

**CARLTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 15, 2024

AGENDA PACKAGE



**313 Campus St.
Celebration, FL 34747**

Carlton Lakes Community Development District

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

District Staff
Kristee Cole District Manager
Kathryn (“KC”) Hopkinson, District Counsel
Tonja Stewart., District Engineer
Fredrick Levatte, On-Site Manager

Workshop Agenda Thursday, February 15, 2024 – 6:00 p.m.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you plan to call into the meeting.

- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Audience Comments on Agenda – Three - (3) Minute Time Limit**
- 4. Discussion Items**
 - A. Discussion regarding Fence Repairs Proposal and Reimbursement..... Page 3
 - B. Discussion regarding the Towing Company Contract Page 4
 - C. Review of December 2023 Financial Statements Page 8
 - D. Review of Amortization Schedule for the Loan Page 35
 - E. Review of Reserve Study from April 2022..... Page 36
- 5. Supervisor Requests**
- 6. Audience Comments – Three - (3) Minute Time Limit**
- 7. Adjournment**

The next meeting is scheduled for Thursday, March 7, 2024, at 6:00 p.m.

District Office

Inframark
313 Campus St.
Celebration, FL 34747

Meeting Location:

Carlton Lakes Clubhouse
11404 Carlton Fields’ Drive
Riverview, FL 33579

Pro-Form Companies Inc
1822 4th St E
Palmetto, FL 34221 US
+81 05607938
john@pro-form.net

Estimate

ADDRESS

Carlton Lakes CDD

ESTIMATE # 2822

DATE 01/23/2024

P.O.#

Additional Fence Repair

ACTIVITY	QTY	RATE	AMOUNT
Services Remove and replace 9 sections of aluminum fence with new. Remove existing poles and concrete, straighten and replace existing fence poles with new concrete. Dispose of all fence materials and concrete.	1	7,900.00	7,900.00

25% deposit to initiate job.

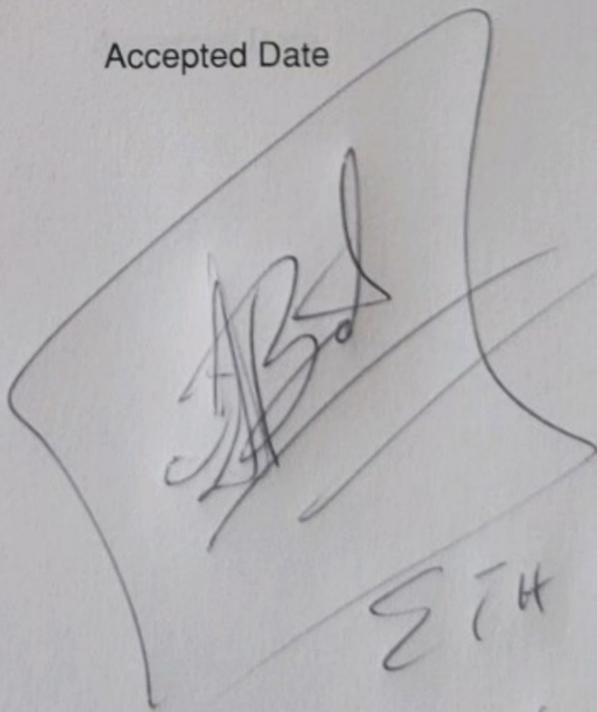
Thank you

TOTAL

\$7,900.00

Accepted By

Accepted Date



Σ 74 on Completion?
Need to replace due
to concrete issue as
w/ original fence line

Board ~~add~~
vote or Add + already
approved work?

Property Towing and Impound Authorization Agreement

This Property Towing and Impound Authorization Agreement (hereinafter the “**Agreement**”) is entered into on the _____ day of February/March, 2024, by and between Target Recovery Towing Inc., whose address is 3800 N. Florida Avenue, Tampa, Florida 33603 (hereinafter the “**Contractor**”) and the Carlton Lakes Community Development District., whose mailing address is c/o Inframark, 210 North University Drive, Suite 702, Coral Springs, Florida 34747 (hereinafter the “**District**”), the parties do hereby agree as follows:

1. In accordance with the provisions of this Agreement, Contractor shall remove vehicles from the property (“**Property**”) below:

PROPERTY NAME: Carlton Lakes Community Development District Amenity Center

ADDRESS: 11404 Carlton Fields Drive, Riverview, FL 33579

DISTRICT PROPERTY SUBJECT TO TOWING: District clubhouse/amenity center parking lot area and immediate surrounding portion of the Property common areas and drive entrances, located within the District at the address shown for the Property in this Section.

2. The District authorizes Contractor, including its employees and agents, to patrol and roam the Property, and tow any vehicles or vessels in violation (or upon request) during the times specified below, in accordance with this Agreement. The following persons are designated as authorized agents of the District who are exclusively authorized to direct Contractor to remove vehicles from the Property:
 - a. The District Manager;
 - b. The Chair of the Board of Supervisors, or such other member of the Board as designated by the Board in writing from time to time.
3. The District hereby grants Contractor the non-exclusive right to access the Property to remove any vehicle improperly parked on District Property. “**District Property**” means and includes the District clubhouse/amenity center parking lot area and the immediate surrounding portion of the Property common areas and drive entrances. The District hereby authorizes the Contractor to remove any vehicle or vessel from District Property for the following violations and other violations as determined by the District’s authorized representative from time to time:

Any vehicle or vessel parked on the District Property overnight is in violation of the District’s parking policy. No vehicles shall be towed during the hours that the amenity center gym is open (The amenity center gym hours are 6:00 a.m. to 9:00 p.m., 7 days a week). Vehicles that are in violation of the District’s Parking and Towing Policy (the “**Parking and Towing Policy**” attached hereto as **Exhibit “A”**) shall be towed.

4. Contractor shall submit a report of all overnight towing activity to the District Manager by 9:00 a.m. the next morning.

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5. Contractor shall perform all towing and impound services in accordance with the Parking and Towing Policy, Florida Statute § 715.07 and § 713.78 and any and all applicable federal, state, and local laws and ordinances (collectively, “**Towing Regulations**”). Contractor is exclusively responsible for complying with Fla. Stat. 715.07 and § 713.78 and all Towing Regulations. Contractor is solely and exclusively responsible for notifying the appropriate law enforcement agencies regarding the removal and/or impoundment of any vehicles or vessels pursuant to this Agreement.
6. Contractor shall receive payment for towing and impound services solely from the vehicle owner in accordance with Towing Regulations. The District shall not be responsible for or liable to Contractor for any costs, expenses, fees, or charges incurred or imposed by Contractor arising from or relating to any services performed pursuant to this Agreement.
7. This Agreement will be in effect 24 hours per day, 365 days per year. This Agreement shall remain in force for a term of one (1) calendar year from date of signing, unless sooner terminated as provided herein. Either party may terminate this Agreement with or without cause upon 30 days’ written notice to the other party. This Agreement shall automatically renew for an additional one (1) year term unless terminated as provided herein.
8. All notices to either party to this Agreement shall be sent to the party’s address provided herein by U.S. Mail and Certified Mail, Return Receipt Requested. Notices shall be deemed received upon the earlier of written confirmation of receipt or three (3) days after deposit in the mail.
9. This Agreement shall be interpreted in accordance with Florida law. Venue shall be in Hillsborough County. In the event of any litigation to enforce this Agreement or any of the terms herein, the prevailing party shall be entitled to recover their reasonable attorney’s fees and costs from the non-prevailing party.
10. This Agreement constitutes the full and complete agreement between the Parties with respect to this matter and there are no agreements or understandings between the Parties except as provided herein. This Agreement may not be changed orally but only by a written instrument signed by both parties.
11. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder.
12. The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

13. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

14. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT MANAGER KRISTEE COLE AT (813) 382-7355 OR BY EMAIL AT KRISTEE.COLE@INFRAMARK.COM OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

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

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but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

IN WITNESS WHEREOF and intending to be legally bound, the parties have executed this Agreement.

