	\$13,388	23 Yrs	30 Yrs	2045 2075 2105	\$23,151 \$47,298 \$96,631	\$965 \$1,577 \$3,221
Paving	Asphalt paved parking areas mill and overlay	\$1.83 sqft	27,597 sqft	\$50,503	18 Yrs	25 Yrs	2040 2065 2090	\$77,531 \$140,616 \$255,032	\$4,081 \$5,625 \$10,201
Paving	Asphalt paved parking areas patch and seal and stripe	\$0.43 sqft	27,597 sqft	\$11,867	2 Yrs	5 Yrs	2024 2029 2034	\$12,446 \$14,019 \$15,792	\$4,149 \$2,804 \$3,158
Paving	Concrete parking stops replacement	\$80.92 ea	32 ea	\$2,589	18 Yrs	25 Yrs	2040 2065 2090	\$3,975 \$7,210 \$13,076	\$209 \$288 \$523

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Paving	Concrete walkways repair allowance (10% every 10 years)	\$11.57 sqft	5,532 sqft	\$64,006	4 Yrs	10 Yrs	2026 2036 2046	\$70,403 \$89,334 \$113,355	\$14,081 \$8,933 \$11,335
Playground	Aluminum fencing replacement - at playground	\$33.80 sqft	2,068 sqft	\$69,898	18 Yrs	25 Yrs	2040 2065 2090	\$107,307 \$194,621 \$352,978	\$5,648 \$7,785 \$14,119
Playground	Children's Playground Equipment Replacement	\$42840.00 ea	1 ea	\$42,840	13 Yrs	20 Yrs	2035 2055 2075	\$58,385 \$94,004 \$151,354	\$4,170 \$4,700 \$7,568
Playground	Metal benches replacement	\$952.00 ea	4 ea	\$3,808	15 Yrs	20 Yrs	2037 2057 2077	\$5,443 \$8,764 \$14,110	\$340 \$438 \$706
Playground	Stand-alone shade structure	\$5950.00 ea	1 ea	\$5,950	8 Yrs	15 Yrs	2030 2045 2060	\$7,199 \$10,289 \$14,707	\$800 \$686 \$980
Pool Area	Aluminum fencing replacement	\$33.80 Inft	1,776 Inft	\$60,029	18 Yrs	25 Yrs	2040 2065 2090	\$92,156 \$167,140 \$303,138	\$4,850 \$6,686 \$12,126
Pool Area	Gas grill insert	\$1749.00 ea	1 ea	\$1,749	4 Yrs	16 Yrs	2026 2042 2058	\$1,924 \$2,816 \$4,122	\$385 \$176 \$258
Pool Area	Pavers pool deck replacement	\$12.19 sqft	11,477 sqft	\$139,905	18 Yrs	25 Yrs	2040 2065 2090	\$214,780 \$389,542 \$706,501	\$11,304 \$15,582 \$28,260
Pool Area	Pedestrian gate electronic access upgrade - pergola pool access	\$2142.00 ea	1 ea	\$2,142	3 Yrs	10 Yrs	2025 2035 2045	\$2,301 \$2,919 \$3,704	\$575 \$292 \$370
Pool Area	Pool equipment pumps and filters system replacement	\$10472.00 ea	1 ea	\$10,472	5 Yrs	10 Yrs	2027 2037 2047	\$11,796 \$14,968 \$18,993	\$1,966 \$1,497 \$1,899
Pool Area	Pool furniture replacement	\$416.50 ea	62 ea	\$25,823	3 Yrs	5 Yrs	2025 2030 2035	\$27,735 \$31,242 \$35,193	\$6,934 \$6,248 \$7,039
Pool Area	Pool resurface	\$12.41 sqft	6,419 sqft	\$79,660	6 Yrs	12 Yrs	2028 2040 2052	\$91,895 \$122,293 \$162,746	\$13,128 \$10,191 \$13,562
Pool Area	Pool waterline tile replacement	\$23.80 Inft	317 Inft	\$7,545	6 Yrs	15 Yrs	2028 2043 2058	\$8,703 \$12,440 \$17,781	\$1,243 \$829 \$1,185
Pool Area	Wooden pergola refurbishment	\$13.20 sqft	580 sqft	\$7,656	14 Yrs	20 Yrs	2036 2056 2076	\$10,686 \$17,205 \$27,701	\$712 \$860 \$1,385

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Concrete drainage catch basin - at ponds	\$1428.00 ea	7 ea	\$9,996	33 Yrs	40 Yrs	2055 2095 2135	\$21,934 \$56,862 \$147,405	\$645 \$1,422 \$3,685
Site Elements	Concrete Observatory repair allowance (10% every 10 years)	\$11.57 sqft	373 sqft	\$4,319	4 Yrs	10 Yrs	2026 2036 2046	\$4,751 \$6,028 \$7,649	\$950 \$603 \$765
Site Elements	Concrete retaining wall refurbishment (10% every 10 years) - at ponds	\$53.36 sqft	168 sqft	\$8,938	10 Yrs	10 Yrs	2032 2042 2052	\$11,341 \$14,391 \$18,260	\$1,031 \$1,439 \$1,826
Site Elements	Entrance and monuments refurbishment	\$11900.00 lump sum	7 lump sum	\$83,300	30 Yrs	35 Yrs	2052 2087 2122	\$170,183 \$391,651 \$901,325	\$5,490 \$11,190 \$25,752
Site Elements	Iron fencing replacement - iron and masonry pillar fence located at Carlton Fields Dr + Arbor Pines Dr	\$19.04 sqft	3,210 sqft	\$61,118	33 Yrs	40 Yrs	2055 2095 2135	\$134,113 \$347,668 \$901,279	\$3,944 \$8,692 \$22,532
Site Elements	Irrigation system pumps & controls replacement allowance	\$29750.00 lump sum	1 lump sum	\$29,750	5 Yrs	12 Yrs	2027 2039 2051	\$33,512 \$44,597 \$59,349	\$5,585 \$3,716 \$4,946
Site Elements	Mailbox pavilion refurbishment - at Arbor Place	\$11900.00 lump sum	1 lump sum	\$11,900	15 Yrs	22 Yrs	2037 2059 2081	\$17,009 \$28,722 \$48,501	\$1,063 \$1,306 \$2,205
Site Elements	Mailbox pavilion refurbishment - at clubhouse	\$11900.00 lump sum	1 lump sum	\$11,900	15 Yrs	22 Yrs	2037 2059 2081	\$17,009 \$28,722 \$48,501	\$1,063 \$1,306 \$2,205
Site Elements	Mailbox pedestal kiosk replacement - at Arbor Place	\$1904.00 ea	24 ea	\$45,696	20 Yrs	25 Yrs	2042 2067 2092	\$73,574 \$133,440 \$242,016	\$3,504 \$5,338 \$9,681
Site Elements	Mailbox pedestal kiosk replacement - at clubhouse	\$1904.00 ea	22 ea	\$41,888	20 Yrs	25 Yrs	2042 2067 2092	\$67,443 \$122,320 \$221,848	\$3,212 \$4,893 \$8,874
Site Elements	Retention pond maintenance and repair allowance - pond 1	\$0.54 sqft	514,347 sqft	\$277,747	15 Yrs	20 Yrs	2037 2057 2077	\$396,995 \$639,194 \$1,029,153	\$24,812 \$31,960 \$51,458
Site Elements	Retention pond maintenance and repair allowance - pond 2	\$0.54 sqft	236,390 sqft	\$127,651	14 Yrs	20 Yrs	2036 2056 2076	\$178,162 \$286,856 \$461,860	\$11,877 \$14,343 \$23,093

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Retention pond maintenance and repair allowance - pond 3	\$0.54 sqft	80,994 sqft	\$43,737	14 Yrs	20 Yrs	2036 2056 2076	\$61,044 \$98,285 \$158,247	\$4,070 \$4,914 \$7,912
Site Elements	Retention pond maintenance and repair allowance - pond 4	\$0.54 sqft	92,937 sqft	\$50,186	13 Yrs	20 Yrs	2035 2055 2075	\$68,396 \$110,124 \$177,308	\$4,885 \$5,506 \$8,865
Site Elements	Retention pond maintenance and repair allowance - pond 5	\$0.54 sqft	320,455 sqft	\$173,046	13 Yrs	20 Yrs	2035 2055 2075	\$235,837 \$379,716 \$611,373	\$16,845 \$18,986 \$30,569
Site Elements	Retention pond maintenance and repair allowance - pond 6	\$0.54 sqft	152,809 sqft	\$82,517	12 Yrs	20 Yrs	2034 2054 2074	\$109,812 \$176,807 \$284,673	\$8,447 \$8,840 \$14,234
Site Elements	Retention pond maintenance and repair allowance - pond 7	\$0.54 sqft	26,997 sqft	\$14,578	12 Yrs	20 Yrs	2034 2054 2074	\$19,401 \$31,237 \$50,294	\$1,492 \$1,562 \$2,515
Site Elements	Security system upgrade allowance	\$11900.00 ea	1 ea	\$11,900	5 Yrs	10 Yrs	2027 2037 2047	\$13,405 \$17,009 \$21,583	\$2,234 \$1,701 \$2,158
Site Elements	Stormwater drainage system repair allowance	\$2380.00 ea	7 ea	\$16,660	8 Yrs	15 Yrs	2030 2045 2060	\$20,156 \$28,810 \$41,180	\$2,240 \$1,921 \$2,745
Site Elements	Vinyl fencing replacement - at school perimeter	\$32.13 Inft	1,300 Inft	\$41,769	20 Yrs	30 Yrs	2042 2072 2102	\$67,251 \$137,395 \$280,701	\$3,202 \$4,580 \$9,357

Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

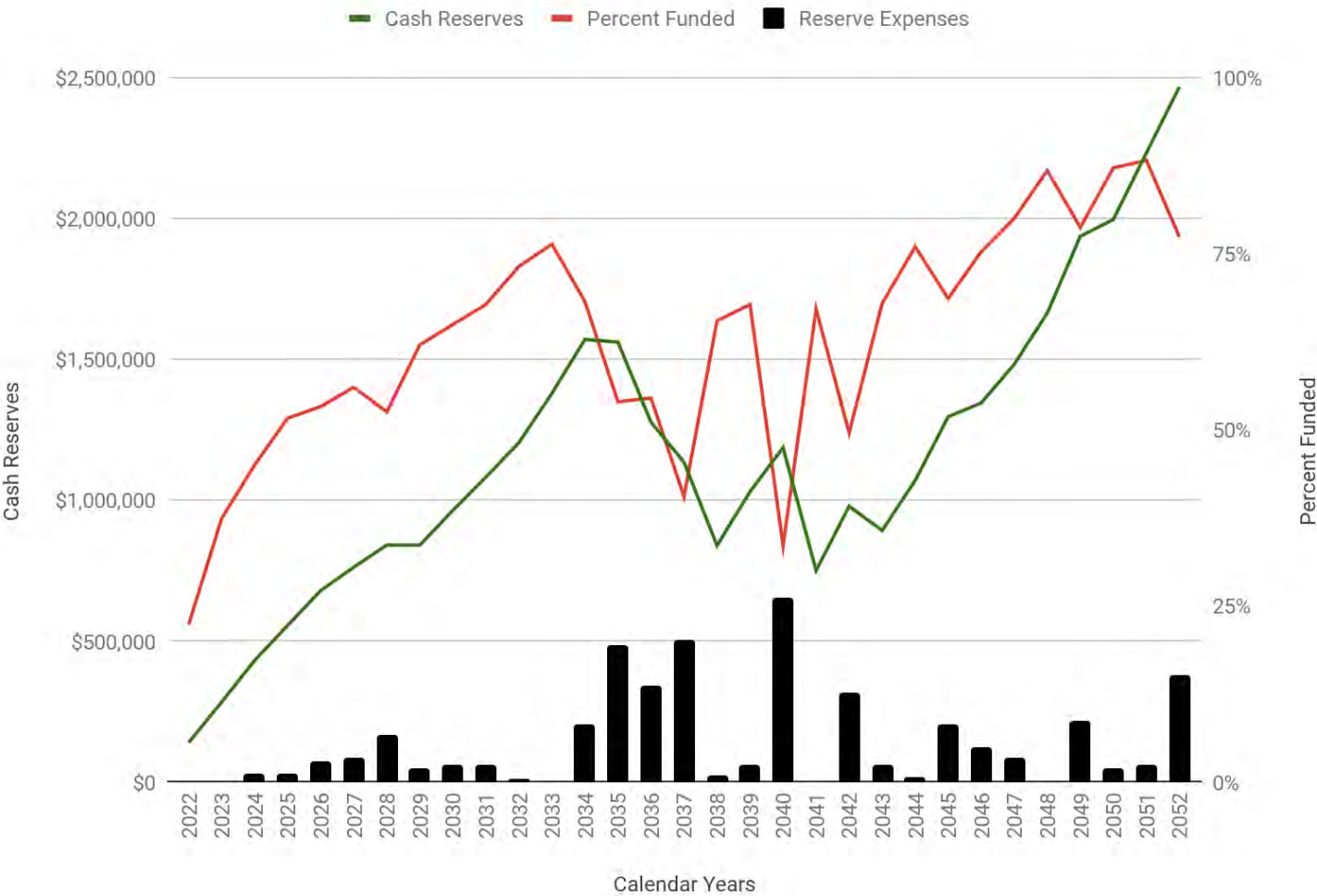
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2022	\$140,000	\$0		\$0	\$140,000
2023	\$143,374	\$700		\$210	\$283,864
2024	\$146,829	\$1,419	\$27,894	\$426	\$403,793
2025	\$150,368	\$2,019	\$32,337	\$606	\$523,237
2026	\$153,992	\$2,616	\$77,078	\$785	\$601,983
2027	\$157,703	\$3,010	\$85,427	\$903	\$676,366
2028	\$161,504	\$3,382	\$167,865	\$1,015	\$672,371
2029	\$165,396	\$3,362	\$49,461	\$1,009	\$790,659
2030	\$169,382	\$3,953	\$58,598	\$1,186	\$904,211
2031	\$173,464	\$4,521	\$58,946	\$1,356	\$1,021,894
2032	\$177,644	\$5,109	\$11,341	\$1,533	\$1,191,774
2033	\$181,926	\$5,959		\$1,788	\$1,377,871
2034	\$186,310	\$6,889	\$204,890	\$2,067	\$1,364,113
2035	\$190,800	\$6,821	\$483,118	\$2,046	\$1,076,570
2036	\$195,398	\$5,383	\$345,254	\$1,615	\$930,483
2037	\$200,108	\$4,652	\$502,331	\$1,396	\$631,516
2038	\$204,930	\$3,158	\$21,562	\$947	\$817,095
2039	\$209,869	\$4,085	\$62,386	\$1,226	\$967,438
2040	\$214,927	\$4,837	\$657,686	\$1,451	\$528,064
2041	\$220,107	\$2,640		\$792	\$750,019
2042	\$225,411	\$3,750	\$319,359	\$1,125	\$658,696
2043	\$230,844	\$3,293	\$61,907	\$988	\$829,939
2044	\$236,407	\$4,150	\$20,038	\$1,245	\$1,049,212
2045	\$242,104	\$5,246	\$202,760	\$1,574	\$1,092,229
2046	\$247,939	\$5,461	\$121,004	\$1,638	\$1,222,987
2047	\$253,914	\$6,115	\$83,587	\$1,834	\$1,397,594
2048	\$260,034	\$6,988		\$2,096	\$1,662,519
2049	\$266,300	\$8,313	\$219,083	\$2,494	\$1,715,556
2050	\$272,718	\$8,578	\$50,303	\$2,573	\$1,943,975
2051	\$279,291	\$9,720	\$59,349	\$2,916	\$2,170,721
2052	\$286,022	\$10,854	\$381,282	\$3,256	\$2,083,058
Totals	\$6,345,014	\$146,984	\$4,364,845	\$44,095	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2022	\$13.43	\$161.10	\$11,666.67	\$140,000.00
2023	\$13.75	\$164.99	\$11,947.83	\$143,374.00
2024	\$14.08	\$168.96	\$12,235.78	\$146,829.31
2025	\$14.42	\$173.04	\$12,530.66	\$150,367.90
2026	\$14.77	\$177.21	\$12,832.65	\$153,991.77
2027	\$15.12	\$181.48	\$13,141.91	\$157,702.97
2028	\$15.49	\$185.85	\$13,458.63	\$161,503.61
2029	\$15.86	\$190.33	\$13,782.99	\$165,395.85
2030	\$16.24	\$194.92	\$14,115.16	\$169,381.89
2031	\$16.63	\$199.61	\$14,455.33	\$173,463.99
2032	\$17.04	\$204.42	\$14,803.71	\$177,644.47
2033	\$17.45	\$209.35	\$15,160.48	\$181,925.70
2034	\$17.87	\$214.40	\$15,525.84	\$186,310.11
2035	\$18.30	\$219.56	\$15,900.02	\$190,800.19
2036	\$18.74	\$224.85	\$16,283.21	\$195,398.47
2037	\$19.19	\$230.27	\$16,675.63	\$200,107.57
2038	\$19.65	\$235.82	\$17,077.51	\$204,930.17
2039	\$20.13	\$241.51	\$17,489.08	\$209,868.98
2040	\$20.61	\$247.33	\$17,910.57	\$214,926.83
2041	\$21.11	\$253.29	\$18,342.21	\$220,106.56
2042	\$21.62	\$259.39	\$18,784.26	\$225,411.13
2043	\$22.14	\$265.64	\$19,236.96	\$230,843.54
2044	\$22.67	\$272.04	\$19,700.57	\$236,406.87
2045	\$23.22	\$278.60	\$20,175.36	\$242,104.27
2046	\$23.78	\$285.32	\$20,661.58	\$247,938.99
2047	\$24.35	\$292.19	\$21,159.53	\$253,914.32
2048	\$24.94	\$299.23	\$21,669.47	\$260,033.65
2049	\$25.54	\$306.44	\$22,191.71	\$266,300.46
2050	\$26.15	\$313.83	\$22,726.53	\$272,718.30
2051	\$26.78	\$321.39	\$23,274.23	\$279,290.82
2052	\$27.43	\$329.14	\$23,835.14	\$286,021.72

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2022		No reserve items for this year.	\$0
Total for 2022:			\$0
2023		No reserve items for this year.	\$0
Total for 2023:			\$0
2024	Paving	Asphalt paved parking areas patch and seal and stripe	\$12,446
2024	Clubhouse	Exterior painting	\$15,449
Total for 2024:			\$27,894
2025	Clubhouse	Pedestrian gate electronic access upgrade - clubhouse breezeway	\$2,301
2025	Pool Area	Pool furniture replacement	\$27,735
2025	Pool Area	Pedestrian gate electronic access upgrade - pergola pool access	\$2,301
Total for 2025:			\$32,337
2026	Paving	Concrete walkways repair allowance (10% every 10 years)	\$70,403
2026	Pool Area	Gas grill insert	\$1,924
2026	Site Elements	Concrete Observatory repair allowance (10% every 10 years)	\$4,751
Total for 2026:			\$77,078
2027	Clubhouse	Paint interior common areas	\$26,714
2027	Pool Area	Pool equipment pumps and filters system replacement	\$11,796
2027	Site Elements	Security system upgrade allowance	\$13,405
2027	Site Elements	Irrigation system pumps & controls replacement allowance	\$33,512
Total for 2027:			\$85,427
2028	Clubhouse	Fitness equipment replacement	\$67,266
2028	Pool Area	Pool resurface	\$91,895
2028	Pool Area	Pool waterline tile replacement	\$8,703
Total for 2028:			\$167,865
2029	Paving	Asphalt paved parking areas patch and seal and stripe	\$14,019
2029	Clubhouse	Clubhouse bathrooms refurbish	\$35,442
Total for 2029:			\$49,461
2030	Pool Area	Pool furniture replacement	\$31,242
2030	Site Elements	Stormwater drainage system repair allowance	\$20,156
2030	Playground	Stand-alone shade structure	\$7,199
Total for 2030:			\$58,598
2031	Clubhouse	Exterior painting	\$18,251
2031	Clubhouse	HVAC system replacement	\$18,873

