



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
2/28/2018	10-83562

Invoice Created By

kmcleod

Bill To

Meritus Communities
2005 Pan Am Circle Drive
Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

Carlton Lakes

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	MER2579 - Carlton Lakes Maint Cont, #M...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance February 2018 - Carlton Lakes			11,144.67	2/28/2018	11,144.67

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$11,144.67
Payments/Credits	\$0.00
Balance Due	\$11,144.67

REVIEWEDdthomas 3/22/2018

Cornerstone



Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
3/20/2018	23425

Bill To

Carlton Lakes CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/19/2018

Description	Amount
Monthly waterway service for the month this invoice is dated - 6 waterways	626.00

Thank you for your business.

Total	\$626.00
Payments/Credits	\$0.00
Balance Due	\$626.00

REVIEWEDdthomas 3/22/2018

Service Report

Customer: Carlton Lakes

Date: 3/15/18

Technician: Jason Markes

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓				N/A	low	N/A	good
2		✓	✓				✓				↓	↓	↓	↓
3		✓	✓				✓				↓	↓	↓	↓
4		✓	✓				✓				↓	↓	↓	↓
5		✓	✓				✓				↓	↓	↓	↓
6		✓	✓				✓				↓	↓	↓	↓

Comments: Please allow 7-14 days for best results.

Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8257
Invoice Date: Mar 1, 2018
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:

Carlton Lakes CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Carlton Lakes CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		3/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - March		2,812.50
	Postage	Postage - January		6.94
Subtotal				2,819.44
Sales Tax				
Total Invoice Amount				2,819.44
Payment/Credit Applied				
TOTAL				2,819.44

Check/Credit Memo No:

REVIEWEDthomas 2/20/2018

Received
MAR 05 2018

Grau & Associates

2700 N Military Trail, Suite 350
Boca Raton, FL 33431
561-994-9299

Carlton Lakes Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Statement Date 03/01/2018
Client No. 100638

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 03/01/2018					
16377	03/01/2018	Invoice	500.00		500.00
			Current Balance	\$	500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	\$ 500.00

REVIEWEDdthomas 3/22/2018

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Carlton Lakes Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607*

Invoice No. 16377
Date 03/01/2018

SERVICE	AMOUNT
Audit FYE 930/2017	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

March 21, 2018

Client: 001463

Matter: 000001

Invoice #: 15532

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2018

SERVICES

Date	Person	Description of Services	Hours
2/16/2018	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE LEGAL NOTICE.	0.9
2/16/2018	LB	PREPARE DRAFT RESOLUTION APPROVING SECOND AMENDED NOTICE OF ESTABLISHMENT; PREPARE DRAFT AMENDED NOTICE OF ESTABLISHMENT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION AND AMENDED NOTICE OF ESTABLISHMENT FOR BOARD MEETING; REVIEW EMAIL FROM B. CRUTCHFIELD RE ADDITIONAL RESOLUTIONS NEEDED FOR THE BOARD MEETING; PREPARE DRAFT RESOLUTIONS RE SAME.	2.6
2/19/2018	JMV	REVIEW EMAILS FROM B. CRUTCHFIELD; DRAFT EMAIL TO B. LAMB; REVIEW RESOLUTION.	0.2
2/19/2018	LB	CONTINUE WORKING ON RESOLUTIONS FOR FEBRUARY 23RD BOARD MEETING PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME FOR BOARD MEETING.	0.5
2/21/2018	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING.	0.4
2/22/2018	JMV	TELEPHONE CALL WITH B. LAMB; REVIEW AGENDA PACKET; REVIEW EMAIL FROM B. LAMB.	0.4
2/23/2018	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4
2/28/2018	LB	OFFICE CONFERENCE WITH J. VERICKER RE ASSIGNMENT OF CONTRACTS WITH CORNERSTONE; PREPARE EMAIL TO R. MOTKO TRANSMITTING SAME.	0.2

REVIEWEDdthomas 3/22/2018

March 21, 2018
 Client: 001463
 Matter: 000001
 Invoice #: 15532

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
3/2/2018	LB	REVIEW EXECUTED AMENDED NOTICE OF ESTABLISHMENT; PREPARE TRANSMITTAL LETTER TO CLERK OF COURT RE RECORDING SAME.	0.3	
3/6/2018	LB	REVIEW RECORDED AMENDED NOTICE OF ESTABLISHMENT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING THE AMENDED NOTICE OF ESTABLISHMENT FOR THE DISTRICT'S RECORDS.	0.2	
3/7/2018	VKB	REVIEW AGENDA PACKET; DRAFT EMAIL TO B. LAMB RE: BOARD MEETING.	0.3	
3/8/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	
Total Professional Services			6.8	\$1,446.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.3	\$701.50
VKB	Vivek K. Babbar	0.7	\$175.00
LB	Lynn Butler	3.8	\$570.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/2/2018	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees/Amended Ntc of Establishment	\$44.00
Total Disbursements		\$44.00

March 21, 2018

Client: 001463

Matter: 000001

Invoice #: 15532

Page: 3

Total Services	\$1,446.50	
Total Disbursements	\$44.00	
Total Current Charges		\$1,490.50

