

**CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2019**

CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 22, 2019 2:00 P.M.

Meritus

Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

District Board of Supervisors	Chairman	Jeffery Hills
	Vice Chairman	Ryan Motko
	Supervisor	Kelly Evans
	Supervisor	Nicholas Dister
	Supervisor	Chloe Firebaugh
District Manager	Meritus Districts	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec (Interim)	Tonja Stewart

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

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 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 eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 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.

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.

Board of Supervisors
Carlton Lakes Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Carlton Lakes Community Development District will be held on **Thursday, August 22, 2019 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-04; Adopting Fiscal Year 2020 Budget..... Tab 01
 - E. Consideration of Developer Funding Agreement 2019-2020.....Tab 02
 - F. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-05; Levying O&M Assessments Tab 03
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-06; Setting Fiscal Year 2020 Meeting Schedule.....Tab 04
 - B. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting June 06, 2019..... Tab 05
 - B. Consideration of Operation and Maintenance Expenditures May 2019..... Tab 06
 - C. Consideration of Operation and Maintenance Expenditures June 2019..... Tab 07
 - D. Consideration of Operation and Maintenance Expenditures July 2019..... Tab 08
 - E. Review of Financial Statements Month Ending July 31, 2019.....Tab 09
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

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.

Sincerely,

Nicole Hicks
District Manager

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, 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 (the “**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 22, 2019 at 2:00 pm, as the date and time 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 Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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 Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.

- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2018/2019 and/or revised projections for fiscal year 2019/2020.
- 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, 2019, and Ending September 30, 2020," as adopted by the Board of Supervisors on August 22, 2019.
- 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 District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$1,708,036.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$658,017.00</u>
TOTAL DEBT SERVICE FUNDS	<u>\$1,050,019.00</u>
TOTAL ALL FUNDS	<u>\$1,708,036.00*</u>

*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 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. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit B** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2019/2020.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019.

ATTEST:

**CARLTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A: FY 2019/2020 Budget
Exhibit B: Budget Funding Agreement

2020



CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 22, 2019



CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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AUGUST 22, 2019

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 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	352,299.78	320,046.51	32,253.27	352,299.78	0.00
Operations & Maintenance Assmts-Off Roll	41,125.22	0.00	0.00	0.00	(41,125.22)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$393,425.00	\$320,046.51	\$32,253.27	\$352,299.78	(\$41,125.22)
INTEREST EARNINGS					
Interest Earnings	0.00	18.99	0.00	18.99	18.99
TOTAL INTEREST EARNINGS	\$0.00	\$18.99	\$0.00	\$18.99	\$18.99
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	136,574.01	136,574.01	136,574.01
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$136,574.01	\$136,574.01	\$136,574.01
Other Miscellaneous Revenues					
Clubhouse Rentals	0.00	200.00	0.00	200.00	200.00
TOTAL Other Miscellaneous Revenues	\$0.00	\$200.00	\$0.00	\$200.00	\$200.00
TOTAL REVENUES	\$393,425.00	\$320,265.50	\$168,827.28	\$489,092.78	\$95,667.78
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	44,000.00	17,886.90	26,113.10	44,000.00	0.00
District Engineer	4,750.00	1,652.50	2,313.50	3,966.00	(784.00)
Disclosure Report	10,900.00	0.00	10,900.00	10,900.00	0.00
Trustees Fees	12,000.00	3,493.31	8,506.69	12,000.00	0.00
Accounting Services	1,500.00	0.00	4,500.00	4,500.00	3,000.00
Auditing Services	8,000.00	1,400.00	6,600.00	8,000.00	0.00
Postage, Phone, Faxes, Copies	750.00	1,864.14	635.86	2,500.00	1,750.00
Public Officials Insurance	2,100.00	1,850.00	100.00	1,950.00	(150.00)
Legal Advertising	1,000.00	1,240.50	759.50	2,000.00	1,000.00
Bank Fees	250.00	41.36	57.90	99.26	(150.74)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	150.00	150.00	(100.00)
Website Administration	0.00	0.00	1,750.00	1,750.00	1,750.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$85,675.00	\$29,603.71	\$62,386.55	\$91,990.26	\$6,315.26
LEGAL COUNSEL					
District Counsel	10,000.00	2,839.97	3,975.96	6,815.93	(3,184.07)
TOTAL LEGAL COUNSEL	\$10,000.00	\$2,839.97	\$3,975.96	\$6,815.93	(\$3,184.07)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	50,000.00	51,102.18	71,543.05	122,645.23	72,645.23
Decorative Light Maintenance	5,000.00	0.00	0.00	0.00	(5,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$55,000.00	\$51,102.18	\$71,543.05	\$122,645.23	\$67,645.23
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	500.00	500.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,500.00	2,902.15	4,297.85	7,200.00	4,700.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00	\$2,902.15	\$4,297.85	\$7,200.00	\$4,700.00
OTHER PHYSICAL ENVIRONMENT					
Field Staff	0.00	0.00	0.00	0.00	0.00
Waterway Management Program	7,750.00	3,130.00	9,382.00	12,512.00	4,762.00
Property & Casualty Insurance	7,000.00	15,099.55	11,042.45	26,142.00	19,142.00
Club Facility Maintenance	15,000.00	9,356.38	13,098.93	22,455.31	7,455.31
Landscape Maintenance - Contract	170,000.00	70,813.35	99,138.69	169,952.04	(47.96)
Landscape Maintenance - Other	10,000.00	1,725.00	5,775.00	7,500.00	(2,500.00)
Plant Replacement Program	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)
Irrigation Maintenance	10,000.00	50.00	3,950.00	4,000.00	(6,000.00)
Pool Maintenance	15,000.00	6,200.00	8,680.00	14,880.00	(120.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$239,750.00	\$106,374.28	\$153,567.07	\$259,941.35	\$20,191.35
TOTAL EXPENDITURES	\$393,425.00	\$192,822.29	\$296,270.49	\$489,092.78	\$95,667.78
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$127,443.21	(\$127,443.21)	\$0.00	(\$0.00)

FISCAL YEAR 2019 BUDGET ANALYSIS

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	352,299.78	352,299.78	0.00	623,132.75	270,832.97
Operations & Maintenance Assmts-Off Roll	41,125.22	0.00	(41,125.22)	34,884.25	(6,240.97)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$393,425.00	\$352,299.78	(\$41,125.22)	\$658,017.00	\$264,592.00
INTEREST EARNINGS					
Interest Earnings	0.00	18.99	18.99	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$18.99	\$18.99	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	136,574.01	136,574.01	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$136,574.01	\$136,574.01	\$0.00	\$0.00
Other Miscellaneous Revenues					
Clubhouse Rentals	0.00	200.00	200.00	0.00	0.00
TOTAL Other Miscellaneous Revenues	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00
TOTAL REVENUES	\$393,425.00	\$489,092.78	\$95,667.78	\$658,017.00	\$264,592.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	44,000.00	44,000.00	0.00	44,000.00	0.00
District Engineer	4,750.00	3,966.00	(784.00)	4,750.00	0.00
Disclosure Report	10,900.00	10,900.00	0.00	10,900.00	0.00
Trustees Fees	12,000.00	12,000.00	0.00	12,000.00	0.00
Accounting Services	1,500.00	4,500.00	3,000.00	1,500.00	0.00
Auditing Services	8,000.00	8,000.00	0.00	8,000.00	0.00
Postage, Phone, Faxes, Copies	750.00	2,500.00	1,750.00	750.00	0.00
Public Officials Insurance	2,100.00	1,950.00	(150.00)	2,000.00	(100.00)
Legal Advertising	1,000.00	2,000.00	1,000.00	1,500.00	500.00
Bank Fees	250.00	99.26	(150.74)	100.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	150.00	(100.00)	0.00	(250.00)
Website Administration	0.00	1,750.00	1,750.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$85,675.00	\$91,990.26	\$6,315.26	\$87,175.00	\$1,500.00
LEGAL COUNSEL					
District Counsel	10,000.00	6,815.93	(3,184.07)	10,000.00	0.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$6,815.93	(\$3,184.07)	\$10,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	50,000.00	122,645.23	72,645.23	150,000.00	100,000.00
Decorative Light Maintenance	5,000.00	0.00	(5,000.00)	5,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$55,000.00	\$122,645.23	\$67,645.23	\$155,000.00	\$100,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	500.00	0.00	1,200.00	700.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$500.00	\$0.00	\$1,200.00	\$700.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,500.00	7,200.00	4,700.00	11,500.00	9,000.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00	\$7,200.00	\$4,700.00	\$11,500.00	\$9,000.00
OTHER PHYSICAL ENVIRONMENT					
Field Staff	0.00	0.00	0.00	60,000.00	60,000.00
Waterway Management Program	7,750.00	12,512.00	4,762.00	22,000.00	14,250.00
Property & Casualty Insurance	7,000.00	26,142.00	19,142.00	26,142.00	19,142.00
Club Facility Maintenance	15,000.00	22,455.31	7,455.31	30,000.00	15,000.00
Landscape Maintenance - Contract	170,000.00	169,952.04	(47.96)	210,000.00	40,000.00
Landscape Maintenance - Other	10,000.00	7,500.00	(2,500.00)	15,000.00	5,000.00
Plant Replacement Program	5,000.00	2,500.00	(2,500.00)	5,000.00	0.00
Irrigation Maintenance	10,000.00	4,000.00	(6,000.00)	10,000.00	0.00
Pool Maintenance	15,000.00	14,880.00	(120.00)	15,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$239,750.00	\$259,941.35	\$20,191.35	\$393,142.00	\$153,392.00
TOTAL EXPENDITURES	\$393,425.00	\$489,092.78	\$95,667.78	\$658,017.00	\$264,592.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL 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 Debt Service Assessments	\$	513,300
TOTAL REVENUES	\$	513,300

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	196,650
Series 2015 November Bond Principal Payment	\$	120,000
Series 2015 November Bond Interest Payment	\$	196,650
TOTAL EXPENDITURES	\$	513,300
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	7,050,000
Principal Payment Applied Toward Series 2015 Bonds	\$	120,000
Bonds Outstanding - Period Ending 11/1/2020	\$	6,930,000

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

CDD Debt Service Assessments	\$	257,675
TOTAL REVENUES	\$	257,675

EXPENDITURES

Series 2017 May Bond Interest Payment	\$	93,838
Series 2017 November Bond Principal Payment	\$	70,000
Series 2017 November Bond Interest Payment	\$	93,838
TOTAL EXPENDITURES	\$	257,675
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	3,810,000
Principal Payment Applied Toward Series 2017 Bonds	\$	70,000
Bonds Outstanding - Period Ending 11/1/2020	\$	3,740,000

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	279,044
TOTAL REVENUES	\$	279,044

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	65,000
Series 2018 May Bond Interest Payment	\$	107,672
Series 2018 November Bond Interest Payment	\$	106,372
TOTAL EXPENDITURES	\$	279,044
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	4,255,000
Principal Payment Applied Toward Series 2018 Bonds	\$	65,000
Bonds Outstanding - Period Ending 11/1/2020	\$	4,190,000

CARLTON LAKES

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit ⁽¹⁾	O&M Per Unit	FY 2020 Total Assessment ⁽²⁾	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS								
Single Family 40'	1.00	80	\$1,041.67	\$746.23	\$1,787.90	\$1,561.67	\$226.23	43.51%
Single Family 50'	1.25	230	\$1,302.08	\$820.85	\$2,122.93	\$1,874.08	\$248.85	43.51%
Single Family 60'	1.50	114	\$1,562.50	\$894.05	\$2,456.55	\$2,185.50	\$271.05	43.51%
SERIES 2017 BONDS								
Single Family 40'	1.00	169	\$1,041.67	\$746.23	\$1,787.90	\$1,561.67	\$226.23	43.51%
Single Family 50'	1.25	54	\$1,302.08	\$820.85	\$2,122.93	\$1,874.08	\$248.85	43.51%
Single Family 60'	1.50	19	\$1,562.50	\$894.05	\$2,456.55	\$2,185.50	\$271.05	43.51%
SERIES 2018 BONDS								
Single Family 40'	1.00	96	\$1,224.94	\$746.23	\$1,971.17	\$1,744.94	\$226.23	43.51%
Single Family 50'	1.25	70	\$1,531.18	\$820.85	\$2,352.03	\$2,103.18	\$248.85	43.51%
Single Family 60'	1.50	37	\$1,837.41	\$894.05	\$2,731.46	\$2,460.41	\$271.05	43.51%
TOTAL COUNT		869						

Notations:

⁽¹⁾ Debt Service assessments shown assume prepayment of the Developer's Partial Paydown.