Target Recovery Towing Inc., a Florida corporation

**Carlton Lakes
Community Development District**

Name: _____
Title: Manager

Name: Freddy Barton
Title: Chair of the Board of Supervisors

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM ASSETS FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ 892,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 892,303
Cash in Transit	-	8,767	4,362	4,318	-	-	17,447
Assessments Receivable	11,761	-	-	-	-	-	11,761
Assessments Receivable - District Collected	15,523	27,635	-	-	-	-	43,158
Due From Other Funds	10,881	4,224	-	2,089	-	-	17,194
Investments:							
Prepayment Account	-	119	147	-	-	-	266
Reserve Fund	-	251,444	140,500	103,845	-	-	495,789
Revenue Fund	-	621,150	251,592	277,227	-	-	1,149,969
Prepaid Items	16,948	-	-	-	-	-	16,948
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	\$ 947,416	\$ 913,339	\$ 396,601	\$ 387,479	\$ 13,793,221	\$ 14,430,000	\$ 30,868,056

LIABILITIES

Accounts Payable	\$ 47,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,644
Accrued Expenses	12,175	-	-	-	-	-	12,175
Notes/Loans Payable - Current	200,000	-	-	-	-	-	200,000
Deferred Revenue	15,523	27,635	-	-	-	-	43,158
Bonds Payable	-	-	-	-	-	14,430,000	14,430,000
Due To Other Funds	-	-	17,194	-	-	-	17,194

Balance Sheet
December 31, 2023

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
TOTAL LIABILITIES	275,342	27,635	17,194	-	-	14,430,000	14,750,171
FUND BALANCES							
Nonspendable:							
Prepaid Items	16,948	-	-	-	-	-	16,948
Restricted for:							
Debt Service	-	885,704	379,407	387,479	-	-	1,652,590
Unassigned:	655,126	-	-	-	13,793,221	-	14,448,347
TOTAL FUND BALANCES	\$ 672,074	\$ 885,704	\$ 379,407	\$ 387,479	\$ 13,793,221	\$ -	\$ 16,117,885
TOTAL LIABILITIES & FUND BALANCES	\$ 947,416	\$ 913,339	\$ 396,601	\$ 387,479	\$ 13,793,221	\$ 14,430,000	\$ 30,868,056

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 227	\$ 227	0.00%
Rental Income	7,500	1,875	700	(1,175)	9.33%
Special Assmnts- Tax Collector	928,589	742,871	897,604	154,733	96.66%
Other Miscellaneous Revenues	-	-	350	350	0.00%
TOTAL REVENUES	936,089	744,746	898,881	154,135	96.03%
EXPENDITURES					
Administration					
Supervisor Fees	18,000	4,500	3,400	1,100	18.89%
ProfServ-Trustee Fees	12,000	3,000	-	3,000	0.00%
Disclosure Report	10,900	2,725	2,725	-	25.00%
District Counsel	12,000	3,000	4,307	(1,307)	35.89%
District Engineer	6,000	1,500	-	1,500	0.00%
District Manager	49,000	12,250	11,000	1,250	22.45%
Auditing Services	7,600	1,900	-	1,900	0.00%
Website Compliance	1,000	250	1,542	(1,292)	154.20%
Annual Mailing	1,000	250	-	250	0.00%
Postage, Phone, Faxes, Copies	2,466	617	19	598	0.77%
Public Officials Insurance	2,548	637	2,294	(1,657)	90.03%
Legal Advertising	3,000	750	-	750	0.00%
Bank Fees	100	25	-	25	0.00%
Office Supplies	1,000	250	-	250	0.00%
Dues, Licenses, Subscriptions	175	44	175	(131)	100.00%
Loan Expense	-	-	6,263	(6,263)	0.00%
Total Administration	126,789	31,698	31,725	(27)	25.02%
Electric Utility Services					
Utility - Electric	195,000	48,750	55,998	(7,248)	28.72%
StreetLight - Decorative Light Maint.	1,000	250	-	250	0.00%
Total Electric Utility Services	196,000	49,000	55,998	(6,998)	28.57%
Garbage/Solid Waste Services					
Garbage Collection	6,300	1,575	1,095	480	17.38%
Total Garbage/Solid Waste Services	6,300	1,575	1,095	480	17.38%
Water-Sewer Comb Services					
Utility - Water	30,000	7,500	1,725	5,775	5.75%
Total Water-Sewer Comb Services	30,000	7,500	1,725	5,775	5.75%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>					
Waterway Management	7,980	1,995	1,330	665	16.67%
Pest Control	900	225	-	225	0.00%
Contracts-Waterway Maint.	5,000	1,250	-	1,250	0.00%
Contracts-Pools	22,000	5,500	5,700	(200)	25.91%
Security	13,750	2,500	-	2,500	0.00%
Onsite Staff	131,382	32,846	32,468	378	24.71%
Waterway Fish Stocking	2,500	625	-	625	0.00%
Postage, Phone, Faxes, Copies	3,600	900	114	786	3.17%
Insurance -Property & Casualty	28,939	7,235	34,853	(27,618)	120.44%
R&M-Other Landscape	15,000	3,750	3,205	545	21.37%
R&M-Pools	7,000	1,750	-	1,750	0.00%
R&M-Fitness Center	5,000	1,250	270	980	5.40%
Waterway Improvements & Repairs	5,000	1,250	-	1,250	0.00%
Landscape Maintenance	199,000	49,750	49,749	1	25.00%
Clubhouse Facility - Other	30,000	7,500	3,461	4,039	11.54%
Plant Replacement Program	5,000	1,250	-	1,250	0.00%
Landscape- Storm Clean Up & Tree Removal	15,000	3,750	-	3,750	0.00%
Irrigation Maintenance	15,000	3,750	2,342	1,408	15.61%
Misc-Holiday Lighting	2,000	500	-	500	0.00%
Special Events	6,250	2,500	-	2,500	0.00%
Total Other Physical Environment	520,301	130,076	133,492	(3,416)	25.66%
<u>Reserves</u>					
Capital Improvements	10,000	2,500	-	2,500	0.00%
Reserve	46,699	11,675	-	11,675	0.00%
Total Reserves	56,699	14,175	-	14,175	0.00%
TOTAL EXPENDITURES & RESERVES	936,089	234,024	224,035	9,989	23.93%
Excess (deficiency) of revenues					
Over (under) expenditures	-	510,722	674,846	164,124	0.00%
Net change in fund balance	\$ -	\$ 510,722	\$ 674,846	\$ 164,124	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	(2,772)	(2,772)	(2,772)		
FUND BALANCE, ENDING	\$ (2,772)	\$ 507,950	\$ 672,074		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 7,682	\$ 7,682	0.00%
Special Assmnts- Tax Collector	498,444	398,755	506,769	108,014	101.67%
TOTAL REVENUES	498,444	398,755	514,451	115,696	103.21%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	135,000	33,750	130,000	(96,250)	96.30%
Interest Expense	363,444	90,861	185,053	(94,192)	50.92%
Total Debt Service	498,444	124,611	315,053	(190,442)	63.21%
TOTAL EXPENDITURES	498,444	124,611	315,053	(190,442)	63.21%
Excess (deficiency) of revenues Over (under) expenditures	-	274,144	199,398	(74,746)	0.00%
Net change in fund balance	\$ -	\$ 274,144	\$ 199,398	\$ (74,746)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	686,306	686,306	686,306		
FUND BALANCE, ENDING	\$ 686,306	\$ 960,450	\$ 885,704		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 2,691	\$ 2,691	0.00%
Special Assmnts- Tax Collector	277,388	221,910	252,146	30,236	90.90%
Special Assmnts- CDD Collected	-	-	11,761	11,761	0.00%
TOTAL REVENUES	277,388	221,910	266,598	44,688	96.11%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	75,000	18,750	-	18,750	0.00%
Interest Expense	202,388	50,597	101,944	(51,347)	50.37%
Total Debt Service	277,388	69,347	101,944	(32,597)	36.75%
TOTAL EXPENDITURES	277,388	69,347	101,944	(32,597)	36.75%
Excess (deficiency) of revenues					
Over (under) expenditures	-	152,563	164,654	12,091	0.00%
Net change in fund balance	\$ -	\$ 152,563	\$ 164,654	\$ 12,091	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	214,753	214,753	214,753		
FUND BALANCE, ENDING	\$ 214,753	\$ 367,316	\$ 379,407		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 3,268	\$ 3,268	0.00%
Special Assmnts- Tax Collector	255,756	204,605	249,606	45,001	97.60%
TOTAL REVENUES	255,756	204,605	252,874	48,269	98.87%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	80,000	20,000	80,000	(60,000)	100.00%
Interest Expense	175,756	43,939	89,678	(45,739)	51.02%
Total Debt Service	255,756	63,939	169,678	(105,739)	66.34%
TOTAL EXPENDITURES	255,756	63,939	169,678	(105,739)	66.34%
Excess (deficiency) of revenues Over (under) expenditures	-	140,666	83,196	(57,470)	0.00%
Net change in fund balance	\$ -	\$ 140,666	\$ 83,196	\$ (57,470)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	304,283	304,283	304,283		
FUND BALANCE, ENDING	\$ 304,283	\$ 444,949	\$ 387,479		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	-	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	13,793,221		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 13,793,221		