PAY THIS AMOUNT

\$1,490.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	03/20/2018	04/10/2018

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61016915	12/19/2017	0	03/14/2018	7	700	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.11
Purchase Water Pass-Thru	\$2.05
Water Base Charge	\$40.46
Water Consumption Charge	\$0.49
Sewer Base Charge	\$97.89
Total Service Address Charges	\$145.00

Summary of Account Charges

Previous Balance	\$0.00
Net Payments - Thank You	\$0.00
Total Account Charges	\$145.00
AMOUNT DUE	\$145.00

REVIEWEDdthomas 3/28/2018



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9466499495

Received
MAR 26 2018

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



CARLTON LAKES CDD
C/O ROBERT RIOS
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

5,496

DUE DATE	04/10/2018
AMOUNT DUE	\$145.00
AMOUNT PAID	

0094664994954

290
00000145003

Statement Date: 03/21/2018

Account: 211005443372

CARLTON LAKES CDD
C/O ROBERT RIOS
14003 1/7 CLEMENT PRIDE BL
RIVERVIEW, FL 33579-0000

Current month's charges: \$45.87
Total amount due: -\$950.79
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	-\$995.91
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$0.75
Credit balance after payments and credits	-\$996.66
Current Month's Charges	\$45.87
Total Amount Due	-\$950.79

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443372

Current month's charges: \$45.87
Total amount due: -\$950.79
CREDIT - DO NOT PAY

Amount Enclosed \$
697061917359

Received
MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 211005443372
Statement Date: 03/21/2018
Current month's charges due DO NOT PAY



Details of Charges – Service from 02/15/2018 to 03/16/2018

Service for: 14003 1/7 CLEMENT PRIDE BL, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

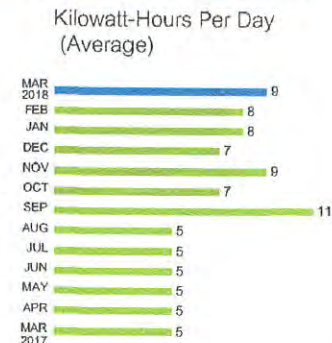
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C27376	03/16/2018	4,357		4,091		266 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	266 kWh @ \$0.06184/kWh	\$16.45
Fuel Charge	266 kWh @ \$0.03132/kWh	\$8.33
Florida Gross Receipt Tax		\$1.15
Electric Service Cost		\$45.87

Total Current Month's Charges

\$45.87

Tampa Electric Usage History



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$0.75

Total Current Month's Credits

-\$0.75

Statement Date: 03/21/2018

Account: 211005443505

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

Current month's charges:	\$1,948.82
Total amount due:	\$1,948.82
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$1,948.82
Payment(s) Received Since Last Statement	-\$1,948.82
Current Month's Charges	\$1,948.82
Total Amount Due	\$1,948.82

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$1,948.82
Total amount due:	\$1,948.82
Payment Due By:	04/11/2018

Amount Enclosed	\$
-----------------	----

697061917360

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

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

Account: 211005443505
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/15/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1056 kWh @ \$0.03207/kWh	\$33.87
Fixture & Maintenance Charge	44 Fixtures	\$933.24
Lighting Pole / Wire	44 Poles	\$947.32
Lighting Fuel Charge	1056 kWh @ \$0.03095/kWh	\$32.68
Florida Gross Receipt Tax		\$1.71
Franchise Fee		\$0.00
Lighting Charges		\$1,948.82

Total Current Month's Charges

\$1,948.82

00000063-0000645- Page 13 of 22

Statement Date: 03/21/2018
Account: 211005443687

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

Current month's charges:	\$1,437.36
Total amount due:	\$1,437.36
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$1,437.36
Payment(s) Received Since Last Statement	-\$1,437.36
Current Month's Charges	\$1,437.36
Total Amount Due	\$1,437.36

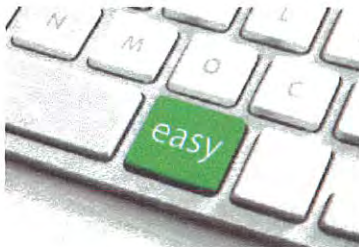
**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-KWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select **Pay Your Bill**.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443687

Current month's charges:	\$1,437.36
Total amount due:	\$1,437.36
Payment Due By:	04/11/2018

Amount Enclosed \$

697061917361

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

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

Account: 211005443687
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/15/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	840 kWh @ \$0.03207/kWh	\$26.94
Fixture & Maintenance Charge	42 Fixtures	\$378.42
Lighting Pole / Wire	42 Poles	\$1004.64
Lighting Fuel Charge	840 kWh @ \$0.03095/kWh	\$26.00
Florida Gross Receipt Tax		\$1.36
Franchise Fee		\$0.00
Lighting Charges		\$1,437.36

Total Current Month's Charges

\$1,437.36

00000063-0000641- Page 5 of 22

Statement Date: 03/21/2018
Account: 211005443919

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



Current month's charges:	\$2,170.27
Total amount due:	\$2,170.27
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$2,170.27
Payment(s) Received Since Last Statement	-\$2,170.27
Current Month's Charges	\$2,170.27
Total Amount Due	\$2,170.27