⁽²⁾ Annual assessments are adjusted for the County collection costs and Statutory early payment discount.

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

Budget Funding Agreement
Fiscal Year 2019/2020

This Agreement is made and entered into this 22nd day of August, 2019, by and between the **Carlton Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District**"), and **Eisenhower Property Group, L.L.C.**, a Florida limited liability company, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 and **Carlton Development, LLC**, a Florida limited liability company, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2019/2020, which year commences on October 1, 2019 and concludes on September 30, 2020; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2019/2020 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2019/2020, as described in Exhibit "A" and as may be amended from time to time by the District.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2019/2020 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the Budget attached hereto as **Exhibit "A"** as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **Budget Revisions.** The District and Developer agree that the Budget shall be revised at the end of the 2019/2020 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2019, and ending on September 30, 2020. The Developer shall not be responsible for any additional costs other than those costs provided for in the Budget. However, if the actual expenditures of the District are less than the amount shown in the Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. **Amendments.** This instrument constitutes the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

6. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to

seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

7. Third Parties. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. Governing Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

9. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. Termination of Agreement. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2019/2020 fiscal year on September 30, 2020. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

11. Costs and Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**CARLTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Witnesses:

EISENHOWER PROPERTY GROUP, LLC
a Florida limited liability company

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Witnesses:

CARLTON DEVELOPMENT, LLC
a Florida limited liability company

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Exhibit "A" – Fiscal Year 2019/2020 General Fund Budget

RESOLUTION 2019-05

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 2019/2020 (**“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 operations and maintenance services and facilities provided by the District as described in the Operations 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 (**“Property Appraiser”**) and County Tax Collector (**“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 annually recurring special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the District as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the "**Assessment Roll**"), and to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in the Assessment Roll 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 Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD 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 **Exhibit A** and in the Assessment Roll.

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 operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. 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 operations 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 **Exhibit A** and in the Assessment Roll.

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 the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and in the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2019; 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, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. 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 2019/2020, 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 Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified and adopted.

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

SECTION 6. 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 22ND DAY OF AUGUST, 2019.

ATTEST:

**CARLTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2019/2020 Operations and Maintenance Budget

RESOLUTION 2019-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; 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 District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2020 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2020 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019

ATTEST:

**CARLTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020**

October	03, 2019	1:30 p.m.
November	07, 2019	1:30 p.m.
December	05, 2019	1:30 p.m.
February	06, 2020	1:30 p.m.
March	05, 2020	1:30 p.m.
April	02, 2020	1:30 p.m.
May	07, 2020	1:30 p.m.
June	04, 2020	1:30 p.m.
July	02, 2020	1:30 p.m.
August	06, 2020	1:30 p.m.
September	03, 2020	1:30 p.m.

**All meetings will convene at the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa,
FL 33607.**

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

June 6, 2019 Minutes of the Regular Meeting

Minutes of the Board of Supervisors Regular Meeting

The Regular Meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Thursday, June 6, 2019 at 2:00 p.m.** at Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Board of Supervisors of Carlton Lakes Community Development District to order on **Thursday, June 6, 2019 at approximately 2:32 p.m.** and identified the Supervisors present constituting a quorum.

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

Ryan Motko	Vice Chair
Nicholas Dister	Supervisor
Kelly Evans	Supervisor
Chloe Firebaugh	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Hicks	Meritus
John Vericker	Straley Robin Vericker
Steve Luce	Eisenhower Property Group
Albert Viera	Eisenhower Property Group

There were no residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2018

The Board reviewed the audit.

MOTION TO:	Accept Financial Report for Fiscal Year Ended September 30, 2018.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Resolution 2019-03; Approving FY 2020 Budget and Setting Public Hearing

Ms. Hicks went over the resolution and budget line items with the Board. The public hearing is scheduled for August 22, 2019 at 2:00 p.m. The Board discussed the increase in assessments and the budget. Ms. Hicks will schedule a workshop for residents to go over why the increase is necessary.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Annual Disclosure of Qualified Electors

Ms. Hicks announced that Carlton Lakes CDD had 571 qualified electors as of April 15, 2019.

D. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Landowner Election November 1, 2018**
- B. Consideration of Minutes of the Regular Meeting November 1, 2018**
- C. Consideration of Operations and Maintenance Expenditures Oct. - Dec. 2018**
- D. Consideration of Operations and Maintenance Expenditures Jan. - April 2019**
- E. Review of Financial Statements Month Ending April 30, 2019**

The Board reviewed the Consent Agenda items. The Board asked about Zebra pools cleaning and an aquatics invoice.

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

5. VENDOR/STAFF REPORTS

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

There were no staff reports at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Dister
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
Monthly Contract				
Cornerstone	10 95812	\$ 11,144.67		Weekly Maintenance - April
Cornerstone	10 95813	3,018.00	\$ 14,162.67	Lawn Maintenance - April
First Choice Aquatic Weed Management, LLC	36039	626.00		Waterway Service - April
Meritus Districts	9051	3,588.56		Management Services - May
Zebra Cleaning Team, Inc.	3214	1,200.00		Pool Cleaning - May
Monthly Contract Sub-Total		\$ 19,577.23		
Variable Contract				
Grau and Associates	18048	\$ 1,600.00		FY18 Audit - 05/01/19
Straley Robin Vericker	17092	15.00		Professional Services - General - thru 05/15/19
Variable Contract Sub-Total		\$ 1,615.00		
Utilities				
BOCC	9466499495 051719	\$ 742.48		Water Service - thru 05/15/19
Spectrum	078582401051019	64.98		Internet Service - thru 06/08/19
Tampa Electric	211005443372 051719	34.22		Electric Service - thru 05/16/19
Tampa Electric	211005443505 052119	3,281.94		Electric Service - thru 05/15/19
Tampa Electric	211005443687 052119	4,000.02		Electric Service - thru 05/17/19
Tampa Electric	211005443919 052119	2,158.78		Electric Service - thru 05/15/19
Tampa Electric	221000718207 052119	221.20		Electric Service - thru 05/17/19
Tampa Electric	221000723645 052119	300.65		Electric Service - thru 05/15/19
Tampa Electric	221000778375 052119	197.15		Electric Service - thru 05/17/19
Tampa Electric	221003311729 052119	-77.19		Electric Service - thru 05/17/19
Tampa Electric	221003344704 052119	-245.29		Electric Service - thru 05/17/19
Tampa Electric	221003357052 052119	27.79		Electric Service - thru 05/17/19

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221004695112 052119	1,271.61		Electric Service - thru 05/13/19
Tampa Electric	221004936375 052119	412.10	\$ 11,582.98	Electric Service - thru 05/17/19
Utilities Sub-Total		\$ 12,390.44		

Regular Services				
Florida Health	29601754468 052019	\$ 275.00		Pool Permit - 05/20/19
Ryder Residential Services	25	833.59		Development Cleaning - April
US Bank	5253486	4,040.63		Series 2015 Trust Fees - 01/01/19-12/31/19
Regular Services Sub-Total		\$ 5,149.22		

Additional Services				
Cornerstone	10 95959	\$ 800.00		Irrigation Track Wiring - 04/30/19
Florida Weed and Mosquito, LLC	5010	350.00		Midge Control - 03/24/19
Gary Ford	GF051719	5,650.00		Submersible Pump - 05/17/19
Meritus Districts	9145	25.47		Express Shipping - 05/09/19
Owens Electric Inc.	20192011	3,892.90		Troubleshoot Ground Lights - 05/16/19
South Fork East CDD	SFE051419	390.00		Reimbursement for Owens Electric Invoice - 05/14/19
Additional Services Sub-Total		\$ 11,108.37		

TOTAL:		\$ 49,840.26		
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Approved (with any necessary revisions noted):

Signature

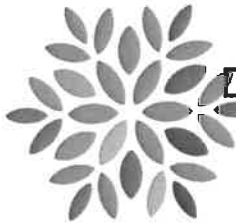
Printed Name

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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



Date	Invoice #
4/30/2019	10-95812

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	Carlton Lakes CDD Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Carlton Lakes CDD, #Common Area
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Weekly Maintenance for CDD 53900 4604 [Signature] Cornerstone		11,144.67	1/31/2019	11,144.67

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

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

REVIEWEDthomas 5/29/2019



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 #
4/30/2019	10-95813

Invoice Created By aadkins

Bill To

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

Field Mgr/Super:

Ship To

MER2778 - Carlton Lakes CDD
Riverview, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	MER2778 - South Fork Lakes, #MAINT
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance April 2019 - Carlton Lakes CDD		3,018.00	1/31/2019	3,018.00
<div>UAA</div> <div>53900</div> <div>4604</div> <div>Cornerstone</div>					
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.				Total	\$3,018.00
				Payments/Credits	\$0.00
				Balance Due	\$3,018.00

REVIEWEDthomas 5/29/2019

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859


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

Date	Invoice #
4/30/2019	36039

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/30/2019

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

Thank you for your business.

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

REVIEWEDdthomas 5/29/2019

Service Report

Customer: Carlton Lakes

Date: 4/26/18

Technician: Jason Todd

- ☐ 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		✓	✓				✓	✓		↓	↓	↓	↓	
5		✓	✓				✓	✓		↓	↓	↓	↓	
6		✓	✓				✓	✓		↓	↓	↓	↓	

Comments: Heavy Rain

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 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9051
Invoice Date: May 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Carlton Lakes CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,812.50
		Postage - March		11.18
		On-site facilities manager - March		764.88
		VS		

Subtotal	3,588.56
Sales Tax	
Total Invoice Amount	3,588.56
Payment/Credit Applied	
TOTAL	3,588.56

REVIEWED by dthomas 4/18/2019

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: MAY 9, 2019
INVOICE #3214

EXPIRATION DATE

TO **Carlton Lakes CDD**
11404 Carlton Fields Dr.
Riverview FL, 33579

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]**Comments:**

REVIEWED dthomas 5/29/2019

Grau and Associates

951 W. Yamato Road, Suite 280
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 300
Tampa, FL 33607*

Invoice No. 18048
Date 05/01/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 1,600.00
Current Amount Due	\$ 1,600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,600.00	0.00	0.00	0.00	0.00	1,600.00

Payment due upon receipt.

