

**CARLTON LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS CONTINUED  
AUDIT COMMITTEE MEETING, REGULAR MEETING AND PUBLIC HEARING  
AUGUST 11, 2017**

# CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT AGENDA

Friday, August 11, 2017

2:00 P.M.

The Offices of Meritus

Located at 2005 Pan Am Circle Suite 120, Tampa FL 33607

<b>District Board of Supervisors</b>	Chairman	Jeff Hills
	Vice Chairman	Ryan Motko
	Supervisor	Rhonda Nelson
	Supervisor	Brady Lefere
	Supervisor	Vacant
<b>District Manager</b>	Meritus	Brian Lamb
		Brian Howell
<b>District Attorney</b>	Straley & Robin	John Vericker
<b>District Engineer</b>	Stantec (Interim)	Tonja Stewart

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

## **The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** with the seventh section called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

August 11, 2017  
Board of Supervisors  
**Carlton Lakes Community Development District**

Dear Board Members:

The Continued Audit Committee Meeting, Regular Meeting and Public Hearing of Carlton Lakes Community Development District will be held on **August 11, 2017 at 2:00 p.m. at the Offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.** Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

**AUDIT COMMITTEE MEETING**

1. Appoint Chairman
2. Selection of Criteria for Evaluation of Proposals
3. Determine Date, Time and Location RFP Required, Consider Notice of Request for Proposals for Annual Audit Services
4. Consider Sending RFP to Interested Firms
5. Determine Date of Next Committee Meeting  
*Included behind this agenda are guide documents*

**PUBLIC HEARING AND REGULAR MEETING**

- 1. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
  - E. Consideration of Resolution 2017-10; Adopting Fiscal Year 2018 Budget ..... Tab 01
- 2. BUSINESS ITEMS**
  - A. Consideration of Resolution 2017-11; Assessment Resolution ..... Tab 02
  - B. Acceptance of Fiscal Year Ended September 2016 Financial Review ..... Tab 03
  - C. Consideration of Resolution 2017-12; Setting Fiscal Year 2018 Meeting Schedule..... Tab 04
  - D. General Matters of the District
- 3. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes May 4, 2017 ..... Tab 05
  - B. Consideration of Board of Supervisors Special Meeting Minutes May 22, 2017 ..... Tab 06
  - C. Consideration of Operations and Maintenance Expenditures July 2017 ..... Tab 07
  - D. Review of Financial Statements Month Ending July 31, 2017..... Tab 08
- 4. STAFF REPORTS**
  - E. District Counsel
  - F. District Engineer
  - G. District Manager
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

## **CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICTS**

District Office □ 2005 Pan Am Circle □ Suite 120 □ Tampa, Florida 33607 □ (813) 397-5120 □ Fax (813) 873-7070

### **To: Carlton Lakes CDD – Audit Committee Audit Committee Selection Process**

As noted above, we suggest appointing the entire Board as the Committee. This will allow for an easy quorum and the Committee can meet before or during the regular Board meeting. You may, however, appoint as few as two persons such as the District manager (“Manager”) and the Board Chairman. Consider the following:

1. At a regular Board meeting, have the Board, by motion, appoint the Committee members. The Board should designate one person as the Chair of the committee.
2. If you have already advertised a meeting of the Committee, you may have the Committee meeting during or after the regular Board meeting.
3. You cannot have a Committee meeting until you publicly notice the meeting of the Committee, either within the same published notice as the regular meeting or separately.

After you have provided notice, you may convene the Committee meeting. The purpose of the meeting will be to select the criteria by which responses to the RFP will be evaluated and announce publicly that the District is soliciting proposals. The actions to be taken by the Committee include:

1. Selection of the criteria by which proposals will be evaluated. You are statutorily required to consider: (a) ability of personnel; (b) experience; and (c) ability to furnish the required services. Additional criteria, such as price, should be determined by the Committee.
2. Determination of the date, time, and location that the RFP will be required to be received by the District. While there is no exact time required for this RFP to be out, it should be at least two weeks to give firms an opportunity to put together a proposal.
3. Public announcement of the opportunity to provide auditing services. Such announcement must include, at minimum: (a) a brief description of the audit and (b) how interested firms can apply for consideration (where they can obtain an RFP). The Manager will then publish the notice of the RFP. A sample notice is attached.
4. Provide interested firms, through the Manager, an RFP that must include information on how proposals are to be evaluated and other information necessary to enable interested firms to respond.

At the date, time, and location announced in the RFP, the Manager must open the proposals and read them aloud. The Manager should then evaluate them for completeness. There should be the proper number of copies, the correct documents, and all should be properly completed. The Manager should then schedule, or have already scheduled, a meeting of the Committee. The following is an outline of that process:

1. The Committee meeting should be noticed. The published notice of the Committee meeting may be with the same published notice as the regular Board meeting but must specifically state that the audit Committee will be meeting. A separate published notice of just the Committee meeting may also be used.



2. The Committee will evaluate the proposals that are determined complete (responsive) and will rank them in accordance with the evaluation criteria established by the Committee and adjourn.
3. The Committee Chairman will make a report to the Board, at a properly noticed Board meeting, the ranking assigned by the Committee to the responses to the RFP.
4. If compensation is a criteria on the Evaluation Criteria Sheet, the Board shall negotiate a contract with the highest ranked firm or it must document in its public record the reason for not selecting the highest ranked qualified firm. If compensation is not a criteria on the Evaluation Criteria Sheet, the Board will then authorize staff to enter into negotiations with the firms in order of ranking or as directed.

After successful negotiations, staff must return to the Board for authorization to enter into a contract with one of the auditing firms. The Contract must meet the following criteria:

It must, as a minimum, include provisions that:

- a. specify the services to be provided and fees, or other compensation for such services;
- b. require that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Contract
- c. specify the contract period, including renewals and conditions, under which the Contract may be terminated or renewed.

An engagement letter that contains the above provisions and that is signed and executed by both parties can be used to satisfy the requirements of a written contract. It is our recommendation that the Contract provide for only two (2) annual renewals.

In summation, you must do the following:

1. The Board must appoint an audit committee.
2. The Committee meeting must be noticed.
3. The Committee must establish the RFP evaluation criteria which **must** include (a) ability of personnel, (b) experience, and (c) ability to furnish the required services.
4. The Committee must issue the RFP in compliance with the above criteria.
5. The Committee must evaluate and rank the proposals to the RFP in accord with evaluation criteria.
6. The Board must select the firm to negotiate with.
7. The Board must approve the Contract, as negotiated, that meets the above criteria.

## **RESOLUTION 2017-10**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2017, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year (the “Proposed Budget”), along with an explanatory and complete financial plan for each fund of the Carlton Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set August 3, 2017 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at

the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2016/2017 and/or revised projections for fiscal year 2017/2018.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Budget for the Carlton Lakes Community Development District for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018," as adopted by the Board of Supervisors on August 11, 2017.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Carlton Lakes Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL DEBT SERVICE FUNDS	\$_____
TOTAL ALL FUNDS	\$_____*

\*Not inclusive of any collection costs.

## **Section 3. Budget Amendments**

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF AUGUST, 2017.**

**ATTEST:**

**CARLTON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

Exhibit A: 2017/2018 Fiscal Year Budget

2018



# CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2018**  
PROPOSED ANNUAL OPERATING BUDGET

**AUGUST 3, 2017**



# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2018

#### PROPOSED ANNUAL OPERATING BUDGET

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AUGUST 3, 2017

# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/2016 - 3/31/17	Projected Revenues & Expenditures 04/01/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Off Roll	0.00	136,803.00	7,436.00	144,239.00	144,239.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$136,803.00</b>	<b>\$7,436.00</b>	<b>\$144,239.00</b>	<b>\$144,239.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	224,600.00	36,778.58	0.00	36,778.58	(187,821.42)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$224,600.00</b>	<b>\$36,778.58</b>	<b>\$0.00</b>	<b>\$36,778.58</b>	<b>(\$187,821.42)</b>
<b>TOTAL REVENUES</b>	<b>\$224,600.00</b>	<b>\$173,581.58</b>	<b>\$7,436.00</b>	<b>\$181,017.58</b>	<b>(\$43,582.42)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	7,500.00	0.00	2,500.00	2,500.00	(5,000.00)
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustees Fees	5,500.00	4,040.63	1,459.37	5,500.00	0.00
Auditing Services	5,000.00	0.00	5,000.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	83.43	85.00	168.43	(831.57)
Public Officials Insurance	1,900.00	0.00	1,900.00	1,900.00	0.00
Legal Advertising	1,000.00	329.68	670.32	1,000.00	0.00
Bank Fees	250.00	210.06	80.71	290.77	40.77
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	75.00	75.00	(175.00)
Website Administration	0.00	0.00	0.00	0.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,325.00</b>	<b>\$21,713.80</b>	<b>\$33,645.40</b>	<b>\$55,359.20</b>	<b>(\$5,965.80)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	20,000.00	5,563.97	733.08	6,297.05	(13,702.95)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$20,000.00</b>	<b>\$5,563.97</b>	<b>\$733.08</b>	<b>\$6,297.05</b>	<b>(\$13,702.95)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	25,000.00	34,615.10	33,333.58	67,948.68	42,948.68
Decorative Light Maintenance	0.00	5,941.77	2,970.89	8,912.66	8,912.66
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$25,000.00</b>	<b>\$40,556.87</b>	<b>\$36,304.47</b>	<b>\$76,861.34</b>	<b>\$51,861.34</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	500.00	0.00	0.00	0.00	(500.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$500.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	2,500.00	91.47	2,408.53	2,500.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$2,500.00</b>	<b>\$91.47</b>	<b>\$2,408.53</b>	<b>\$2,500.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	7,750.00	0.00	8,000.00	8,000.00	250.00
Property & Casualty Insurance	7,000.00	0.00	0.00	0.00	(7,000.00)
Club Facility Maintenance	7,500.00	0.00	0.00	0.00	(7,500.00)
Landscape Maintenance - Contract	53,025.00	0.00	32,000.00	32,000.00	(21,025.00)
Landscape Maintenance - Other	10,000.00	0.00	0.00	0.00	(10,000.00)
Plant Replacement Program	5,000.00	0.00	0.00	0.00	(5,000.00)
Irrigation Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
Pool Maintenance	15,000.00	0.00	0.00	0.00	(15,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$115,275.00</b>	<b>\$0.00</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>(\$75,275.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$224,600.00</b>	<b>\$67,926.11</b>	<b>\$113,091.47</b>	<b>\$181,017.58</b>	<b>(\$43,582.42)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$105,655.47</b>	<b>(\$105,655.47)</b>	<b>\$0.00</b>	<b>\$0.00</b>