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443919

Current month's charges:	\$2,170.27
Total amount due:	\$2,170.27
Payment Due By:	04/11/2018

Amount Enclosed \$

697061917362

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

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

Account: 211005443919
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/15/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1176 kWh @ \$0.03207/kWh	\$37.71
Fixture & Maintenance Charge	49 Fixtures	\$1039.29
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1176 kWh @ \$0.03095/kWh	\$36.40
Florida Gross Receipt Tax		\$1.90
Franchise Fee		\$0.00

Lighting Charges

\$2,170.27

Total Current Month's Charges

\$2,170.27

00000063-0000649-Page 21 of 22

Statement Date: 03/21/2018
Account: 221000718207

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



Current month's charges:	\$221.45
Total amount due:	\$221.45
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$221.45
Payment(s) Received Since Last Statement	-\$221.45
Current Month's Charges	\$221.45
Total Amount Due	\$221.45

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-KWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select **Pay Your Bill**.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000718207

Current month's charges:	\$221.45
Total amount due:	\$221.45
Payment Due By:	04/11/2018

Amount Enclosed \$
606938503923

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

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

ACCOUNT INVOICE

tampaelectric.com



Account: 221000718207
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/15/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	120 kWh @ \$0.03207/kWh	\$3.85
Fixture & Maintenance Charge	5 Fixtures	\$106.05
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	120 kWh @ \$0.03095/kWh	\$3.71
Florida Gross Receipt Tax		\$0.19
Franchise Fee		\$0.00

Lighting Charges

\$221.45

Total Current Month's Charges

\$221.45

00000063-0000647-Page 17 of 22

Statement Date: 03/21/2018

Account: 221000723645

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



Current month's charges: \$310.04
Total amount due: \$310.04
Payment Due By: 04/11/2018

Your Account Summary

Previous Amount Due	\$310.04
Payment(s) Received Since Last Statement	-\$310.04
Current Month's Charges	\$310.04
Total Amount Due	\$310.04

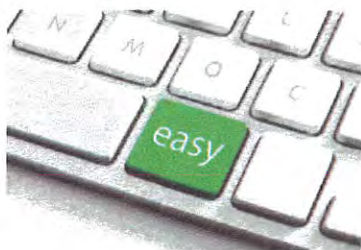
**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select **Pay Your Bill**.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000723645

Current month's charges: \$310.04
Total amount due: \$310.04
Payment Due By: 04/11/2018

Amount Enclosed \$

606938503924

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

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

Account: 221000723645
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/15/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	168 kWh @ \$0.03207/kWh	\$5.39
Fixture & Maintenance Charge	7 Fixtures	\$148.47
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	168 kWh @ \$0.03095/kWh	\$5.20
Florida Gross Receipt Tax		\$0.27
Franchise Fee		\$0.00
Lighting Charges		\$310.04

Total Current Month's Charges

\$310.04

00000063-0000643-Page 8 of 22

Statement Date: 03/21/2018

Account: 221000778375

CARLTON LAKES CDD
C/O ROBERT RIOS
14286 CLEMENT PRIDE BLVD, B
RIVERVIEW, FL 33579

Current month's charges:	\$20.84
Total amount due:	\$20.84
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$20.45
Payment(s) Received Since Last Statement	-\$20.45
Current Month's Charges	\$20.84
Total Amount Due	\$20.84

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000778375

Current month's charges:	\$20.84
Total amount due:	\$20.84
Payment Due By:	04/11/2018

Amount Enclosed	\$
606938503925	

Received

MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

ACCOUNT INVOICE

tampaelectric.com



Account: 221000778375
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/16/2018

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C24454	03/16/2018	16,793		16,789		4 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	4 kWh @ \$0.06184/kWh	\$0.25
Fuel Charge	4 kWh @ \$0.03132/kWh	\$0.13
Florida Gross Receipt Tax		\$0.52

Electric Service Cost

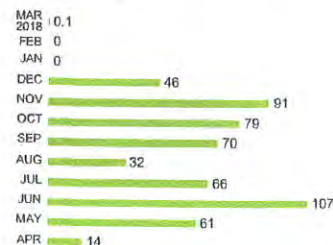
\$20.84

Total Current Month's Charges

\$20.84

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/21/2018

Account: 221000778391

CARLTON LAKES CDD
C/O ROBERT RIOS
13991 CLEMENT PRIDE BL, A
RIVERVIEW, FL 33579

Current month's charges:	\$413.45
Total amount due:	\$413.45
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$98.62
Payment(s) Received Since Last Statement	-\$98.62
Current Month's Charges	\$413.45
Total Amount Due	\$413.45

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-KWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000778391

Current month's charges:	\$413.45
Total amount due:	\$413.45
Payment Due By:	04/11/2018

Amount Enclosed	\$
606938503926	

Received

MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 221000778391
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/16/2018

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K92459	03/16/2018	35,767		31,654		4,113 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	4,113 kWh @ \$0.06184/kWh	\$254.35
Fuel Charge	4,113 kWh @ \$0.03132/kWh	\$128.82
Florida Gross Receipt Tax		\$10.34
Electric Service Cost		\$413.45