CARLTON LAKES CDD

Bank Reconciliation

Bank Account No. 3638 TRUIST - GF Operating
 Statement No. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	850,254.95	Statement Balance	877,027.82
G/L Balance	850,254.95	Outstanding Deposits	25.00
Positive Adjustments	0.00		
		Subtotal	877,052.82
Subtotal	850,254.95	Outstanding Checks	26,797.87
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	850,254.95	Ending Balance	850,254.95
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/30/2023	Payment	3021	CARLTON LAKES CDD	28,995.79	28,995.79	0.00
12/14/2023	Payment	3022	CARLTON LAKES CDD	970,545.49	970,545.49	0.00
12/19/2023	Payment	3023	AMALY SAED-KHALIL	200.00	200.00	0.00
12/19/2023	Payment	3024	BEST TERMITE & PEST CONROL, INC.	145.00	145.00	0.00
12/19/2023	Payment	3027	FIRST CHOICE AQUATIC WEED MANAGEM	665.00	665.00	0.00
12/19/2023	Payment	3028	FREDDY BARTON	200.00	200.00	0.00
12/19/2023	Payment	3030	JTA ADVANCE PAINTING LLC.	500.00	500.00	0.00
12/19/2023	Payment	3031	NICHOLLE D. PALMER	200.00	200.00	0.00
12/19/2023	Payment	3033	PINE LAKE SERVICES	16,823.00	16,823.00	0.00
12/26/2023	Payment	DD149	Payment of Invoice 001133	829.91	829.91	0.00
12/27/2023	Payment	DD148	Payment of Invoice 001127	19,603.25	19,603.25	0.00
12/28/2023	Payment	DD147	Payment of Invoice 001128	257.96	257.96	0.00
12/29/2023	Payment	DD146	Payment of Invoice 001152	4,018.59	4,018.59	0.00
12/1/2023	Payment	DD152	Payment of Invoice 001089	4,722.65	4,722.65	0.00
12/15/2023	Payment	DD151	Payment of Invoice 001146	4,605.11	4,605.11	0.00
12/19/2023	Payment	DD150	Payment of Invoice 001114	365.14	365.14	0.00
12/21/2023		JE000651	INTERNET PAYMENT GOTO/JIVE GOTO C	227.06	227.06	0.00
Total Checks				1,052,903.95	1,052,903.95	0.00
Deposits						
12/5/2023		JE000566	CK#2068### - Clubhouse Deposit	G/L Ac 250.00	250.00	0.00
12/5/2023		JE000567	CK#2069### - Clubhouse Rental	G/L Ac 100.00	100.00	0.00
12/5/2023		JE000571	Tax Collector Payment	G/L Ac 138,886.58	138,886.58	0.00
12/7/2023		JE000572	Tax Collector Payment	G/L Ac 1,652,821.03	1,652,821.03	0.00
12/11/2023		JE000597	CK#2552### - Reimb kiosk damage	G/L Ac 900.00	900.00	0.00
12/15/2023		JE000650	Tax Collector Payment	G/L Ac 32,975.88	32,975.88	0.00
Total Deposits				1,825,933.49	1,825,933.49	0.00
Outstanding Checks						
8/11/2023	Payment	DD133	Payment of Invoice 000876	2,229.11	0.00	2,229.11
12/19/2023	Payment	3025	CARLTON LAKES CDD	17,447.37	0.00	17,447.37

CARLTON LAKES CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
12/19/2023	Payment	3026	ELIZABETH DIAZ	200.00	0.00	200.00
12/19/2023	Payment	3029	INFRAMARK LLC	4,621.39	0.00	4,621.39
12/19/2023	Payment	3032	NICOLE MICHELE SNELLING	200.00	0.00	200.00
12/19/2023	Payment	3034	RENA DIANE VANCE	200.00	0.00	200.00
12/19/2023	Payment	3035	ZEBRA CLEANING TEAM	1,900.00	0.00	1,900.00
Total Outstanding Checks.....				26,797.87		26,797.87



999-99-99 51371 9 C 001 30 S 66 002
CARLTON LAKES COMMUNITY DEVELOPMENT
DISTRICT
OPERATING ACCT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Your account statement

For 12/29/2023

Contact us



[Truist.com](https://www.truist.com)



(844) 4TRUIST or
(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING [REDACTED]

Account summary

Your previous balance as of 11/30/2023	\$103,998.28
Checks	- 1,018,274.28
Other withdrawals, debits and service charges	- 34,629.67
Deposits, credits and interest	+ 1,825,933.49
Your new balance as of 12/29/2023	= \$877,027.82

Interest summary

Interest paid this statement period	\$0.00
2023 interest paid year-to-date	\$29.00
Interest rate	0.00%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/05	3021	28,995.79	12/28	3024	145.00	12/26	*3030	500.00
12/21	3022	970,545.49	12/22	*3027	665.00	12/27	3031	200.00
12/28	3023	200.00	12/27	3028	200.00	12/27	*3033	16,823.00

* indicates a skip in sequential check numbers above this item

Total checks = \$1,018,274.28

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/01	ACH CORP DEBIT PAYROLL DECISIONHR Carlton Lakes CDD CUSTOMER ID 8512	4,722.65
12/15	ACH CORP DEBIT PAYROLL DECISIONHR Carlton Lakes CDD CUSTOMER ID 8512	4,605.11
12/19	RECURRING INTERNET PAYMENT INTERNET WASTE MANAGEMENT 043000099096568	365.14
12/21	INTERNET PAYMENT GOTO/JIVE GOTO COMMUNICATI M80187640003	227.06
12/26	ACH CORP DEBIT INTERNET HC-WATER 1400310000037303222845CUSTOMER ID	829.9
12/27	UTILITYBIL TECO/PEOPLE GAS 6203 CARLTON LAKES CDD	19,603.25
12/28	SPECTRUM SPECTRUM 6104 CARLTON LAKES CDD	257.96
12/29	ACH CORP DEBIT PAYROLL DECISIONHR Carlton Lakes CDD CUSTOMER ID 8512	4,018.59
Total other withdrawals, debits and service charges		= \$34,629.67

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/05	COUNTER DEPOSIT	350.00
12/05	PAYMENT HILLSTAX COLLECT 0135 CARLTON LAKES CDD	138,886.58
12/07	PAYMENT HILLSTAX COLLECT 0135 CARLTON LAKES CDD	1,652,821.03
12/11	COUNTER DEPOSIT	900.00
12/15	PAYMENT HILLSTAX COLLECT 0135 CARLTON LAKES CDD	32,975.88
Total deposits, credits and interest		= \$1,825,933.49



Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement (“CBSA”) that governs your account, including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



BANK RECONCILIATION
Carlton Lakes
Valley National

December 31, 2023

Balance per bank as of	12/31/23	\$42,337.82
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Add Deposit in transit:

	<u>Date</u>	<u>Amount</u>
--	-------------	---------------

	Total Deposits in Transit	\$0.00
--	---------------------------	--------

Less Outstanding Checks:

	<u>Date</u>	<u>Check #</u>	<u>Amount</u>
--	-------------	----------------	---------------

	Total Outstanding Checks	-
--	--------------------------	---

Balance		\$42,337.82
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Checkbook balance as of	12/31/23	\$42,337.82
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Less: Bank service charge		\$0.00
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Adjusted checkbook balance		\$42,337.82
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P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

November 30, 2023
December 31, 2023
1 of 5



CARLTON LAKES CDD
210 N UNIVERSITY DR SUITE 702
CORAL SPRINGS FL 33071

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

GOVERNMENT CHECKING - [REDACTED]

SUMMARY FOR THE PERIOD: 12/01/23 - 12/31/23

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$156,815.23		\$289.87		\$114,767.28		\$42,337.82

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$156,815.23
12/01	CHECK 1007	-\$270.00		\$156,545.23
12/01	CHECK 1014	-\$600.00		\$155,945.23
12/01	CHECK 1009	-\$800.00		\$155,145.23
12/01	CHECK 1017	-\$800.00		\$154,345.23
12/01	CHECK 1002	-\$1,500.00		\$152,845.23
12/01	CHECK 1006	-\$1,995.00		\$150,850.23
12/04	CHECK 1004	-\$145.00		\$150,705.23
12/04	CHECK 1018	-\$1,256.40		\$149,448.83
12/04	CHECK 1012	-\$17,305.04		\$132,143.79
12/05	CHECK 1013	-\$600.00		\$131,543.79
12/05	CHECK 1008	-\$4,200.00		\$127,343.79
12/05	CHECK 1019	-\$8,898.11		\$118,445.68
12/06	CHECK 1016	-\$2,235.00		\$116,210.68
12/06	CHECK 1015	-\$50,479.00		\$65,731.68
12/07	CHECK 1010	-\$113.53		\$65,618.15
12/11	CHECK 1005	-\$800.00		\$64,818.15
12/12	CHECK 1011	-\$4,500.00		\$60,318.15
12/12	CHECK 1021	-\$11,623.00		\$48,695.15
12/13	CHECK 1003	-\$1,147.20		\$47,547.95
12/26	CHECK 1020	-\$5,500.00		\$42,047.95
12/31	INTEREST CREDIT		\$289.87	\$42,337.82
Ending Balance				\$42,337.82