## FISCAL YEAR 2017 BUDGET ANALYSIS



# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Off Roll	0.00	144,239.00	144,239.00	0.00	0.00
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	171,494.67	171,494.67
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$144,239.00</b>	<b>\$144,239.00</b>	<b>\$171,494.67</b>	<b>\$171,494.67</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	224,600.00	36,778.58	(187,821.42)	53,105.33	(171,494.67)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$224,600.00</b>	<b>\$36,778.58</b>	<b>(\$187,821.42)</b>	<b>\$53,105.33</b>	<b>(\$171,494.67)</b>
<b>TOTAL REVENUES</b>	<b>\$224,600.00</b>	<b>\$181,017.58</b>	<b>(\$43,582.42)</b>	<b>\$224,600.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	7,500.00	2,500.00	(5,000.00)	7,500.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,500.00	5,500.00	0.00	5,500.00	0.00
Auditing Services	5,000.00	5,000.00	0.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	168.43	(831.57)	1,000.00	0.00
Public Officials Insurance	1,900.00	1,900.00	0.00	1,900.00	0.00
Legal Advertising	1,000.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	250.00	290.77	40.77	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	75.00	(175.00)	250.00	0.00
Website Administration	0.00	0.00	0.00	0.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,325.00</b>	<b>\$55,359.20</b>	<b>(\$5,965.80)</b>	<b>\$61,325.00</b>	<b>\$0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	20,000.00	6,297.05	(13,702.95)	10,000.00	(10,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$20,000.00</b>	<b>\$6,297.05</b>	<b>(\$13,702.95)</b>	<b>\$10,000.00</b>	<b>(\$10,000.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	25,000.00	67,948.68	42,948.68	30,000.00	5,000.00
Decorative Light Maintenance	0.00	8,912.66	8,912.66	5,000.00	5,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$25,000.00</b>	<b>\$76,861.34</b>	<b>\$51,861.34</b>	<b>\$35,000.00</b>	<b>\$10,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	500.00	0.00	(500.00)	500.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>(\$500.00)</b>	<b>\$500.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	2,500.00	2,500.00	0.00	2,500.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	7,750.00	8,000.00	250.00	7,750.00	0.00
Property & Casualty Insurance	7,000.00	0.00	(7,000.00)	7,000.00	0.00
Club Facility Maintenance	7,500.00	0.00	(7,500.00)	7,500.00	0.00
Landscape Maintenance - Contract	53,025.00	32,000.00	(21,025.00)	53,025.00	0.00
Landscape Maintenance - Other	10,000.00	0.00	(10,000.00)	10,000.00	0.00
Plant Replacement Program	5,000.00	0.00	(5,000.00)	5,000.00	0.00
Irrigation Maintenance	10,000.00	0.00	(10,000.00)	10,000.00	0.00
Pool Maintenance	15,000.00	0.00	(15,000.00)	15,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$115,275.00</b>	<b>\$40,000.00</b>	<b>(\$75,275.00)</b>	<b>\$115,275.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$224,600.00</b>	<b>\$181,017.58</b>	<b>(\$43,582.42)</b>	<b>\$224,600.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2018**  
PROPOSED ANNUAL OPERATING BUDGET

# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

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

##### **Disclosure Reporting**

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

##### **Trustees Fees**

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

##### **Auditing Services**

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

##### **Postage, Phone, Fax, Copies**

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

##### **Miscellaneous Administration**

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

##### **Public Officials Insurance**

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

##### **Legal Advertising**

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

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

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

# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

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

#### **Office Supplies**

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

#### **Technology Services**

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

#### **Website Administration**

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

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

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

### **Electric Utility Services**

#### **Electric Utility Services**

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

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

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

### **Water-Sewer Combination Services**

#### **Water Utility Services**

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

### **Other Physical Environment**

#### **Waterway Management System**

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

#### **Property & Casualty Insurance**

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

#### **Entry & Walls Maintenance**

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

# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

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

#### **Miscellaneous Landscape**

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

#### **Plant Replacement Program**

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

#### **Property Taxes**

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

#### **Irrigation Maintenance**

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

#### **Pool Maintenance**

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

#### **Clubhouse Maintenance**

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

# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2015

#### REVENUES

CDD Capitalized Interest	\$	581,369
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<b>TOTAL REVENUES</b>	<b>\$</b>	<b>581,369</b>
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#### EXPENDITURES

Series 2015 November Bond Principal Payment	\$	120,000
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Series 2015 May Bond Interest Payment	\$	230,684
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Series 2015 November Bond Interest Payment	\$	230,684
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<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>581,369</b>
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<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
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#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	8,325,000
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Principal Payment Applied Toward Series 2015 Bonds	\$	120,000
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<b>Bonds Outstanding - Period Ending 11/1/2018</b>	<b>\$</b>	<b>8,205,000</b>
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# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2017

#### REVENUES

CDD Capitalized Interest	\$	257,550
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<b>TOTAL REVENUES</b>	<b>\$</b>	<b>257,550</b>
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#### EXPENDITURES

Series 2015 November Bond Principal Payment	\$	65,000
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Series 2015 May Bond Interest Payment	\$	96,275
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Series 2015 November Bond Interest Payment	\$	96,275
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<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>257,550</b>
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<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
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#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	3,940,000
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Principal Payment Applied Toward Series 2015 Bonds	\$	65,000
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<b>Bonds Outstanding - Period Ending 11/1/2018</b>	<b>\$</b>	<b>3,875,000</b>
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# CARLTON LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2017 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2015 BONDS</b>						
<b>Single Family 40'</b>	1.00	80	\$1,216	\$520	<b>\$1,736</b>	\$0
<b>Single Family 50'</b>	1.25	230	\$1,521	\$572	<b>\$2,092</b>	\$0
<b>Single Family 60'</b>	1.50	114	\$1,825	\$623	<b>\$2,448</b>	\$0

**FISCAL YEAR 2018**  
PROPOSED ANNUAL OPERATING BUDGET

## **RESOLUTION 2017-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

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



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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of any undeveloped platted lots and/or any undeveloped lands may be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2017; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2017/2018, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the Districts Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of

the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of August, 2017.

**ATTEST:**

**CARLTON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Chair of the Board of Supervisors

**Exhibit “A” – Fiscal Year 2017/2018 Budget**  
**Exhibit “B” – Assessment Lien Roll**  
**Assessment Roll (Uniform Method)**

**RESOLUTION 2017-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2017/2018, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, Carlton Lakes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough, Florida; and

**WHEREAS**, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

**Section 1.** Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2017/2018, shall be held as provided on the schedule attached as **Exhibit A**.

**Section 2.** In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF AUGUST, 2017.**

**CARLTON LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**EXHIBIT A**

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

**FISCAL YEAR 2017/2018**

May	03, 2018	2:00 p.m.
August	02, 2018	2:00 p.m.

**All meetings will convene at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607.**

# CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

May 4, 2017 Minutes of Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Thursday, May 4, 2017 at 2:00 p.m.** at Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of Carlton Lakes Community Development District to order on **Thursday May 4, 2017 at 2:20 p.m.** and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman
Ryan Motko	Supervisor
Rhonda Nelson	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Brian Lamb	District Manager	
Nicole Chamberlain	Meritus	
John Vericker	District Counsel	
Tonja Stewart	District Engineer	<i>via conference call</i>

There were a few members of the general public in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Mr. Lamb briefly went over the meeting agenda. There were no audience questions or comments on agenda items.

### 3. BUSINESS ITEMS

#### A. Engineer's Report

Ms. Stewart went over the Engineer's Report with the Board.

MOTION TO:	Approve the Engineer's Report in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

#### **B. Second Supplemental Assessment Methodology Report**

Mr. Lamb reviewed some of the details of the Second Supplemental Assessment Methodology Report with the Board.

*The full discussion is available on audio recording.*

MOTION TO:	Approve the Second Supplemental Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

#### **C. Consideration of Resolution 2017-04; Delegated Bond Award Resolution**

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2017-04.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

#### **D. Consideration of Resolution 2017-05; Re-Setting the Terms of Office to Coincide with General Election Schedule**

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2017-05.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

**E. Consideration of Resolution 2017-06; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing**

Mr. Lamb went over the resolution and budget line items with the Board. The public hearing is set for Thursday, August 3, 2017 at 2:00 p.m. at the same location.

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

**F. Consideration of Resolution 2017-07; Re-Designating of Officers**

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2017-07 with Supervisor Lefere added as an Assistant Secretary.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

**G. Annual Disclosure of Qualified Electors**

Mr. Lamb announced that as of April 15, 2017, Carlton Lakes CDD has 0 qualified electors.

**H. Appointment of Audit Committee**

Mr. Lamb went over the Audit Committee process with the Board.



MOTION TO:	Appoint the Board as the Audit Committee.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

#### **I. Discussion on Amenity Center Construction Status**

Supervisor Motko stated that the amenity center construction will begin in June. Supervisor Motko will coordinate with District Counsel, and a special meeting will be scheduled.

#### **J. General Matters of the District**

#### **4. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Meeting Minutes August 4, 2016**
- B. Consideration of Board of Supervisors Meeting Minutes March 10, 2017**
- C. Consideration of Operations and Maintenance Expenditures May 2017**
- D. Review of Financial Statements Month Ending February 28, 2017**

The Board went over the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

#### **5. STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

#### **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.

**7. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

# CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

May 22, 2017 Minutes of Special Meeting

## Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Monday, May 22, 2017 at 1:00 p.m.** at Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Special Meeting of the Board of Supervisors of Carlton Lakes Community Development District to order on **Monday, May 22, 2017 at 1:20 p.m.** and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman	
Ryan Motko	Supervisor	
Brady Lefere	Supervisor	
Rhonda Nelson	Supervisor	<i>arrived at approximately 1:25 p.m.</i>

Staff Members Present:

Brian Lamb	District Manager
Vivek Babbar	District Counsel

There were no members of the general public in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. BUSINESS ITEMS

Mr. Lamb stated that the special meeting was called for purposes related to the bond financing for the 2017 Special Assessment Revenue Bonds for the next phase of the project. He explained that the underwriter was successful in negotiating a rate within the parameters as set forth in the delegated bond award. The revised final supplemental assessment report reflects those changes and is included as an exhibit to Resolution 2017-08.

Mr. Lamb continued to go over details of the Bond financing answer the Board's questions about it.

*The full discussion is available on audio recording.*

MOTION TO:	Approve the Report as Amended and stated by the District Manager, related to the numbers achieved by the underwriter.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**A. Consideration of Resolution 2017-08; Final Supplemental Assessment**

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2017-08.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**B. Consideration of Resolution 2017-09; Approving the Form of the Bond Documents**

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2017-09.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**C. Acceptance of Dissemination Services Agreement**

Mr. Lamb explained the agreement to the Board.

MOTION TO:	Accept the Dissemination Services Agreement.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**D. General Matters of the District**

**4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.

**5. ADJOURNMENT**

MOTION TO:	Continue the meeting until Thursday, May 25, 2017 at 9:00 a.m. at the current location, and if there is no business to conduct on May 25, 2017, there will be a mandatory adjournment at 4:00 p.m. that day.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Aquatic Weed Management	15751	\$ 421.00		Waterway Service - May
Aquatic Weed Management	16594	421.00	<b>\$ 842.00</b>	Waterway Service - June
Meritus Districts	7901	2,812.50		Management Services - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,654.50</b>		
<b>Variable Contract</b>				
Grau and Associates	GA051517	\$ 23.00		Audit FYE 09/30/2016
Grau and Associates	15775	1,100.00		Audit FYE 12/31/2016
Grau and Associates	15643	1,000.00	<b>\$2,123.00</b>	Audit FYE 12/31/2016
Stantec	1217951	513.50		Professional Services thru 6/16/17 General
Straley Robin Vericker	14326	181.50		Professional Service - thru 04/15/17
Straley Robin Vericker	14427	1,614.50		Professional Services - thru 05/15/17
Straley Robin Vericker	14556	2,503.74	<b>\$ 4,299.74</b>	Professional Services thru 06/15/17
<b>Variable Contract Sub-Total</b>		<b>\$ 6,936.24</b>		
<b>Utilities</b>				
Tampa Electric	211005443372 042117	\$ -1,423.64		Electric Service - thru 04/18/17
Tampa Electric	211005443372 052217	-1,386.06		Electric Service - thru 05/17/17
Tampa Electric	211005443372 062117	-1,347.42		Electric Service - thru 06/16/17
Tampa Electric	211005443505 042117	2,083.99		Electric Service thru 04/17/17
Tampa Electric	211005443505 052217	2,083.99		Electric Service thru 05/16/17
Tampa Electric	211005443505 062117	2,083.99		Electric Service - thru 06/15/17
Tampa Electric	211005443687 042117	1,536.98		Electric Service thru 04/17/17
Tampa Electric	211005443687 052217	1,536.98		Electric Service thru 05/16/17
Tampa Electric	211005443687 062117	1,536.98		Electric Service - thru 06/15/17
Tampa Electric	211005443919 042117	2,320.80		Electric Service thru 04/17/17

## Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	211005443919 052217	2,320.80		Electric Service - thru 05/16/17
Tampa Electric	211005443919 062117	2,320.80		Electric Service - thru 06/15/17
Tampa Electric	221000718207 042117	555.80		Electric Service thru 04/17/17
Tampa Electric	221000718207 052217	236.83		Electric Service - thru 05/16/17
Tampa Electric	221000718207 062117	236.83		Electric Service - thru 06/15/17
Tampa Electric	221000778375 042117	317.44		Electric Service thru 04/18/17
Tampa Electric	221000778375 052217	200.91		Electric Service - thru 05/17/17
Tampa Electric	221000778375 062117	346.94		Electric Service - thru 06/16/17
Tampa Electric	221000778391 042117	274.29		Electric Service thru 04/18/17
Tampa Electric	221000778391 052217	330.69		Electric Service - thru 05/17/17
Tampa Electric	221000778391 062117	528.42	<b>\$ 16,696.34</b>	Electric Service - thru 06/16/17
<b>Utilities Sub-Total</b>		<b>\$ 16,696.34</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Cornerstone Solutions Group	10 73043	\$ 3,677.73		Lawn Maintenance - Mow, Weed, Trim
Tampa Bay Times	473833 051517	420.00		Notice of Special Meeting 05/14/17
Tampa Bay Times	473833 053117	420.00	<b>\$ 840.00</b>	Notice of Special Meeting 05/14/17
<b>Additional Services Sub-Total</b>		<b>\$ 4,517.73</b>		
<b>TOTAL:</b>		<b>\$ 31,804.81</b>		

Approved (with any necessary revisions noted):



# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859


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

Date	Invoice #
5/31/2017	15751

**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	6/30/2017

Description	Amount
Monthly waterway service for the month this invoice is dated - 4 waterways	421.00
	

Please note new Remittance Address for First Choice Aquatic Management.

<b>Total</b>	\$421.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$421.00

## Service Report

Customer: Carlton Lalces

Date: 5/26/17

Technician: Jason Marler

- ☐ 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	Normal	N/A	good
2		✓		✓			✓	✓			↓	↓	↓	↓
3		✓		✓			✓	✓			↓	↓	↓	↓
4		✓		✓			✓	✓			↓	↓	↓	↓

Comments Need to look into getting carp to help control submersed weeds.

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



# Service Report

Customer: Carlton Lakes

Date: 6/26/17

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	High	N/A	good
2		✓	✓				✓				↓	↓	↓	↓
3		✓	✓				✓				↓	↓	↓	↓
4		✓	✓				✓				↓	↓	↓	↓

Comments Light rain may cause spotty 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



2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



Invoice Number: 7901  
Invoice Date: Jun 1, 2017  
Page: 1

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

<b>Bill To:</b>
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		6/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June  51300-3101		2,812.50

Subtotal	2,812.50
Sales Tax	
Total Invoice Amount	2,812.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,812.50</b>

Check/Credit Memo No:

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

GA 05/15/17

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Date 05/15/2017

**SERVICE**

**AMOUNT**

Audit FYE 09/30/2016 -Confirmation.com / May

\$ 437.00

Current Amount Due

\$ 437.00



Date	Request Date	Client Name	Engagement Number	PR#	Responder	Qty	Price	Total
05/01/2017 08:52 AM	09/30/2016	Northwood	Meritus	U2055426P 457	US Bank	1	\$23.00	\$23.00
05/01/2017 08:53 AM	06/30/2016	La Collina	Meritus	D20554276 V29	US Bank	1	\$23.00	\$23.00
05/01/2017 08:53 AM	09/30/2016	Summit at Fern Hill	Meritus	G2055429 5S70	US Bank	1	\$23.00	\$23.00
05/01/2017 08:55 AM	09/30/2016	Champions Reserve	Meritus	F20554339 R51	US Bank	1	\$23.00	\$23.00
05/01/2017 08:56 AM	09/30/2016	South Fork III	Meritus	U2055434A 234	US Bank	1	\$23.00	\$23.00
05/01/2017 08:57 AM	09/30/2016	Carlton Lakes	Meritus	V20554358 K34	US Bank	1	\$23.00	\$23.00
05/01/2017 08:57 AM	09/30/2016	Corkscrew Farms	Meritus	K2055436P 472	US Bank	1	\$23.00	\$23.00
05/01/2017 08:58 AM	09/30/2016	Parkway Center	Meritus	U20554376 V33	US Bank	3	\$23.00	\$69.00
05/01/2017 08:59 AM	09/30/2016	Bull Frog Creek	Meritus	Q2055438 M085	US Bank	1	\$23.00	\$23.00
05/01/2017 09:00 AM	09/30/2016	Rivercrest	Meritus	N2055440 G323	US Bank	2	\$23.00	\$46.00
05/01/2017 09:01 AM	09/30/2016	Cypress Shadows	Meritus	F20554417 X53	US Bank	2	\$23.00	\$46.00
05/01/2017 09:02 AM	09/30/2016	South Fork East	Meritus	A20554439 R81	US Bank	3	\$23.00	\$69.00
05/01/2017 10:26 AM	09/30/2016	Rivercrest	Meritus	X2055574A 264	US Bank	1	\$23.00	\$23.00
TOTAL								\$437.00

## 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. 15775  
Date 06/26/2017

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### SERVICE

### AMOUNT

Audit FYE 12/31/2016

\$ 1,100.00

Current Amount Due

\$ 1,100.00

JUL 07 2017

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,100.00	0.00	0.00	0.00	0.00	1,100.00

Payment due upon receipt.



## 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

JUN 05 2017

Invoice No. 15643  
Date 05/31/2017

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### SERVICE

### AMOUNT

Audit FYE 12/31/2016

\$ 1,000.00

Current Amount Due

\$ 1,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



## INVOICE

Page 1 of 1

Invoice Number	1217951
Invoice Date	June 28, 2017
Purchase Order	215612637
Customer Number	132831
Project Number	215612637

**Bill To**

Carlton Lakes CDD  
Accounts Payable  
c/o Meritus Districts  
2005 Pan Am Circle Drive Suite 120  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

JUL 05 2017

<b>Project</b>	<b>Carlton Lakes CDD</b>		
Project Manager	Stewart, Tonja L	For Period Ending	<b>June 16, 2017</b>
Current Invoice Total (USD)	513.50		

process requisitions; drainage inspection

**Top Task**      **217**      **2017 FY General Consulting****Professional Services****Billing Level**

Level 05

Nurse, Vanessa M  
Usage - 1-Person Survey Crew

**Current  
Hours****Rate****Current  
Amount**

3.00

72.00

216.00

3.50

85.00

297.50

**Subtotal Professional Services**

6.50

513.50

Top Task Subtotal	2017 FY General Consulting	513.50
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**Total Fees & Disbursements**

513.50

**INVOICE TOTAL (USD)****513.50****Due on Receipt**

Please contact Brenna Kaiser if you have any questions concerning this invoice.

Phone: (813) 223-9500

E-mail: brenna.kaiser@Stantec.com

**\*\* PLEASE INCLUDE INVOICE # WITH PAYMENT \*\***

Thank you.

**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

April 23, 2017  
Client: 001463  
Matter: 000001  
Invoice #: 14326

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2017

**SERVICES**

Date	Person	Description of Services	Hours	
3/22/2017	LH	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2017.	0.2	
3/31/2017	JMV	PREPARE CDD COUNSEL QUARTERLY DISCLOSURE REPORTS.	0.3	
4/5/2017	LH	FINALIZE QUARTERLY REPORT FOR PERIOD ENDING MARCH 31, 2017; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING THE QUARTERLY REPORT.	0.2	
4/6/2017	LH	REVIEW FILES RE STATUS OF AUDITOR SENDING FISCAL YEAR 2016 AUDIT REQUEST LETTER; PREPARE EMAIL TO R.RIOS RE SAME.	0.2	
Total Professional Services			0.9	\$181.50

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50
LH Lynn Hoodless	0.6	\$90.00

Approved 4/26/2017 by ozhiryakova

April 23, 2017

Client: 001463

Matter: 000001

Invoice #: 14326

Page: 2

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Total Services	\$181.50
Total Disbursements	\$0.00
Total Current Charges	\$181.50

<b>PAY THIS AMOUNT</b>	<b>\$181.50</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

## Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

May 22, 2017  
Client: 001463  
Matter: 000001  
Invoice #: 14427

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2017

3107

### SERVICES

Date	Person	Description of Services	Hours
4/21/2017	JMV	REVIEW MEMO RE: CDD ASSESSMENTS.	0.4
4/24/2017	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICE.	0.2
4/26/2017	JMV	TELEPHONE CALL WITH B. LAMB.	0.4
4/27/2017	JMV	CONFERENCE CALL RE: CDD EXPANSION; TELEPHONE CALL WITH R. MOTKO; PREPARE OFF-SITE EASEMENT; DRAFT EMAIL TO R. MOTKO.	1.1
4/27/2017	LH	OFFICE CONFERENCE WITH J. VERICKER RE TEMPORARY OFF-SITE DRAINAGE EASEMENT RE CARLTON LAKES WEST PHASE 1 & 2A; REVIEW EMAILS FROM R. MOTKO RE SAME; PREPARE DRAFT TEMPORARY OFF-SITE DRAINAGE EASEMENT FROM EISENHOWER PROPERTY GROUP TO HILLSBOROUGH COUNTY AND THE DISTRICT RE SAME.	0.7
4/28/2017	JMV	REVIEW EMAIL FROM R. NELSON; PREPARE EASEMENT; DRAFT EMAIL TO R. NELSON.	0.8
4/28/2017	VKB	TELECONFERENCE WITH T. STEWART RE: REQUISITION; REVIEW EMAILS RE: SAME.	0.3
4/28/2017	LH	REVIEW EMAIL FROM R. NELSON RE FORM OF TEMPORARY OFF-SITE DRAINAGE EASEMENT; REVISE TEMPORARY OFF-SITE DRAINAGE EASEMENT.	0.8
5/4/2017	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7
5/11/2017	JMV	TELEPHONE CALL FROM T. STEWART.	0.3

May 22, 2017  
Client: 001463  
Matter: 000001  
Invoice #: 14427

Page: 2

#### SERVICES

Date	Person	Description of Services	Hours	
5/15/2017	VKB	REVIEW DRAFT AGENDA; REVIEW AND REVISE RESOLUTION FOR BOARD MEETING.	0.5	
Total Professional Services			6.2	\$1,614.50

#### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	3.9	\$1,189.50
VKB	Vivek K. Babbar	0.8	\$200.00
LH	Lynn Hoodless	1.5	\$225.00
Total Services			\$1,614.50
Total Disbursements			\$0.00
Total Current Charges			\$1,614.50
PAY THIS AMOUNT			\$1,614.50