Total Current Month's Charges

\$413.45

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/21/2018

Account: 221002379396

CARLTON LAKES CDD
C/O ROBERT RIOS
11090 CARLTON FIELDS DR
RIVERVIEW, FL 33579

Current month's charges:	\$32.58
Total amount due:	\$32.58
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$30.96
Payment(s) Received Since Last Statement	-\$30.96
Current Month's Charges	\$32.58
Total Amount Due	\$32.58

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221002379396

Current month's charges:	\$32.58
Total amount due:	\$32.58
Payment Due By:	04/11/2018

Amount Enclosed \$

671135996728

Received
MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 221002379396
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/16/2018

Service for: 11090 CARLTON FIELDS DR, RIVERVIEW, FL 33579

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
L22307	03/16/2018	289		162		127 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	127 kWh @ \$0.06184/kWh	\$7.85
Fuel Charge	127 kWh @ \$0.03132/kWh	\$3.98
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.58

Total Current Month's Charges

\$32.58

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/21/2018

Account: 221003311729

CARLTON LAKES CDD
C/O ROBERT RIOS
14298 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$20.45
Total amount due:	\$20.45
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$285.90
Payment(s) Received Since Last Statement	-\$285.90
Current Month's Charges	\$20.45
Total Amount Due	\$20.45

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003311729

Current month's charges:	\$20.45
Total amount due:	\$20.45
Payment Due By:	04/11/2018

Amount Enclosed \$

641506381237

Received
MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 221003311729
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/15/2018

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

Rate Schedule: General Service - Non Demand

Meter Location: GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K54086	03/15/2018	0		0		0 kWh	1	29 Days

Basic Service Charge

\$19.94

Florida Gross Receipt Tax

\$0.51

Electric Service Cost

\$20.45

Other Fees and Charges

Deposit Payment(Receipt #100000793122*)

\$200.00

Keep this receipt as proof of payment for deposit

Total Other Fees and Charges

\$0.00

Total Current Month's Charges

\$20.45

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

MAR 0
2018
FEB 0

Statement Date: 03/21/2018
Account: 221003344704

CARLTON LAKES CDD
C/O ROBERT RIOS
14218 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$23.12
Total amount due:	\$23.12
Payment Due By:	04/11/2018

Your Account Summary

Previous Amount Due	\$486.04
Payment(s) Received Since Last Statement	-\$486.04
Current Month's Charges	\$23.12
Total Amount Due	\$23.12

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-KWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003344704

Current month's charges:	\$23.12
Total amount due:	\$23.12
Payment Due By:	04/11/2018

Amount Enclosed \$
641506381238

Received

MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 221003344704
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/16/2018

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K79837	03/16/2018	17		7		10 kWh	1	30 Days

Basic Service Charge

\$19.94

Energy Charge

10 kWh @ \$0.06184/kWh

\$0.62

Fuel Charge

10 kWh @ \$0.03132/kWh

\$0.31

Florida Gross Receipt Tax

\$0.54

Electric Service Cost

\$21.41

State Tax

\$1.71

Total Electric Cost, Local Fees and Taxes

\$23.12

Other Fees and Charges

Deposit Payment(Receipt #100000793445*)

\$400.00

Keep this receipt as proof of payment for deposit

Total Other Fees and Charges

\$0.00

Total Current Month's Charges

\$23.12

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/21/2018
Account: 221003357052

CARLTON LAKES CDD
C/O ROBERT RIOS
14217 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges: \$120.49
Total amount due: \$120.49
Payment Due By: 04/11/2018

Your Account Summary

Previous Amount Due	\$307.84
Payment(s) Received Since Last Statement	-\$307.84
Current Month's Charges	\$120.49
Total Amount Due	\$120.49

**More Value to You,
Tampa Bay**

The rate you
pay today is
7% lower than
9 years ago.



Applies to a 1,000-kWh residential bill.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

Current month's charges: \$120.49
Total amount due: \$120.49
Payment Due By: 04/11/2018

Amount Enclosed \$

641506381239

Received
MAR 26 2018

CARLTON LAKES CDD
C/O ROBERT RIOS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

ACCOUNT INVOICE

tampaelectric.com



Account: 221003357052
Statement Date: 03/21/2018
Current month's charges due 04/11/2018



Details of Charges – Service from 02/15/2018 to 03/16/2018

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

00000033-0000806-Page 13 of 30

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
L19325	03/16/2018	1,298		251		1,047 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	1,047 kWh @ \$0.06184/kWh	\$64.75
Fuel Charge	1,047 kWh @ \$0.03132/kWh	\$32.79
Florida Gross Receipt Tax		\$3.01
Electric Service Cost		\$120.49
Other Fees and Charges		
Deposit Payment(Receipt #100000798316*)		\$200.00
Keep this receipt as proof of payment for deposit		
Total Other Fees and Charges		\$0.00

Total Current Month's Charges **\$120.49**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



604116

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Assessments** was published in **Tampa Bay Times: 3/3/18**, in said newspaper in the issues of **B Tampa**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 03/03/2018.