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031	Clubhouse	HVAC system replacement - 2 ton	\$9,436
2031	Clubhouse	HVAC system replacement - 3.5 ton	\$12,385
Total for 2031:			\$58,946
2032	Site Elements	Concrete retaining wall refurbishment (10% every 10 years) - at ponds	\$11,341
Total for 2032:			\$11,341
2033		No reserve items for this year.	\$0
Total for 2033:			\$0
2034	Paving	Asphalt paved parking areas patch and seal and stripe	\$15,792
2034	Clubhouse	Clubhouse interior refurbishment allowance	\$59,885
2034	Site Elements	Retention pond maintenance and repair allowance - pond 6	\$109,812
2034	Site Elements	Retention pond maintenance and repair allowance - pond 7	\$19,401
Total for 2034:			\$204,890
2035	Clubhouse	Fitness equipment replacement	\$79,468
2035	Clubhouse	Pedestrian gate electronic access upgrade - clubhouse breezeway	\$2,919
2035	Pool Area	Pool furniture replacement	\$35,193
2035	Pool Area	Pedestrian gate electronic access upgrade - pergola pool access	\$2,919
2035	Site Elements	Retention pond maintenance and repair allowance - pond 4	\$68,396
2035	Site Elements	Retention pond maintenance and repair allowance - pond 5	\$235,837
2035	Playground	Children's Playground Equipment Replacement	\$58,385
Total for 2035:			\$483,118
2036	Paving	Concrete walkways repair allowance (10% every 10 years)	\$89,334
2036	Pool Area	Wooden pergola refurbishment	\$10,686
2036	Site Elements	Concrete Observatory repair allowance (10% every 10 years)	\$6,028
2036	Site Elements	Retention pond maintenance and repair allowance - pond 2	\$178,162
2036	Site Elements	Retention pond maintenance and repair allowance - pond 3	\$61,044
Total for 2036:			\$345,254
2037	Clubhouse	Paint interior common areas	\$33,897
2037	Pool Area	Pool equipment pumps and filters system replacement	\$14,968
2037	Site Elements	Mailbox pavilion refurbishment - at clubhouse	\$17,009
2037	Site Elements	Mailbox pavilion refurbishment - at Arbor Place	\$17,009
2037	Site Elements	Security system upgrade allowance	\$17,009
2037	Site Elements	Retention pond maintenance and repair allowance - pond 1	\$396,995
2037	Playground	Metal benches replacement	\$5,443

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2037:			\$502,331
2038	Clubhouse	Exterior painting	\$21,562
Total for 2038:			\$21,562
2039	Paving	Asphalt paved parking areas patch and seal and stripe	\$17,789
2039	Site Elements	Irrigation system pumps & controls replacement allowance	\$44,597
Total for 2039:			\$62,386
2040	Paving	Asphalt paved parking areas mill and overlay	\$77,531
2040	Paving	Concrete parking stops replacement	\$3,975
2040	Pool Area	Pool resurface	\$122,293
2040	Pool Area	Pavers pool deck replacement	\$214,780
2040	Pool Area	Pool furniture replacement	\$39,643
2040	Pool Area	Aluminum fencing replacement	\$92,156
2040	Playground	Aluminum fencing replacement - at playground	\$107,307
Total for 2040:			\$657,686
2041		No reserve items for this year.	\$0
Total for 2041:			\$0
2042	Clubhouse	Fitness equipment replacement	\$93,884
2042	Pool Area	Gas grill insert	\$2,816
2042	Site Elements	Vinyl fencing replacement - at school perimeter	\$67,251
2042	Site Elements	Mailbox pedestal kiosk replacement - at clubhouse	\$67,443
2042	Site Elements	Mailbox pedestal kiosk replacement - at Arbor Place	\$73,574
2042	Site Elements	Concrete retaining wall refurbishment (10% every 10 years) - at ponds	\$14,391
Total for 2042:			\$319,359
2043	Clubhouse	Clubhouse bathrooms refurbish	\$49,466
2043	Pool Area	Pool waterline tile replacement	\$12,440
Total for 2043:			\$61,907
2044	Paving	Asphalt paved parking areas patch and seal and stripe	\$20,038
Total for 2044:			\$20,038
2045	Clubhouse	Exterior painting	\$25,473
2045	Clubhouse	Exterior doors replacement	\$6,174
2045	Clubhouse	Windows replacement	\$23,151
2045	Clubhouse	HVAC system replacement	\$26,341
2045	Clubhouse	HVAC system replacement - 2 ton	\$13,170
2045	Clubhouse	HVAC system replacement - 3.5 ton	\$17,286

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2045	Clubhouse	Pedestrian gate electronic access upgrade - clubhouse breezeway	\$3,704
2045	Pool Area	Pool furniture replacement	\$44,656
2045	Pool Area	Pedestrian gate electronic access upgrade - pergola pool access	\$3,704
2045	Site Elements	Stormwater drainage system repair allowance	\$28,810
2045	Playground	Stand-alone shade structure	\$10,289
Total for 2045:			\$202,760
2046	Paving	Concrete walkways repair allowance (10% every 10 years)	\$113,355
2046	Site Elements	Concrete Observatory repair allowance (10% every 10 years)	\$7,649
Total for 2046:			\$121,004
2047	Clubhouse	Paint interior common areas	\$43,012
2047	Pool Area	Pool equipment pumps and filters system replacement	\$18,993
2047	Site Elements	Security system upgrade allowance	\$21,583
Total for 2047:			\$83,587
2048		No reserve items for this year.	\$0
Total for 2048:			\$0
2049	Paving	Asphalt paved parking areas patch and seal and stripe	\$22,572
2049	Clubhouse	Fitness equipment replacement	\$110,914
2049	Clubhouse	Clubhouse interior refurbishment allowance	\$85,597
Total for 2049:			\$219,083
2050	Pool Area	Pool furniture replacement	\$50,303
Total for 2050:			\$50,303
2051	Site Elements	Irrigation system pumps & controls replacement allowance	\$59,349
Total for 2051:			\$59,349
2052	Clubhouse	Exterior painting	\$30,094
2052	Pool Area	Pool resurface	\$162,746
2052	Site Elements	Entrance and monuments refurbishment	\$170,183
2052	Site Elements	Concrete retaining wall refurbishment (10% every 10 years) - at ponds	\$18,260
Total for 2052:			\$381,282

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

May 04, 2023, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Thursday, May 04, 2023, at 6:00 p.m.** at the **Carlton Lakes Clubhouse located at 11410 Carlton Fields Dr., Riverview, FL 33579.**

1. PLEDGE OF ALLEGIANCE

Mr. Reidt led the pledge of allegiance.

2. CALL TO ORDER/ROLL CALL

Rick Reidt call to order for the Regular Meeting of the Board of Supervisors of Carlton Lakes Community Development District on **Thursday, May 04, 2023, at 6:06 p.m.**

Supervisors Present of the meeting:

Freddy Barton	Chairman	(via conference call)
Elizabeth Morales Diaz	Vice-Chair	
Rena Vance	Supervisor	
Nicholle Palmer	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Inframark
Kathryn "KC" Hopkinson	District Counsel,
Fredrick Levatte	Operations Manager
Terry McClain	Pine Lake Nursery

There were one (1) resident audience members in attendance.

3. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. PINE LAKES

i. Community Inspection Report

Mr. McClaine reviewed landscape inspection and needs with the Board.

ii. Landscaping Enhancements

The Board reviewed Pine Lake proposal #2237. A motion to approve was assessed for Pine Lake Proposal #2237 regarding plant replacements totaling \$1,334.72.

MOTION TO: Approve Pine Lake Proposal #2237 for plant
replacements totaling \$1,334.72.
MADE BY: Supervisor Vance
SECONDED BY: Supervisor Barton
DISCUSSION: None further
RESULT: Called to a Vote: Motion PASSED
3/1 - Motion Passed; Supervisor Palmer opposed.

5. VENDOR/STAFF REPORTS

A. District Counsel

District Counsel Kathryn Hopkinson introduced herself to the Board as the newly assigned legal counsel from the firm.

Ms. Hopkinson reviewed various requested changes in rules and regulations with the Board primarily around the fitness center. The revisions will be emailed out to the Board. The Board may then approve the revisions in the June Meeting and implement. No legal published notice will be required as this is simply rules and regulations modifications. The changes will be made in resolution form.

A question by Ms. Diaz to Ms. Hopkinson regarding if Inframark does not process their invoicing within sixty (60) days may the invoice be considered non payable. Ms. Hopkinson will review the agreement with Inframark and advise the Board by the next meeting.

B. District Engineer

Ms. Stewart the District Engineer joined the meeting via teleconference.

A discussion ensued for reviewed status of weir maintenance. She will be onsite to inspect the weir and is working on establishing and ongoing maintenance plan for the outflow side.

Mr. Levatte also has concern over another weir, and she will inspect when she comes out.

Ms. Stewart reviewed some upcoming bills that were prior to the check in request. The Board agreed to those, and she will have all staff check in when onsite.

C. District Manager

i. Action Item List

D. On-Site Operations Manager

Mr. Reidt reviewed action items with Mr. Levatte assisting responding to Board questions.

The Board informed on Site Master completion and inquired on warranty. They will warranty their work but only a heavy rainfall will indicate if the plan approved will suffice to keep water out of the area.

Mr. Reidt reviewed the lack of three phase power with the pool equipment, but we are seeing if it may be available and at what cost. The three phase motors are better. The single phase is maybe 8 weeks out but has been ordered.

Mr. Reidt discussed that the old vendor dropped the ball working with Zebra to address.

Mr. Reidt to provide evaluation forms to Board for Fredrick. Mr. Levatte has done evaluations on staff, and they will be shared with the Board.

Mr. Reidt to work with Mr. Levatte on Comment Card / Suggestion box and have a sample card for the Workshop.

A discussion ensued with additional questions on dissemination fees. Ms. Diaz would like more information and clarification.

Mr. Reidt reviewed the audit on Meritus/Inframark invoicing and Joy Blocker will have a final report soon. Along with the Amazon invoice documentation for charges on invoices.

6. BUSINESS ITEMS

A. Discussion on Review of Fiscal Year 2024 Proposed Budget

Mr. Reidt reviewed worksheet and timeline for Budget approval. We will do line by line review at the workshop and Mr. Reidt will have worksheet ahead of time no later than the 11th for the Board.

Mr. Reidt presented the notice of qualified electors to the Board.

B. Discussion on Pool Motor Proposal

Mr. Reidt commented on pool motor proposal that has already been discussed.

C. Discussion on 14110 Poke Ridge Easement Encroachment

The Board reviewed the 14110 Poke Ridge Easement Encroachment. A motion to approve was assessed.

MOTION TO:	Approve the 14110 Poke Ridge Easement Encroachment.
MADE BY:	Supervisor Diaz
SECONDED BY:	Supervisor Vance
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously.