REVIEWEDdthomas 5/29/2019

Straley Robin Vericker

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

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

May 22, 2019
Client: 001463
Matter: 000001
Invoice #: 17092

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
4/23/2019	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE IF THERE IS AN INCREASE IN THE FY 2019/2020 BUDGET.	0.1	
Total Professional Services			0.1	\$15.00

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.1	\$15.00

51400
3107

REVIEWEDdthomas 5/29/2019

May 22, 2019
Client: 001463
Matter: 000001
Invoice #: 17092

Page: 2

Total Services	\$15.00	
Total Disbursements	\$0.00	
Total Current Charges		\$15.00

PAY THIS AMOUNT	\$15.00
------------------------	----------------

Please Include Invoice Number on all Correspondence



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	05/17/2019	06/07/2019

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61016915	04/16/2019	6322	05/15/2019	7002	68000	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$199.24
Water Base Charge	\$23.07
Water Usage Charge	\$154.04
Sewer Base Charge	\$55.98
Sewer Usage Charge	\$306.00
Total Service Address Charges	\$742.48

Summary of Account Charges

Previous Balance	\$914.18
Net Payments - Thank You	(\$914.18)
Total Account Charges	\$742.48

AMOUNT DUE	\$742.48
-------------------	-----------------

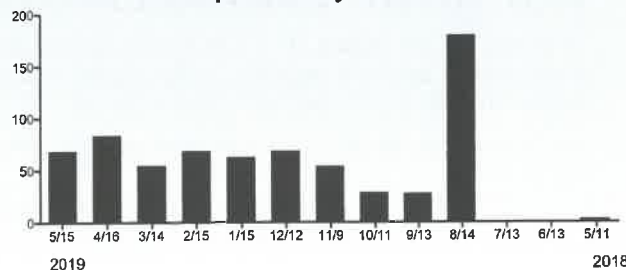
Important Message

Based on a recent meter reading, it appears there may have been a change in your water consumption. More information is at our website:

<http://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/water-and-sewer/consumption-usage-and-tips>

A price indexing rate adjustment increase of 1.40% is effective June 1, 2019. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

Consumption History x 1000 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 9466499495

Received

MAY 24 2019

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



CARLTON LAKES CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

6,049

DUE DATE	06/07/2019
AMOUNT DUE	\$742.48
AMOUNT PAID	

0094664994954

00000742486

REVIEWEDdthomas 5/29/2019

May 10, 2019
Invoice Number: 078582401051019
Account Number: **0050785824-01**
Security Code: **2597**
Service At: 11404 CARLTON FIELD DR
RIVERVIEW, FL 33579-7785

Contact Us

Visit us at Brighthouse.com/business
Or, call us at 1-877-824-6249

Summary *Services from 05/09/19 through 06/08/19
details on following pages*

Previous Balance	64.98
Payments Received - Thank You	-64.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.98
Current Charges	\$64.98
Total Due by 05/26/19	\$64.98

SPECTRUM BUSINESS NEWS

BILL DATE REMINDER: A new Bill Statement and/or Bill Due date were implemented with your last bill statement. This bill statement reflects those changes. If you use the AutoPay feature, you may need to make adjustments with your financial institution to account for the date changes.

The Spectrum Business Service Agreement will be updated on or after June 23, 2019. To obtain a copy, visit business.spectrum.com/terms or call 888-692-8635 to request a paper copy.

Every business needs reliable phone service. That's why Spectrum Business delivers over 99.9% Network Reliability and advanced business phone with over 35 calling features for only \$29.99/mo. Plus, you'll save even more with **FREE** unlimited long distance! This exclusive offer is only available to small business owners for a limited time, so call 1-855-204-7366 today.

TV is a great way to entertain patients, clients, or guests at your business. Now, you can get over 45 channels for only \$24.99/mo for one year. Plus, you'll save even more with **FREE** HD and local channels! This exclusive offer is only available to small business owners for a limited time, so call 1-855-204-7366 today.

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 10 05102019 NNNNNY 01 000315 0001

CARLTON LAKES COMMUNITY
C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Received

MAY 20 2019

May 10, 2019

CARLTON LAKES COMMUNITY

Invoice Number: 078582401051019
Account Number: 0050785824-01
Service At: 11404 CARLTON FIELD DR
RIVERVIEW, FL 33579-7785

Total Due by 05/26/19	\$64.98
Amount you are enclosing	\$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 790450
SAINT LOUIS, MO 63179-0450



0001000100507858240130006498



REVIEWED dthomas 5/29/2019

Invoice Number:
Account Number:
Security Code:

CARLTON LAKES COMMUNITY
078582401051019
0050785824-01
2597

Contact Us

Visit us at Brighthouse.com/business
Or, call us at 1-877-824-6249

7635 1610 NO RP 10 05102019 NNNNNY 01 000315 0001

Charge Details

Previous Balance	64.98
Payments Received - Thank You 04/30	-64.98
Remaining Balance	\$0.00

Payments received after 05/10/19 will appear on your next bill.

Services from 05/09/19 through 06/08/19

Spectrum Business™ Internet

Spectrum Business Internet	99.99
Business WiFi	4.99
Promo Discount	-40.00
	\$64.98

Spectrum Business™ Internet Total **\$64.98**

Current Charges	\$64.98
Total Due by 05/26/19	\$64.98

Billing Information

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

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

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Brighthouse.com/business. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

Pay Online - Create or Login to pay or view your bill online at Brighthouse.com/business.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



CARLTON LAKES CDD
14003 CLEMENT PRIDE BL
RIVERVIEW, FL 33579-0000

Statement Date: 05/17/2019
Account: 211005443372

Current month's charges:	\$112.09
Total amount due:	\$34.22
Payment Due By:	06/07/2019

Your Account Summary

Previous Amount Due	\$45.33
Payment(s) Received Since Last Statement	-\$45.33
Miscellaneous Credits	-\$77.87
Credit balance after payments and credits	-\$77.87
Current Month's Charges	\$112.09
Total Amount Due	\$34.22



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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: 211005443372

Current month's charges:	\$112.09
Total amount due:	\$34.22
Payment Due By:	06/07/2019

Amount Enclosed \$
636568335080

Received
MAY 22 2019

00000856 01 AB 0.40 33607 FTECO105171923212510 00000 05 01000000 002 07 28556 003



CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

6365683350802110054433720000000034221

Account: 211005443372
Statement Date: 05/17/2019
Current month's charges due 06/07/2019

Details of Charges – Service from 04/16/2019 to 05/16/2019

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

Rate Schedule: General Service - Non Demand

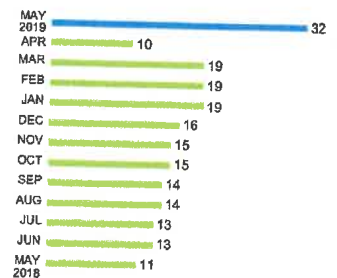
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C27376	05/15/2019	11,115		10,118		997 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	997 kWh @ \$0.05916/kWh	\$58.98
Fuel Charge	997 kWh @ \$0.03227/kWh	\$32.17
Florida Gross Receipt Tax		\$2.80
Electric Service Cost		\$112.09
Total Current Month's Charges		\$112.09

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-\$77.00
Interest for Cash Security Deposit - Electric	-\$0.87

Total Current Month's Credits **-\$77.87**

Important Messages

Final Invoice

Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.



Statement Date: 05/21/2019

Account: 211005443505

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



Current month's charges:	\$3,281.94
Total amount due:	\$3,281.94
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$3,292.17
Payment(s) Received Since Last Statement	-\$3,292.17
Current Month's Charges	\$3,281.94
Total Amount Due	\$3,281.94



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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$3,281.94
Total amount due:	\$3,281.94
Payment Due By:	06/11/2019

Amount Enclosed \$

690889262992

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

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

Account: 211005443505
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/15/2019

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	1780 kWh @ \$0.02904/kWh	\$51.69
Fixture & Maintenance Charge	75 Fixtures	\$1555.87
Lighting Pole / Wire	75 Poles	\$1614.75
Lighting Fuel Charge	1780 kWh @ \$0.03194/kWh	\$56.85
Florida Gross Receipt Tax		\$2.78
Lighting Charges		\$3,281.94

Total Current Month's Charges

\$3,281.94

00000032-0000748-Page 9 of 46

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*

Statement Date: 05/21/2019

Account: 211005443687

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

Current month's charges: \$4,000.02
Total amount due: \$4,000.02
Payment Due By: 06/11/2019

Your Account Summary

Previous Amount Due	\$4,000.02
Payment(s) Received Since Last Statement	-\$4,000.02
Current Month's Charges	\$4,000.02
Total Amount Due	\$4,000.02



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REVIEWED by Thomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443687

Current month's charges: \$4,000.02
Total amount due: \$4,000.02
Payment Due By: 06/11/2019

Amount Enclosed \$

690889262993

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

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

Account: 211005443687
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/15/2019

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	2228 kWh @ \$0.02904/kWh	\$64.70
Fixture & Maintenance Charge	100 Fixtures	\$1607.30
Lighting Pole / Wire	100 Poles	\$2253.38
Lighting Fuel Charge	2228 kWh @ \$0.03194/kWh	\$71.16
Florida Gross Receipt Tax		\$3.48
Lighting Charges		\$4,000.02

Total Current Month's Charges

\$4,000.02

00000032-0000766-Page 45 of 46

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*

Statement Date: 05/21/2019

Account: 211005443919

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



Current month's charges:	\$2,158.78
Total amount due:	\$2,158.78
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$2,158.78
Payment(s) Received Since Last Statement	-\$2,158.78
Current Month's Charges	\$2,158.78
Total Amount Due	\$2,158.78



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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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:	\$2,158.78
Total amount due:	\$2,158.78
Payment Due By:	06/11/2019

Amount Enclosed \$

690889262994

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

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

Account: 211005443919
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/15/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1171 kWh @ \$0.02904/kWh	\$34.01
Fixture & Maintenance Charge	49 Fixtures	\$1030.57
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1171 kWh @ \$0.03194/kWh	\$37.40
Florida Gross Receipt Tax		\$1.83
Lighting Charges		\$2,158.78

Total Current Month's Charges

\$2,158.78

00000032-0000750-Page 13 of 46

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*

Statement Date: 05/21/2019

Account: 221000718207

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



Current month's charges:	\$221.20
Total amount due:	\$221.20
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$193.06
Payment(s) Received Since Last Statement	-\$193.06
Current Month's Charges	\$221.20
Total Amount Due	\$221.20



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

REVIEWED dthomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000718207

Current month's charges:	\$221.20
Total amount due:	\$221.20
Payment Due By:	06/11/2019

Amount Enclosed \$ 605704175162

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

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

Account: 221000718207
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/15/2019

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 @ \$0.02904/kWh	\$3.48
Fixture & Maintenance Charge	5 Fixtures	\$106.05
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	120 kWh @ \$0.03194/kWh	\$3.83
Florida Gross Receipt Tax		\$0.19
Lighting Charges		\$221.20