Signature of Notary Public

Personally known _____ or produced identification _____

Type of identification produced _____



LEGAL NOTICE

LEGAL NOTICE

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4) (b), FLORIDA STATUTES, BY CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of Carlton Lakes Community Development District (the "District") will hold a public hearing at 10:00 a.m. (EST), on Wednesday, March 28, 2018 at the office of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

The purpose of this public hearing will be to consider the adoption of an assessment roll, the imposition of special assessments on benefited lands within the District, and to provide for the levy, collection and enforcement of the special assessments. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the proposed assessments, more fully described in the Amended Master Assessment Methodology Report dated February 23, 2018. The Board will hear information relative to the imposition of special assessments on benefited lands and will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$3,500,000 principal plus interest in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

The anticipated par amount of bonds to be borrowed by the District to pay for a portion of the public capital infrastructure improvements is \$3,500,000, payable in 30 annual installments of principal of \$254,271, which is per EAU. The anticipated par debt is \$36,458.33, per EAU and is outlined below.

The debt associated with Maximum Bonds will initially be allocated within the expanded area of the District on gross acreage within specific parcels/lot(s) listed below. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and the any remaining un-platted developable acreage in accordance with the assessment methodology.

Failure to pay the assessments will cause a tax certificate to be issued against the property and/or subject the property to foreclosure, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

At the conclusion of the public hearings, the Board will hold a regular public meeting to consider matters related to the construction of improvements, to consider matters related to a bond issue and



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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.

Assessment Roll

TOTAL LONG TERM ASSESSMENT:	\$3,500,000.00	
ANNUAL LONG TERM ASSESSMENT:	\$254,271.00	(30 Installments)
TOTAL PLANNED EAUS:	96.00	
TOTAL LONG TERM ASSESSMENT PER EAU:	\$36,458.33	
ANNUAL LONG TERM ASSESSMENT PER EAU:	\$2,648.66	(30 Installments)
Acreage	23.24	
ANNUAL LONG TERM ASSESSMENT PER ACRE:	\$10,941.09	
TOTAL LONG TERM ASSESSMENT PER ACRE:	\$150,602.41	

Landowner Name, Parcel ID & Address	ACREAGE	PER ACRE ASSESSMENTS	
		Total PAR Debt	Total Annual
Douglas-Macaluso, LLC 111 S. ARMENIA AVE, STE 201 TAMPA, FL 33609-3337			
FOLIO: 077777.2000	5.07	\$76,554.22	\$55,471.34
FOLIO: 077777.1000	18.17	\$2,736,445.78	\$198,799.66
Totals:	23.24	\$3,500,000.00	\$254,271.00

special assessments to finance improvements; to consider the services and facilities to be provided by the District and the financing plan for same; and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearings are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5121 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Brian Lamb, District Manager

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

3. The nature of the Project generally consists of master improvements consisting of stormwater management facilities, public roadways, and water/wastewater facilities, all as described more particularly in the plans and specifications on file in the offices of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. The estimated cost of the Project is approximately \$3,500,000.00 (hereinafter referred to as the "Estimated Cost").

6. The Assessments will defray approximately \$3,042,396.00 of the expenses, which includes a portion of the Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed 2018 special assessment bond issue (the "2018 Bonds").

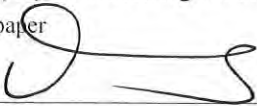
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in

Tampa Bay Times**Published Daily**

STATE OF FLORIDA } ss
 COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Assessments** was published in **Tampa Bay Times: 3/9/18**, in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



 Signature of Affiant

Sworn to and subscribed before me this 03/09/2018.



 Signature of Notary Public

Personally known ✓ or produced identification

Type of identification produced _____



CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL
ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT
ROLL PURSUANT TO SECTION 197.3632(4) (b), FLORIDA STATUTES, BY
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE CARLTON LAKES COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of Carlton Lakes Community Development District (the "District") will hold a public hearing at 10:00 a.m. (EST), on Wednesday, March 28, 2018 at the office of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

The purpose of this public hearing will be to consider the adoption of an assessment roll, the imposition of special assessments on benefited lands within the District, and to provide for the levy, collection and enforcement of the special assessments. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the proposed assessments, more fully described in the Amended Master Assessment Methodology Report dated February 23, 2018. The Board will hear information relative to the imposition of special assessments on benefiting lands and will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

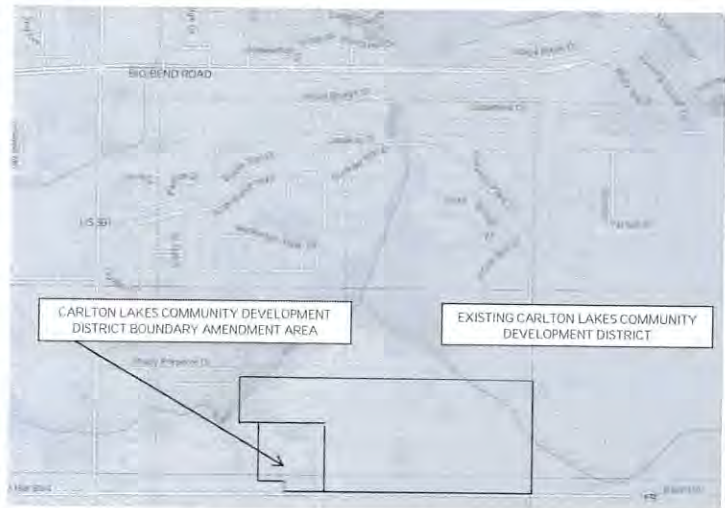
The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$3,500,000 principal plus interest in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

The anticipated par amount of bonds to be borrowed by the District to pay for a portion of the public capital infrastructure improvements is \$3,500,000, payable in 30 annual installments of principal of \$254,271, which is per EAU. the anticipated par debt is \$36,458.33, per EAU and is outlined below.