Ms. Hopkinson will also provide records of all approved encroachments to the Board at the next meeting.

D. Discussion on Kiosk Repair Proposals

Mr. Reidt directed to present quotes to Pine Lake and request they make repairs.

E. General Matters of the District

All general matters of the District were discussed during the District Managers reporting.
A discussion ensued regarding fence repairs. A motion was assessed to approve the fence repairs subject to Pine Lake agreement to prepay for mower damage as outlined in quotes.

MOTION TO:	Approve the fence repairs subject to Pine Lake agreement to prepay for mower damage as outlined in quotes.
MADE BY:	Supervisor Barton
SECONDED BY:	Supervisor Palmer
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

7. CONSENT AGENDA

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting
April 06, 2023**

B. Consideration of Operation and Maintenance Expenditures March 2023

The Board reviewed the consent agenda items A and C as stated.

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

C. Review of Financial Statements Month Ending March 31, 2023

Mr. Reidt reviewed March Financials with the Board. The Board wanted to know status of most recent month expenditures on report from Ms. Blocker.

8. BOARD OF SUPERVISOR REQUESTS AND COMMENTS

There are currently no Board of Supervisors request or comments.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

10. ADJOURNMENT

MOTION TO:	Continue meeting until May 18th, 2023, at 6pm at the Carlton Lakes Clubhouse for the purpose of budget review and approval of not to exceed and establish the public hearing and final approval date for the 2024 Budget. Meeting ended at 8:26pm.
MADE BY:	Supervisor Barton
SECONDED BY:	Supervisor Palmer
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously.

**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 CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0089228040923	\$257.96		INTERNET SERVICES 04/09/23-05/08/23
GOTO COMMUNICATIONS INC.	IN7101881709	\$112.81		MONTHLY SERVICE - APRIL 2023
INFRAMARK LLC	92643	\$4,653.71		DISTRICT INVOICE MAY 2022
PINE LAKE SERVICES	2295	\$16,583.33		RENEWAL MAY 2023
VERIZON	9931699382	\$73.56		PHONE SERVICE 04/05/23-05/04/23
WASTE MANAGEMENT	9921697-2206-1	\$428.04		WASTE SERVICES APRIL 2023
Monthly Contract Subtotal		\$22,109.41		
Variable Contract				
DECISION HR	230085120006	\$4,798.94		PAYROLL DATE 03/10/23
DECISION HR	230085120007	\$5,330.52		PAYROLL DATE 03/24/23
DECISION HR	230085120008	\$4,749.30		PAYROLL DATE 04/07/23
DECISION HR	230085120009	\$4,688.37	\$19,567.13	PAYROLL DATE 04/21/23
ELIZABETH DIAZ	ED 040623	\$200.00		SUPERVISOR FEE 04/06/23
ELIZABETH DIAZ	ED 042023	\$200.00	\$400.00	SUPERVISOR FEE 04/20/23
FREDDY BARTON	FB 040623	\$200.00		SUPERVISOR FEE 04/06/23
FREDDY BARTON	FB 042023	\$200.00	\$400.00	SUPERVISOR FEE 04/20/23
NICHOLLE D. PALMER	NP 040623	\$200.00		SUPERVISOR FEE 04/06/23
NICHOLLE D. PALMER	NP 042023	\$200.00	\$400.00	SUPERVISOR FEE 04/20/23
RENA DIANE VANCE	RV 040623	\$200.00		SUPERVISOR FEE 04/06/23
RENA DIANE VANCE	RV 042023	\$200.00	\$400.00	SUPERVISOR FEE 04/20/23
Variable Contract Subtotal		\$21,167.13		
Utilities				
BOCC	9495 041223 ACH	\$3,145.12		WATER SERVICE 03/13/23-04/11/23
Utilities Subtotal		\$3,145.12		
Regular Services				

CARLTON LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
CARLTON LAKES CDD	04052023-1	\$1,825.82		SERIES 2018 FY23 TAX DIST ID 616
CARLTON LAKES CDD	04052023-2	\$1,801.37		SERIES 2017 FY23 TAX DIST ID 616
CARLTON LAKES CDD	04052023-3	\$3,641.82	\$7,269.01	SERIES 2015 FY23 TAX DIST ID 616
PINE LAKE SERVICES	2252	\$8,336.25		IRRIGATION - WELL REPAIR
PINE LAKE SERVICES	2253	\$8,472.31		INSTALLED GRUNDFOS - SUBMERSIBLE PUMP WIRE
PINE LAKE SERVICES	2255	\$250.00		OTC - TREATMENT MARCH
PINE LAKE SERVICES	2279	\$1,233.35		PRESSURE GAUGES TO REPAIR WELLS 2&3
PINE LAKE SERVICES	2280	\$1,220.01	\$19,511.92	MAINLINE REPAIR - 04/11/23
Regular Services Subtotal		\$26,780.93		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$73,202.59		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

April 9, 2023
Invoice Number: 0089228040923
Account Number: 8338 12 029 0089228
Security Code: 2597
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Received

APR 17 2023

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary Service from 04/09/23 through 05/08/23
details on following pages

Previous Balance	257.96
Payments Received -Thank You!	-257.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	227.97
Spectrum Business™ Voice	29.99
Current Charges	\$257.96
Total Due by 04/26/23	\$257.96

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. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call 1-800-314-7195.

NEW! Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call 1-833-539-1794 to learn how.

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



April 9, 2023

Carlton Lakes Community

Invoice Number: 0089228040923
Account Number: 8338 12 029 0089228
Service At: 11404 CARLTON FIELDS DR
RIVERVIEW FL 33579-4094

Total Due by 04/26/23 **\$257.96**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 0089228040923
 Account Number: 8338 12 029 0089228
 Security Code: 2597



Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 09 04102023 NNNNNYNN 01 000156 0001

Charge Details

Previous Balance	257.96
Payment - Thank You 03/30	-257.96
Remaining Balance	\$0.00

Payments received after 04/09/23 will appear on your next bill.

Service from 04/09/23 through 05/08/23

Spectrum Business™ Internet

Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
	\$227.97

Spectrum Business™ Internet Total **\$227.97**

Spectrum Business™ Voice

Phone number (813) 442-4870	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Voice Mail	0.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$29.99**

Current Charges **\$257.96**
Total Due by 04/26/23 **\$257.96**

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds Transfer Debit

- If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.52, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

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.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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





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

INVOICE

Invoice Date 04/01/2023
Invoice # IN7101881709
PO #
Customer ID CN-710379-2009
Terms **AutoPay Scheduled**
Due Date 04/16/2023
Currency US Dollar

Bill To

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

INVOICE Total:\$112.81

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 04/01/2023 - 04/30/2023	3	26.95	\$80.85
Primary	Standard Phone Numbers (DID) 04/01/2023 - 04/30/2023	2	5	\$10.00
Primary	Included minutes in plan 03/01/2023 - 03/31/2023	160.3	0	\$0.00
Primary	Monthly Rental Equipment Charge 04/01/2023 - 04/30/2023	1	4.9	\$4.90
Primary	State and Local Regulatory Recovery Fee	1	8.68	\$8.68
Primary	Universal Service Fee (USF)	1	3.346	\$3.35
Primary	Regulatory Recovery Fee	1	5.026	\$5.03

Total \$112.81

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	04/01/2023
Invoice #	IN7101881709
PO #	
Customer ID	CN-710379-2009
Terms	AutoPay Scheduled
Due Date	04/16/2023
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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#92643

CUSTOMER ID

C2277

PO#

INVOICE

DATE

4/5/2023

NET TERMS

Net 30

DUE DATE

5/5/2023

BILL TO

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

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Copies - B/W Copies	77	Ea	0.15		11.55
Postage	29	Ea	0.54		15.66
Color Copies	103	Ea	0.50		51.50
Dissemination Services	1	Ea	908.33		908.33
District Management Services - District Management	1	Ea	3,666.67		3,666.67
Subtotal					4,653.71

Subtotal	\$4,653.71
Tax	\$0.00
Total Due	\$4,653.71

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
04/27/23	2295
Terms	Due Date
Net 30	05/27/23

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
\$16,583.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#1155 - Carlton Lakes CDD RENEWAL May 2023		\$16,583.33	\$0.00	\$16,583.33
	Total		\$16,583.33	\$0.00	\$16,583.33



PO BOX 489
NEWARK, NJ 07101-0489

Received

APR 13 2023

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	342080793-00003	04/26/23
Change your address at http://sso.verizonenterprise.com	Invoice Number	9931699382



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

00173137
N203

Quick Bill Summary

Mar 05 -- Apr 04

Previous Balance (see back for details)	\$157.24
Payments -- Thank You	-\$157.24
Balance Forward	\$0.00
Monthly Charges	\$70.00
Usage and Purchase Charges	
Voice	\$0.00
Messaging	\$0.00
Data	\$0.00
Surcharges and Other Charges & Credits	\$2.43
Taxes, Governmental Surcharges & Fees	\$1.13
Total Current Charges	\$73.56

Total Charges Due by April 26, 2023 \$73.56

Pay from phone

Pay on the Web

Questions:

#PMT (#768)

At b2b.verizonwireless.com

1.800.922.0204 or *611 from your phone



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

Bill Date
Account Number
Invoice Number

April 04, 2023
342080793-00003
9931699382

Total Amount Due by April 26, 2023

Make check payable to Verizon Wireless.
Please return this remit slip with payment.

\$73.56

\$.

PO BOX 660108
DALLAS, TX 75266-0108



99316993820103420807930000300000007356000000073569

70

NOTICE: Bank account and routing numbers will be retained to enable future payments by phone or online. To opt out, call 1-866-544-0401.



Invoice Number Account Number Date Due Page

9931699382 342080793-00003 04/26/23 2 of 5

Get Minutes Used

Get Data Used

Get Balance

#MIN + SEND

#DATA + SEND

#BAL + SEND

Payments

Payments, continued

Previous Balance **\$157.24****Payments – Thank You**

Payment Received 03/07/23 -78.62

Payment Received 03/28/23 -78.62

Total Payments **-\$157.24****Balance Forward** **\$0.00**

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 342080793-00003 MERITUS CORPORATION

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.