Total Current Month's Charges

\$221.20

00000032-0000764-Page 41 of 46

Important Messages

Fuel sources we use to serve you

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**Oil makes up less than 1%*



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/21/2019
Account: 221000723645

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



Current month's charges:	\$300.65
Total amount due:	\$300.65
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$252.42
Payment(s) Received Since Last Statement	-\$252.42
Current Month's Charges	\$300.65
Total Amount Due	\$300.65



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

REVIEWEDdtthomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000723645

Current month's charges:	\$300.65
Total amount due:	\$300.65
Payment Due By:	06/11/2019

Amount Enclosed \$

605704175163

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

Received

MAY 28 2019

6057041751632210007236450000000300659

Account: 221000723645
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/15/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	163 kWh @ \$0.02904/kWh	\$4.73
Fixture & Maintenance Charge	7 Fixtures	\$139.75
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	163 kWh @ \$0.03194/kWh	\$5.21
Florida Gross Receipt Tax		\$0.25
Lighting Charges		\$300.65

Total Current Month's Charges

\$300.65

00000032-0000746-Page 3 of 46

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/21/2019
Account: 221000778375

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



Current month's charges:	\$197.15
Total amount due:	\$197.15
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$316.73
Payment(s) Received Since Last Statement	-\$316.73
Current Month's Charges	\$197.15
Total Amount Due	\$197.15



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REVIEWEDthomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000778375

Current month's charges:	\$197.15
Total amount due:	\$197.15
Payment Due By:	06/11/2019

Amount Enclosed \$

624222677602

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

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

6242226776022210007783750000000197152

Account: 221000778375
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/17/2019 to 05/17/2019

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	05/17/2019	44,211		42,307		1,904 kWh	1	31 Days

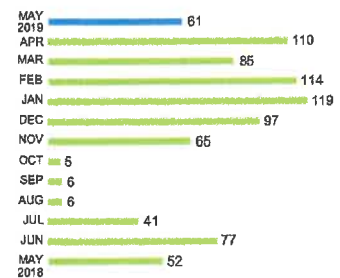
Basic Service Charge		\$18.14
Energy Charge	1,904 kWh @ \$0.05916/kWh	\$112.64
Fuel Charge	1,904 kWh @ \$0.03227/kWh	\$61.44
Florida Gross Receipt Tax		\$4.93
Electric Service Cost		\$197.15

Total Current Month's Charges

\$197.15

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Fuel sources we use to serve you

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*Oil makes up less than 1%



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/21/2019
Account: 221003311729

CARLTON LAKES CDD
14298 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$20.01
Total amount due:	-\$77.19
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$97.20
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$97.20
Current Month's Charges	\$20.01
Total Amount Due	-\$77.19



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REVIEWED by Thomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003311729

Current month's charges:	\$20.01
Total amount due:	-\$77.19
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____

667432492563

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

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

6674324925632210033117290000000077194

Account: 221003311729
Statement Date: 05/21/2019
Current month's charges due DO NOT PAY



Details of Charges – Service from 04/17/2019 to 05/17/2019

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

Rate Schedule: General Service - Non Demand

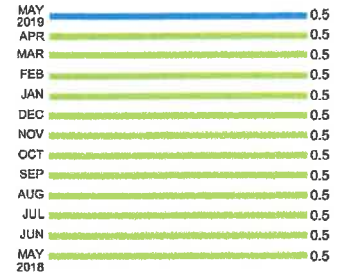
Meter Location: GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K54086	05/17/2019	217		202		15 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	15 kWh @ \$0.05916/kWh	\$0.89
Fuel Charge	15 kWh @ \$0.03227/kWh	\$0.48
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.01

Total Current Month's Charges
\$20.01

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

Fuel sources we use to serve you

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*Oil makes up less than 1%

Statement Date: 05/21/2019

Account: 221003344704

CARLTON LAKES CDD
14218 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$24.71
Total amount due:	-\$245.29
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$270.00
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$270.00
Current Month's Charges	\$24.71
Total Amount Due	-\$245.29



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REVIEWED by Thomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003344704

Current month's charges:	\$24.71
Total amount due:	-\$245.29
CREDIT -	DO NOT PAY

Amount Enclosed \$ 667432492564

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

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

Account: 221003344704
Statement Date: 05/21/2019
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 04/17/2019 to 05/17/2019

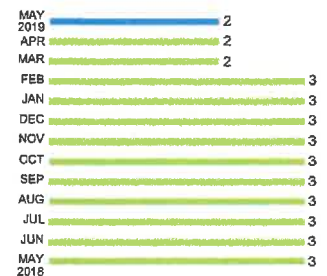
Service for: 14218 ARBOR PINES DR, RIVERVIEW, FL 33579

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K79837	05/17/2019	1,136		1,071		65 kWh	1	31 Days

Tampa Electric Usage History

Basic Service Charge		\$18.14
Energy Charge	65 kWh @ \$0.05916/kWh	\$3.85
Fuel Charge	65 kWh @ \$0.03227/kWh	\$2.10
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.71
Total Current Month's Charges		\$24.71

 Kilowatt-Hours Per Day
 (Average)


00000032-0000752-Page 17 of 48

Important Messages

Fuel sources we use to serve you

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/21/2019

Account: 221003357052

CARLTON LAKES CDD
14217 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$27.79
Total amount due:	\$27.79
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$100.67
Payment(s) Received Since Last Statement	-\$100.67
Current Month's Charges	\$27.79
Total Amount Due	\$27.79



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REVIEWED dthomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003357052

Current month's charges:	\$27.79
Total amount due:	\$27.79
Payment Due By:	06/11/2019

Amount Enclosed \$
667432492565

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

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

6674324925652210033570520000000027790

Account: 221003357052
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/17/2019 to 05/17/2019

Service for: 14217 ARBOR PINES DR, 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
L19325	05/17/2019	6,724		6,626		98 kWh	1	31 Days

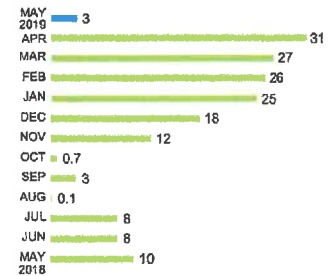
Basic Service Charge		\$18.14
Energy Charge	98 kWh @ \$0.05916/kWh	\$5.80
Fuel Charge	98 kWh @ \$0.03227/kWh	\$3.16
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.79

Total Current Month's Charges

\$27.79

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 05/21/2019

Account: 221004695112

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



Current month's charges:	\$1,271.61
Total amount due:	\$1,271.61
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$976.14
Payment(s) Received Since Last Statement	-\$976.14
Current Month's Charges	\$1,271.61
Total Amount Due	\$1,271.61



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004695112

Current month's charges:	\$1,271.61
Total amount due:	\$1,271.61
Payment Due By:	06/11/2019

Amount Enclosed \$ 685950988616

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

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

Account: 221004695112
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/13/2019

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H92492	05/13/2019	3,541		2,679		17,240 kWh	20.0000	28 Days
H92492	05/13/2019	1.44		0		28.82 kW	20.0000	28 Days

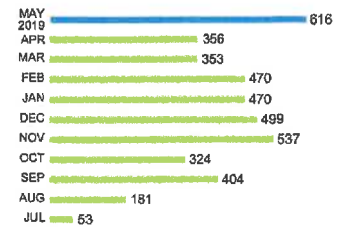
Basic Service Charge		\$30.24
Demand Charge	29 kW @ \$10.59000/kW	\$307.11
Energy Charge	17,240 kWh @ \$0.01596/kWh	\$275.15
Fuel Charge	17,240 kWh @ \$0.03227/kWh	\$556.33
Capacity Charge	29 kW @ -\$0.03000/kW	-\$0.87
Energy Conservation Charge	29 kW @ \$1.17000/kW	\$33.93
Environmental Cost Recovery	17,240 kWh @ \$0.00220/kWh	\$37.93
Florida Gross Receipt Tax		\$31.79
Electric Service Cost		\$1,271.61

Total Current Month's Charges

\$1,271.61

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

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Statement Date: 05/21/2019

Account: 221004936375

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



Current month's charges:	\$412.10
Total amount due:	\$412.10
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	\$412.10
Payment(s) Received Since Last Statement	-\$412.10
Current Month's Charges	\$412.10
Total Amount Due	\$412.10



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REVIEWED by Thomas 6/3/2019

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004936375

Current month's charges:	\$412.10
Total amount due:	\$412.10
Payment Due By:	06/11/2019

Amount Enclosed \$

603235046120

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

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

Account: 221004936375
Statement Date: 05/21/2019
Current month's charges due 06/11/2019



Details of Charges – Service from 04/16/2019 to 05/15/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	315 kWh @ \$0.02904/kWh	\$9.15
Fixture & Maintenance Charge	9 Fixtures	\$198.63
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	315 kWh @ \$0.03194/kWh	\$10.06
Florida Gross Receipt Tax		\$0.49
Lighting Charges		\$412.10

Total Current Month's Charges

\$412.10

00000032-0000758-Page 29 of 48

Important Messages

Fuel sources we use to serve you

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**Oil makes up less than 1%*



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



Permit Number

29-60-1754468

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2019 or Upon Receipt

If not paid by 06/30/2019 then the fee will be: \$325.00

Mail To: Carlton Development LLC
111 S Armenia Avenue, Suite 201
Tampa, FL 33609

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

Account Information:

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

Pool Volume: 163,000 gallons

Bathing Load: 180

Flow Rate: 450

Owner Information:

Name: Carlton Development LLC
Address: 111 S Armenia Avenue, Suite 201
(Mailing) Tampa, FL 33609

Home Phone: (813) 610-1718

Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$_____ For: _____

Signature _____

Date _____

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

Permit Number: 29-60-1754468 Bill ID: 29-BID-4194192

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

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

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

[Please RETURN invoice with your payment]

Batch Billing ID:18586

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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



REVIEWEDdthomas 5/29/2019



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
Carlton Lakes CDD (Andrea Cedres)
SFL
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
04/30/2019

Invoice Number
0000025

Amount Due (USD)
\$833.59

Due Date
05/15/2019

53910
41602
LUP

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/01/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/05/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/08/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/12/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/15/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaned out dumpster area - Had to pick up trash trailer with ramp - 04/17/19	\$65.00	2	\$130.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 03/19/19	\$65.00	1	\$65.00

REVIEWED dthomas 5/29/2019

Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/22/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/26/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans Cleaning around both entry signs, along sidewalks, playground and lakes - 04/29/19	\$65.00	1	\$65.00
Replace / Refill Propane Fire Pit & Grill Area - 04/29/19	\$25.00	2	\$50.00
New Propane Tank(s) 04/29/19	\$59.00	1	\$59.00
Mileage New Propane Tank(s) 04/29/19	\$0.35	27.4	\$9.59

Subtotal 833.59

Tax 0.00

Total 833.59

Amount Paid 0.00

Amount Due (USD) \$833.59

Notes

Development Cleaning - 04/1/19 to 04/29/19

Terms

Please Make All Checks Payable To:

Ryder Residential and Commercial, LLC
1071 Emerald Dr.
Brandon, Florida 33511

GM Cell 813-846-2865



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Copy of Previously Printed Invoice
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