*Please Include Invoice Number on all Correspondence*

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

June 21, 2017

Client: 001463

Matter: 000001

Invoice #: 14556

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2017

### SERVICES

Date	Person	Description of Services	Hours
5/16/2017	JMV	TELEPHONE CALL WITH T. STEWART.	0.4
5/19/2017	JMV	REVIEW EMAILS RE: STATUS OF CDD PLAT.	0.4
5/19/2017	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4
5/22/2017	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.3
5/23/2017	LB	REVIEW EMAILS FROM R. MOTKO AND REVIEW CARLTON LAKES WEST PHASE 1 AND 2A PLAT; PREPARE DRAFT DEEDS FROM EISENHOWER PROPERTY GROUP TO THE DISTRICT AND FROM LENNAR HOMES TO THE DISTRICT.	1.2
5/24/2017	VKB	REVIEW AND REPLY TO EMAILS RE: CONVEYANCE OF COMMON AREA TO CDD; REVIEW PLAT RE: SAME; REVIEW AND REVISE DEED RE: SAME.	0.6
5/24/2017	LB	OFFICE CONFERENCE WITH V. BABBAR RE DEED FOR PHASE 1 AND 2A PLAT; REVISE SPECIAL WARRANTY DEED FROM EISENHOWER PROPERTY GROUP TO THE DISTRICT.	0.3
5/25/2017	JMV	TELEPHONE CALL FROM T. STEWAT; REVIEW EMAILS FROM T. STEWART; DRAFT EMAIL TO T. STEWART.	0.6
5/30/2017	JMV	TELEPHONE CALL WITH T. STEWART.	0.3
5/31/2017	JMV	REVIEW PROPERTY RECORDS; REVIEW CDD PLAT.	0.6
5/31/2017	VKB	REVIEW AND REPLY TO EMAILS RE: PROPERTY BOUNDARIES AND PROPERTY APPRAISER INFORMATION.	0.7

June 21, 2017

Client: 001463

Matter: 000001

Invoice #: 14556

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
6/6/2017	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.3	
6/6/2017	LB	REVIEW AUDIT REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2016; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME; PREPARE EMAIL TO S. MATEVOSYAN, GRAU & ASSOCIATES, TRANSMITTING AUDIT RESPONSE LETTER.	0.6	
6/13/2017	JMV	PREPARE REQUISITION FORM; DRAFT EMAIL TO T. STEWART.	0.6	
Total Professional Services			9.3	\$2,439.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	5.9	\$1,799.50
VKB	Vivek K. Babbar	1.3	\$325.00
LB	Lynn Butler	2.1	\$315.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
5/22/2017	FEDEX- Federal Express-	\$12.34
5/26/2017	XPRESS DELIVERIES, LLC- Courier Service- Courier Service	\$28.50
5/31/2017	XPRESS DELIVERIES, LLC- Courier Service-	\$21.00
6/15/2017	Photocopies (16 @ \$0.15)	\$2.40
Total Disbursements		\$64.24



June 21, 2017  
Client: 001463  
Matter: 000001  
Invoice #: 14556

Page: 3

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Total Services	\$2,439.50
Total Disbursements	\$64.24
Total Current Charges	\$2,503.74

**PAY THIS AMOUNT**

**\$2,503.74**

*Please Include Invoice Number on all Correspondence*

Statement Date: 04/21/2017

Account: 211005443372

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

Current month's charges: -\$1,423.64  
Total amount due: -\$1,423.64  
Current month's charges due: DO NOT PAY

**Your Account Summary**

Previous Amount Due	\$43.84
Payment(s) Received Since Last Statement	-\$43.84
Current Month's Charges Due By 04/21/2017	-\$1,423.64
<b>Total Amount Due</b>	<b>-\$1,423.64</b>

APR 27 2017

**Go Green with renewable energy**

When you participate in our Renewable Energy<sup>SM</sup> program, you're joining others who support the use of cleaner renewable sources like the sun and biomass (plant materials) to produce electricity.



Visit [TampaElectric.com/Renewable](http://TampaElectric.com/Renewable) to learn more and sign up.

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



**Know what's below.  
Call before you dig.**

**Help us avoid service interruptions**

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/callbeforeyoudig](http://tampaelectric.com/callbeforeyoudig).

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

APR 27 2017

Account: 211005443372

Current month's charges: -\$1,423.64  
Total amount due: -\$1,423.64  
Current month's charges due: DO NOT PAY

Amount Enclosed \$

600000014673

00002341 01 AV 0.37 33607 FTECO104241723194210 00000 02 01000000 015 02 9444 002



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

6000000146732110054433720000001423643

## ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211005443372  
**Statement Date:** 04/21/2017  
**Current month's charges due** DO NOT PAY

### Details of Charges – Service from 03/21/2017 to 04/18/2017

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

**Rate Schedule: General Service - Non Demand**

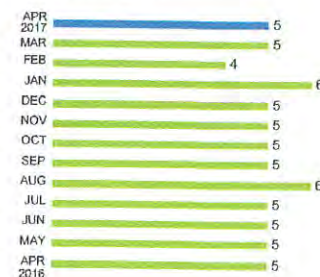
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C27376	04/18/2017	1,975		1,821		154 kWh	1	29 Days

Basic Service Charge		\$19.94
Energy Charge	154 kWh @ \$0.06216/kWh	\$9.57
Fuel Charge	154 kWh @ \$0.02956/kWh	\$4.55
Florida Gross Receipt Tax		\$0.87
<b>Electric Service Cost</b>		<b>\$34.93</b>
State Tax		\$2.78
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$37.71</b>
<b>Other Fees and Charges</b>		
Deposit Released		-\$1,453.00
Interest for Cash Security Deposit		-\$8.35
<b>Total Other Fees and Charges</b>		<b>-\$1,461.35</b>
<b>Total Current Month's Charges</b>		<b>-\$1,423.64</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Important Messages

#### Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.





## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 05/22/2017  
Account: 211005443372

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

**Current month's charges:** \$37.58  
**Total amount due:** -\$1,386.06  
**Current month's charges due:** DO NOT PAY

### Your Account Summary

Previous Amount Due	-\$1,423.64
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges Due By 05/22/2017</b>	<b>\$37.58</b>
<b>Total Amount Due</b>	<b>-\$1,386.06</b>

### Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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

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[youtube.com/tecoenergyinc](https://youtube.com/tecoenergyinc)

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

MAY 26 2017

Account: 211005443372

**Current month's charges:** \$37.58  
**Total amount due:** -\$1,386.06  
**Current month's charges due:** DO NOT PAY  
**Amount Enclosed** \$

600000020849

00002338 01 AV 0 37 33607 FTECO105231723254210 00000 02 01000000 015 02 9514 002



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



6000000208492110054433720000001386061

**Account:** 211005443372  
**Statement Date:** 05/22/2017  
**Current month's charges due** **DO NOT PAY**

**Details of Charges – Service from 04/19/2017 to 05/17/2017**

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

**Rate Schedule: General Service - Non Demand**

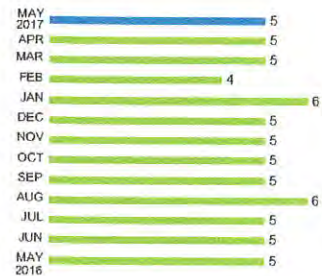
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C27376	05/17/2017	2,128		1,975		153 kWh	1	29 Days

Basic Service Charge		\$19.94
Energy Charge	153 kWh @ \$0.06216/kWh	\$9.51
Fuel Charge	153 kWh @ \$0.02956/kWh	\$4.52
Florida Gross Receipt Tax		\$0.87
<b>Electric Service Cost</b>		<b>\$34.84</b>
State Tax		\$2.77
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$37.61</b>
<b>Other Fees and Charges</b>		
Interest for Cash Security Deposit		-\$0.03
<b>Total Other Fees and Charges</b>		<b>-\$0.03</b>
<b>Total Current Month's Charges</b>		<b>\$37.58</b>

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil\* 47%  
-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.





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

Statement Date: 06/21/2017  
Account: 211005443372

Current month's charges: \$38.64  
Total amount due: -\$1,347.42  
Current month's charges due: DO NOT PAY

**Your Account Summary**

Previous Amount Due	- \$1,386.06
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 06/21/2017	\$38.64
<b>Total Amount Due</b>	<b>- \$1,347.42</b>



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for your home and business.

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211005443372

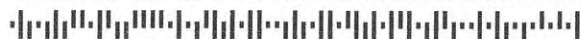
Current month's charges: \$38.64  
Total amount due: -\$1,347.42  
Current month's charges due: DO NOT PAY

Amount Enclosed \$

600000027465

JUN 28 2017

00003662 01 AV 0 37 33607 FTECO106231723373810 00000 02 01000000 013 02 10629 002



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

6000000274652110054433720000001347426

**Account:** 211005443372  
**Statement Date:** 06/21/2017  
**Current month's charges due** **DO NOT PAY**

**Details of Charges – Service from 05/18/2017 to 06/16/2017**

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

**Rate Schedule: General Service - Non Demand**

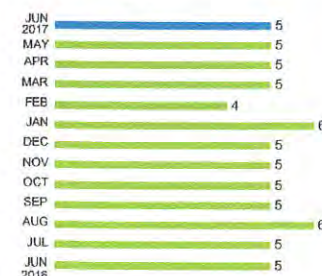
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
C27376	06/16/2017	2,292	2,128		164 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	164 kWh @ \$0.06216/kWh	\$10.19
Fuel Charge	164 kWh @ \$0.02956/kWh	\$4.85
Florida Gross Receipt Tax		\$0.90
<b>Electric Service Cost</b>		<b>\$35.88</b>
State Tax		\$2.85
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$38.73</b>
<b>Other Fees and Charges</b>		
Interest for Cash Security Deposit		-\$0.09
<b>Total Other Fees and Charges</b>		<b>-\$0.09</b>
<b>Total Current Month's Charges</b>		<b>\$38.64</b>

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



**Important Messages**

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-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.





## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 04/21/2017

Account: 211005443505

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



Current month's charges:	\$2,083.99
Total amount due:	\$2,083.99
Current month's charges due:	05/12/2017

### Your Account Summary

Previous Amount Due	\$2,115.25
Payment(s) Received Since Last Statement	-\$2,115.25
Current Month's Charges Due By 05/12/2017	\$2,083.99
<b>Total Amount Due</b>	<b>\$2,083.99</b>

APR 27 2017

### Go Green with renewable energy

When you participate in our Renewable Energy<sup>SM</sup> program, you're joining others who support the use of cleaner renewable sources like the sun and biomass (plant materials) to produce electricity.



Visit [TampaElectric.com/Renewable](http://TampaElectric.com/Renewable) to learn more and sign up.