2. Sign name in box below, as shown on the bill and date.

3. Return this slip with your payment. Do not send a voided check.





Invoice Number Account Number Date Due Page

9931693382 342080793-00003 04/26/23 3 of 5

Overview of Lines

Lines	Charges	Page Number	Monthly Charges	Usage	Equipment Charges	Surcharges	Taxes,	Third-Party Charges (Includes Tax)	Total Charges	Voice Plan Usage	Messaging Usage	Data Usage	Voice Roaming	Messaging Roaming	Data Roaming
				and Purchase Charges		and Other Credits	Governmental Surcharges and Fees								
813-404-2881	Clubhouse Carlton Lakes	4	\$70.00	---	---	\$2.43	\$1.13	---	\$73.56	149	16	.327GB	---	---	---
Total Current Charges			\$70.00	\$0.00	\$0.00	\$2.43	\$1.13	\$0.00	\$73.56						



COLR/00A 1154 5011 125 0/ 20250407 PG 2 OF 3
00173137 4660355.0 0-1

Summary for Clubhouse Carlton Lakes: 813-404-2881

Your Plan

Business Unlimited Smartphone

\$45.00 monthly charge

Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text

Unlimited Text Message

Email & Web Unlimited

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Have more questions about your charges?
Get details for usage charges at
b2b.verizonwireless.com.

Monthly Charges

Business Unlimited Smartphone	04/05 - 05/04	45.00
Addl Smartphn Data Access	04/05 - 05/04	25.00
Applies to subsidized smartphone lines		
		\$70.00

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Calling Plan	minutes	unlimited	149	---
Total Voice				\$0.00

Messaging	Allowance	Used	Billable	Cost
Text	messages	unlimited	16	---
Total Messaging				\$0.00

Data	Allowance	Used	Billable	Cost
Gigabyte Usage	gigabytes	unlimited	.327	---
Total Data				\$0.00

Total Usage and Purchase Charges \$0.00

Surcharges

Fed Universal Service Charge	.39
Regulatory Charge	.09
Administrative Charge	1.95
	\$2.43

Taxes, Governmental Surcharges and Fees

FL State 911 Fee	.40
FL Communications Service Tax	.40
Tampa Comm Srvc Tax	.33
	\$1.13

Total Current Charges for 813-404-2881 \$73.56

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit Verizon.com for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956 or online at vzw.com/myprivacy.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$73.56.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$45.00 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$2.41 for voice, \$0.50 for messaging, \$42.09 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

Economic Adjustment Charge

Our number one priority is to provide exceptional service to your business and consistently deliver the quality and reliability that you expect from Verizon Business.

Just as you are seeing in your business, Verizon Business is seeing a wide range of increases in its costs to provide service. As these challenges have continued to mount, we have made the decision to add an Economic Adjustment Charge.

On June 16, 2022, Verizon Business began adding the charge to newly activated and upgraded lines, existing lines that have completed a contract-based line term, and lines that have twelve (12) months or fewer remaining on a Device Payment Plan Agreement. The amount of the charge is \$2.98 per month/line for each smartphone and data device, and \$0.98 per month/line for each basic phone and tablet device. As lines meet these criteria, the charge will be automatically added to your bill. You can find the Economic Adjustment Charge in the Other Charges & Credits section of your bill.

Thank you for trusting in us and choosing Verizon Business as your partner. We remain committed to delivering outstanding network performance, service excellence and value for your business.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon Wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On April 1, the FUSC decreased to 8.73% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges decreased to 29%. For more details, please call 1-888-684-1888.





INVOICE

Customer ID: 22-06270-03004
Customer Name: CARLTON LAKES
Service Period: MAR 31 2023 04/01/23-04/30/23
Invoice Date: 03/23/2023
Invoice Number: 9921697-2206-1

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Apr 22, 2023

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

\$428.04

If payment is received after
04/22/2023: **\$ 438.74**

Previous Balance

1,116.08

+

Payments

(1,116.08)

+

Adjustments

0.00

+

Current Invoice Charges

428.04

=

Total Account Balance Due

428.04

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	04/01/23		1.00	19.75
Disposal 6 Yard Dumpster 1X Week	04/01/23		1.00	132.20
6 Yard Dumpster 1X Week	04/01/23		1.00	276.09
Total Current Charges				428.04



----- 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)
03/23/2023	9921697-2206-1	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 04/22/2023	\$428.04	
If Received after 04/22/2023	\$438.74	



2206000220627003004099216970000004280400000042804 6

0031583 01 AB 0.507 **AUTO T3 0 7082 33607-600875 -C04-P31614-11

10290C96

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



INVOICE

Issued to:

Reginald Cummings
Carlton Lakes CDD
2005 Pan Am Circle
2nd Floor, Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230085120006	3/10/2023	ACH	3/10/2023

DESCRIPTION	AMOUNT
Gross Wages	3,891.00
Social Security Tax	241.24
Medicare Tax	56.42
Federal Unemployment Tax	11.36
State Unemployment Tax	99.28
Risk Management	240.17
Administration Fees	241.97
GROSS PAYROLL AMOUNT	\$4,781.44
Delivery Charge Split	17.50
TOTAL INVOICE	\$4,798.94

PAYROLL ID 230085120006	PERIOD START 2/19/2023	STATEMENTS PROCESSED/PRINTED 5/5
CLIENT ID 8512	PERIOD END 3/4/2023	DELIVERY METHOD Metro NC

Ships with 5623 Northwood Co Metro NC Wednesday

Client: 8612 - Carlton Lakes CDD
Payroll ID: 230086120006
Pay Period: 2/19/2023 - 3/4/2023
Pay Date: 3/10/2023

JOB COSTING REPORT - CLIENT

Page 1/1
Anna Gross
3/6/2023
12:27 PM EST

Name	Employee Id	Hours Worked			Gross Wages	ER Benefits	Social Security	Medicare	FUTA	SUTA	SDI and Local Tax	Workers Comp	Admin Fees & Charges	Returned Deductions	Imputed Income	Total Cost
		Regular	Overtime	Other												
Division: Department:																
Barksdale, Gerry W	11	36.00	0.00	0.00	504.00	.00	31.25	7.31	3.03	26.46	.00	27.87	36.85	.00	.00	636.77
Charity, Adiah K	17	36.00	0.00	0.00	540.00	.00	33.48	7.83	3.24	28.35	.00	29.86	39.48	.00	.00	682.24
Charity, LaQuan S	15	24.00	0.00	0.00	336.00	.00	20.83	4.87	2.02	17.64	.00	18.58	24.56	.00	.00	424.50
Levette, Fredrick	13	80.00	0.00	0.00	2,000.00	.00	124.00	29.00	.00	.00	.00	110.60	146.22	.00	.00	2,409.82
Majdonado, Damary	16	36.50	0.00	0.00	511.00	.00	31.68	7.41	3.07	26.83	.00	28.26	37.36	.00	.00	645.61
Totals:		212.50	0.00	0.00	3,891.00	.00	241.24	56.42	11.36	99.28	.00	215.17	284.47	.00	.00	4,798.94
Division:																
Totals:		212.50	0.00	0.00	3,891.00	.00	241.24	56.42	11.36	99.28	.00	215.17	284.47	.00	.00	4,798.94
Report Totals:		212.50	0.00	0.00	3,891.00	.00	241.24	56.42	11.36	99.28	.00	215.17	284.47	.00	.00	4,798.94



INVOICE

Issued to:

Reginald Cummings
Carlton Lakes CDD
2005 Pan Am Circle
2nd Floor, Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230085120007	3/24/2023	ACH	3/24/2023

DESCRIPTION	AMOUNT
Gross Wages	4,339.75
Social Security Tax	269.07
Medicare Tax	62.93
Federal Unemployment Tax	14.03
State Unemployment Tax	122.84
Risk Management	239.99
Administration Fees	264.41
GROSS PAYROLL AMOUNT	\$5,313.02
Delivery Charge Split	17.50
TOTAL INVOICE	\$5,330.52

PAYROLL ID	PERIOD START	STATEMENTS PROCESSED/PRINTED
230085120007	3/5/2023	5/5
CLIENT ID	PERIOD END	DELIVERY METHOD
8512	3/18/2023	Metro NC

Ships with 5623 Northwood Co Metro NC Wednesday

Client: 8512 - Carlton Lakes CDD
Payroll ID: 230085120007
Pay Period: 3/5/2023 - 3/18/2023
Pay Date: 3/24/2023

JOB COSTING REPORT - CLIENT

Page 1/1
Anna Gross
3/21/2023
8:15 AM EDT

Name	Employee Id	Hours Worked			Gross Wages	ER Benefits	Social Security	Medicare	FUTA	SUTA	SDI and Local Tax	Workers Comp	Admin Fees & Charges	Returned Deductions	Imputed Income	Total Cost
		Regular	Overtime	Other												
Division: Department:																
Barksdale, Gerry W	11	40.00	0.00	0.00	560.00	.00	34.72	8.12	3.36	29.40	.00	30.97	36.38	.00	.00	702.95
Charity, Akliah K	17	40.25	0.00	0.00	603.75	.00	37.43	8.75	3.62	31.70	.00	33.39	39.22	.00	.00	757.86
Charity, LaQuan S	15	36.00	0.00	0.00	504.00	.00	31.25	7.31	3.02	26.46	.00	27.87	32.74	.00	.00	632.65
Levette, Fredrick	13	80.00	0.00	0.00	2,000.00	.00	124.00	29.00	.00	.00	.00	110.60	129.92	.00	.00	2,393.52
Majdonado, Damary	16	48.00	0.00	0.00	672.00	.00	41.67	9.75	4.03	35.28	.00	37.16	43.65	.00	.00	843.54
Totals:		244.25	0.00	0.00	4,339.75	.00	269.07	62.93	14.03	122.84	.00	239.99	281.91	.00	.00	5,330.52
Division:																
Totals:		244.25	0.00	0.00	4,339.75	.00	269.07	62.93	14.03	122.84	.00	239.99	281.91	.00	.00	5,330.52
Report Totals:		244.25	0.00	0.00	4,339.75	.00	269.07	62.93	14.03	122.84	.00	239.99	281.91	.00	.00	5,330.52



INVOICE

Issued to:

Reginald Cummings
Carlton Lakes CDD
2005 Pan Am Circle
2nd Floor, Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230085120008	4/7/2023	ACH	4/7/2023

DESCRIPTION	AMOUNT
Gross Wages	3,851.00
Social Security Tax	238.75
Medicare Tax	55.84
Federal Unemployment Tax	11.10
State Unemployment Tax	97.18
Risk Management	237.96
Administration Fees	239.97
GROSS PAYROLL AMOUNT	\$4,731.80
Delivery Charge Split	17.50
TOTAL INVOICE	\$4,749.30