5253486
252468000
01/25/2019
STACEY JOHNSON
407-835-3805

CARLTON LAKES COMMUNITY DEVEL DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

CARLTON LAKES CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CARLTON LAKES CDD 2015

Invoice Number: 5253486
Account Number: 252468000
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 252468000
Invoice # 5253486
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

REVIEWEDdthomas 5/29/2019



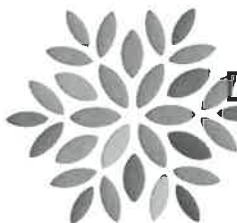
Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Copy of Previously Printed Invoice

Invoice Number: 5253486
Invoice Date: 01/25/2019
Account Number: 252468000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

CARLTON LAKES CDD 2015

Accounts Included 252468000 252468001 252468002 252468003 252468004 252468005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 01/01/2019 - 12/31/2019				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



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



Date	Invoice #
4/30/2019	10-95959

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	Carlton Lakes CDD Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Carlton Lakes CDD, #Common Area	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Irrigation track wiring and troubleshoot zones 20 thru 35			800.00	4/22/2019	800.00
<div>53500 4611 UAD</div> <div>Cornerstone</div>						

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

Total	\$800.00
Payments/Credits	\$0.00
Balance Due	\$800.00

REVIEWEDdthomas 5/29/2019

Florida Weed and Mosquito, LLC

1232 Palmetto Road
Eustis, FL 32726
352-389-8300

www.flweedandmosquito.com

SERVICE INVOICE



Call Us 352-389-8300

Meritus Corporation (Carlton Lakes Property)
Nicole Hicks
2005 Pan Am Circle Suite 120
Tampa, FL 33607

SERVICE ADDRESS
Nicole Hicks
11409 Leland Groves
Drive
Riverview, FL 33579

PRIMARY CONTACT
Nicole Hicks
813-397-5120 Work

ACCOUNT# 5006

SERVICE INVOICE
5010

03/24/19

ITEM	COST	QTY	PRICE
Midge Control	\$350.00	1	\$350.00
Carlton Lake Property 11409 Leland Groves Drive Riverview, FL 33579			
Terms		Subtotal	\$350.00
Payment is Net 30 upon completion of the treatment		Total	\$350.00
Notes		Amount Paid	\$0.00
\$350.00		Amount Due	\$350.00
One time Kawasaki Mule ULV Adult Midge Treatment using Permanone RTU		Past Balance	\$0.00
4-8 around pond 2 (AWC pond numbers) at Carlton Lakes off Leland Grove		Balance Due	\$350.00
Drive. A total of 15 acres not including pond acreage (see map for treatment areas)			
Treatment Completed on Saturday 03/23/19 @ 10:30 EST.			
Note: AWC - Aquatic Weed Control, Inc.			
• Subtotal			
\$350.00			
• Estimate Total			
\$350.00			
Terms			
Materials – All materials used shall comply with federal, state, and local laws and effective regulations.			
Insurance – A certificate of insurance will be submitted to the customer upon request.			
A Change in Law – Florida Weed and Mosquito (FWM) performs services according to federal, state, and local laws. Should a change in the existing law occur, FWM reserves the right to revise the service charge or terminate the agreement.			
Pest Damage – FWM is not responsible and does not guarantee against past, present, or future damage to any structure or contents, or provide for the repair or replacement thereof.			
This agreement does not provide for the control of termites, wood-boring beetles, or any pest not specified herein.			
The ULV product is designed (Permanone RTU 4-8) to knock down the adults midges that are actively swarming. Therefore, if a hatch out should occur the next day, it would have to be treated again at an additional cost, unless part of a regular treatment program.			
The January 11, 2019 Florida Department of Agriculture Quarterly Registry of Persons Requiring Prior Notification of the Application of pesticides was checked.			

WAA
53900
4307

REVIEWED dthomas 5/29/2019

Please notify residents that an application will be made around sunrise, to allow those who wish to know are aware.

CLIENT SIGNATURE
Nicole Hicks / 04/04/19



TECH SIGNATURE
Steve Bunkley / 04/04/19

Phone (813) 754-4856

INVOICE

Fax (813) 707-6333

Gary Ford

4601 Holbrook Rd • Plant City, Florida 33565

SOLD TO Carlton Lakes CDD

DATE 5-17-19

ADDRESS

PHONE 813-440-7096

districtinvoices@merituscorp.com

FAX Gene Roberts

7.5 HP Schaffer Submersible Pump & Motor	\$ 4000.00
150 Ft. 10/4 Flat Submersible Wire @ \$3.00/Ft.	450.00
2- 2" Brass Check Valves	250.00
Hoist Truck Service & Labor To Pull & ReSet Pump	950.00
	<u>\$ 5650.00</u>

UPD 53700

H611

Thank You!

YOLANDA ORTEGA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607		8 LBS	1 OF 1
SHIP TO: ANDREA CEDRES 8138737300 ANDREA CEDRES 11423 CRESTLAKE VILLAGE DR RIVERVIEW FL 33569			
		FL 336 9-05 	
UPS GROUND TRACKING #: 1Z A7E 454 03 9902 8753			
			
BILLING: P/P			
Reference No.1: Carlton Lakes CDD XOL19.04.02 NV45 12.0A 04/2019			
			

25.47

2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
5/16/19	20192011

Bill To
Carlton Lakes Carlton Field Dr Riverview, FL 33579

	DISPATCH	TERMS	P.O. NUMBER
	191062	COD	
Description	Qty	Rate	Amount
Date of Service: 04/30/2019 and 5/15/2019 Service Requested by: Andrea Service Performed: 4/30/2019- Troubleshoot 4 ground lights at main entrance at south fork not working. Found photocell to be bad. Removed and replaced photocell, tested (ok). Found defective transformer at Clement Pride Blvd & Acacia. Replacement transformer verbally approved to replace by Andrea. 5/15/2019- Turned all power off to transformer and panel. removed the existing damaged transformer from floor mounted pad. Installed 8-ft concrete post in ground and attached steel unistrut from one post to another post. Installed transformer on steel unistrut and wire in primary and secondary of transformer. Repaired junction box using wire tracer. Changed light fixtures to match the voltage from the transformer and installed time clock for control. Made all necessary connections and test for proper operation.			0.00
Passed by Tech: Casey / Anthony / John			
Standard Service Call - 1 Technician- 04/30/2019	1	69.00	69.00
Labor; Service Technician, Standard Rate- 04/30/2019	3	97.50	292.50
Labor; Two Service Technicians, Standard Rate 05/15/2019	11	145.00	1,595.00
Special Equipment Charge - Wire Tracer	1	150.00	150.00
Photo cell	1	25.00	25.00
3 Phase step down transformer	1	1,251.00	1,251.00
Unistrut 3/4"	10	2.67	26.70
8ft Concrete post	1	50.00	50.00
T104 Timeclock	1	93.97	93.97
4 Multi-tap LED spotlights	1	334.73	334.73
Misc hardware		5.00	5.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$3,892.90
		Payments/Credits	\$0.00
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.		Balance Due	\$3,892.90

REVIEWED dthomas 5/29/2019

District Check Request Form

Today's Date: 05/14/19

District Name: Carlton Lakes CDD

Check Amount: \$390.00

Payable to: South Fork East CDD

Mailing Address: 2654 Cypress Ridge Blvd., Ste 101
Wesley Chapel, FL 33544

Check Description:

Reimbursement for Owens Electric invoice #20191324

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Attached e-mail

Approved Signature

DM _____
Fund 001
G/L 57200
Object Cd 4626

CK # _____ Date _____

REVIEWED dthomas 5/29/2019



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
2/18/19	20191324

Bill To
South Fork East CDD 11341 Ambleside Blvd Riverview, FL 33579

Description	DISPATCH	TERMS	P.O. NUMBER
	190225	COD	
Description	Qty	Rate	Amount
Date of Service: 02/09/2019 Location of Service: 11341 Ambleside Blvd Service Requested by: Harold Service Performed: Troubleshoot FPL pole light not working at 14114 Poke Ridge Dr. Found correct power into fixture . Fixture is LED need to order new fixture if they approve it. Made all necessary connections and test for proper operation. Passed by Tech: Special Equipment Charge - Bucket Truck, Includes Technician Labor Sales Tax	2	195.00 0.00%	0.00 390.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$390.00
		Payments/Credits	\$0.00
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.		Balance Due	\$390.00

57200
4616
AM

Devin Thomas

From: Debby Nussel
Sent: Friday, May 03, 2019 7:36 AM
To: Frances Carroll; Devin Thomas; Nicole Hicks
Cc: Gene Roberts
Subject: FW: South Fork East Invoice
Attachments: 4777_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

The attached invoice should have went to Carlton Lakes CDD, not South Fork East CDD. Can you please tell me if we sent South Fork East a check for this invoice? If not, can we please do ASAP?

Thanks!

Debby Nussel, CAM
District Manager
2005 Pan Am Circle, Suite 300
Tampa , FL 33607
Phone: (813) 873-7300 Ext. 324
Fax: (813) 873-7070
debby.nussel@merituscorp.com

In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 397-5120.



www.merituscorp.com

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents.

From: Vega, Mark <Mark.Vega@inframark.com>
Sent: Thursday, May 02, 2019 2:48 PM
To: Debby Nussel <debby.nussel@merituscorp.com>
Subject: South Fork East Invoice

Debby,

The Board is telling me this invoice does not belong to the district but it was paid. Can you give me any history?

Thanks,

Mark Vega | District Manager



2654 Cypress Ridge Blvd., Suite 101 | Wesley Chapel, FL 33544
(O) 813.991.1116 x 104 | www.inframarkims.com

Please note: *Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply "to all".***

From: V115copier

Sent: Thursday, April 25, 2019 5:29 PM

To: Vega, Mark <Mark.Vega@inframark.com>

Subject: Attached Image

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 96821	\$ 11,144.67		Weekly Maintenance - May
Cornerstone	10 96822	3,018.00	\$ 14,162.67	Lawn Maintenance - May
First Choice Aquatic Weed Management, LLC	36087	665.00		Waterway Service - May
First Choice Aquatic Weed Management, LLC	37057	665.00	\$ 1,330.00	Waterway Service - June
Meritus Districts	9105	3,583.42		Management Services - June
Zebra Cleaning Team, Inc.	3245	1,200.00		Pool Cleaning - June
Monthly Contract Sub-Total		\$ 20,276.09		

Variable Contract				
Stantec	1519308	\$ 2,760.00		Professional Services - General Consulting - thru 05/24/19
Variable Contract Sub-Total		\$ 2,760.00		

Utilities				
BOCC	9466499495 061819	\$ 617.05		Water Service - thru 06/12/19
Spectrum	078582401061019	64.98		Internet Service - thru 07/08/19
Tampa Electric	211005443505 062019	3,281.94		Electric Service - thru 06/14/19
Tampa Electric	211005443687 062019	4,000.02		Electric Service - thru 06/17/19
Tampa Electric	211005443919 062019	2,158.78		Electric Service - thru 06/14/19
Tampa Electric	221000718207 062019	221.20		Electric Service - thru 06/14/19
Tampa Electric	221000723645 062019	300.65		Electric Service - thru 06/14/19
Tampa Electric	221000778375 062019	185.44		Electric Service - thru 06/17/19
Tampa Electric	221000778391 052819	74.78		Electric Service - thru 05/17/19
Tampa Electric	221000778391 062019	124.10		Electric Service - thru 06/17/19
Tampa Electric	221003311729 062019	-57.08		Electric Service - thru 06/17/19