The debt associated with Maximum Bonds will initially be allocated within the expanded area of the District on gross acreage within specific parcels/folios listed below. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and the any remaining un-platted developable acreage in accordance with the assessment methodology.

Failure to pay the assessments will cause a tax certificate to be issued against the property and/or subject the property to foreclosure, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

At the conclusion of the public hearings, the Board will hold a regular public meeting to consider matters related to the construction of improvements; to consider matters related to a bond issue and



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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.

Assessment Roll

TOTAL LONG TERM ASSESSMENT:	\$3,500,000.00	
ANNUAL LONG TERM ASSESSMENT:	\$254,271,000	(30 Installments)
TOTAL PLANNED EAUs:	96.00	
TOTAL LONG TERM ASSESSMENT PER EAU:	\$36,458.33	
ANNUAL LONG TERM ASSESSMENT PER EAU:	\$2,648.66	(30 Installments)
Acreage	23.24	
ANNUAL LONG TERM ASSESSMENT PER ACRE:	\$10,941.09	
TOTAL LONG TERM ASSESSMENT PER ACRE:	\$150,602.41	

PER ACRE ASSESSMENTS

Landowner Name, Parcel ID & Address	ACREAGE	Total PAR Debt	Total Annual
Douglas-Macaluso, LLC 111 S. ARMENIA AVE. STE 201 TAMPA, FL 33609-3337			
FOLIO: 077777.2000	5.07	\$76,554.22	\$55,471.34
FOLIO: 077777.1000	18.17	\$2,736,445.78	\$198,799.66
Totals:	23.24	\$3,500,000.00	\$254,271.00

special assessments to finance improvements; to consider the services and facilities to be provided by the District and the financing plan for same; and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearings are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5121 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

3. The nature of the Project generally consists of master improvements consisting of stormwater management facilities, public roadways, and water/wastewater facilities, all as described more particularly in the plans and specifications on file in the offices of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. The estimated cost of the Project is approximately \$3,500,000.00 (hereinafter referred to as the "Estimated Cost").

6. The Assessments will defray approximately \$3,042,396.00 of the expenses, which includes a portion of the Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed 2018 special assessment bond issue (the "2018 Bonds").

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Carlton Lakes Community Development District

Balance Sheet

As of 3/31/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2017	Capital Projects - Series 2015	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	129,770	0	0	0	0	0	0	129,770
Due From Developer	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	197,515	0	0	0	0	197,515
Investments-Interest 2017 (8001)	0	0	0	0	0	0	0	0
Investments-Reserve 2017 (8003)	0	0	103,845	0	0	0	0	103,845
Investments-Construction 2017 (8005)	0	0	0	0	1	0	0	1
Investments-Cost of Issuance 2017 (8006)	0	0	0	0	0	0	0	0
Investments-Amenity Center 2017 (8007)	0	0	0	0	18	0	0	18
Investments-Construction 2015 (8005)	0	0	0	19	0	0	0	19
Investments-Revenue 2015 (8004)	0	349,940	0	0	0	0	0	349,940
Investments-Reserve 2015 (8003)	0	570,688	0	0	0	0	0	570,688
Investments-Interest 2015 (8000)	0	5,593	0	0	0	0	0	5,593
Investments-Prepayment 2015 (8002)	0	98,250	0	0	0	0	0	98,250
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	4,329	0	0	0	0	0	0	4,329
Deposits	1,530	0	0	0	0	0	0	1,530
Construction Work In Progress	0	0	0	0	0	10,152,739	0	10,152,739
Amount Available-Debt Service	0	0	0	0	0	0	1,568,253	1,568,253
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,619,193	10,619,193
Other	0	0	0	0	0	0	0	0
Total Assets	135,629	1,024,471	301,360	19	19	10,152,739	12,187,445	23,801,681
Liabilities								
Accounts Payable	12,145	0	0	0	0	0	0	12,145
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	8,247,445	8,247,445
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	3,940,000	3,940,000
Total Liabilities	12,145	0	0	0	0	0	12,187,445	12,199,590
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	1,043,523	187,385	19	1,616,345	0	0	2,847,272
Fund Balance-Unreserved	53,660	0	0	0	0	0	0	53,660
Investment In General Fixed Assets	0	0	0	0	0	10,152,739	0	10,152,739
Other	69,825	(19,053)	113,975	0	(1,616,326)	0	0	(1,451,579)
Total Fund Equity & Other Credits	123,484	1,024,471	301,360	19	19	10,152,739	0	11,602,092
Total Liabilities & Fund Equity	135,629	1,024,471	301,360	19	19	10,152,739	12,187,445	23,801,681