01864 0906987 0001-0005 3282133600 0



P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

3282133600
12/31/2023
2 of 5

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
12/01	1002	\$1,500.00	12/04	1012	\$17,305.04
12/13	1003	\$1,147.20	12/05	1013	\$600.00
12/04	1004	\$145.00	12/01	1014	\$600.00
12/11	1005	\$800.00	12/06	1015	\$50,479.00
12/01	1006	\$1,995.00	12/06	1016	\$2,235.00
12/01	1007	\$270.00	12/01	1017	\$800.00
12/05	1008	\$4,200.00	12/04	1018	\$1,256.40
12/01	1009	\$800.00	12/05	1019	\$8,898.11
12/07	1010	\$113.53	12/26	1020	\$5,500.00
12/12	1011	\$4,500.00	12/12	1021	\$11,623.00

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$65,008.00	Annual % Yield Earned	5.38%
Year-to-Date Interest Paid	\$515.10	Interest Paid	\$289.87

01864 0906988 0002-0005 3282133600 0





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

3282133600
12/31/2023
3 of 5

Check Images for Account 3282133600

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1002

Date 11/27/2023

Amount \$*****1,500.00

****One Thousand Five Hundred and 00/100 DOLLARS

Pay ADA SITE COMPLIANCE
To the 8400 BOYNTON BEACH BLVD 742721
Order of BOYNTON BEACH, FL 33474

Authorized Signature

⑆ 1002⑆ ⑆ 021201383⑆ 3282133600⑆

12/01/2023 # 1002 \$1,500.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1007

Date 11/27/2023

Amount \$*****270.00

****Two Hundred Seventy and 00/100 DOLLARS

Pay FITREV, INC.
To the 7823 N DALE MABRY
SUITE 107
TAMPA, FL 33614

Authorized Signature

⑆ 1007⑆ ⑆ 021201383⑆ 3282133600⑆

12/01/2023 # 1007 \$270.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1003

Date 11/27/2023

Amount \$*****1,147.20

****One Thousand One Hundred Forty Seven and 20/100 DOLLARS

Pay ALLTECH SERVICES LLC
To the 11444 DRIFTING LEAF DR
RIVERVIEW, FL 33579

Authorized Signature

⑆ 1003⑆ ⑆ 021201383⑆ 3282133600⑆

12/13/2023 # 1003 \$1,147.20

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1008

Date 11/27/2023

Amount \$*****4,200.00

****Four Thousand Two Hundred and 00/100 DOLLARS

Pay FLORIDA LEAK LOCATORS
To the 14399 US HIGHWAY 19 N
CLEARWATER, FL 33764

Authorized Signature

⑆ 1008⑆ ⑆ 021201383⑆ 3282133600⑆

12/05/2023 # 1008 \$4,200.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1004

Date 11/27/2023

Amount \$*****145.00

****One Hundred Forty Five and 00/100 DOLLARS

Pay BEST TERMITES & PEST CONTROL, INC.
To the 8120 N ARMENIA AVE
TAMPA, FL 33604

Authorized Signature

⑆ 1004⑆ ⑆ 021201383⑆ 3282133600⑆

12/04/2023 # 1004 \$145.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1009

Date 11/27/2023

Amount \$*****800.00

****Eight Hundred and 00/100 DOLLARS

Pay FREDDY BARTON
To the 14222 COVERT GREEN PLACE
RIVERVIEW, FL 33579

Authorized Signature

⑆ 1009⑆ ⑆ 021201383⑆ 3282133600⑆

12/01/2023 # 1009 \$800.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1005

Date 11/27/2023

Amount \$*****800.00

****Eight Hundred and 00/100 DOLLARS

Pay ELIZABETH DIAZ
To the 11504 CARLTON FIELDS DR.
RIVERVIEW, FL 33579

Authorized Signature

⑆ 1005⑆ ⑆ 021201383⑆ 3282133600⑆

12/11/2023 # 1005 \$800.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1010

Date 11/27/2023

Amount \$*****113.53

****One Hundred Thirteen and 53/100 DOLLARS

Pay GOTO COMMUNICATIONS INC.
To the PO BOX 412252
BOSTON, MA 02241-2252

Authorized Signature

⑆ 1010⑆ ⑆ 021201383⑆ 3282133600⑆

12/07/2023 # 1010 \$113.53

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1006

Date 11/27/2023

Amount \$*****1,995.00

****One Thousand Nine Hundred Ninety Five and 00/100 DOLLARS

Pay FIRST CHOICE AQUATIC WEED MANAGEMENT
To the P.O. BOX 593258
ORLANDO, FL 32809

Authorized Signature

⑆ 1006⑆ ⑆ 021201383⑆ 3282133600⑆

12/01/2023 # 1006 \$1,995.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

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

Valley - GF

Check No. 1011

Date 11/27/2023

Amount \$*****4,500.00

****Four Thousand Five Hundred and 00/100 DOLLARS

Pay GRAU AND ASSOCIATES
To the 951 W. YAMATO ROAD, SUITE 280
BOCA RATON, FL 33431

Authorized Signature

⑆ 1011⑆ ⑆ 021201383⑆ 3282133600⑆

12/12/2023 # 1011 \$4,500.00

01864 0906989 0003-0005 3282133600 0





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
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12/31/2023
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Check Images for Account 3282133600 (Continued)

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

Valley - GF

Check No. 1012

Date 11/27/2023

Amount \$*****17,305.04

Seventeen Thousand Three Hundred Five and 4/100 DOLLARS

INFERAMARK LLC
PO BOX 733775
DALLAS, TX 75375

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/04/2023 # 1012 \$17,305.04

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

Valley - GF

Check No. 1017

Date 11/27/2023

Amount \$*****800.00

Eight Hundred and 00/100 DOLLARS

RENA DIANE VANCE
11114 CARLTON FIELDS DR.
RIVERVIEW, FL 33579

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/01/2023 # 1017 \$800.00

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

Valley - GF

Check No. 1013

Date 11/27/2023

Amount \$*****600.00

Six Hundred and 00/100 DOLLARS

NICHOLLE D. PALMER
14140 COVERT GREEN PLACE
RIVERVIEW, FL 33579

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/05/2023 # 1013 \$600.00

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

Valley - GF

Check No. 1018

Date 11/27/2023

Amount \$*****1,256.40

One Thousand Two Hundred Fifty Six and 40/100 DOLLARS

SECURITEAM INC.
13745 N. NEBRASKA AVE.
TAMPA, FL 33613

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/04/2023 # 1018 \$1,256.40

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

Valley - GF

Check No. 1014

Date 11/27/2023

Amount \$*****600.00

Six Hundred and 00/100 DOLLARS

NICOLE MICHELE SNELLING
11434 AMAPOLA BLOOM CT
RIVERVIEW, FL 33579

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/01/2023 # 1014 \$600.00

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

Valley - GF

Check No. 1019

Date 11/27/2023

Amount \$*****8,898.11

Eight Thousand Eight Hundred Ninety Eight and 11/100 DOLLARS

STRALEY ROBIN VERICKER
1510 W. CLEVELAND ST.
TAMPA, FL 33606

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/05/2023 # 1019 \$8,898.11

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

Valley - GF

Check No. 1015

Date 11/27/2023

Amount \$*****50,479.00

Fifty Thousand Four Hundred Seventy Nine and 00/100 DOLLARS

PINE LAKE SERVICES
2132 HENLEY ROAD
LUTZ, FL 33558

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/06/2023 # 1015 \$50,479.00

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

Valley - GF

Check No. 1020

Date 11/27/2023

Amount \$*****5,500.00

Five Thousand Five Hundred and 00/100 DOLLARS

UNITED RENTALS
BRANCH AID
1502 MCKAY BAY CT
TAMPA, FL 33019

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/26/2023 # 1020 \$5,500.00

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

Valley - GF

Check No. 1016

Date 11/27/2023

Amount \$*****2,235.00

Two Thousand Two Hundred Thirty Five and 00/100 DOLLARS

PRO-FORM COMPANIES, INC.
1822 4TH ST. E.
PALMETTO, FL 34221

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/06/2023 # 1016 \$2,235.00

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

Valley - GF

Check No. 1021

Date 11/27/2023

Amount \$*****11,623.00

Eleven Thousand Six Hundred Twenty Three and 00/100 DOLLARS

ZEBRA CLEANING TEAM
P. O. BOX 3456
APOLLO BEACH, FL 33872

Authorized Signature

SECURITY FEATURES INCLUDED: DETAILS ON BACK

12/12/2023 # 1021 \$11,623.00

01864 0906990 0004-0005 3282133600 0





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

3282133600
12/31/2023
5 of 5

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges [including automatic deductions] which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