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221003344704 062019	-220.87		Electric Service - thru 06/17/19
Tampa Electric	221003357052 062019	63.99		Electric Service - thru 06/17/19
Tampa Electric	221004695112 062019	1,025.42		Electric Service - thru 06/13/19
Tampa Electric	221004936375 062019	412.10	\$ 11,570.47	Electric Service - thru 06/14/19
Waste Management	9546265 2206 2	859.38		Waste Service - June
Utilities Sub-Total		\$ 13,111.88		

Regular Services				
IPFS Corporation	8384566 060119	\$ 1,688.51		Insurance Payment - June
Ryder Residential Services	34	640.73		Cleaning & Trash Cans - May
The Perfect Klean	TPK052019	1,880.00		Cleaning of Pool Deck & Bathrooms - May
US Bank	5373667	4,040.63		Series 2018 Trust Fee - 05/01/19-04/30/20
Regular Services Sub-Total		\$ 8,249.87		

Additional Services				
Carson's Lawn & Landscaping Services	5024	\$ 415.00		Replace Sable Palm - 05/23/19
Cornerstone	10 95222	2,226.45		Sod Installed - 03/05/19
Desiree Carrero	DC061919	100.00		Clubhouse Rental Deposit Refund - 06/19/19
Fast Signs	265 102139	50.95		Aluminum - 05/22/19
Zebra Cleaning Team, Inc.	11111	170.00		Labor - 06/20/19
Additional Services Sub-Total		\$ 2,962.40		

TOTAL:		\$ 47,360.24		
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Approved (with any necessary revisions noted):

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

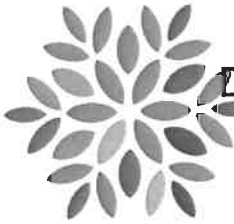
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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



Date	Invoice #
5/31/2019	10-96821

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

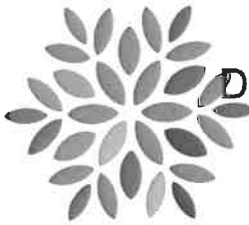
Field Mgr/Super:	
Ship To	
Carlton Lakes CDD Riverview, FL 33578	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Carlton Lakes CDD, #Common Area	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Weekly Maintenance for CDD			11,144.67	1/31/2019	11,144.67
<div>400</div> <div>539W</div> <div>4604</div> <div>Cornerstone</div>						

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

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

REVIEWEDthomas 6/17/2019



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



Date	Invoice #
5/31/2019	10-96822

Invoice Created By aadkins

Bill To

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

Field Mgr/Super:**Ship To**

MER2778 - Carlton Lakes CDD
Riverview, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	MER2778 - South Fork Lakes, #MAINT	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance May 2019 - Carlton Lakes CDD			3,018.00	1/31/2019	3,018.00
<div>WAA 53900 4604</div> <div>Cornerstone</div>						
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.				Total \$3,018.00		
				Payments/Credits \$0.00		
				Balance Due \$3,018.00		

REVIEWEDthomas 6/17/2019

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

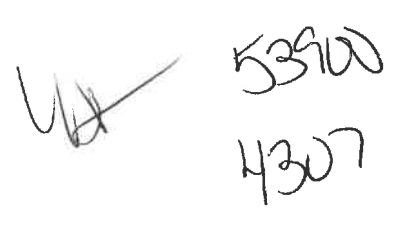
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
5/31/2019	36087

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/30/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 7 waterways	665.00
 Handwritten: 539100 Handwritten: 4307	

Thank you for your business.

Total	\$665.00
Payments/Credits	\$0.00
Balance Due	\$665.00

REVIEWEDdthomas 6/17/2019

Service Report

Customer: Carlton Lalces

Date: 5/31/19

Technician: Jason Todel

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

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1			✓				✓	✓			N/A	Low	N/A	Good
2			✓				✓	✓	✓		↓	↓	↓	↓
3			✓				✓	✓	✓		↓	↓	↓	↓
4			✓				✓	✓			↓	↓	↓	↓
5			✓				✓	✓			↓	↓	↓	↓
6			✓				✓	✓	✓		↓	↓	↓	↓
7			✓				✓	✓			↓	↓	↓	↓

Comments

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

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

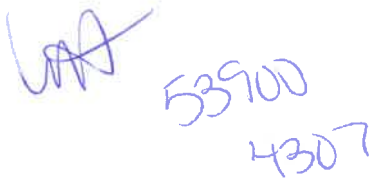
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
6/25/2019	37057

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/25/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 7 waterways 	665.00

Thank you for your business.

Total	\$665.00
Payments/Credits	\$0.00
Balance Due	\$665.00

REVIEWEDdthomas 7/1/2019

Service Report

Customer: Carlton Lakes

Date: 6/18/18

Technician: Jason Todd

- ☐ 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		✓	✓				✓				↓	↓	↓	↓
5		✓	✓				✓				↓	↓	↓	↓
6		✓	✓				✓				↓	↓	↓	↓
7		✓	✓											

Comments

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: 6/22/18

Technician: Jason / Todd

- ☐ 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
4	T	R	A	S	H						N/A	LOW	N/A	Good

Comments Picked up trash per Gene at extra cost
4 Hours spend on site picking up trash.

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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



Creating a balance
with nature

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9105
Invoice Date: Jun 1, 2019
Page: 1

Bill To:

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

Ship to:**Customer ID**

Carlton Lakes CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,812.50
		Postage - April		6.04
		On-site facilities manager		764.88
		V4		

Subtotal	3,583.42
Sales Tax	
Total Invoice Amount	3,583.42
Payment/Credit Applied	
TOTAL	3,583.42

REVIEWEDthomas 5/29/2019

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: JUNE 7, 2019
INVOICE #3245

EXPIRATION DATE

TO Carlton Lakes CDD
11404 Carlton Fields Dr.
Riverview FL, 33579

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]**Comments:**

REVIEWED dthomas 6/20/2019

Invoice Number	1519308
Invoice Date	June 4, 2019
Purchase Order	215612637
Customer Number	132831
Project Number	215612637

Bill To

Carlton Lakes CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project	Carlton Lakes CDD		
Project Manager	Stewart, Tonja L	For Period Ending	May 24, 2019
Current Invoice Total (USD)	2,760.00		

Dry season drainage inspection; prepare ownership map

Top Task **219** **2019 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Usage - 1-Person Survey Crew	2.00	85.00	170.00
Nurse, Vanessa M	23.00	110.00	2,530.00
Rotberg, Alexia Lena	0.50	120.00	60.00
Subtotal Professional Services	<u>25.50</u>		<u>2,760.00</u>

Top Task Subtotal	2019 FY General Consulting	2,760.00
Total Fees & Disbursements		<u>2,760.00</u>
INVOICE TOTAL (USD)		2,760.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

51300
3103 *UAT*

Received

JUN 12 2019

REVIEWED dthomas 6/20/2019



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	06/18/2019	07/09/2019

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61016915	05/15/2019	7002	06/12/2019	7565	56300	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$164.96
Water Base Charge	\$23.07
Water Usage Charge	\$115.54
Sewer Base Charge	\$55.98
Sewer Usage Charge	\$253.35
Total Service Address Charges	\$617.05

Summary of Account Charges

Previous Balance	\$742.48
Net Payments - Thank You	(\$742.48)
Total Account Charges	\$617.05

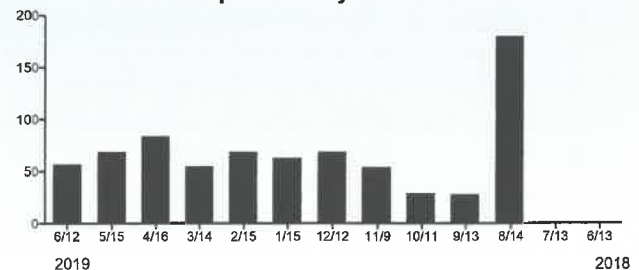
AMOUNT DUE	\$617.05
-------------------	-----------------

Important Message

The 2018 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

A price indexing rate adjustment increase of 1.40% is effective June 1, 2019. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9466499495

Received

JUN 24 2019

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

6,062

DUE DATE	07/09/2019
AMOUNT DUE	\$617.05
AMOUNT PAID	

0094664994954

00000617051

REVIEWED dthomas 6/25/2019

June 10, 2019
Invoice Number: 078582401061019
Account Number: 0050785824-01
Security Code: 2597
Service At: 11404 CARLTON FIELD DR
RIVERVIEW, FL 33579-7785

Contact Us

Visit us at Spectrumbusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 06/09/19 through 07/08/19
details on following pages*

Previous Balance	64.98
Payments Received - Thank You	-64.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.98
Current Charges	\$64.98
Total Due by 06/26/19	\$64.98

SPECTRUM BUSINESS NEWS

Every business needs reliable phone service. That's why Spectrum Business delivers over 99.9% Network Reliability and advanced business phone with over 35 calling features for only \$29.99/mo. Plus, you'll save even more with **FREE** unlimited long distance! This exclusive offer is only available to small business owners for a limited time, so call 1-855-204-7366 today.

TV is a great way to entertain patients, clients, or guests at your business. Now, you can get over 45 channels for only \$24.99/mo for one year. Plus, you'll save even more with **FREE HD** and local channels! This exclusive offer is only available to small business owners for a limited time, so call 1-855-204-7366 today.

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 10 06102019 NNNNNY 01 000305 0001

CARLTON LAKES COMMUNITY
C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529



June 10, 2019

CARLTON LAKES COMMUNITY

Invoice Number: 078582401061019
Account Number: 0050785824-01
Service At: 11404 CARLTON FIELD DR
RIVERVIEW, FL 33579-7785

Total Due by 06/26/19	\$64.98
Amount you are enclosing	\$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 790450
SAINT LOUIS, MO 63179-0450



0001000100507858240130006498

REVIEWEDdthomas 6/25/2019



Invoice Number:
Account Number:
Security Code:

CARLTON LAKES COMMUNITY
078582401061019
0050785824-01
2597

Contact Us

Visit us at Spectrumbusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 10 06102019 NNNNNY 01 000305 0001

Charge Details

Previous Balance		64.98
Payments Received - Thank You	05/29	-64.98
Remaining Balance		\$0.00

Payments received after 06/10/19 will appear on your next bill.

Services from 06/09/19 through 07/08/19

Spectrum Business™ Internet

Spectrum Business Internet	99.99
Business WiFi	4.99
Promo Discount	-40.00
	\$64.98

Spectrum Business™ Internet Total \$64.98

Current Charges	\$64.98
Total Due by 06/26/19	\$64.98

Billing Information

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

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

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Received
JUN 20 2019



Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.