Approved 5/4/2017 by ozhiriyakova

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**Know what's below.  
Call before you dig.**

### Help us avoid service interruptions

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

APR 27 2017

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

Account: 211005443505

Current month's charges:	\$2,083.99
Total amount due:	\$2,083.99
Current month's charges due:	05/12/2017

**Amount Enclosed** \$

687185232951

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

6871852329512110054435050000002083996



**Account:** 211005443505  
**Statement Date:** 04/21/2017  
**Current month's charges due** 05/12/2017



**Details of Charges – Service from 03/17/2017 to 04/17/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1056 kWh @ \$0.03224/kWh	\$34.05
Fixture & Maintenance Charge	44 Fixtures	\$933.24
Lighting Pole / Wire	44 Poles	\$947.32
Lighting Fuel Charge	1056 kWh @ \$0.02916/kWh	\$30.79
Florida Gross Receipt Tax		\$1.66
State Tax		\$136.93
<b>Lighting Charges</b>		<b>\$2,083.99</b>

**Total Current Month's Charges**

**\$2,083.99**

00000075-0000751-Page 5 of 18

Statement Date: 05/22/2017

Account: 211005443505

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



Current month's charges:	\$2,083.99
Total amount due:	\$2,083.99
Current month's charges due:	06/12/2017

**Your Account Summary**

Previous Amount Due	\$2,083.99
Payment(s) Received Since Last Statement	-\$2,083.99
Current Month's Charges Due By 06/12/2017	\$2,083.99
<b>Total Amount Due</b>	<b>\$2,083.99</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211005443505

Current month's charges:	\$2,083.99
Total amount due:	\$2,083.99
Current month's charges due:	06/12/2017
<b>Amount Enclosed</b>	<b>\$</b>

694592651132

MAY 25 2017

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 STATEMENT

tampaelectric.com



**Account:** 211005443505  
**Statement Date:** 05/22/2017  
**Current month's charges due** 06/12/2017



### Details of Charges – Service from 04/18/2017 to 05/16/2017

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 @ \$0.03224/kWh	\$34.05
Fixture & Maintenance Charge	44 Fixtures	\$933.24
Lighting Pole / Wire	44 Poles	\$947.32
Lighting Fuel Charge	1056 kWh @ \$0.02916/kWh	\$30.79
Florida Gross Receipt Tax		\$1.66
State Tax		\$136.93
<b>Lighting Charges</b>		<b>\$2,083.99</b>

**Total Current Month's Charges**

**\$2,083.99**

00000066-0000662-Page 5 of 18



## ACCOUNT STATEMENT

tampaelectric.com



JUN 26 2017

Statement Date: 06/21/2017

Account: 211005443505

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



Current month's charges:	\$2,083.99
Total amount due:	\$2,083.99
Current month's charges due:	07/12/2017

### Your Account Summary

Previous Amount Due	\$2,083.99
Payment(s) Received Since Last Statement	-\$2,083.99
Current Month's Charges Due By 07/12/2017	\$2,083.99
<b>Total Amount Due</b>	<b>\$2,083.99</b>

53100  
4301



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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$2,083.99
Total amount due:	\$2,083.99
Current month's charges due:	07/12/2017

**Amount Enclosed** \$

689654388789

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:** 06/21/2017  
**Current month's charges due** 07/12/2017



**Details of Charges – Service from 05/17/2017 to 06/15/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1056 kWh @ \$0.03224/kWh	\$34.05
Fixture & Maintenance Charge	44 Fixtures	\$933.24
Lighting Pole / Wire	44 Poles	\$947.32
Lighting Fuel Charge	1056 kWh @ \$0.02916/kWh	\$30.79
Florida Gross Receipt Tax		\$1.66
State Tax		\$136.93
<b>Lighting Charges</b>		<b>\$2,083.99</b>

**Total Current Month's Charges**

**\$2,083.99**

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-Coal	41%
-Purchased Power	12%
*Oil makes up less than	1%.



## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 04/21/2017

Account: 211005443687

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



Current month's charges:	\$1,536.98
Total amount due:	\$1,536.98
Current month's charges due:	05/12/2017

### Your Account Summary

Previous Amount Due	\$1,560.03
Payment(s) Received Since Last Statement	-\$1,560.03
Current Month's Charges Due By 05/12/2017	\$1,536.98
<b>Total Amount Due</b>	<b>\$1,536.98</b>

APR 27 2017

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Approved 5/4/2017 by ozhiyakova

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443687

Current month's charges:	\$1,536.98
Total amount due:	\$1,536.98
Current month's charges due:	05/12/2017

Amount Enclosed \$

687185232952

APR 27 2017

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:** 04/21/2017  
**Current month's charges due** 05/12/2017



**Details of Charges – Service from 03/17/2017 to 04/17/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	840 kWh @ \$0.03224/kWh	\$27.08
Fixture & Maintenance Charge	42 Fixtures	\$378.42
Lighting Pole / Wire	42 Poles	\$1004.64
Lighting Fuel Charge	840 kWh @ \$0.02916/kWh	\$24.49
Florida Gross Receipt Tax		\$1.32
State Tax		\$101.03
<b>Lighting Charges</b>		<b>\$1,536.98</b>

**Total Current Month's Charges**

**\$1,536.98**

00000075-0000755- Page 13 of 18



## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 05/22/2017

Account: 211005443687

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



Current month's charges:	\$1,536.98
Total amount due:	\$1,536.98
Current month's charges due:	06/12/2017

### Your Account Summary

Previous Amount Due	\$1,536.98
Payment(s) Received Since Last Statement	-\$1,536.98
Current Month's Charges Due By 06/12/2017	\$1,536.98
<b>Total Amount Due</b>	<b>\$1,536.98</b>

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443687

Current month's charges:	\$1,536.98
Total amount due:	\$1,536.98
Current month's charges due:	06/12/2017

Amount Enclosed \$

694592651133

MAY 25 2017

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

6945926511332110054436870000001536987



**Account:** 211005443687  
**Statement Date:** 05/22/2017  
**Current month's charges due** 06/12/2017



**Details of Charges – Service from 04/18/2017 to 05/16/2017**

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 @ \$0.03224/kWh	\$27.08
Fixture & Maintenance Charge	42 Fixtures	\$378.42
Lighting Pole / Wire	42 Poles	\$1004.64
Lighting Fuel Charge	840 kWh @ \$0.02916/kWh	\$24.49
Florida Gross Receipt Tax		\$1.32
State Tax		\$101.03
<b>Lighting Charges</b>		<b>\$1,536.98</b>

**Total Current Month's Charges**

**\$1,536.98**

00000066-0000666-Page 13 of 18

JUN 26 2017

Statement Date: 06/21/2017

Account: 211005443687

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

Current month's charges:	\$1,536.98
Total amount due:	\$1,536.98
Current month's charges due:	07/12/2017

**Your Account Summary**

Previous Amount Due	\$1,536.98
Payment(s) Received Since Last Statement	-\$1,536.98
Current Month's Charges Due By 07/12/2017	\$1,536.98
<b>Total Amount Due</b>	<b>\$1,536.98</b>

531.00  
43.01



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211005443687

Current month's charges:	\$1,536.98
Total amount due:	\$1,536.98
Current month's charges due:	07/12/2017

**Amount Enclosed** \$

689654388790

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

6896543887902110054436870000001536989

**Account:** 211005443687  
**Statement Date:** 06/21/2017  
**Current month's charges due** 07/12/2017



**Details of Charges – Service from 05/17/2017 to 06/15/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	840 kWh @ \$0.03224/kWh	\$27.08
Fixture & Maintenance Charge	42 Fixtures	\$378.42
Lighting Pole / Wire	42 Poles	\$1004.64
Lighting Fuel Charge	840 kWh @ \$0.02916/kWh	\$24.49
Florida Gross Receipt Tax		\$1.32
State Tax		\$101.03
<b>Lighting Charges</b>		<b>\$1,536.98</b>

**Total Current Month's Charges**

**\$1,536.98**

**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil\* 47%  
-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.



## ACCOUNT STATEMENT

tampaelectric.com



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

Statement Date: 04/21/2017

Account: 211005443919

Current month's charges:	\$2,320.80
Total amount due:	\$2,320.80
Current month's charges due:	05/12/2017

### Your Account Summary

Previous Amount Due	\$2,355.61
Payment(s) Received Since Last Statement	-\$2,355.61
Current Month's Charges Due By 05/12/2017	\$2,320.80
<b>Total Amount Due</b>	<b>\$2,320.80</b>

APR 27 2017

### Go Green with renewable energy

When you participate in our Renewable Energy<sup>SM</sup> program, you're joining others who support the use of cleaner renewable sources like the sun and biomass (plant materials) to produce electricity.

Visit [TampaElectric.com/Renewable](http://TampaElectric.com/Renewable) to learn more and sign up.



Approved 5/4/2017 by ozhiryakova

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



**Know what's below.  
Call before you dig.**

### Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/callbeforeyoudig](http://tampaelectric.com/callbeforeyoudig).

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



Account: 211005443919

Current month's charges:	\$2,320.80
Total amount due:	\$2,320.80
Current month's charges due:	05/12/2017

**Amount Enclosed** \$

687185232953

APR 27 2017

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:** 04/21/2017  
**Current month's charges due** 05/12/2017



**Details of Charges – Service from 03/17/2017 to 04/17/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1176 kWh @ \$0.03224/kWh	\$37.91
Fixture & Maintenance Charge	49 Fixtures	\$1039.29
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1176 kWh @ \$0.02916/kWh	\$34.29
Florida Gross Receipt Tax		\$1.85
State Tax		\$152.49
<b>Lighting Charges</b>		<b>\$2,320.80</b>

**Total Current Month's Charges**

**\$2,320.80**

00000075-0000757- Page 17 of 18



## ACCOUNT STATEMENT

tampaelectric.com



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

Statement Date: 05/22/2017  
Account: 211005443919

Current month's charges:	\$2,320.80
Total amount due:	\$2,320.80
Current month's charges due:	06/12/2017

### Your Account Summary

Previous Amount Due	\$2,320.80
Payment(s) Received Since Last Statement	-\$2,320.80
Current Month's Charges Due By 06/12/2017	\$2,320.80
<b>Total Amount Due</b>	<b>\$2,320.80</b>

### Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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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:	\$2,320.80
Total amount due:	\$2,320.80
Current month's charges due:	06/12/2017

Amount Enclosed

\$

694592651134

MAY 25 2017

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

6945926511342110054439190000002320808

## ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211005443919  
**Statement Date:** 05/22/2017  
**Current month's charges due** 06/12/2017



### Details of Charges – Service from 04/18/2017 to 05/16/2017

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 @ \$0.03224/kWh	\$37.91
Fixture & Maintenance Charge	49 Fixtures	\$1039.29
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1176 kWh @ \$0.02916/kWh	\$34.29
Florida Gross Receipt Tax		\$1.85
State Tax		\$152.49
<b>Lighting Charges</b>		<b>\$2,320.80</b>

**Total Current Month's Charges**

**\$2,320.80**

00000066-0000666- Page 17 of 18



JUN 26 2017

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

Statement Date: 06/21/2017

Account: 211005443919

Current month's charges:	\$2,320.80
Total amount due:	\$2,320.80
Current month's charges due:	07/12/2017

**Your Account Summary**

Previous Amount Due	\$2,320.80
Payment(s) Received Since Last Statement	-\$2,320.80
<b>Current Month's Charges Due By 07/12/2017</b>	<b>\$2,320.80</b>
<b>Total Amount Due</b>	<b>\$2,320.80</b>

531.00  
4301

**Zap Cap**  
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Advanced surge protection  
for your home and business.

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**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** 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:	\$2,320.80
Total amount due:	\$2,320.80
Current month's charges due:	07/12/2017

**Amount Enclosed** \$

689654388791

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:** 06/21/2017  
**Current month's charges due** 07/12/2017



**Details of Charges – Service from 05/17/2017 to 06/15/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1176 kWh @ \$0.03224/kWh	\$37.91
Fixture & Maintenance Charge	49 Fixtures	\$1039.29
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1176 kWh @ \$0.02916/kWh	\$34.29
Florida Gross Receipt Tax		\$1.85
State Tax		\$152.49

**Lighting Charges** **\$2,320.80**

**Total Current Month's Charges** **\$2,320.80**

**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil*	47%
-Coal	41%
-Purchased Power	12%
*Oil makes up less than	1%.

100000064-0000663- Page 3 of 18

## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 04/21/2017

Account: 221000718207

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



Current month's charges:	\$555.80
Total amount due:	\$555.80
Current month's charges due:	05/12/2017

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 05/12/2017	\$555.80
<b>Total Amount Due</b>	<b>\$555.80</b>

APR 27 2017

### Go Green with renewable energy

When you participate in our Renewable Energy<sup>SM</sup> program, you're joining others who support the use of cleaner renewable sources like the sun and biomass (plant materials) to produce electricity.

Visit [TampaElectric.com/Renewable](http://TampaElectric.com/Renewable) to learn more and sign up.