01864 0906991 0005-0005 3282133600 0



Carlton Lakes Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2023 to Dec 31, 2023
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: LEGISLATIVE

Account Name: Supervisor Fees

10/05/23	511100-51101-5000	FB 100523	VENDOR	FREDDY BARTON	SUPERVISOR FEE - 10/05/23	200.00
10/05/23	511100-51101-5000	RV 100523	VENDOR	RENA DIANE VANCE	SUPERVISOR FEE - 10/05/23	200.00
10/05/23	511100-51101-5000	ED 100523	VENDOR	ELIZABETH DIAZ	SUPERVISOR FEE - 10/05/23	200.00
10/05/23	511100-51101-5000	NS 100523	VENDOR	NICOLE MICHELE SNELLING	SUPERVISOR FEE - 10/05/23	200.00
10/05/23	511100-51101-1000	NP 100523	VENDOR	NICHOLLE D. PALMER	SUPERVISOR FEE - 10/05/23	200.00
10/05/23	511100-51101-5000	JE000602	JE		REVERSAL - NICOLE MICHELE SNELLING INCORRECT VENDOR	(200.00)
10/05/23	511100-51101-5000	JE000602	JE		REVERSAL - NICOLE MICHELE SNELLING INCORRECT VENDOR	200.00
10/19/23	511100-51101-5000	ED 101923	VENDOR	ELIZABETH DIAZ	SUPERVISOR FEE 10/19/23	200.00
10/19/23	511100-51101-5000	NP 101923	VENDOR	NICOLE MICHELE SNELLING	SUPERVISOR FEE 10/19/23	200.00
10/19/23	511100-51101-5000	RV 101923	VENDOR	RENA DIANE VANCE	SUPERVISOR FEE 10/19/23	200.00
10/19/23	511100-51101-5000	FB 101923	VENDOR	FREDDY BARTON	SUPERVISOR FEE 10/19/23	200.00
10/19/23	511100-51101-5000	CM NP101923	VENDOR	NICOLE MICHELE SNELLING	INCORRECT VENDOR	(200.00)
10/19/23	511100-51101-5000	NP 101923	VENDOR	NICHOLLE D. PALMER	SUPERVISOR FEE - 11/19/23	200.00
11/01/23	511100-51101-5000	NS 110123	VENDOR	NICOLE MICHELE SNELLING	SUPERVISOR FEE 11/02/23	200.00
11/02/23	511100-51101-5000	FB 110223	VENDOR	FREDDY BARTON	SUPERVISOR FEE 11/02/23	200.00
11/02/23	511100-51101-5000	RV 110223	VENDOR	RENA DIANE VANCE	SUPERVISOR FEE 11/02/23	200.00
12/07/23	511100-51101-5000	FB 120723	VENDOR	FREDDY BARTON	SUPERVISOR FEE - 12/07/23	200.00
12/07/23	511100-51101-5000	RV 120723	VENDOR	RENA DIANE VANCE	SUPERVISOR FEE - 12/07/23	200.00
12/07/23	511100-51101-5000	NP 120723	VENDOR	NICHOLLE D. PALMER	SUPERVISOR FEE - 12/07/23	200.00
12/07/23	511100-51101-5000	ED 120723	VENDOR	ELIZABETH DIAZ	SUPERVISOR FEE - 12/07/23	200.00
12/07/23	511100-51101-5000	NS 120723	VENDOR	NICOLE MICHELE SNELLING	SUPERVISOR FEE - 12/07/23	200.00

YTD Total	3,400.00
Annual Budget	\$18,000.00
Amount Remaining / (Budget overage)	\$14,600.00
% of Budget	18.9%

Legislative Department Total:	\$3,400.00
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Trustee Fees

10/31/23	531142-51301-5000	JE000582	JE		Accrue Oct Inframark inv	908.33
11/01/23	531142-51301-5000	JE000583	JE		Rev - Accrue Oct Inframark inv	(908.33)
11/01/23	531142-51301-5000	JE000638	JE		Accrue October Services	908.33
11/20/23	531142-51301-5000	104758	VENDOR	INFRAMARK LLC	DISTRICT INVOICE NOVEMBER 2023	908.33
12/21/23	531142-51301-5000	107108	VENDOR	INFRAMARK LLC	DISTRCT INVOICE DECEMBER 2023	908.33

YTD Total	-
Annual Budget	\$12,000.00
Amount Remaining / (Budget overage)	\$12,000.00
% of Budget	0.0%

Account Name: Disclosure Report

10/31/23	531142-51301-5000	JE000582	JE		Accrue Oct Inframark inv	908.33
11/01/23	531142-51301-5000	JE000583	JE		Rev - Accrue Oct Inframark inv	(908.33)
11/01/23	531142-51301-5000	JE000638	JE		Accrue October Services	908.33
11/20/23	531142-51301-5000	104758	VENDOR	INFRAMARK LLC	DISTRICT INVOICE NOVEMBER 2023	908.33
12/21/23	531142-51301-5000	107108	VENDOR	INFRAMARK LLC	DISTRCT INVOICE DECEMBER 2023	908.33

YTD Total	2,724.99
Annual Budget	\$10,900.00
Amount Remaining / (Budget overage)	\$8,175.01
% of Budget	25.0%

Account Name: District Engineer

10/31/23	531150-51301-5000	JE000582	JE		Accrue Oct Inframark inv	3,666.67
11/01/23	531150-51301-5000	JE000583	JE		Rev - Accrue Oct Inframark inv	(3,666.67)
11/01/23	531150-51301-5000	JE000638	JE		Accrue October Services	3,666.67
11/20/23	531150-51301-5000	104758	VENDOR	INFRAMARK LLC	DISTRICT INVOICE NOVEMBER 2023	3,666.67
12/21/23	531150-51301-5000	107108	VENDOR	INFRAMARK LLC	DISTRCT INVOICE DECEMBER 2023	3,666.67

YTD Total	-
Annual Budget	\$6,000.00
Amount Remaining / (Budget overage)	\$6,000.00
% of Budget	0.0%

Account Name: District Manager

10/31/23	531150-51301-5000	JE000582	JE		Accrue Oct Inframark inv	3,666.67
11/01/23	531150-51301-5000	JE000583	JE		Rev - Accrue Oct Inframark inv	(3,666.67)
11/01/23	531150-51301-5000	JE000638	JE		Accrue October Services	3,666.67
11/20/23	531150-51301-5000	104758	VENDOR	INFRAMARK LLC	DISTRICT INVOICE NOVEMBER 2023	3,666.67
12/21/23	531150-51301-5000	107108	VENDOR	INFRAMARK LLC	DISTRCT INVOICE DECEMBER 2023	3,666.67

YTD Total	11,000.01
Annual Budget	\$49,000.00
Amount Remaining / (Budget overage)	\$37,999.99
% of Budget	22.4%

Account Name: Auditing Services

10/31/23	531150-51301-5000	JE000582	JE		Accrue Oct Inframark inv	3,666.67
11/01/23	531150-51301-5000	JE000583	JE		Rev - Accrue Oct Inframark inv	(3,666.67)
11/01/23	531150-51301-5000	JE000638	JE		Accrue October Services	3,666.67
11/20/23	531150-51301-5000	104758	VENDOR	INFRAMARK LLC	DISTRICT INVOICE NOVEMBER 2023	3,666.67
12/21/23	531150-51301-5000	107108	VENDOR	INFRAMARK LLC	DISTRCT INVOICE DECEMBER 2023	3,666.67

YTD Total	-
Annual Budget	\$7,600.00
Amount Remaining / (Budget overage)	\$7,600.00
% of Budget	0.0%