PAYROLL ID 230085120008	PERIOD START 3/19/2023	STATEMENTS PROCESSED/PRINTED 5/5
CLIENT ID 8512	PERIOD END 4/1/2023	DELIVERY METHOD Metro NC
Ships with 5623 Northwood Co Metro NC Wednesday		

JOB COSTING REPORT - CLIENT

Name	Employee Id	Hours Worked			Gross Wages	ER Benefits	Social Security	Medicare	FUTA	SUTA	SDI and Local Tax	Workers Comp	Admin Fees & Charges	Returned Deductions	Imputed Income	Total Cost
		Regular	Overtime	Other												
Division: Department:																
Barksdale, Gerry W	11	31.00	0.00	0.00	434.00	.00	26.91	6.30	2.60	22.79	.00	24.00	31.83	.00	.00	548.43
Charly, Akliah K	17	24.00	0.00	0.00	360.00	.00	22.32	5.22	2.16	18.90	.00	19.91	26.41	.00	.00	454.92
Charly, LaQuan S	15	39.50	0.00	0.00	553.00	.00	34.28	8.02	3.32	29.03	.00	30.58	40.56	.00	.00	698.79
Levante, Fredrick	13	80.00	0.00	0.00	2,000.00	.00	124.00	29.00	.00	.00	.00	110.60	146.70	.00	.00	2,410.30
Majdonado, Darnay	16	36.00	0.00	0.00	504.00	.00	31.24	7.30	3.02	26.46	.00	27.87	36.97	.00	.00	636.86
Totals:		210.50	0.00	0.00	3,851.00	.00	238.75	55.84	11.10	97.18	.00	212.96	282.47	.00	.00	4,749.30
Division:																
Totals:		210.50	0.00	0.00	3,851.00	.00	238.75	55.84	11.10	97.18	.00	212.96	282.47	.00	.00	4,749.30
Report Totals:		210.50	0.00	0.00	3,851.00	.00	238.75	55.84	11.10	97.18	.00	212.96	282.47	.00	.00	4,749.30



INVOICE

Issued to:

Reginald Cummings
Carlton Lakes CDD
2005 Pan Am Circle
2nd Floor, Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230085120009	4/21/2023	ACH	4/21/2023

DESCRIPTION	AMOUNT
Gross Wages	3,822.00
Social Security Tax	236.97
Medicare Tax	55.43
Federal Unemployment Tax	10.93
State Unemployment Tax	95.66
Risk Management	211.36
Administration Fees	238.52
GROSS PAYROLL AMOUNT	\$4,670.87
Delivery Charge Split	17.50
TOTAL INVOICE	\$4,688.37

PAYROLL ID 230085120009	PERIOD START 4/2/2023	STATEMENTS PROCESSED/PRINTED 5/5
CLIENT ID 8512	PERIOD END 4/15/2023	DELIVERY METHOD Metro NC

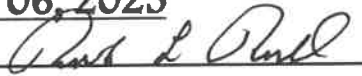
Ships with 5623 Northwood Co Metro NC Wednesday

JOB COSTING REPORT - CLIENT

Name	Employee Id	Regular	Overtime	Other	Gross Wages	ER Benefits	Social Security	Medicare	FUTA	SUTA	SDI and Local Tax	Workers Comp	Admin Fees & Charges	Returned Deductions	Imputed Income	Total Cost
Division: Department:																
Barksdale, Gerry W	11	30.00	0.00	0.00	420.00	.00	26.04	6.09	2.52	22.05	.00	23.23	28.13	.00	.00	528.06
Charity, Akliah K	17	37.00	0.00	0.00	555.00	.00	34.41	8.05	3.33	29.14	.00	30.69	37.18	.00	.00	697.80
Charity, LaQuan S	15	30.00	0.00	0.00	420.00	.00	26.04	6.09	2.52	22.05	.00	23.23	28.13	.00	.00	528.06
Levante, Fredrick	13	80.00	0.00	0.00	2,000.00	.00	124.00	29.00	.00	.00	.00	110.60	133.98	.00	.00	2,397.58
Majdonado, Damarly	16	30.50	0.00	0.00	427.00	.00	26.48	6.20	2.56	22.42	.00	23.61	28.60	.00	.00	536.87
Totals:		207.50	0.00	0.00	3,822.00	.00	236.97	55.43	10.93	95.66	.00	211.36	256.02	.00	.00	4,688.37
Division:																
Totals:		207.50	0.00	0.00	3,822.00	.00	236.97	55.43	10.93	95.66	.00	211.36	256.02	.00	.00	4,688.37
Report Totals:		207.50	0.00	0.00	3,822.00	.00	236.97	55.43	10.93	95.66	.00	211.36	256.02	.00	.00	4,688.37

Carlton Lakes CDD -Regular Meeting

MEETING DATE: April 06, 2023

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>Yes</i>	Salary Accepted	\$200
Rena Vance	<i>Yes</i>	Salary Accepted	\$200
Nicholle Palmer	<i>Yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>Yes</i>	Salary Accepted	\$200

ED 040623

Carlton Lakes CDD -Workshop
MEETING DATE: April 20, 2023

DMS Staff Signature *Rick L. Reidt*

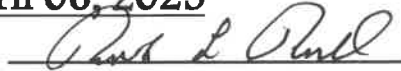
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	Yes	Salary Accepted	\$200
Rena Vance	Yes	Salary Accepted	\$200
Nicholle Palmer	Yes	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	Yes	Salary Accepted	\$200

ED 04/20/23

Carlton Lakes CDD -Regular Meeting

MEETING DATE: April 06, 2023

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	Yes	Salary Accepted	\$200
Rena Vance	Yes	Salary Accepted	\$200
Nicholle Palmer	Yes	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	Yes	Salary Accepted	\$200

FB 040623

Carlton Lakes CDD -Workshop
MEETING DATE: April 20, 2023

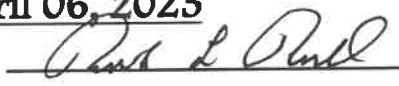
DMS Staff Signature *Rick L. Reidt*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	Yes	Salary Accepted	\$200
Rena Vance	Yes	Salary Accepted	\$200
Nicholle Palmer	Yes	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	Yes	Salary Accepted	\$200

FB 042023

Carlton Lakes CDD -Regular Meeting

MEETING DATE: April 06, 2023

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>Yes</i>	Salary Accepted	\$200
Rena Vance	<i>Yes</i>	Salary Accepted	\$200
Nicholle Palmer	<i>Yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>Yes</i>	Salary Accepted	\$200

NP 040623

Carlton Lakes CDD ~Workshop
MEETING DATE: April 20, 2023

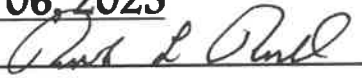
DMS Staff Signature *Rick L. Reidt*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	Yes	Salary Accepted	\$200
Rena Vance	Yes	Salary Accepted	\$200
Nicholle Palmer	Yes	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	Yes	Salary Accepted	\$200

NP 042023

Carlton Lakes CDD -Regular Meeting

MEETING DATE: April 06, 2023

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	<i>Yes</i>	Salary Accepted	\$200
Rena Vance	<i>Yes</i>	Salary Accepted	\$200
Nicholle Palmer	<i>Yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	<i>Yes</i>	Salary Accepted	\$200

RV 040623

Carlton Lakes CDD ~Workshop
MEETING DATE: April 20, 2023

DMS Staff Signature *Rick L. Reidt*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Freddy Barton	Yes	Salary Accepted	\$200
Rena Vance	Yes	Salary Accepted	\$200
Nicholle Palmer	Yes	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Elizabeth Morales-Diaz	Yes	Salary Accepted	\$200

RV 042023



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	04/12/2023	05/03/2023

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	03/13/2023	78384	04/11/2023	80754	237000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$715.74
Water Base Charge	\$179.30
Water Usage Charge	\$461.87
Sewer Base Charge	\$429.66
Sewer Usage Charge	\$1,353.27

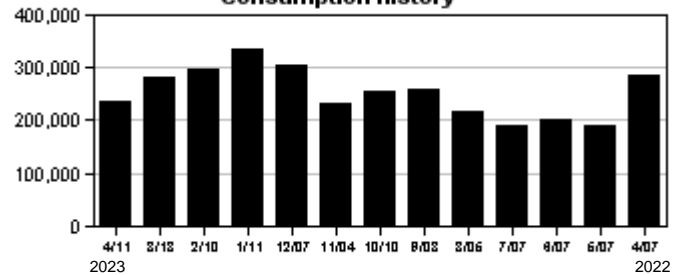
Summary of Account Charges

Previous Balance	\$3,727.29
Net Payments - Thank You	\$-3,727.29
Total Account Charges	\$3,145.12
AMOUNT DUE	\$3,145.12

Important Message

This account has ACH payment method

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

635 8

DUE DATE	05/03/2023
AMOUNT DUE	\$3,145.12
AMOUNT PAID	

0094664994954 00003145125

CHECK REQUEST FORM
Carlton Lakes

Date:	4/7/2023
Invoice#:	04052023-1
Vendor#:	V00056
Vendor Name:	Carlton Lakes
Pay From:	Truist Acct# 3638
Description:	Series 2018 - FY 23 Tax Dist. ID 616
Code to:	200.103200.1000
Amount:	\$1,825.82
Requested By:	<div>4/7/2023</div> <div><u>Teresa Farlow</u></div>

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount \$1,825.82
Payable To Carlton Lakes CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 616
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

CARLTON LAKES CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	993,677.28	47.148%
Net DS 2015	558,072.42	26.479%
Net DS 2017	276,042.05	13.098%
Net DS 2018	279,788.87	13.275%
Net Total	2,107,580.62	100.0000%