Approved 5/4/2017 by ozhiryakova

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**Know what's below.  
Call before you dig.**

### Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/callbeforeyoudig](http://tampaelectric.com/callbeforeyoudig).

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

APR 27 2017

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

Account: 221000718207

Current month's charges:	\$555.80
Total amount due:	\$555.80
Current month's charges due:	05/12/2017

Amount Enclosed \$

685950662790

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

**Account:** 221000718207  
**Statement Date:** 04/21/2017  
**Current month's charges due** 05/12/2017



**Details of Charges – Service from 03/28/2017 to 04/17/2017**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 21 days**

Lighting Energy Charge	84 kWh @ \$0.03224/kWh	\$2.71
Fixture & Maintenance Charge	5 Fixtures	\$74.24
Lighting Pole / Wire	5 Poles	\$75.36
Lighting Fuel Charge	84 kWh @ \$0.02916/kWh	\$2.45
Florida Gross Receipt Tax		\$0.13
State Tax		\$10.91

**Lighting Charges** **\$165.80**

**Other Fees and Charges**

Electric Security Deposit \$390.00

**Total Other Fees and Charges** **\$390.00**

**Total Current Month's Charges** **\$555.80**

**Important Messages**

**Welcome to Tampa Electric!**

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

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## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 05/22/2017

Account: 221000718207

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



Current month's charges:	\$236.83
Total amount due:	\$236.83
Current month's charges due:	06/12/2017

### Your Account Summary

Previous Amount Due	\$555.80
Payment(s) Received Since Last Statement	-\$555.80
Current Month's Charges Due By 06/12/2017	\$236.83
<b>Total Amount Due</b>	<b>\$236.83</b>

### Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



00000066-0000663-Page 7 of 18

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

### Follow us and we'll keep you posted



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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000718207

Current month's charges:	\$236.83
Total amount due:	\$236.83
Current month's charges due:	06/12/2017

Amount Enclosed \$

605703782532

MAY 25 2017

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 STATEMENT

tampaelectric.com



**Account:** 221000718207  
**Statement Date:** 05/22/2017  
**Current month's charges due** 06/12/2017



### Details of Charges – Service from 04/18/2017 to 05/16/2017

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 @ \$0.03224/kWh	\$3.87
Fixture & Maintenance Charge	5 Fixtures	\$106.05
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	120 kWh @ \$0.02916/kWh	\$3.50
Florida Gross Receipt Tax		\$0.19
State Tax		\$15.57
<b>Lighting Charges</b>		<b>\$236.83</b>
<b>Other Fees and Charges</b>		
Deposit Payment(Receipt #100000579257*)		-\$390.00
Keep this receipt as proof of payment for deposit		
<b>Total Other Fees and Charges</b>		<b>\$0.00</b>

**Total Current Month's Charges**

**\$236.83**

00000066-0000664- Page 3 of 18



JUN 26 2017

Statement Date: 06/21/2017

Account: 221000718207

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

Current month's charges:	\$236.83
Total amount due:	\$236.83
Current month's charges due:	07/12/2017

**Your Account Summary**

Previous Amount Due	\$236.83
Payment(s) Received Since Last Statement	-\$236.83
Current Month's Charges Due By 07/12/2017	\$236.83
<b>Total Amount Due</b>	<b>\$236.83</b>

53100  
4301



A TAMPA ELECTRIC PROGRAM

Advanced surge protection  
for your home and business.

**877 SURGE 22 (877-787-4322)**

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221000718207

Current month's charges:	\$236.83
Total amount due:	\$236.83
Current month's charges due:	07/12/2017

**Amount Enclosed** \$

620518603523

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:** 221000718207  
**Statement Date:** 06/21/2017  
**Current month's charges due** 07/12/2017



**Details of Charges – Service from 05/17/2017 to 06/15/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	120 kWh @ \$0.03224/kWh	\$3.87
Fixture & Maintenance Charge	5 Fixtures	\$106.05
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	120 kWh @ \$0.02916/kWh	\$3.50
Florida Gross Receipt Tax		\$0.19
State Tax		\$15.57
<b>Lighting Charges</b>		<b>\$236.83</b>

**Total Current Month's Charges**

**\$236.83**

**Important Messages**

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**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil\* 47%  
-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.

00000064-0000661-Page 5 of 18



## ACCOUNT STATEMENT

tampaelectric.com



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

Statement Date: 04/21/2017  
Account: 221000778375

Current month's charges:	\$317.44
Total amount due:	\$317.44
Current month's charges due:	05/12/2017

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 05/12/2017	\$317.44
<b>Total Amount Due</b>	<b>\$317.44</b>

APR 27 2017

### Go Green with renewable energy

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Approved 5/4/2017 by ozhiryakova

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Call before you dig.**

### Help us avoid service interruptions

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

APR 27 2017

#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000778375

Current month's charges:	\$317.44
Total amount due:	\$317.44
Current month's charges due:	05/12/2017
<b>Amount Enclosed</b>	<b>\$</b>

664963010230

00004168 02 AV 0 37 33607 FTECO104221703001810 00000 04 01000000 010 05 21720 004



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 STATEMENT

tampaelectric.com



**Account:** 221000778375  
**Statement Date:** 04/21/2017  
**Current month's charges due** 05/12/2017

### Details of Charges – Service from 03/30/2017 to 04/18/2017

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	04/18/2017	273		0		273 kWh	1	20 Days
Basic Service Charge						\$13.29	<a href="#">Tampa Electric Usage History</a> Kilowatt-Hours Per Day (Average) <small>APR 2017</small>  14	
Energy Charge						273 kWh @ \$0.06216/kWh \$16.97		
Fuel Charge						273 kWh @ \$0.02956/kWh \$8.07		
Florida Gross Receipt Tax						\$0.98		
<b>Electric Service Cost</b>						<b>\$39.31</b>		
State Tax						\$3.13		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$42.44</b>	
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$200.00		
Elec Connection Chrg Same						\$75.00		
<b>Total Other Fees and Charges</b>							<b>\$275.00</b>	
<b>Total Current Month's Charges</b>							<b>\$317.44</b>	

### Important Messages

#### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.



## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 05/22/2017

Account: 221000778375

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

Current month's charges:	\$200.91
Total amount due:	\$200.91
Current month's charges due:	06/12/2017

### Your Account Summary

Previous Amount Due	\$317.44
Payment(s) Received Since Last Statement	-\$317.44
Current Month's Charges Due By 06/12/2017	\$200.91
<b>Total Amount Due</b>	<b>\$200.91</b>

### Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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### Follow us and we'll keep you posted



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[facebook.com/tampaelectric](https://facebook.com/tampaelectric)



[youtube.com/tecoenergyinc](https://youtube.com/tecoenergyinc)

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:	\$200.91
Total amount due:	\$200.91
Current month's charges due:	06/12/2017

Amount Enclosed \$

605703782534

MAY 25 2017

00004872 02 AV 0 37 33607 FTECO105221723525210 00000 02 01000000 003 03 11846 004



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

6057037825342210007783750000000200914

## ACCOUNT STATEMENT

tampaelectric.com



**Account:** 221000778375  
**Statement Date:** 05/22/2017  
**Current month's charges due** 06/12/2017

### Details of Charges – Service from 04/19/2017 to 05/17/2017

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	05/17/2017	2,034		273		1,761 kWh	1	29 Days

Basic Service Charge		\$19.94
Energy Charge	1,761 kWh @ \$0.06216/kWh	\$109.46
Fuel Charge	1,761 kWh @ \$0.02956/kWh	\$52.06
Florida Gross Receipt Tax		\$4.65
<b>Electric Service Cost</b>		<b>\$186.11</b>
State Tax		\$14.80

**Total Electric Cost, Local Fees and Taxes**

**\$200.91**

#### Other Fees and Charges

Deposit Payment(Receipt #100000594069\*) -\$200.00

Keep this receipt as proof of payment for deposit

**Total Other Fees and Charges**

**\$0.00**

**Total Current Month's Charges**

**\$200.91**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00004872-0010413-Page 3 of 8





## ACCOUNT STATEMENT

tampaelectric.com



JUN 26 2017

Statement Date: 06/21/2017  
Account: 221000778375

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

Current month's charges:	\$346.94
Total amount due:	\$346.94
Current month's charges due:	07/12/2017

### Your Account Summary

Previous Amount Due	\$200.91
Payment(s) Received Since Last Statement	-\$200.91
Current Month's Charges Due By 07/12/2017	\$346.94
<b>Total Amount Due</b>	<b>\$346.94</b>

53180  
4301



A TAMPA ELECTRIC PROGRAM

Advanced surge protection  
for your home and business.

**877 SURGE 22 (877-787-4322)**

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 natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** 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:	\$346.94
Total amount due:	\$346.94
Current month's charges due:	07/12/2017
Amount Enclosed	\$

672370447137



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

6723704471372210007783750000000346944

**Account:** 221000778375  
**Statement Date:** 06/21/2017  
**Current month's charges due** 07/12/2017

**Details of Charges – Service from 05/18/2017 to 06/16/2017**

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	06/16/2017	5,233		2,034		3,199 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	3,199 kWh @ \$0.06216/kWh	\$198.85
Fuel Charge	3,199 kWh @ \$0.02956/kWh	\$94.56
Florida Gross Receipt Tax		\$8.03
<b>Electric Service Cost</b>		<b>\$321.38</b>
State Tax		\$25.56

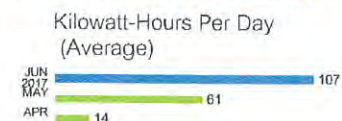
**Total Electric Cost, Local Fees and Taxes**

**\$346.94**

**Total Current Month's Charges**

**\$346.94**

**Tampa Electric Usage History**



**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil*	47%
-Coal	41%
-Purchased Power	12%
*Oil makes up less than	1%.





## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 04/21/2017

Account: 221000778391

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

Current month's charges:	\$274.29
Total amount due:	\$274.29
Current month's charges due:	05/12/2017

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 05/12/2017	\$274.29
<b>Total Amount Due</b>	<b>\$274.29</b>

APR 27 2017

### Go Green with renewable energy

When you participate in our Renewable Energy<sup>SM</sup> program, you're joining others who support the use of cleaner renewable sources like the sun and biomass (plant materials) to produce electricity.



Visit [TampaElectric.com/Renewable](http://TampaElectric.com/Renewable) to learn more and sign up.

Approved 5/4/2017 by ozhiryakova

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



**Know what's below.  
Call before you dig.**

### Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/callbeforeyoudig](http://tampaelectric.com/callbeforeyoudig).

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:	\$274.29
Total amount due:	\$274.29
Current month's charges due:	05/12/2017
<b>Amount Enclosed</b>	<b>\$</b>

664963010231

APR 27 2017



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 STATEMENT

tampaelectric.com



**Account:** 221000778391  
**Statement Date:** 04/21/2017  
**Current month's charges due** 05/12/2017

### Details of Charges – Service from 03/30/2017 to 04/18/2017

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	04/18/2017	242		0		242 kWh	1	20 Days
Basic Service Charge						\$13.29	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>APR 2017</div><div></div><div>12</div></div>	
Energy Charge						242 kWh @ \$0.06216/kWh \$15.04		
Fuel Charge						242 kWh @ \$0.02956/kWh \$7.15		
Florida Gross Receipt Tax						\$0.91		
<b>Electric Service Cost</b>						<b>\$36.39</b>		
State Tax						\$2.90		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$39.29</b>		
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$160.00		
Elec Connection Chrg Same						\$75.00		
<b>Total Other Fees and Charges</b>						<b>\$235.00</b>		
<b>Total Current Month's Charges</b>						<b>\$274.29</b>		

### Important Messages

#### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.