Carlton Lakes Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2023 to Dec 31, 2023
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Website Compliance						
11/01/23	534397-51301-5000	3030	VENDOR	ADA SITE COMPLIANCE	COMPLIANCE	1,500.00
11/30/23	534397-51301-5000	105772	VENDOR	INFRAMARK LLC	DISRICT SERVICES NOVEMBER 2023	41.98
YTD Total						1,541.98
Annual Budget						\$1,000.00
Amount Remaining / (Budget overage)						(\$541.98)
% of Budget						154.2%
Account Name: Annual Mailing						
YTD Total						-
Annual Budget						\$1,000.00
Amount Remaining / (Budget overage)						\$1,000.00
% of Budget						0.0%
Account Name: Postage, Phone, Faxes, Copies						
10/30/23	541024-51301-5000	103551	VENDOR	INFRAMARK LLC	DISRICT SERVICES OCTOBER 2023	0.63
11/30/23	541024-51301-5000	105772	VENDOR	INFRAMARK LLC	DISRICT SERVICES NOVEMBER 2023	4.41
12/21/23	541024-51301-5000	107108	VENDOR	INFRAMARK LLC	DISRICT INVOICE DECEMBER 2023	13.23
12/21/23	541024-51301-5000	107108	VENDOR	INFRAMARK LLC	DISRICT INVOICE DECEMBER 2023	0.75
YTD Total						19.02
Annual Budget						\$2,466.00
Amount Remaining / (Budget overage)						\$2,446.98
% of Budget						0.8%
Account Name: Public Officials Insurance						
10/01/23	545008-51301-5000	20385	VENDOR	EGIS INSURANCE	POLICY RENEWAL	2,294.00
10/01/23	545008-51301-5000	CM20385	VENDOR	EGIS INSURANCE	ALREADY PAID	(2,294.00)
11/30/23	545008-51301-5000	JE000648	JE		Policy Renewal	2,294.00
YTD Total						2,294.00
Annual Budget						\$2,548.00
Amount Remaining / (Budget overage)						\$254.00
% of Budget						90.0%
Account Name: Legal Advertising						
YTD Total						-
Annual Budget						\$3,000.00
Amount Remaining / (Budget overage)						\$3,000.00
% of Budget						0.0%
Account Name: Bank Fees						
YTD Total						-
Annual Budget						\$100.00
Amount Remaining / (Budget overage)						\$100.00
% of Budget						0.0%
Account Name: Office Supplies						
YTD Total						-
Annual Budget						\$1,000.00
Amount Remaining / (Budget overage)						\$1,000.00
% of Budget						0.0%
Account Name: Dues, Licenses, Subscriptions						
10/02/23	554020-51301-5000	DEO 100223 ACH	VENDOR	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 24 SPECIAL DISTRICT FEE	175.00
YTD Total						175.00
Annual Budget						\$175.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%
Account Name: Loan Expense						
11/08/23	571054-51301-5000	JE000646	JE		Loan Expense	(6,263.00)
11/08/23	571054-51301-5000	JE000647	JE		Record Loan Fees	6,263.00
11/08/23	571054-51301-5000	JE000646	JE		Loan Expense	6,263.00
YTD Total						6,263.00
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$6,263.00)
% of Budget						n/a
Financial And Administrative Department Total:						\$24,018.00

DEPARTMENT NAME: LEGAL COUNSEL

Account Name: District Counsel

10/31/23	531146-51401-5000	23848	VENDOR	STRALEY ROBIN VERICKER	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU -	1,956.50
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Carlton Lakes Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2023 to Dec 31, 2023
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/18/23	531146-51401-5000	23915	VENDOR	STRALEY ROBIN VERICKER	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU -	2,350.00
YTD Total						4,306.50
Annual Budget						\$12,000.00
Amount Remaining / (Budget overage)						\$7,693.50
% of Budget						35.9%
Legal Counsel Department Total:						\$4,306.50

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - Electric

10/31/23	543041-53100-5000	6203 110323 ACH	VENDOR	TECO	BULK BILLING - ELECTRICITY - 09/16/23-10/16/23	18,184.96
11/30/23	543041-53100-5000	6203 120623 ACH	VENDOR	TECO	BULK BILLING - ELECTRICITY SERVICE - 10/17/23-11/1	19,603.25
12/14/23	543041-53100-5000	6203 010824 ACH	VENDOR	TECO	BULK BILLING - ELECTRICITY SERVICE	18,209.78
YTD Total						55,997.99
Annual Budget						\$195,000.00
Amount Remaining / (Budget overage)						\$139,002.01
% of Budget						28.7%
StreetLight - Decorative Light Maint.						
YTD Total						-
Annual Budget						\$1,000.00
Amount Remaining / (Budget overage)						\$1,000.00
% of Budget						0.0%
Electric Utility Services Department Total:						\$55,997.99

DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES

Account Name: Garbage Collection

10/01/23	546913-53400-5000	2066 092923 ACH	VENDOR	WASTE MANAGEMENT	WASTE SERVICE OCTOBER 2023	365.14
11/01/23	546913-53400-5000	2060 102723 ACH	VENDOR	WASTE MANAGEMENT	DISPOSAL - NOVEMBER 2023	365.14
11/28/23	546913-53400-5000	2068 112823 ACH	VENDOR	WASTE MANAGEMENT	WASTE SERVICE - DECEMBER 2023	365.14
11/28/23	546913-53400-5000	JE000636	JE		Reclass Waste Service Dec to Prepaid	(365.14)
12/01/23	546913-53400-5000	JE000637	JE		Waste Service - December 2023	365.14
12/21/23	546913-53400-5000	2060 122123 ACH	VENDOR	WASTE MANAGEMENT	WASTE SERVICE - JANUARY 2024	365.14
12/21/23	546913-53400-5000	JE000695	JE		RC Prepaid-WASTE SERVICE - JANUARY 2024	(365.14)
YTD Total						1,095.42
Annual Budget						\$6,300.00
Amount Remaining / (Budget overage)						\$5,204.58
% of Budget						17.4%
Garbage/Solid Waste Services Department Total:						\$1,095.42

DEPARTMENT NAME: WATER-SEWER COMB SERVICES

Account Name: Utility - Water

10/31/23	543018-53600-5000	JE000600	JE		Accrue WATER SERVICE - 10/11/23-11/08/23	895.36
11/13/23	543018-53600-5000	9495 111323 ACH	VENDOR	BOCC	WATER SERVICE - 10/11/23-11/08/23	895.36
11/13/23	543018-53600-5000	JE000601	JE		Accrue WATER SERVICE - 10/11/23-11/08/23	(895.36)
12/12/23	543018-53600-5000	9495 121223 ACH	VENDOR	BOCC	WATER SERVICE - 11/08/23-12/11/23	829.91
YTD Total						1,725.27
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$28,274.73
% of Budget						5.8%
Water-Sewer Comb Services Department Total:						\$1,725.27