Date Received	Amount Received	47.15%		26.48%		13.10%		13.28%		Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers	Rounded Operations Revenue	Raw Numbers	Rounded Debt Service Revenue	Raw Numbers	Rounded Debt Service Revenue	Raw Numbers	Rounded Debt Service Revenue			
11/3/2022	13,916.70	6,561.41	6,561.41	3,685.04	3,685.04	1,822.75	1,822.75	1,847.49	1,847.49	0.01	595	2747
11/16/2022	62,004.92	29,233.94	29,233.94	16,418.46	16,418.46	8,121.14	8,121.14	8,231.37	8,231.37	0.01	598	2747
11/22/2022	17,291.14	8,152.39	8,152.39	4,578.57	4,578.57	2,264.72	2,264.72	2,295.46	2,295.46	-	599	2747
11/28/2022	162,086.99	76,420.40	76,420.40	42,919.49	42,919.49	21,229.47	21,229.47	21,517.63	21,517.63	-	600	2781
12/6/2022	1,536,726.01	724,532.06	724,532.06	406,914.16	406,914.16	201,273.91	201,273.91	204,005.87	204,005.87	0.01	602	2760
12/13/2022	21,983.57	10,364.76	10,364.76	5,821.09	5,821.09	2,879.32	2,879.32	2,918.40	2,918.40	-	604	2784
1/5/2023	95,747.32	45,142.73	45,142.73	25,353.21	25,353.21	12,540.58	12,540.58	12,710.80	12,710.80	-	606	2807
2/3/2023	19,723.22	9,299.06	9,299.06	5,222.57	5,222.57	2,583.26	2,583.26	2,618.33	2,618.33	-	610	2810
1/23/2023	872.48	411.35	411.35	231.03	231.03	114.27	114.27	115.82	115.82	-	Interest	2840
3/2/2023	12,393.72	5,843.36	5,843.36	3,281.77	3,281.77	1,623.28	1,623.28	1,645.31	1,645.31	-	613	2840
4/5/2023	\$13,753.47	6,484.45	6,484.45	3,641.82	3,641.82	1,801.37	1,801.37	1,825.82	1,825.82	0.01	616	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	1,956,499.54	922,445.92	922,445.92	518,067.22	518,067.21	256,254.09	256,254.07	259,732.31	259,732.30	0.04		
Net Total on Roll	2,107,580.62		993,677.28		558,072.42		276,042.05		279,788.87	-		
Collection Surplus / (Deficit)	(151,081.08)		(71,231.36)		(40,005.21)		(19,787.98)		(20,056.57)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.69	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,595.55	0.00	0.00	0.00	0.00	5,595.55	111.99	5,483.56
616	DN022158	FNSD 00158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22

CHECK REQUEST FORM
Carlton Lakes

Date:	4/7/2023
Invoice#:	04052023-2
Vendor#:	V00056
Vendor Name:	Carlton Lakes
Pay From:	Truist Acct# 3638
Description:	Series 2017 - FY 23 Tax Dist. ID 616
Code to:	203.103200.1000
Amount:	\$1,801.37
Requested By:	4/7/2023 Teresa Farlow

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount \$1,801.37
Payable To Carlton Lakes CDD
Check Description Series 2017 - FY 23 Tax Dist. ID 616
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
993,677.28	47.148%
558,072.42	26.479%
276,042.05	13.098%
279,788.87	13.275%
2,107,580.62	100.000%

Date Received	Amount Received		47.15%	47.15%	26.48%	26.48%	13.10%	13.10%	13.28%	13.28%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
	Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue					
11/3/2022	13,916.70		6,561.41	6,561.41	3,685.04	3,685.04	1,822.75	1,822.75	1,847.49	1,847.49	0.01	595	2747
11/16/2022	62,004.92		29,233.94	29,233.94	16,418.46	16,418.46	8,121.14	8,121.14	8,231.37	8,231.37	0.01	598	2747
11/22/2022	17,291.14		8,152.39	8,152.39	4,578.57	4,578.57	2,264.72	2,264.72	2,295.46	2,295.46	-	599	2747
11/28/2022	162,086.99		76,420.40	76,420.40	42,919.49	42,919.49	21,229.47	21,229.47	21,517.63	21,517.63	-	600	2781
12/6/2022	1,536,726.01		724,532.06	724,532.06	406,914.16	406,914.16	201,273.91	201,273.91	204,005.87	204,005.87	0.01	602	2760
12/13/2022	21,983.57		10,364.76	10,364.76	5,821.09	5,821.09	2,879.32	2,879.32	2,918.40	2,918.40	-	604	2784
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4/5/2023	\$13,753.47		6,484.45	6,484.45	3,641.82	3,641.82	1,801.37	1,801.37	1,825.82	1,825.82	0.01	616	
				-	-	-	-	-	-	-	-		
			-	-	-	-	-	-	-	-	-		
			-	-	-	-	-	-	-	-	-		
			-	-	-	-	-	-	-	-	-		
TOTAL	1,956,499.54		922,445.92	922,445.92	518,067.22	518,067.21	256,254.09	256,254.07	259,732.31	259,732.30	0.04		
Net Total on Roll	2,107,580.62			993,677.28		558,072.42		276,042.05		279,788.87	-		
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616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
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616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
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616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
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616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
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616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
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CHECK REQUEST FORM
Carlton Lakes

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Invoice#:	04052023-3
Vendor#:	V00056
Vendor Name:	Carlton Lakes
Pay From:	Truist Acct# 3638
Description:	Series 2015 - FY 23 Tax Dist. ID 616
Code to:	200.103200.1000
Amount:	\$3,641.82
Requested By:	<div>4/7/2023</div> <div>Teresa Farlow</div>

CARLTON LAKES CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount \$3,641.82
Payable To Carlton Lakes CDD
Check Description Series 2015 - FY 23 Tax Dist. ID 616
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

CARLTON LAKES CDD

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12/6/2022	1,536,726.01	724,532.06	724,532.06	406,914.16	406,914.16	201,273.91	201,273.91	204,005.87	204,005.87	0.01	602	2760
12/13/2022	21,983.57	10,364.76	10,364.76	5,821.09	5,821.09	2,879.32	2,879.32	2,918.40	2,918.40	-	604	2784
1/5/2023	95,747.32	45,142.73	45,142.73	25,353.21	25,353.21	12,540.58	12,540.58	12,710.80	12,710.80	-	606	2807
2/3/2023	19,723.22	9,299.06	9,299.06	5,222.57	5,222.57	2,583.26	2,583.26	2,618.33	2,618.33	-	610	2810
1/23/2023	872.48	411.35	411.35	231.03	231.03	114.27	114.27	115.82	115.82	-	Interest	2840
3/2/2023	12,393.72	5,843.36	5,843.36	3,281.77	3,281.77	1,623.28	1,623.28	1,645.31	1,645.31	-	613	2840
4/5/2023	\$13,753.47	6,484.45	6,484.45	3,641.82	3,641.82	1,801.37	1,801.37	1,825.82	1,825.82	01	616	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	1,956,499.54	922,445.92	922,445.92	518,067.22	518,067.21	256,254.09	256,254.07	259,732.31	259,732.30	0.04		
Net Total on Roll	2,107,580.62		993,677.28		558,072.42		276,042.05		279,788.87	-		
Collection Surplus / (Deficit)	(151,081.08)		(71,231.36)		(40,005.21)		(19,787.98)		(20,056.57)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.69	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,599.55	0.00	0.00	0.00	0.00	5,599.55	111.99	5,487.56
616	DN022158	FNSD 00158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
03/31/23	2252
Terms	Due Date
Net 30	04/30/23

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
\$8,336.25	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$8,336.25	\$0.00	\$8,336.25
	#2220 - Irrigation Well Repair				
	Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.				
	Irrigation Well Repair		\$8,336.25	\$0.00	\$8,336.25
	Total		\$8,336.25	\$0.00	\$8,336.25



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
03/31/23	2253
Terms	Due Date
Net 30	04/30/23

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
\$8,472.31	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$8,472.31	\$0.00	\$8,472.31
#2244	- Install 7.5HP Grundfos 460v 3PH Motor, 7.5Hp Grundfos Submersible Pump, 105' of 10-3 W/G - DJ Submersible Pump Wire W/ Ground				
<p>Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.</p>					
<p>Install 7.5HP Grundfos 460v 3PH Motor, 7.5Hp Grundfos Submersible Pump, 105' of 10-3 W/G - DJ Submersible Pump Wire W/ Ground</p>					
	Irrigation Enhancement		\$8,472.31	\$0.00	\$8,472.31
	Total		\$8,472.31	\$0.00	\$8,472.31



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
03/31/23	2255
Terms	Due Date
Net 30	04/30/23

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
\$250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$250.00	\$0.00	\$250.00
	#2252 - OTC Treatment March Pine Lake Services would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at 813-948-4736				
	OTC March 23		\$250.00	\$0.00	\$250.00
	Total		\$250.00	\$0.00	\$250.00



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
04/19/23	2279
Terms	Due Date
Net 30	05/19/23

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

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

Amount Due	Enclosed
\$1,233.35	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,233.35	\$0.00	\$1,233.35
	#2278 - Pressure Gauges and VFDs to repair Wells 2&3. Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736. Pressure Guages and VFDs to repair Wells 2&3.				
	<i>Irrigation Enhancement</i>		\$1,233.35	\$0.00	\$1,233.35
	Total		\$1,233.35	\$0.00	\$1,233.35



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
04/19/23	2280
Terms	Due Date
Net 30	05/19/23

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

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

Amount Due	Enclosed
\$1,220.01	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,220.01	\$0.00	\$1,220.01
	#2291 - Mainline Repair 4/11/2023 Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.				
	Mainline Repair		\$1,220.01	\$0.00	\$1,220.01
	Total		\$1,220.01	\$0.00	\$1,220.01

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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 April 30, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<u>ASSETS</u>							
Cash - Operating Account	\$ 387,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 387,543
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	10,881	4,224	-	2,089	-	-	17,194
Investments:							
Interest Account	-	185,053	103,444	89,678	-	-	378,175
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	407,549	81,454	187,600	-	-	676,603
Sinking fund	-	-	75,000	-	-	-	75,000
Fixed Assets							
Construction Work In Process	-	-	-	-	13,793,221	-	13,793,221
Amount Avail In Debt Services	-	-	-	-	-	1,185,149	1,185,149
Amount To Be Provided	-	-	-	-	-	13,244,851	13,244,851
TOTAL ASSETS	\$ 413,947	\$ 876,024	\$ 400,545	\$ 383,212	\$ 13,793,221	\$ 14,430,000	\$ 30,296,949
<u>LIABILITIES</u>							
Accounts Payable	\$ 45,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,795
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	17,194	-	-	-	17,194
TOTAL LIABILITIES	61,318	27,635	17,194	-	-	14,430,000	14,536,147