## ACCOUNT STATEMENT

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Statement Date: 05/22/2017  
Account: 221000778391

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

Current month's charges:	\$330.69
Total amount due:	\$330.69
Current month's charges due:	06/12/2017

### Your Account Summary

Previous Amount Due	\$274.29
Payment(s) Received Since Last Statement	-\$274.29
Current Month's Charges Due By 06/12/2017	\$330.69
<b>Total Amount Due</b>	<b>\$330.69</b>

### Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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

### Follow us and we'll keep you posted



[twitter.com/tampaelectric](https://twitter.com/tampaelectric)



[facebook.com/tampaelectric](https://facebook.com/tampaelectric)



[youtube.com/tecoenergyinc](https://youtube.com/tecoenergyinc)

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:	\$330.69
Total amount due:	\$330.69
Current month's charges due:	06/12/2017
Amount Enclosed	\$

605703782535

MAY 25 2017

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 STATEMENT

tampaelectric.com



**Account:** 221000778391  
**Statement Date:** 05/22/2017  
**Current month's charges due** 06/12/2017

### Details of Charges – Service from 04/19/2017 to 05/17/2017

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	05/17/2017	3,281		242		3,039 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						3,039 kWh @ \$0.06216/kWh \$188.90		
Fuel Charge						3,039 kWh @ \$0.02956/kWh \$89.83		
Florida Gross Receipt Tax						\$7.66		
<b>Electric Service Cost</b>						<b>\$306.33</b>		
State Tax						\$24.36		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$330.69</b>		
<b>Other Fees and Charges</b>								
Deposit Payment(Receipt #100000587068*)						-\$160.00		
Keep this receipt as proof of payment for deposit								
<b>Total Other Fees and Charges</b>						<b>\$0.00</b>		
<b>Total Current Month's Charges</b>						<b>\$330.69</b>		

00004872-0010415- Page 7 of 8





## ACCOUNT STATEMENT

tampaelectric.com



JUN 26 2017

Statement Date: 06/21/2017

Account: 221000778391

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

Current month's charges:	\$528.42
Total amount due:	\$528.42
Current month's charges due:	07/12/2017

### Your Account Summary

Previous Amount Due	\$330.69
Payment(s) Received Since Last Statement	-\$330.69
Current Month's Charges Due By 07/12/2017	\$528.42
<b>Total Amount Due</b>	<b>\$528.42</b>

53100  
4301



A TAMPA ELECTRIC PROGRAM

Advanced surge protection  
for your home and business.

**877 SURGE 22 (877-787-4322)**

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 natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/business](http://tampaelectric.com/business) 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:	\$528.42
Total amount due:	\$528.42
Current month's charges due:	07/12/2017

Amount Enclosed \$

672370447138

00005332 02 AV 0 37 33607 FTECO106221700071710 00000 02 01000000 004 03 12280 004



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

6723704471382210007783910000000528421

**Account:** 221000778391  
**Statement Date:** 06/21/2017  
**Current month's charges due** 07/12/2017

**Details of Charges – Service from 05/18/2017 to 06/16/2017**

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

**Rate Schedule: General Service - Non Demand**

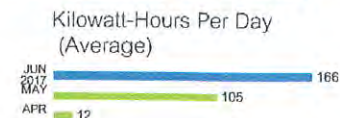
Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K92459	06/16/2017	8,267		3,281		4,986 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	4,986 kWh @ \$0.06216/kWh	\$309.93
Fuel Charge	4,986 kWh @ \$0.02956/kWh	\$147.39
Florida Gross Receipt Tax		\$12.24
<b>Electric Service Cost</b>		<b>\$489.50</b>
State Tax		\$38.92
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$528.42</b>

**Total Current Month's Charges** **\$528.42**

**Tampa Electric Usage History**



**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil\* 47%
- Coal 41%
- Purchased Power 12%
- \*Oil makes up less than 1%.







**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 #
6/30/2017	10-73043

Invoice Created By


JThomas

**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	Lawn Maintenance - Mow, edge, weed eat, trim bushes, and pull weeds pro-rated for the end of the month of June			3,677.73		3,677.73
						

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.

<b>Total</b>	\$3,677.73
Payments/Credits	\$0.00
<b>Balance Due</b>	\$3,677.73






**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jean Mitotes** 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 Meeting** was published in **Tampa Bay Times: 5/14/17**, in said newspaper in the issues of **Baylink Hillsborough**

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 05/14/2017.

  
\_\_\_\_\_  
Signature of Notary Public

Personally known 1 or produced identification

Type of identification produced \_\_\_\_\_



**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of The Carlton Lakes Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Monday, May 22, 2017 at 1:00 p.m., at **Meritus, 2005 Pan Am Circle Suite 120, Tampa, FL 33607**.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb  
District Manager

Publication Date(s): 05/14/2017

434550



# Carlton Lakes Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2017



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



Meritus Corp  
Carlton Lakes CDD

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE MONTH ENDED June 30, 2017**

---

1. Expense line 51300/4801 Legal Advertising: Budget for FY17 -\$1,000.00 – 1,169.68 expense incurred for FY 17. Budget needed
2. Expense line 51300/4901 Bank Fees: Budget for FY17 -\$250.00 – 281.76 expense incurred for FY 17. Budget needed
3. Expense line 51300/4901 Dues, Licenses & Fees: Budget for FY17 -\$175.00 – 175.00 expense incurred for FY 17. Budget needed
4. Expense line 53100/4301 Electric Utility Services: Budget for FY17 -\$25,000.00 – 55,468.56 expense incurred for FY 17. Budget needed
5. Expense line 53100/4310 Decorative Light Maintenance: Budget for FY17 -\$0.00 – 5,941.77 expense incurred for FY 17. Budget needed.
  
6. DS Revenue Special Assessments Line 1003 budget needed.
7. DS Revenue Interest Line 1001 budget needed.
8. DS Payments Principal Payments Line 7001 budget needed.

These notes are to be read in conjunction with the attached compilation report.

# Carlton Lakes Community Development District

## Balance Sheet

As of 6/30/2017  
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Projects- Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	89,153	0	0	0	0	89,153
Accounts Receivable - Other	0	0	0	0	0	0
Investments-Revenue Account 2015	0	0	0	0	0	0
Investments-Reserve 2015	0	0	0	0	0	0
Investments-Interest 2015	0	0	0	0	0	0
Investments-Prepayment 2015	0	0	0	0	0	0
Investments-Subaccount of Construction 2015	0	0	0	0	0	0
Investments-Cost of Issuance 2015	0	0	0	0	0	0
Investments-Principal Account-Series 2006	0	0	0	0	0	0
Investments-Cost of Issuance Account-Series 2006	0	0	0	0	0	0
Investments-Capitalized Interest 2013	0	0	0	0	0	0
Investments-Revenue Acct-Series 2017	0	0	0	0	0	7
Investments-Interest Account-Series 2017	0	0	0	0	0	83,438
Debt Service-DSR Fund-Series 2017	0	0	0	0	0	103,845
Capital Projects-Series 2017 ACQ&CONS	0	0	0	0	0	19,905
Capital Projects-Series 2017 COI	0	0	0	0	0	77
Debt Service- Amenity Centr Series 2017	0	0	0	0	0	1,985,018
Investments-Subaccount of Construction 2015	0	0	19	0	0	19
Investments-Revenue Series 2015	0	3,398	0	0	0	3,398
Investments-Reserve Series 2015	0	610,819	0	0	0	610,819
Investments-Interest Series 2015	0	242,808	0	0	0	242,808
Investments-Prepayment Series 2015	0	434,685	0	0	0	434,685
Prepaid Items	0	0	0	0	0	0
Deposits	1,530	0	0	0	0	1,530
Construction Work In Progress	0	0	0	8,130,887	0	8,130,887
Amount Available-Debt Service	0	0	0	0	1,568,253	1,568,253

# Carlton Lakes Community Development District

## Balance Sheet

As of 6/30/2017

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Projects- Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Amount To Be Provided-Debt Service	0	0	0	0	6,984,193	6,984,193
Total Assets	<u>90,683</u>	<u>1,291,710</u>	<u>19</u>	<u>8,130,887</u>	<u>8,552,445</u>	<u>20,258,033</u>
Liabilities						
Accounts Payable	935	0	0	0	0	935
Revenue Bonds Payable-Series 2015	0	0	0	0	8,552,445	8,552,445
Total Liabilities	<u>935</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,552,445</u>	<u>8,553,380</u>
Fund Equity & Other Credits						
Investment In General Fixed Assets	0	0	0	8,130,887	0	8,130,887
Other	<u>89,748</u>	<u>1,291,710</u>	<u>19</u>	<u>0</u>	<u>0</u>	<u>3,573,767</u>
Total Fund Equity & Other Credits	<u>89,748</u>	<u>1,291,710</u>	<u>19</u>	<u>8,130,887</u>	<u>0</u>	<u>11,704,654</u>
Total Liabilities & Fund Equity	<u>90,683</u>	<u>1,291,710</u>	<u>19</u>	<u>8,130,887</u>	<u>8,552,445</u>	<u>20,258,033</u>

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0	151,873	151,873	0 %
Contributions & Donations From Private Sources				
Developer Contributions	224,600	61,765	(162,835)	(73)%
Total Revenues	224,600	213,638	(10,962)	(5)%
Expenditures				
Financial & Administrative				
District Manager	33,750	22,500	11,250	33 %
District Engineer	7,500	3,326	4,174	56 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,500	4,041	1,459	27 %
Auditing Services	5,000	2,523	2,477	50 %
Postage, Phone, Faxes, Copies	1,000	84	916	92 %
Public Officials Insurance	1,900	0	1,900	100 %
Legal Advertising	1,000	1,170	(170)	(17)%
Bank Fees	250	282	(32)	(13)%
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	0	250	100 %
Legal Counsel				
District Counsel	20,000	9,864	10,136	51 %
Electric Utility Services				
Electric Utility Services	25,000	55,469	(30,469)	(122)%
Decorative Light Maintenance	0	5,942	(5,942)	0 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,500	91	2,409	96 %
Other Physical Environment				
Waterway Management Program	7,750	842	6,908	89 %
Property & Casualty Insurance	7,000	0	7,000	100 %
Club Facility Maintenance	7,500	0	7,500	100 %
Landscape Maintenance - Contract	53,025	0	53,025	100 %
Landscape Maintenance - Other	10,000	0	10,000	100 %
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	224,600	106,307	118,293	53 %
Excess Of Revenues Over (Under) Expenditures	0	107,330	107,330	0 %
Fund Balance, Beginning of Period	0	(17,582)	(17,582)	0 %
Fund Balance, End of Period	0	89,748	89,748	0 %



# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service - Series 2015  
From 10/1/2016 Through 6/30/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Prepayments	0	443,671	443,671	0 %
Interest Earnings				
Interest Earnings	0	1,260	1,260	0 %
Capitalized Interest	482,963	0	(482,963)	(100)%
Total Revenues	482,963	444,931	(38,032)	(8)%
Expenditures				
Debt Service Payments				
Interest-Series 2015	482,962	487,609	(4,647)	(1)%
Principal-Series 2015	0	5,000	(5,000)	0 %
Total Expenditures	482,962	492,609	(9,647)	(3)%
Excess Of Revenues Over (Under) Expenditures	1	(47,679)	(47,680)	(4,767,986)%
Fund Balance, Beginning of Period	0	1,339,388	1,339,388	0 %
Fund Balance, End of Period	1	1,291,710	1,291,709	129,170,855 %