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Waterway Management

10/31/23	531085-53908-5000	90048	VENDOR	FIRST CHOICE AQUATIC WEED MANAGEMENT	WATERWAY SERVICE - NOVEMBER 2023	665.00
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Carlton Lakes Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2023 to Dec 31, 2023
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/27/23	531085-53908-5000	90217	VENDOR	FIRST CHOICE AQUATIC WEED MANAGEMENT	WATERWAY SERVICE - DECEMBER 2023	665.00
					YTD Total	1,330.00
					Annual Budget	\$7,980.00
					Amount Remaining / (Budget overage)	\$6,650.00
					% of Budget	16.7%
Account Name: Pest Control						
					YTD Total	-
					Annual Budget	\$900.00
					Amount Remaining / (Budget overage)	\$900.00
					% of Budget	0.0%
Account Name: Contracts-Waterway Maint.						
					YTD Total	-
					Annual Budget	\$5,000.00
					Amount Remaining / (Budget overage)	\$5,000.00
					% of Budget	0.0%
Account Name: Contracts-Pools						
10/01/23	534078-53908-5000	6513	VENDOR	ZEBRA CLEANING TEAM	COMMERCIAL POOL SERVICE - OCTOBER 2023	1,900.00
11/01/23	534078-53908-5000	6593	VENDOR	ZEBRA CLEANING TEAM	COMMERCIAL POOL SERVICE - NOVEMBER 2023	1,900.00
11/30/23	534078-53908-5000	6662	VENDOR	ZEBRA CLEANING TEAM	COMMERCIAL POOL - DECEMBER 2023	1,900.00
11/30/23	534078-53908-5000	JE000639	JE		Commerical Pool December Prepaid	(1,900.00)
12/01/23	534078-53908-5000	JE000640	JE		Commerical Pool December 2023	1,900.00
					YTD Total	5,700.00
					Annual Budget	\$22,000.00
					Amount Remaining / (Budget overage)	\$16,300.00
					% of Budget	25.9%
Account Name: Security						
					YTD Total	-
					Annual Budget	\$13,750.00
					Amount Remaining / (Budget overage)	\$13,750.00
					% of Budget	0.0%
Account Name: Onsite Staff						
10/06/23	534215-53908-5000	0022 100623 ACH	VENDOR	DECISION HR	PAYROLL 10/06/23	4,937.98
10/20/23	534215-53908-5000	0025 102023 ACH	VENDOR	DECISION HR	PAYROLL - 10/20/23	4,715.42
11/03/23	534215-53908-5000	JE000598	JE		DHR Payroll	4,099.57
11/03/23	534215-53908-5000	0026 110323 ACH	VENDOR	DECISION HR	PAYROLL 11/03/23	4,099.57
11/03/23	534215-53908-5000	CM0026 110323 ACH	VENDOR	DECISION HR	DUPLICATE	(4,099.57)
11/06/23	534215-53908-5000	JE000599	JE		DHR Payroll	670.67
11/17/23	534215-53908-5000	0028 111723 ACH	VENDOR	DECISION HR	PAYROLL - 11/17/23	4,697.68
12/01/23	534215-53908-5000	0029 120123 ACH	VENDOR	DECISION HR	PAYROLL 12/01/23	4,722.65
12/15/23	534215-53908-5000	0030 121523 ACH	VENDOR	DECISION HR	PAYROLL - 12/15/23	4,605.11
12/29/23	534215-53908-5000	0031 122923 ACH	VENDOR	DECISION HR	PAYROLL 12/29/23	4,018.59
					YTD Total	32,467.67
					Annual Budget	\$131,382.00
					Amount Remaining / (Budget overage)	\$98,914.33
					% of Budget	24.7%
Account Name: Waterway Fish Stocking						
					YTD Total	-
					Annual Budget	\$2,500.00
					Amount Remaining / (Budget overage)	\$2,500.00
					% of Budget	0.0%
Account Name: Postage, Phone, Faxes, Copies						
10/01/23	541024-53908-5000	IN7102305745	VENDOR	GOTO COMMUNICATIONS INC.	GOTOCONNECT - OCTOBER 2023	113.53
					YTD Total	113.53
					Annual Budget	\$3,600.00
					Amount Remaining / (Budget overage)	\$3,486.47
					% of Budget	3.2%
Account Name: Insurance -Property & Casualty						
10/01/23	545009-53908-5000	20385	VENDOR	EGIS INSURANCE	POLICY RENEWAL	3,099.00
10/01/23	545009-53908-5000	20385	VENDOR	EGIS INSURANCE	POLICY RENEWAL	31,754.00
10/01/23	545009-53908-5000	CM20385	VENDOR	EGIS INSURANCE	ALREADY PAID	(3,099.00)
10/01/23	545009-53908-5000	CM20385	VENDOR	EGIS INSURANCE	ALREADY PAID	(31,754.00)
11/30/23	545009-53908-5000	JE000648	JE		Policy Renewal	31,754.00
11/30/23	545009-53908-5000	JE000648	JE		Policy Renewal	3,099.00
					YTD Total	34,853.00
					Annual Budget	\$28,939.00
					Amount Remaining / (Budget overage)	(\$5,914.00)
					% of Budget	120.4%
Account Name: R&M-Other Landscape						
10/12/23	546036-53908-5000	2993	VENDOR	PINE LAKE SERVICES	CONAX RENTAL	240.00

Carlton Lakes Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2023 to Dec 31, 2023
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/27/23	546036-53908-5000	3022	VENDOR	PINE LAKE SERVICES	CONAX RENTAL	240.00
11/01/23	546036-53908-5000	2883	VENDOR	PRO-FORM COMPANIES, INC.	FENCE RAILING	1,029.00
11/01/23	546036-53908-5000	2882	VENDOR	PRO-FORM COMPANIES, INC.	POST W/ LATCH/LOCK	310.50
11/01/23	546036-53908-5000	2884	VENDOR	PRO-FORM COMPANIES, INC.	REPIARED/REPLACE POST - NEW SECTION INSTALLED	895.50
11/27/23	546036-53908-5000	JE000641	JE		REclass Conax Rental	240.00
12/18/23	546036-53908-5000	3267	VENDOR	PINE LAKE SERVICES	OTC TREATMENT - DECEMBER 2023	250.00

YTD Total 3,205.00
Annual Budget \$15,000.00
Amount Remaining / (Budget overage) \$11,795.00
% of Budget 21.4%

Account Name: R&M-Pools

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total -
						Annual Budget \$7,000.00
						<i>Amount Remaining / (Budget overage)</i> \$7,000.00
						<i>% of Budget</i> 0.0%

Account Name: R&M-Fitness Center

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/09/23	546137-53908-5000	29546	VENDOR	FITREV, INC.	QUARTERLY PREVENTIVE MAINT.	270.00
						YTD Total 270.00
						Annual Budget \$5,000.00
						<i>Amount Remaining / (Budget overage)</i> \$4,730.00
						<i>% of Budget</i> 5.4%

Account Name: Waterway Improvements & Repairs

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total -
						Annual Budget \$5,000.00
						<i>Amount Remaining / (Budget overage)</i> \$5,000.00
						<i>% of Budget</i> 0.0%

Account Name: Landscape Maintenance

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/23	546300-53908-5000	2897	VENDOR	PINE LAKE SERVICES	RENEWAL - OCTOBER 2023	16,583.00
11/01/23	546300-53908-5000	3044	VENDOR	PINE LAKE SERVICES	LANDSCAPE MAINT. - NOVEMBER 2023	16,583.00
11/27/23	546300-53908-5000	3163	VENDOR	PINE LAKE SERVICES	CONAX RENTAL	240.00
11/27/23	546300-53908-5000	JE000641	JE		REclass Conax Rental	(240.00)
11/30/23	546300-53908-5000	3171	VENDOR	PINE LAKE SERVICES	LANDSCAPE MAINT. - DECEMBER 2023	16,583.00
11/30/23	546300-53908-5000	JE000642	JE		Prepaid Dec Landscape Maintenance	(16,583.00)
12/01/23	546300-53908-5000	JE000643	JE		Prepaid Dec Landscape Maintenance	16,583.00
12/31/23	546300-53908-5000	3290	VENDOR	PINE LAKE SERVICES	LANDSCAPE MAINT - JANUARY 2024	16,583.00
12/31/23	546300-53908-5000	JE000697	JE		RC Prepaid-LANDSCAPE MAINT - JANUARY 2024	(16,583.00)

YTD Total 49,749.00
Annual Budget \$199,000.00
Amount Remaining / (Budget overage) \$149,251.00
% of Budget 25.0%

Account Name: Clubhouse Facility - Other

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/09/23	546385-53908-5000	0923 100923 ACH	JE		INTERNET SERVICE	257.96
10/11/23	546385-53908-5000	JE000586	JE		R&M-Clubhouse	638.47
10/30/23	546385-53908-5000	103551	JE		DISRICT SERVICES OCTOBER 2023 - Spectrum	920.49
11/17/23	546385-53908-5000	JE000644	JE		INTERNET SERVICE - 11/09/23-12/08/23	257.96
11/17/23	546385-53908-5000	JE000644	JE		COMMERCIAL PEST - BI-MONTHLY	145.00
12/01/23	546385-53908-5000	AK 120123	JE		CANCELLED EVENT R/C	200.00
12/05/23	546385-53908-5000	2257	JE		MULTI PURPOSE ROOM WALLS R/C	200.00
12/05/23	546385-53908-5000	2256	JE		ROOM CEILING MAINT. R/C	300.00
12/09/23	546385-53908-5000	0923 120923 ACH	JE		INTERNET SERVICE - 12/09/23-01/08/23 R/C	257.96
12/11/23	546385-53908-5000	JE000673	JE		CK#2552##### - Reimb kiosk damage R/C	(900.00)
12/20/23	546385-53908-5000	OF32686316	JE		INSPECTION R/C	926.31
12/21/23	546385-53908-5000	JE000651	JE		INTERNET PAYMENT GOTO/JIVE GOTO COMMUNICATI M8018764	227.06
12/21/23	546385-53908-5000	107108	JE		DISRICT INVOICE DECEMBER 2023 R/C	29.99

YTD Total 3,461.20
Annual Budget \$30,000.00
Amount Remaining / (Budget overage) \$26,538.80
% of Budget 11.5%

Account Name: Plant Replacement Program

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total -
						Annual Budget \$5,000.00
						<i>Amount Remaining / (Budget overage)</i> \$5,000.00
						<i>% of Budget</i> 0.0%

Account Name: Landscape- Storm Clean Up & Tree Removal

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total -
						Annual Budget \$15,000.00
						<i>Amount Remaining / (Budget overage)</i> \$15,000.00
						<i>% of Budget</i> 0.0%

Account Name: Irrigation Maintenance

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/11/23	546930-53908-5000	JE000528	JE		CK#2062### - Reimb Water Fine	(100.00)

Carlton Lakes Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2023 to Dec 31, 2023