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	848,389	383,351	383,212	-	-	1,614,952
Unassigned:	352,629	-	-	-	13,793,221	-	14,145,850
TOTAL FUND BALANCES	352,629	848,389	383,351	383,212	13,793,221	-	15,760,802
TOTAL LIABILITIES & FUND BALANCES	\$ 413,947	\$ 876,024	\$ 400,545	\$ 383,212	\$ 13,793,221	\$ 14,430,000	\$ 30,296,949

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 34	\$ 34	0.00%
Special Assmnts- Tax Collector	930,464	928,589	(1,875)	99.80%
Special Assmnts- CDD Collected	10,223	-	(10,223)	0.00%
Other Miscellaneous Revenues	-	4,929	4,929	0.00%
TOTAL REVENUES	940,687	933,552	(7,135)	99.24%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	22,000	9,400	12,600	42.73%
ProfServ-Trustee Fees	12,000	4,041	7,959	33.68%
Management Services	5,000	-	5,000	0.00%
Disclosure Report	10,900	7,267	3,633	66.67%
District Counsel	10,000	9,129	871	91.29%
District Engineer	6,000	2,412	3,588	40.20%
District Manager	44,000	29,333	14,667	66.67%
Auditing Services	7,600	-	7,600	0.00%
Website Compliance	1,500	1,569	(69)	104.60%
Annual Mailing	-	978	(978)	0.00%
Postage, Phone, Faxes, Copies	3,000	1,251	1,749	41.70%
Public Officials Insurance	2,190	2,216	(26)	101.19%
Legal Advertising	1,500	1,925	(425)	128.33%
Bank Fees	100	22	78	22.00%
Office Supplies	600	-	600	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	126,565	69,718	56,847	55.08%
<u>Electric Utility Services</u>				
Utility - Electric	168,000	102,093	65,907	60.77%
StreetLight - Decorative Light Maint.	2,000	980	1,020	49.00%
Total Electric Utility Services	170,000	103,073	66,927	60.63%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,000	3,356	644	83.90%
Total Garbage/Solid Waste Services	4,000	3,356	644	83.90%
<u>Water-Sewer Comb Services</u>				
Utility - Water	22,000	29,011	(7,011)	131.87%
Total Water-Sewer Comb Services	22,000	29,011	(7,011)	131.87%

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	7,980	4,655	3,325	58.33%
Contracts-Waterway Maint.	10,000	-	10,000	0.00%
Contracts-Pools	21,900	10,450	11,450	47.72%
Security	60,000	848	59,152	1.41%
Onsite Staff	116,800	90,157	26,643	77.19%
Waterway Fish Stocking	7,000	-	7,000	0.00%
Insurance -Property & Casualty	20,742	25,164	(4,422)	121.32%
R&M-Clubhouse	50,000	28,498	21,502	57.00%
R&M-Other Landscape	15,000	1,325	13,675	8.83%
R&M-Pools	7,000	7,170	(170)	102.43%
R&M-Fitness Center	10,000	270	9,730	2.70%
Waterway Improvements & Repairs	5,000	3,400	1,600	68.00%
Landscape Maintenance	199,000	135,817	63,183	68.25%
Plant Replacement Program	4,200	3,743	457	89.12%
Landscape- Storm Clean Up & Tree Removal	-	28,974	(28,974)	0.00%
Irrigation Maintenance	20,000	26,017	(6,017)	130.09%
Misc-Holiday Lighting	13,500	18,700	(5,200)	138.52%
Special Events	5,000	-	5,000	0.00%
Total Other Physical Environment	573,122	385,188	187,934	67.21%
<u>Reserves</u>				
HOA Expenditures	45,000	15,819	29,181	35.15%
Total Reserves	45,000	15,819	29,181	35.15%
TOTAL EXPENDITURES & RESERVES	940,687	606,165	334,522	64.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	327,387	327,387	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		25,242		
FUND BALANCE, ENDING		\$ 352,629		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 350	\$ 350	0.00%
Special Assmnts- Tax Collector	-	522,291	522,291	0.00%
TOTAL REVENUES	-	522,641	522,641	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	125,000	(125,000)	0.00%
Interest Expense	-	193,397	(193,397)	0.00%
Total Debt Service	-	318,397	(318,397)	0.00%
TOTAL EXPENDITURES	-	318,397	(318,397)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	204,244	204,244	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		644,145		
FUND BALANCE, ENDING		\$ 848,389		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 165	\$ 165	0.00%
Special Assmnts- Tax Collector	280,644	261,837	(18,807)	93.30%
TOTAL REVENUES	280,644	262,002	(18,642)	93.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	205,644	103,444	102,200	50.30%
Total Debt Service	280,644	103,444	177,200	36.86%
TOTAL EXPENDITURES	280,644	103,444	177,200	36.86%
Excess (deficiency) of revenues				
Over (under) expenditures	-	158,558	158,558	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		224,793		
FUND BALANCE, ENDING		\$ 383,351		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2017 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 156	\$ 156	0.00%
Special Assmnts- Tax Collector	-	258,343	258,343	0.00%
TOTAL REVENUES	-	258,499	258,499	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	75,000	(75,000)	0.00%
Interest Expense	-	91,084	(91,084)	0.00%
Total Debt Service	-	166,084	(166,084)	0.00%
TOTAL EXPENDITURES	-	166,084	(166,084)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	92,415	92,415	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		290,797		
FUND BALANCE, ENDING		\$ 383,212		

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		13,793,221		
FUND BALANCE, ENDING		<u>\$ 13,793,221</u>		

CARLTON LAKES CDD

Bank Reconciliation

Bank Account No. 3638 TRUIST - GF Operating
Statement No. 4-23
Statement Date 4/30/2023

G/L Balance (LCY)	387,542.68	Statement Balance	392,039.74
G/L Balance	387,542.68	Outstanding Deposits	25.00
Positive Adjustments	0.00		
		Subtotal	392,064.74
Subtotal	387,542.68	Outstanding Checks	4,522.06
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	387,542.68	Ending Balance	387,542.68
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/23/2023	Payment	2849	ADA SITE COMPLIANCE	1,568.52	1,568.52	0.00
3/30/2023	Payment	2861	CHARLES PARENTEAU	1,000.00	1,000.00	0.00
3/30/2023	Payment	2862	FITREV, INC.	270.00	270.00	0.00
3/30/2023	Payment	2866	TECO	17,737.67	17,737.67	0.00
4/6/2023	Payment	2870	BEST TERMITE & PEST CONROL, INC.	145.00	145.00	0.00
4/6/2023	Payment	2871	PINE LAKE SERVICES	36,541.90	36,541.90	0.00
4/6/2023	Payment	2872	WASTE MANAGEMENT	428.04	428.04	0.00
4/7/2023		JE000246	Payroll Decision HR	4,749.30	4,749.30	0.00
4/13/2023	Payment	2873	CARLTON LAKES CDD	7,269.01	7,269.01	0.00
4/13/2023	Payment	2874	GOTO COMMUNICATIONS INC.	112.81	112.81	0.00
4/13/2023	Payment	2875	INFRAMARK LLC	4,653.71	4,653.71	0.00
4/14/2023		JE000248	Waste Management	428.04	428.04	0.00
4/20/2023	Payment	2877	FREDDY BARTON	200.00	200.00	0.00
4/21/2023		JE000247	Payroll Decision HR	4,688.37	4,688.37	0.00
4/21/2023		JE000249	Service Charge - Prior Period	12.00	12.00	0.00
4/25/2023		JE000250	Utility - Water	3,145.12	3,145.12	0.00
4/5/2023		JE000256	Golf Cart Money Order	9,429.06	9,429.06	0.00
4/30/2023		JE000257	Online Credit Card Pymt	9,931.40	9,931.40	0.00
Total Checks				102,309.95	102,309.95	0.00
Deposits						
4/6/2023		JE000251	Debt Service/Tax Revenue	G/L 13,753.47	13,753.47	0.00
4/11/2023		JE000252	Debt Service/ Tax Revenue	G/L 75.05	75.05	0.00
4/19/2023		JE000221	CK##### - TECO Deposit Refund	G/L 202.50	202.50	0.00
4/20/2023		JE000222	CK#1004### - Key Card	G/L 25.00	25.00	0.00
4/20/2023		JE000223	CK#154## - Clubhouse Rental	G/L 100.00	100.00	0.00
4/20/2023		JE000224	CK#463## - Key Card	G/L 25.00	25.00	0.00
4/20/2023		JE000225	MO##### - Clubhouse	G/L 100.00	100.00	0.00
4/20/2023		JE000226	MO##### - Key Card	G/L 25.00	25.00	0.00
4/20/2023		JE000227	MO#982670074##### - Key Card	G/L 25.00	25.00	0.00
4/30/2023		JE000259	Cash - Credit Card Account	G/L 9,419.06	9,419.06	0.00
4/30/2023		JE000258	Bank Interest	G/L 3.49	3.49	0.00

CARLTON LAKES CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Deposits				23,753.57	23,753.57	0.00	
Outstanding Checks							
9/30/2022		JE000030	Otstanding Check# 2346; Freddy Barton	10.74	0.00	10.74	
1/24/2023	Payment	2795	ELIZABETH DIAZ	200.00	0.00	200.00	
3/9/2023	Payment	2841	ELIZABETH DIAZ	200.00	0.00	200.00	
4/20/2023	Payment	2876	ELIZABETH DIAZ	200.00	0.00	200.00	
4/20/2023	Payment	2878	NICHOLLE D. PALMER	200.00	0.00	200.00	
4/20/2023	Payment	2879	RENA DIANE VANCE	200.00	0.00	200.00	
4/27/2023	Payment	2880	CHARTER COMMUNICATIONS	257.96	0.00	257.96	
4/27/2023	Payment	2881	ELIZABETH DIAZ	200.00	0.00	200.00	
4/27/2023	Payment	2882	FREDDY BARTON	200.00	0.00	200.00	
4/27/2023	Payment	2883	NICHOLLE D. PALMER	200.00	0.00	200.00	
4/27/2023	Payment	2884	PINE LAKE SERVICES	2,453.36	0.00	2,453.36	
4/27/2023	Payment	2885	RENA DIANE VANCE	200.00	0.00	200.00	
Total Outstanding Checks.....				4,522.06		4,522.06	
Outstanding Deposits							
4/28/2023		JE000230	CK#1484### - Clubhouse Rental	G/L	25.00	0.00	25.00
Total Outstanding Deposits.....				25.00		25.00	