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2017  
From 10/1/2016 Through 6/30/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	83	83	0 %
Total Revenues	0	83	83	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,337,848	(1,337,848)	0 %
Total Expenditures	0	1,337,848	(1,337,848)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	3,643,621	3,643,621	0 %
Total Other Financing Sources	0	3,643,621	3,643,621	0 %
Excess Of Revenues Over (Under) Expenditures	0	2,305,856	2,305,856	0 %
Fund Balance, End of Period	0	2,305,856	2,305,856	0 %

# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects- Series 2015  
From 10/1/2016 Through 6/30/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	97	97	0 %
Total Revenues	0	97	97	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	112,098	(112,098)	0 %
Total Expenditures	0	112,098	(112,098)	0 %
Excess Of Revenues Over (Under) Expenditures	0	(112,001)	(112,001)	0 %
Fund Balance, Beginning of Period	0	112,020	112,020	0 %
Fund Balance, End of Period	0	19	19	0 %



# Carlton Lakes Community Development District

## Statement of Revenues and Expenditures

303 - Capital Project - Series 2017  
From 10/1/2016 Through 6/30/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	14	14	0 %
Total Revenues	0	14	14	0 %
Expenditures				
Financial & Administrative				
District Manager	0	33,500	(33,500)	0 %
District Engineer	0	2,014	(2,014)	0 %
Trustees Fees	0	10,525	(10,525)	0 %
Bond Counsel	0	83,000	(83,000)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	114,906	(114,906)	0 %
Total Expenditures	0	279,444	(279,444)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	165,864	165,864	0 %
Total Other Financing Sources	0	165,864	165,864	0 %
Excess Of Revenues Over (Under) Expenditures	0	(113,566)	(113,566)	0 %
Fund Balance, End of Period	0	(113,566)	(113,566)	0 %

Carlton Lakes Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/2017  
Reconciliation Date: 6/30/2017  
Status: Open

Bank Balance	104,688.46
Less Outstanding Checks/Vouchers	9,599.48
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(5,977.97)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	89,111.01
Balance Per Books	<u>89,111.01</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: 06/30/2017

Reconciliation Date: 6/30/2017

Status: Open

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1020	3/2/2016	System Generated Check/Voucher	41.78	Times Publishing Company
1020	3/2/2016	System Generated Check/Voucher	(41.78)	Times Publishing Company
1105	6/23/2017	System Generated Check/Voucher	2,503.74	Straley & Robin
1107	6/30/2017	System Generated Check/Voucher	2,083.99	Tampa Electric Company
1108	6/30/2017	System Generated Check/Voucher	1,536.98	Tampa Electric Company
1109	6/30/2017	System Generated Check/Voucher	2,320.80	Tampa Electric Company
1110	6/30/2017	System Generated Check/Voucher	236.83	Tampa Electric Company
1111	6/30/2017	System Generated Check/Voucher	346.94	Tampa Electric Company
1112	6/30/2017	System Generated Check/Voucher	528.42	Tampa Electric Company
Outstanding Checks/Vouchers			9,557.70	

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

JUL 06 2017

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36/F00/0175/0/42

06/30/2017  
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## Account Statement

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

Questions? Please call  
1-800-786-8787

Is it time to make a personal commitment to improve your financial health?  
Then it's time to take action.  
Join us at OnUp.com to learn how to move from financial stress to confidence.

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		06/01/2017 - 06/30/2017

Description	Amount	Description	Amount
Beginning Balance	\$106,859.31	Average Balance	\$106,393.81
Deposits/Credits	\$11,274.00	Average Collected Balance	\$105,811.75
Checks	\$13,421.20	Number of Days in Statement Period	30
Withdrawals/Debits	\$23.65		
Ending Balance	\$104,688.46		

Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/01	572.00		DEPOSIT	06/20	1,144.00		DEPOSIT
	06/01	7,374.00		DEPOSIT	06/22	572.00		DEPOSIT
	06/05	1,092.00		DEPOSIT	06/29	520.00		DEPOSIT

Deposits/Credits: 6

Total Items Deposited: 7

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1092	2,812.50	06/02	1097	1,536.98	06/08	1101	330.69	06/08
	1093	23.00	06/09	1098	2,320.80	06/08	1102	421.00	06/19
	1094	1,614.50	06/08	1099	236.83	06/08	1103	1,000.00	06/20
	1095	420.00	06/13	1100	200.91	06/08	1104	420.00	06/26
	1096	2,083.99	06/08						

Checks: 13

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	06/20	23.65		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	114,805.31	106,859.31	06/13	104,317.11	104,317.11
	06/02	111,992.81	111,420.81	06/19	103,896.11	103,896.11
	06/05	113,084.81	111,992.81	06/20	104,016.46	102,872.46
	06/07	113,084.81	113,084.81	06/22	104,588.46	104,016.46
	06/08	104,760.11	104,760.11	06/26	104,168.46	104,168.46
	06/09	104,737.11	104,737.11	06/29	104,688.46	104,168.46

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.



06/30/2017



## Account Statement

**To change your address, please call 1-800-SUNTRUST (1-800-786-8787). Business clients call 1-800-752-2515**

**Complete this section to balance this statement to your transaction register.**

Month \_\_\_\_\_ Year \_\_\_\_\_

**Bank Balance Shown on statement**                      \$ \_\_\_\_\_

Add (+) Deposits not shown on this statement (if any). \$ \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Checks and other items outstanding but not paid on this statement (if any).

[illegible]

Total (-) \$ \_\_\_\_\_

**Balance** \$

These balances should agree

**Your Transaction** \_\_\_\_\_  
**Register Balance**      \$ \_\_\_\_\_

**Add (+)** \$ \_\_\_\_\_  
Other credits shown on \_\_\_\_\_  
this statement but not \_\_\_\_\_  
in transaction register. \_\_\_\_\_

**Add (+)** \$ \_\_\_\_\_

Interest paid (for use in balancing interest-bearing accounts only).

**Total (+)** \$ \_\_\_\_\_

**Subtract (-)** Other debits shown on this statement but not in transaction register.

Service Fees (if any)	\$

**Total (-)** \$ \_\_\_\_\_

**Balance** \$ \_\_\_\_\_

### **In Case Of Errors Or Questions About Your Electronic Transfers (ETF)**

**In Case Of Errors Or Questions About Your Electronic Transfers (EFT)**  
Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any), (2) 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. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will 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.

06/30/2017



# Account Statement

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1092  
1092

AMOUNT \$2,812.50

\*\*\*Two Thousand Eight Hundred Twelve and 50/100 Dollars

PAY TO THE ORDER OF Marius D. Dicks  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

6/2/2017

VOID AFTER 180 DAYS

1092

Ck # 1092 06/02 \$2,812.50

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1097  
1097

AMOUNT \$1,536.98

\*\*\*One Thousand Five Hundred Thirty Six and 98/100 Dollars

PAY TO THE ORDER OF Tampa Electric Company  
P.O. Box 31318  
Tampa, FL 33631-3318

6/2/2017

VOID AFTER 180 DAYS

1097

Ck # 1097 06/08 \$1,536.98

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1093  
1093

AMOUNT \$23.00

\*\*\*Twenty Three and 00/100 Dollars

PAY TO THE ORDER OF Grau and Associates  
2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431  
USA

6/2/2017

VOID AFTER 180 DAYS

1093

Ck # 1093 06/09 \$23.00

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1098  
1098

AMOUNT \$2,320.80

\*\*\*Two Thousand Three Hundred Twenty and 80/100 Dollars

PAY TO THE ORDER OF Tampa Electric Company  
P.O. Box 31318  
Tampa, FL 33631-3318

6/2/2017

VOID AFTER 180 DAYS

1098

Ck # 1098 06/08 \$2,320.80

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1094  
1094

AMOUNT \$1,614.50

\*\*\*One Thousand Six Hundred Fourteen and 50/100 Dollars

PAY TO THE ORDER OF Straley & Robin  
1310 W. Cleveland St.  
Tampa, FL 33606

6/2/2017

VOID AFTER 180 DAYS

1094

Ck # 1094 06/08 \$1,614.50

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1099  
1099

AMOUNT \$236.83

\*\*\*Two Hundred Thirty Six and 83/100 Dollars

PAY TO THE ORDER OF Tampa Electric Company  
P.O. Box 31318  
Tampa, FL 33631-3318

6/2/2017

VOID AFTER 180 DAYS

1099

Ck # 1099 06/08 \$236.83

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1095  
1095

AMOUNT \$420.00

\*\*\*Four Hundred Twenty and 00/100 Dollars

PAY TO THE ORDER OF Times Publishing Company  
Tampa Bay Times  
Dept 5389  
P.O. Box 123369  
Dallas, TX 75312-3369

6/2/2017

VOID AFTER 180 DAYS

1095

Ck # 1095 06/13 \$420.00

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1100  
1100

AMOUNT \$200.91

\*\*\*Two Hundred and 91/100 Dollars

PAY TO THE ORDER OF Tampa Electric Company  
P.O. Box 31318  
Tampa, FL 33631-3318

6/2/2017

VOID AFTER 180 DAYS

1100

Ck # 1100 06/08 \$200.91

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1096  
1096

AMOUNT \$2,083.99

\*\*\*Two Thousand Eighty Three and 99/100 Dollars

PAY TO THE ORDER OF Tampa Electric Company  
P.O. Box 31318  
Tampa, FL 33631-3318

6/2/2017

VOID AFTER 180 DAYS

1096

Ck # 1096 06/08 \$2,083.99

CARLTON LAKES CDD  
5540 W. EXPRESS ST., SUITE A  
TAMPA, FL 33607  
(813) 297-5120

DATE 1101  
1101

AMOUNT \$330.69

\*\*\*Three Hundred Thirty and 69/100 Dollars

PAY TO THE ORDER OF Tampa Electric Company  
P.O. Box 31318  
Tampa, FL 33631-3318

6/2/2017

VOID AFTER 180 DAYS

1101

Ck # 1101 06/08 \$330.69

06/30/2017



# Account Statement

CARLTON LAKES CDD 8860 W. CYPRESS ST., SUITE A TAMPA, FL 33607 (813) 367-6120		SUNTRUST BANK BR 115/MT	DATE 1102 1102
***Four Hundred Twenty One and 00/100 Dollars		AMOUNT \$	
PAY TO THE ORDER OF First Choice Aquatic Wood Management, LLC 8536 Pinellas Blvd. Ste. A Orlando, FL 32808 USA		6/8/2017 VOID AFTER 180 DAYS \$421.00	
⑈001102⑈ ⑆063102152⑆1000180133538⑈			

Ck # 1102 06/19 \$421.00

CARLTON LAKES CDD 8860 W. CYPRESS ST., SUITE A TAMPA, FL 33607 (813) 367-6120		SUNTRUST BANK BR 115/MT	DATE 1104 1104
***Four Hundred Twenty and 00/100 Dollars		AMOUNT \$	
PAY TO THE ORDER OF Times Publishing Company Tampa Bay Times Dept 3356 P.O. Box 123396 Dallas, TX 75312-3356		6/8/2017 VOID AFTER 180 DAYS \$420.00	
⑈001104⑈ ⑆063102152⑆1000180133538⑈			

Ck # 1104 06/26 \$420.00

CARLTON LAKES CDD 8860 W. CYPRESS ST., SUITE A TAMPA, FL 33607 (813) 367-6120		SUNTRUST BANK BR 115/MT	DATE 1103 1103
***One Thousand and 00/100 Dollars		AMOUNT \$	
PAY TO THE ORDER OF Gru and Associates 2700 N. Military Trail, Suite 360 Boca Raton, FL 33431 USA		6/8/2017 VOID AFTER 180 DAYS \$1,000.00	
⑈001103⑈ ⑆063102152⑆1000180133538⑈			

Ck # 1103 06/20 \$1,000.00