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/11/23	546930-53908-5000	JE000589	JE		Receipt of CK#2062### for Violation WR2301861	100.00
12/19/23	546930-53908-5000	3272	VENDOR	PINE LAKE SERVICES	IRRIGATION ENHANCEMENT	2,342.11
YTD Total						2,342.11
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$12,657.89</i>
<i>% of Budget</i>						<i>15.6%</i>

Account Name: Misc-Holiday Lighting

YTD Total	-
Annual Budget	\$2,000.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$2,000.00</i>
<i>% of Budget</i>	<i>0.0%</i>

Account Name: Special Events

YTD Total	-
Annual Budget	\$6,250.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$6,250.00</i>
<i>% of Budget</i>	<i>0.0%</i>

Other Physical Environment Department Total:	\$133,491.51
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 224,034.69
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Carlton Lakes CDD

Tax-Exempt Rate: 6.800 %

AMORTIZATION SCHEDULE - U.S. Rule (no compounding), 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	11/16/2023				200,000.00
	05/01/2024	71,055.27	6,233.33	64,821.94	135,178.06
	11/01/2024	4,596.05	4,596.05	0.00	135,178.06
	05/01/2025	71,055.27	4,596.05	66,459.22	68,718.84
	11/01/2025	2,336.44	2,336.44	0.00	68,718.84
	05/01/2026	71,055.27	2,336.43	68,718.84	0.00
Grand Totals		220,098.30	20,098.30	200,000.00	

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	11/16/2023	200,000.00	1		
2	Payment	05/01/2024	71,055.27	1		
3	Payment	11/01/2024	Interest Only	1		
4	Payment	05/01/2025	71,055.27	1		
5	Payment	11/01/2025	Interest Only	1		
6	Payment	05/01/2026	71,055.27	1		

Last interest amount decreased by 0.01 due to rounding.



Reserve Study for

Carlton Lakes CDD

Riverview, FL

April 25, 2022



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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

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Carlton Lakes CDD Reserve Study

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

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Carlton Lakes CDD Reserve Study

- 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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- 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

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Carlton Lakes CDD Reserve Study



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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 Carlton Lakes CDD Reserve Study

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

Prepared by Global Solution Partners

Funding Reserve Analysis

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	\$35,442	\$4,430
							2043	\$49,466	\$3,533
							2057	\$69,041	\$4,931
Clubhouse	Clubhouse interior refurbishment allowance	\$45000.00 lump sum	1 lump sum	\$45,000	12 Yrs	15 Yrs	2034	\$59,885	\$4,607
							2049	\$85,597	\$5,706
							2064	\$122,347	\$8,156
Clubhouse	Exterior doors replacement	\$1785.00 ea	2 ea	\$3,570	23 Yrs	30 Yrs	2045	\$6,174	\$257
							2075	\$12,613	\$420
							2105	\$25,768	\$859
Clubhouse	Exterior painting	\$2.00 sqft	7,365 sqft	\$14,730	2 Yrs	7 Yrs	2024	\$15,449	\$5,150
							2031	\$18,251	\$2,607
							2038	\$21,562	\$3,080
Clubhouse	Fitness equipment replacement	\$4165.00 ea	14 ea	\$58,310	6 Yrs	7 Yrs	2028	\$67,266	\$9,609
							2035	\$79,468	\$11,353
							2042	\$93,884	\$13,412
Clubhouse	HVAC system replacement	\$3808.00 ea	4 ea	\$15,232	9 Yrs	14 Yrs	2031	\$18,873	\$1,887
							2045	\$26,341	\$1,881
							2059	\$36,764	\$2,626
Clubhouse	HVAC system replacement - 2 ton	\$3808.00 ea	2 ea	\$7,616	9 Yrs	14 Yrs	2031	\$9,436	\$944
							2045	\$13,170	\$941
							2059	\$18,382	\$1,313
Clubhouse	HVAC system replacement - 3.5 ton	\$4998.00 ea	2 ea	\$9,996	9 Yrs	14 Yrs	2031	\$12,385	\$1,239
							2045	\$17,286	\$1,235
							2059	\$24,126	\$1,723
Clubhouse	Paint interior common areas	\$1.61 sqft	14,730 sqft	\$23,715	5 Yrs	10 Yrs	2027	\$26,714	\$4,452
							2037	\$33,897	\$3,390
							2047	\$43,012	\$4,301
Clubhouse	Pedestrian gate electronic access upgrade - clubhouse breezeway	\$2142.00 ea	1 ea	\$2,142	3 Yrs	10 Yrs	2025	\$2,301	\$575
							2035	\$2,919	\$292
							2045	\$3,704	\$370
Clubhouse	Windows replacement	\$535.50 ea	25 ea	\$13,388	23 Yrs	30 Yrs	2045	\$23,151	\$965
							2075	\$47,298	\$1,577
							2105	\$96,631	\$3,221
Paving	Asphalt paved parking areas mill and overlay	\$1.83 sqft	27,597 sqft	\$50,503	18 Yrs	25 Yrs	2040	\$77,531	\$4,081
							2065	\$140,616	\$5,625
							2090	\$255,032	\$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	\$12,446	\$4,149
							2029	\$14,019	\$2,804
							2034	\$15,792	\$3,158
Paving	Concrete parking stops replacement	\$80.92 ea	32 ea	\$2,589	18 Yrs	25 Yrs	2040	\$3,975	\$209
							2065	\$7,210	\$288
							2090	\$13,076	\$523

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Funding Reserve Analysis

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	\$70,403	\$14,081
							2036	\$89,334	\$8,933
							2046	\$113,355	\$11,335
Playground	Aluminum fencing replacement - at playground	\$33.80 sqft	2,068 sqft	\$69,898	18 Yrs	25 Yrs	2040	\$107,307	\$5,648
							2065	\$194,621	\$7,785
							2090	\$352,978	\$14,119
Playground	Children's Playground Equipment Replacement	\$42840.00 ea	1 ea	\$42,840	13 Yrs	20 Yrs	2035	\$58,385	\$4,170
							2055	\$94,004	\$4,700
							2075	\$151,354	\$7,568
Playground	Metal benches replacement	\$952.00 ea	4 ea	\$3,808	15 Yrs	20 Yrs	2037	\$5,443	\$340
							2057	\$8,764	\$438
							2077	\$14,110	\$706
Playground	Stand-alone shade structure	\$5950.00 ea	1 ea	\$5,950	8 Yrs	15 Yrs	2030	\$7,199	\$800
							2045	\$10,289	\$686
							2060	\$14,707	\$980
Pool Area	Aluminum fencing replacement	\$33.80 Inft	1,776 Inft	\$60,029	18 Yrs	25 Yrs	2040	\$92,156	\$4,850
							2065	\$167,140	\$6,686
							2090	\$303,138	\$12,126
Pool Area	Gas grill insert	\$1749.00 ea	1 ea	\$1,749	4 Yrs	16 Yrs	2026	\$1,924	\$385
							2042	\$2,816	\$176
							2058	\$4,122	\$258
Pool Area	Pavers pool deck replacement	\$12.19 sqft	11,477 sqft	\$139,905	18 Yrs	25 Yrs	2040	\$214,780	\$11,304
							2065	\$389,542	\$15,582
							2090	\$706,501	\$28,260
Pool Area	Pedestrian gate electronic access upgrade - pergola pool access	\$2142.00 ea	1 ea	\$2,142	3 Yrs	10 Yrs	2025	\$2,301	\$575
							2035	\$2,919	\$292
							2045	\$3,704	\$370
Pool Area	Pool equipment pumps and filters system replacement	\$10472.00 ea	1 ea	\$10,472	5 Yrs	10 Yrs	2027	\$11,796	\$1,966
							2037	\$14,968	\$1,497
							2047	\$18,993	\$1,899
Pool Area	Pool furniture replacement	\$416.50 ea	62 ea	\$25,823	3 Yrs	5 Yrs	2025	\$27,735	\$6,934
							2030	\$31,242	\$6,248
							2035	\$35,193	\$7,039
Pool Area	Pool resurface	\$12.41 sqft	6,419 sqft	\$79,660	6 Yrs	12 Yrs	2028	\$91,895	\$13,128
							2040	\$122,293	\$10,191
							2052	\$162,746	\$13,562
Pool Area	Pool waterline tile replacement	\$23.80 Inft	317 Inft	\$7,545	6 Yrs	15 Yrs	2028	\$8,703	\$1,243
							2043	\$12,440	\$829
							2058	\$17,781	\$1,185
Pool Area	Wooden pergola refurbishment	\$13.20 sqft	580 sqft	\$7,656	14 Yrs	20 Yrs	2036	\$10,686	\$712
							2056	\$17,205	\$860
							2076	\$27,701	\$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.

Prepared by Global Solution Partners
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

Prepared by Global Solution Partners
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

Prepared by Global Solution Partners
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

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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

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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