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 3/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,495	188,429	16,935	10 %
O&M Assmts - Off Roll	0	50,752	50,752	0 %
Interest Earnings				
Interest Earnings	0	30	30	0 %
Contributions & Donations From Private Sources				
Developer Contributions	53,105	0	(53,105)	(100)%
Total Revenues	<u>224,600</u>	<u>239,211</u>	<u>14,611</u>	<u>7 %</u>
Expenditures				
Financial & Administrative				
District Manager	33,750	16,875	16,875	50 %
District Engineer	7,500	463	7,038	94 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,500	4,041	1,459	27 %
Auditing Services	5,000	523	4,477	90 %
Postage, Phone, Faxes, Copies	1,000	47	953	95 %
Public Officials Insurance	1,900	0	1,900	100 %
Legal Advertising	1,000	7,184	(6,184)	(618)%
Bank Fees	250	174	76	30 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	10,000	3,090	6,910	69 %
Electric Utility Services				
Electric Utility Services	30,000	43,036	(13,036)	(43)%
Decorative Light Maintenance	5,000	0	5,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,500	145	2,355	94 %
Other Physical Environment				
Waterway Management Program	7,750	3,141	4,609	59 %
Property & Casualty Insurance	7,000	0	7,000	100 %
Club Facility Maintenance	7,500	0	7,500	100 %
Landscape Maintenance - Contract	53,025	90,269	(37,244)	(70)%
Landscape Maintenance - Other	10,000	125	9,875	99 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Pool Maintenance	15,000	0	15,000	100 %
Total Expenditures	<u>224,600</u>	<u>169,386</u>	<u>55,214</u>	<u>25 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>69,825</u>	<u>69,825</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	53,660	53,660	0 %
Fund Balance, End of Period	<u>0</u>	<u>123,484</u>	<u>123,484</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
From 10/1/2017 Through 3/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Capitalized Interest	581,369	0	(581,369)	(100)%
DS Assmts - Tax Roll	0	336,449	336,449	0 %
DS Assmts - Prepayments	0	168,412	168,412	0 %
DS Assmts - Off Roll	0	12,469	12,469	0 %
Interest Earnings				
Interest Earnings	0	853	853	0 %
Total Revenues	581,369	518,183	(63,186)	(11)%
Expenditures				
Debt Service Payments				
Interest Payment	461,368	232,236	229,132	50 %
Principal Payment	120,000	305,000	(185,000)	(154)%
Total Expenditures	581,368	537,236	44,132	8 %
Excess Of Revenues Over (Under) Expenditures	1	(19,053)	(19,054)	(1,905,375)%
Fund Balance, Beginning of Period	0	1,043,523	1,043,523	0 %
Fund Balance, End of Period	1	1,024,471	1,024,470	102,446,959 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2017 Through 3/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Capitalized Interest	257,550	0	(257,550)	(100)%
DS Assmts - Tax Roll	0	88,408	88,408	0 %
DS Assmts - Off Roll	0	108,854	108,854	0 %
Interest Earnings				
Interest Earnings	0	152	152	0 %
Total Revenues	257,550	197,414	(60,136)	(23)%
Expenditures				
Debt Service Payments				
Interest Payment	192,550	83,438	109,112	57 %
Principal Payment	65,000	0	65,000	100 %
Total Expenditures	257,550	83,438	174,112	68 %
Excess Of Revenues Over (Under) Expenditures	0	113,975	113,975	0 %
Fund Balance, Beginning of Period	0	187,385	187,385	0 %
Fund Balance, End of Period	0	301,360	301,360	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects - Series 2015

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>19</u></u>	<u><u>19</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects - Series 2017

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	802	802	0 %
Total Revenues	0	802	802	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,617,128	(1,617,128)	0 %
Total Expenditures	0	1,617,128	(1,617,128)	0 %
Excess Of Revenues Over (Under) Expenditures	0	(1,616,326)	(1,616,326)	0 %
Fund Balance, Beginning of Period	0	1,616,345	1,616,345	0 %
Fund Balance, End of Period	0	19	19	0 %

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/18
Reconciliation Date: 3/31/2018
Status: Locked