Statement Date: 06/20/2019

Account: 211005443505

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

Current month's charges:	\$3,281.94
Total amount due:	\$3,281.94
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$3,281.94
Payment(s) Received Since Last Statement	-\$3,281.94
Current Month's Charges	\$3,281.94
Total Amount Due	\$3,281.94

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



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$3,281.94
Total amount due:	\$3,281.94
Payment Due By:	07/11/2019

Amount Enclosed \$

684716432598

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

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

Account: 211005443505
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/16/2019 to 06/14/2019

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	1780 kWh @ \$0.02904/kWh	\$51.69
Fixture & Maintenance Charge	.75 Fixtures	\$1555.87
Lighting Pole / Wire	75 Poles	\$1614.75
Lighting Fuel Charge	1780 kWh @ \$0.03194/kWh	\$56.85
Florida Gross Receipt Tax		\$2.78

Lighting Charges

\$3,281.94

Total Current Month's Charges

\$3,281.94

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Statement Date: 06/20/2019

Account: 211005443687

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

Current month's charges:	\$4,000.02
Total amount due:	\$4,000.02
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$4,000.02
Payment(s) Received Since Last Statement	-\$4,000.02
Current Month's Charges	\$4,000.02
Total Amount Due	\$4,000.02

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See reverse side for more information

Account: 211005443687

Current month's charges:	\$4,000.02
Total amount due:	\$4,000.02
Payment Due By:	07/11/2019

Amount Enclosed \$

684716432599

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

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

Account: 211005443687
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/16/2019 to 06/14/2019

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	2228 kWh @ \$0.02904/kWh	\$64.70
Fixture & Maintenance Charge	100 Fixtures	\$1607.30
Lighting Pole / Wire	100 Poles	\$2253.38
Lighting Fuel Charge	2228 kWh @ \$0.03194/kWh	\$71.16
Florida Gross Receipt Tax		\$3.48

Lighting Charges

\$4,000.02

Total Current Month's Charges

\$4,000.02

00000034-0000001-Page 13 of 50

Statement Date: 06/20/2019
Account: 211005443919

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

Current month's charges:	\$2,158.78
Total amount due:	\$2,158.78
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$2,158.78
Payment(s) Received Since Last Statement	-\$2,158.78
Current Month's Charges	\$2,158.78
Total Amount Due	\$2,158.78

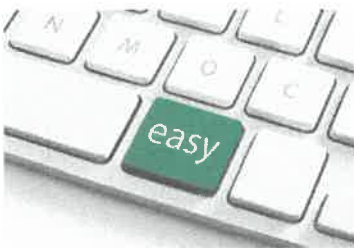
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See reverse side for more information

Account: 211005443919

Current month's charges:	\$2,158.78
Total amount due:	\$2,158.78
Payment Due By:	07/11/2019

Amount Enclosed \$
684716432600

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

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

Account: 211005443919
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/16/2019 to 06/14/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1171 kWh @ \$0.02904/kWh	\$34.01
Fixture & Maintenance Charge	49 Fixtures	\$1030.57
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1171 kWh @ \$0.03194/kWh	\$37.40
Florida Gross Receipt Tax		\$1.83

Lighting Charges

\$2,158.78

Total Current Month's Charges

\$2,158.78

00000034-0000003-Page 17 of 50



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/20/2019
Account: 221000718207

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

Current month's charges:	\$221.20
Total amount due:	\$221.20
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$221.20
Payment(s) Received Since Last Statement	-\$221.20
Current Month's Charges	\$221.20
Total Amount Due	\$221.20

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See reverse side for more information

Account: 221000718207

Current month's charges:	\$221.20
Total amount due:	\$221.20
Payment Due By:	07/11/2019

Amount Enclosed \$ _____
620518989950

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

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

6205189899502210007182070000000221207

Account: 221000718207
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/16/2019 to 06/14/2019

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 @ \$0.02904/kWh	\$3.48
Fixture & Maintenance Charge	5 Fixtures	\$106.05
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	120 kWh @ \$0.03194/kWh	\$3.83
Florida Gross Receipt Tax		\$0.19

Lighting Charges

\$221.20

Total Current Month's Charges

\$221.20

Statement Date: 06/20/2019

Account: 221000723645

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

Current month's charges:	\$300.65
Total amount due:	\$300.65
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$300.65
Payment(s) Received Since Last Statement	-\$300.65
Current Month's Charges	\$300.65
Total Amount Due	\$300.65

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See reverse side for more information

Account: 221000723645

Current month's charges:	\$300.65
Total amount due:	\$300.65
Payment Due By:	07/11/2019
Amount Enclosed	\$

620518989951

CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

Received
JUN 24 2019

Account: 221000723645
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/16/2019 to 06/14/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	163 kWh @ \$0.02904/kWh	\$4.73
Fixture & Maintenance Charge	7 Fixtures	\$139.75
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	163 kWh @ \$0.03194/kWh	\$5.21
Florida Gross Receipt Tax		\$0.25

Lighting Charges

\$300.65

Total Current Month's Charges

\$300.65

00000034-0000797-Page 5 of 50

Statement Date: 06/20/2019

Account: 221000778375

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

Current month's charges:	\$185.44
Total amount due:	\$185.44
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$197.15
Payment(s) Received Since Last Statement	-\$197.15
Current Month's Charges	\$185.44
Total Amount Due	\$185.44

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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: 221000778375

Current month's charges:	\$185.44
Total amount due:	\$185.44
Payment Due By:	07/11/2019

Amount Enclosed \$

620518989952

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

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

Account: 221000778375
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/18/2019 to 06/17/2019

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	06/17/2019	45,990		44,211		1,779 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,779 kWh @ \$0.05916/kWh	\$105.25
Fuel Charge	1,779 kWh @ \$0.03227/kWh	\$57.41
Florida Gross Receipt Tax		\$4.64

Electric Service Cost

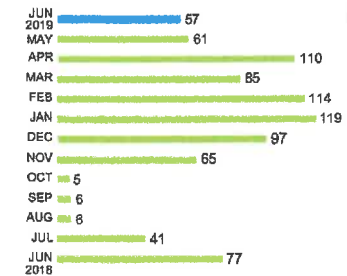
\$185.44

Total Current Month's Charges

\$185.44

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 05/28/2019

Account: 221000778391

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

Current month's charges: \$215.71
Total amount due: \$74.78
Payment Due By: 06/18/2019

Your Account Summary

Previous Amount Due	- \$140.93
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	- \$140.93
Current Month's Charges	\$215.71
Total Amount Due	\$74.78



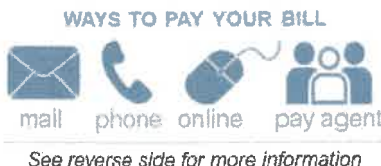
Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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



Account: 221000778391

Current month's charges: \$215.71
Total amount due: \$74.78
Payment Due By: 06/18/2019

Amount Enclosed

600000190978

Received

JUN 01 2019

00004137 01 AV 0.38 33607 FTECO105291900062810 00000 04 01000000 007 05 24884 002



CARLTON LAKES CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

6000001909782210007783910000000074788

Account: 221000778391
Statement Date: 05/28/2019
Current month's charges due 06/18/2019

Details of Charges – Service from 04/17/2019 to 05/17/2019

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

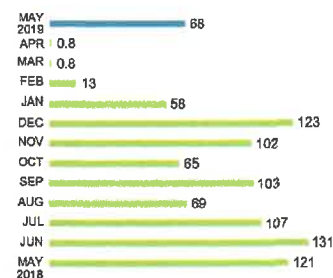
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K92459	05/17/2019	68,916		66,814		2,102 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	2,102 kWh @ \$0.05916/kWh	\$124.35
Fuel Charge	2,102 kWh @ \$0.03227/kWh	\$67.83
Florida Gross Receipt Tax		\$5.39
Electric Service Cost		\$215.71

Total Current Month's Charges

\$215.71

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Statement Date: 06/20/2019

Account: 221000778391

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

Current month's charges:	\$124.10
Total amount due:	\$124.10
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$74.78
Payment(s) Received Since Last Statement	-\$74.78
Current Month's Charges	\$124.10
Total Amount Due	\$124.10

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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



Billing and payments made easy!

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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: 221000778391

Current month's charges:	\$124.10
Total amount due:	\$124.10
Payment Due By:	07/11/2019
Amount Enclosed	\$

620518989953

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

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

Account: 221000778391
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/18/2019 to 06/17/2019

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

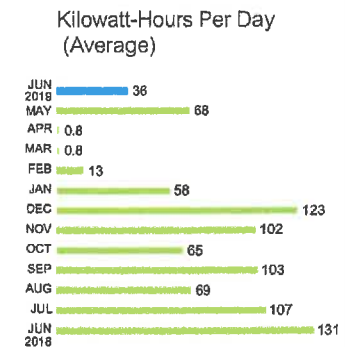
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K92459	06/17/2019	70,041		68,916		1,125 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,125 kWh @ \$0.05916/kWh	\$66.56
Fuel Charge	1,125 kWh @ \$0.03227/kWh	\$36.30
Florida Gross Receipt Tax		\$3.10
Electric Service Cost		\$124.10

Total Current Month's Charges

\$124.10

Tampa Electric Usage History



Statement Date: 06/20/2019

Account: 221003311729

CARLTON LAKES CDD
14298 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$20.11
Total amount due:	-\$57.08
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$77.19
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$77.19
Current Month's Charges	\$20.11
Total Amount Due	-\$57.08

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003311729

Current month's charges:	\$20.11
Total amount due:	-\$57.08
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____

662494249094

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

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

Account: 221003311729
Statement Date: 06/20/2019
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 05/18/2019 to 06/17/2019

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

Rate Schedule: General Service - Non Demand

Meter Location: GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K54086	06/17/2019	233		217		16 kWh	1	31 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax

16 kWh @ \$0.05916/kWh
16 kWh @ \$0.03227/kWh

\$18.14
\$0.95
\$0.52
\$0.50

Electric Service Cost

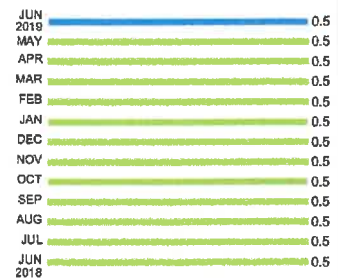
\$20.11

Total Current Month's Charges

\$20.11

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 06/20/2019
Account: 221003344704

CARLTON LAKES CDD
14218 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$24.42
Total amount due:	-\$220.87
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$245.29
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$245.29
Current Month's Charges	\$24.42
Total Amount Due	-\$220.87

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003344704

Current month's charges:	\$24.42
Total amount due:	-\$220.87
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____
657555987306

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

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

Account: 221003344704
Statement Date: 06/20/2019
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 05/18/2019 to 06/17/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K79837	06/17/2019	1,198		1,136		62 kWh	1	31 Days

Basic Service Charge

\$18.14

Energy Charge

62 kWh @ \$0.05916/kWh

\$3.67

Fuel Charge

62 kWh @ \$0.03227/kWh

\$2.00

Florida Gross Receipt Tax

\$0.61

Electric Service Cost

\$24.42

Total Current Month's Charges

\$24.42

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 06/20/2019

Account: 221003357052

CARLTON LAKES CDD
14217 ARBOR PINES DR
RIVERVIEW, FL 33579

Current month's charges:	\$63.99
Total amount due:	\$63.99
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$27.79
Payment(s) Received Since Last Statement	-\$27.79
Current Month's Charges	\$63.99
Total Amount Due	\$63.99

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003357052

Current month's charges:	\$63.99
Total amount due:	\$63.99
Payment Due By:	07/11/2019