Bank Balance	136,633.64
Less Outstanding Checks/Vouchers	6,863.87
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	129,769.77
Balance Per Books	<u>129,769.77</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1345	3/29/2018	System Generated Check/Voucher	145.00	BOCC
1347	3/29/2018	System Generated Check/Voucher	1,948.82	Tampa Electric Company
1348	3/29/2018	System Generated Check/Voucher	1,437.36	Tampa Electric Company
1349	3/29/2018	System Generated Check/Voucher	2,170.27	Tampa Electric Company
1350	3/29/2018	System Generated Check/Voucher	221.45	Tampa Electric Company
1351	3/29/2018	System Generated Check/Voucher	310.04	Tampa Electric Company
1352	3/29/2018	System Generated Check/Voucher	20.84	Tampa Electric Company
1353	3/29/2018	System Generated Check/Voucher	413.45	Tampa Electric Company
1354	3/29/2018	System Generated Check/Voucher	32.58	Tampa Electric Company
1355	3/29/2018	System Generated Check/Voucher	20.45	Tampa Electric Company
1356	3/29/2018	System Generated Check/Voucher	23.12	Tampa Electric Company
1357	3/29/2018	System Generated Check/Voucher	120.49	Tampa Electric Company
Outstanding Checks/Vouchers			6,863.87	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1323	2/28/2018	System Generated Check/Voucher	2,819.44	Meritus Districts
1324	2/28/2018	System Generated Check/Voucher	474.29	Straley & Robin
1325	2/28/2018	System Generated Check/Voucher	310.00	Times Publishing Company
1326	2/28/2018	System Generated Check/Voucher	1,948.82	Tampa Electric Company
1327	2/28/2018	System Generated Check/Voucher	1,437.36	Tampa Electric Company
1328	2/28/2018	System Generated Check/Voucher	2,170.27	Tampa Electric Company
1329	2/28/2018	System Generated Check/Voucher	221.45	Tampa Electric Company
1330	2/28/2018	System Generated Check/Voucher	310.04	Tampa Electric Company
1331	2/28/2018	System Generated Check/Voucher	20.45	Tampa Electric Company
1332	2/28/2018	System Generated Check/Voucher	98.62	Tampa Electric Company
1333	2/28/2018	System Generated Check/Voucher	30.96	Tampa Electric Company
1334	2/28/2018	System Generated Check/Voucher	285.90	Tampa Electric Company
1335	2/28/2018	System Generated Check/Voucher	486.04	Tampa Electric Company
1336	2/28/2018	System Generated Check/Voucher	307.84	Tampa Electric Company
1337	3/5/2018	Series 2015 FY18 Tax Dist ID 360	26,431.89	Carlton Lakes CDD
1338	3/5/2018	Series 2017 FY18 Tax Dist ID 360	6,945.45	Carlton Lakes CDD
1339	3/8/2018	System Generated Check/Voucher	500.00	Grau and Associates
1340	3/8/2018	System Generated Check/Voucher	4,024.00	Times Publishing Company
1341	3/8/2018	System Generated Check/Voucher	11,144.67	Cornerstone Solutions Group
1342	3/14/2018	System Generated Check/Voucher	904.00	Times Publishing Company
CD039	3/20/2018	Bank Fee	32.76	
1343	3/22/2018	System Generated Check/Voucher	626.00	First Choice Aquatic Weed Management, LLC
1344	3/22/2018	System Generated Check/Voucher	1,490.50	Straley & Robin
1346	3/29/2018	System Generated Check/Voucher	2,816.26	Meritus Districts
1346	3/29/2018	System Generated Check/Voucher	(2,816.26)	Meritus Districts
Cleared Checks/Vouchers			63,020.75	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	177701	2/28/2018	Credit Balance Refund - 03/02/18	420.00
	CR100	3/2/2018	Tax Distribution - 03.02.18	<u>48,180.63</u>
Cleared Deposits				<u><u>48,600.63</u></u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 2
36/E00/0175/0/42

03/31/2018



CARLTON LAKES CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380

Account Statement

Questions? Please call
1-800-786-8787

Financial confidence gives you all kinds of confidence.
Join the movement at onUp.com.
Confidence Starts Here.

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		03/01/2018 - 03/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$151,053.76	Average Balance	\$155,670.65
Deposits/Credits	\$48,600.63	Average Collected Balance	\$155,630.00
Checks	\$62,987.99	Number of Days in Statement Period	31
Withdrawals/Debits	\$32.76		
Ending Balance	\$136,633.64		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	03/09	420.00		DEPOSIT				
	03/06	48,180.63		ELECTRONIC/ACH CREDIT				
				HLLS TAX LICENS DIST ID360 DN022135				
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1323	2,819.44	03/02	1331	20.45	03/09	1338	6,945.45	03/14
	1324	474.29	03/12	1332	98.62	03/09	1339	500.00	03/16
	1325	310.00	03/15	1333	30.96	03/09	1340	4,024.00	03/19
	1326	1,948.82	03/09	1334	285.90	03/09	1341	11,144.67	03/16
	1327	1,437.36	03/09	1335	486.04	03/09	1342	904.00	03/26
	1328	2,170.27	03/09	1336	307.84	03/09	1343	626.00	03/29
	1329	221.45	03/09	1337	26,431.89	03/14	1344	1,490.50	03/29
	1330	310.04	03/09						
Checks: 22									

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	03/20	32.76		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	03/01	151,053.76	151,053.76	03/14	155,665.57	155,665.57
	03/02	148,234.32	148,234.32	03/15	155,355.57	155,355.57
	03/06	196,414.95	196,414.95	03/16	143,710.90	143,710.90
	03/09	189,517.20	189,097.20	03/19	139,686.90	139,686.90
	03/12	189,042.91	189,042.91	03/20	139,654.14	139,654.14

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 2 of 2
36/E00/0175/0/42

03/31/2018

Account
Statement



Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	03/26	138,750.14	138,750.14	03/29	136,633.64	136,633.64

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.