Amount Enclosed \$
657555987307

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

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

Account: 221003357052
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/18/2019 to 06/17/2019

Service for: 14217 ARBOR PINES DR, 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
L19325	06/17/2019	7,208		6,724		484 kWh	1	31 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax

484 kWh @ \$0.05916/kWh
484 kWh @ \$0.03227/kWh

\$18.14
\$28.63
\$15.62
\$1.60

Electric Service Cost

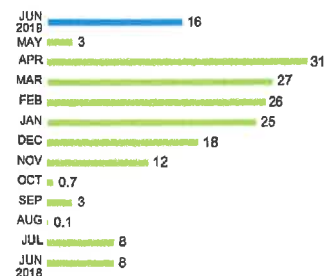
\$63.99

Total Current Month's Charges

\$63.99

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 06/20/2019

Account: 221004695112

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

Current month's charges:	\$1,025.42
Total amount due:	\$1,025.42
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$1,271.61
Payment(s) Received Since Last Statement	-\$1,271.61
Current Month's Charges	\$1,025.42
Total Amount Due	\$1,025.42

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004695112

Current month's charges:	\$1,025.42
Total amount due:	\$1,025.42
Payment Due By:	07/11/2019

Amount Enclosed \$
678543597759

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

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

Account: 221004695112
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/14/2019 to 06/13/2019

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

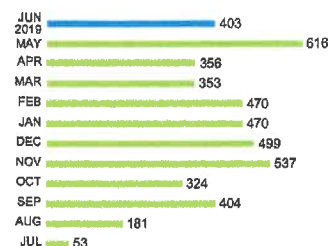
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H92492	06/13/2019	4,165		3,541		12,480 kWh	20.0000	31 Days
H92492	06/13/2019	1.45		0		29.08 kW	20.0000	31 Days

Basic Service Charge		\$30.24
Demand Charge	29 kW @ \$10.59000/kW	\$307.11
Energy Charge	12,480 kWh @ \$0.01596/kWh	\$199.18
Fuel Charge	12,480 kWh @ \$0.03227/kWh	\$402.73
Capacity Charge	29 kW @ -\$0.03000/kW	-\$0.87
Energy Conservation Charge	29 kW @ \$1.17000/kW	\$33.93
Environmental Cost Recovery	12,480 kWh @ \$0.00220/kWh	\$27.46
Florida Gross Receipt Tax		\$25.64
Electric Service Cost		\$1,025.42

Total Current Month's Charges
\$1,025.42

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 06/20/2019

Account: 221004936375

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

Current month's charges:	\$412.10
Total amount due:	\$412.10
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	\$412.10
Payment(s) Received Since Last Statement	-\$412.10
Current Month's Charges	\$412.10
Total Amount Due	\$412.10

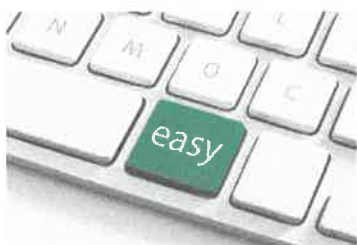
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004936375

Current month's charges:	\$412.10
Total amount due:	\$412.10
Payment Due By:	07/11/2019

Amount Enclosed \$

667432505483

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

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

Account: 221004936375
Statement Date: 06/20/2019
Current month's charges due 07/11/2019



Details of Charges – Service from 05/16/2019 to 06/14/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	315 kWh @ \$0.02904/kWh	\$9.15
Fixture & Maintenance Charge	9 Fixtures	\$198.63
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	315 kWh @ \$0.03194/kWh	\$10.06
Florida Gross Receipt Tax		\$0.49

Lighting Charges

\$412.10

Total Current Month's Charges

\$412.10

00000034-0000798-Page 3 of 50



INVOICE

Customer ID:**22-06270-03004**

Customer Name:

CARLTON LAKES

Service Period:

06/01/19-06/30/19

Invoice Date:

06/01/2019

Invoice Number:

9546265-2206-2

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment Is Due**Jul 01, 2019**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$859.38**

If payment is received after
07/01/2019: **\$ 880.86**

See Reverse for Important Messages

Previous Balance

0.00

+

Payments

0.00

+

Adjustments

0.00

+

Current Charges

859.38

=

Total Due**859.38****Details for Service Location:****Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094****Customer ID: 22-06270-03004**

Description	Date	Ticket	Quantity	Amount
Delivery charge per de: 1-2f1 lid	05/09/19	243950	1.00	150.00
Ticket Total				150.00
Exchange	05/14/19	247413	1.00	185.00
Ticket Total				185.00
Prorated disposal 2d1 proration	05/09/19		1.00	23.43
Prorated service 2f1 proration	05/09/19		1.00	85.30
Prorated service cff proration	05/09/19		1.00	14.65
Prorated charge serv chng 05/13/2019	05/13/19		1.00	50.48
Prorated charge serv chng 05/13/2019	05/13/19		1.00	38.70



Please detach and send the lower portion with payment (no cash or staples)



WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 42930
PHOENIX, AZ 85080

(813) 621-3055
(800) 255-7172

Invoice Date

06/01/2019

Invoice Number

9546265-2206-2

Customer ID

(Include with your payment)

22-06270-03004**Payment Terms**

Total Due by 07/01/2019
If Received after 07/01/2019

Total Due

\$859.38
\$880.86

Amount

Received
MAY 28 2019

2206000220627003004095462650000008593800000085938 9

0046759 01 AB 0.409 **AUTO T0 0 7142 33607-252945 -C01-P46805-I1

10290C39



CARLTON LAKES
2005 PAN AM CIR STE 300
TAMPA FL 33607-2529



WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 4648
CAROL STREAM, IL 60197-4648

THINK GREEN®Printed on
recycled paper.

REVIEWED dthomas 5/29/2019

405-0233578-2206-5



Customer ID:

22-06270-03004

Customer Name:

CARLTON LAKES

Service Period:

06/01/19-06/30/19

Invoice Date:

06/01/2019

Invoice Number:

9546265-2206-2

Details for Service Location:

Customer ID: 22-06270-03004

Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094

Description	Date	Ticket	Quantity	Amount
Container maintenance fee	06/01/19		1.00	19.75
Disposal 6 yard dumpster 1x week	06/01/19		1.00	94.73
6 Yard dumpster 1x week	06/01/19		1.00	197.34
Total Current Charges				859.38



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recycled paper.

Payment due 6/7/19

900 ASHWOOD PARKWAY
SUITE 370
ATLANTA, GA 30338
(877)513-9487 FAX: (770)225-2866
CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

A	CASH PRICE (TOTAL PREMIUMS)	\$19,985.00	AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) Carlton Lakes Community Development District 11404 Clement Pride Blvd Riverview, FL 33579
B	CASH DOWN PAYMENT	\$3,997.00		
C	PRINCIPAL BALANCE (A MINUS B)	\$15,988.00		
D	DOC STAMP	\$56.00		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 8384566

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
11.280%	\$841.10	\$16,044.00	\$16,885.10

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
10	\$1,688.51		MONTHLY 12/07/2018

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
PENDING	11/07/2018	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	100.0%	12	19,985.00
Broker Fee:						\$0.00
TOTAL:						\$19,985.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: 1.

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. 2. **POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Nicole Hicks
Signature of Insured or Authorized Agent

01/30/2019
DATE

Charisse Bitner
Signature of Agent

01/30/2019
DATE

Insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4.**

AGREEMENT EFFECTIVE DATE: This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy(ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the insured or the insured's agent with the insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://www.ipfs.com/Privacy.aspx>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$3377.02 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
Carlton Lakes CDD (Andrea Cedres)
SFL
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
05/31/2019

Due Date
06/15/2019

Invoice Number
0000034

Amount Due (USD)
\$640.73

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 05/03/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 05/06/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 05/10/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 05/17/19	\$65.00	1	\$65.00
Fire Glass 15lbs. Inside firepit	\$36.00	1	\$36.00
Door Handle Repair in Gym	\$65.00	0.5	\$32.50

53960

41602

WAD

REVIEWED dthomas 6/20/2019

Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 05/20/19	\$65.00	1	\$65.00
Replace / Refill Propane Fire Pit & Grill Area - 05/24/19	\$25.00	2	\$50.00
Development Cleaning & Trash Cans (SouthForkLakes) 05/27/19 Memorial Day weekend Cleaning	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 05/28/19 After Memorial Day Trash Removal	\$65.00	1	\$65.00
Mileage 05/31/19 sign pick up	\$0.35	52.8	\$18.48
General Labor Hours sign pick up and install for Gym	\$65.00	0.75	\$48.75
Repair to Amenity Center Door Realign Door and added longer Screws to Secure Door	\$0.00	1	\$0.00
Subtotal			640.73
Tax			0.00
Total			640.73
Amount Paid			0.00
Amount Due (USD)			\$640.73

Notes

This Development needs pressure washing at the mail stations (Both) / Back Lanai and Screens/ Main Entrance at pool and Grill area

*Replace Timer for the Fans in back lanai and 1 led light

*Mens Room needs new door hinge set

*Gym needs Carpet cleaning

This is a large Development and requires more time to clean along roadways, sidewalks, and lakes

Meeting at 4pm 06/10/19 in Gym to talk about equipment and repair to walls.

Terms

Please Make All Checks Payable To:

Ryder Residential and Commercial, LLC
1071 Emerald Dr.



The Perfect Klean

*Cleaning up to the highest standard
and down to the lowest detail*

INVOICE

2212 Villa Dr, Valrico, FL 33594 (813) 625-2944

Date: May 20, 2019	Payment Due: May 31, 2019
Name: Carlton Lakes CDD	Address: Carlton Fields Drive, Riverview, FL 33579

Unpaid Balance Due: \$0.00	Balance: \$1,100.00
Payment (Thank you!): Cash ____ Credit Card ____ Check #1623	Paid: \$1,100.00
Description of Service: Cleaning of Pool Deck, pool bathrooms, and amenity bathroom at Southfork Lakes Amenity for the weeks ending on the the following dates: May 3, 10, 17, 24, 31 (at \$275 per week)	Amount: \$1,375.00
Purchase of Supplies (if applicable)	Amount: \$505.00
	Total Due: \$1,880.00

Damage Incurred at Time of Service:

None

640 53900
4602

Note: When documented, office will call you to discuss damage and reimbursement

Damage Identified by Cleaning Team/Person:

Note: This is damage the team/person noticed while cleaning and was not caused at this scheduled appointment or by our service.

Next Scheduled Appointment: Monday, May 20

Cleaning Supervisor: Kevin Wagner

REVIEWEDdthomas 6/17/2019



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5373667
Account Number: 218485000
Invoice Date: 05/24/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

CARLTON LAKES CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

CARLTON LAKES CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CARLTON LAKES CDD SERIES 2018

Received
JUN 10 2019

Invoice Number:	5373667
Account Number:	218485000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 218485000
Invoice # 5373667
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

REVIEWEDdthomas 6/17/2019





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5373667
Invoice Date: 05/24/2019
Account Number: 218485000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

CARLTON LAKES CDD SERIES 2018

Accounts Included 218485000 218485001 218485002 218485003 218485004 218485005
In This Relationship: 218485006 218485007


CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 05/01/2019 - 04/30/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



INVOICE

DATE: May 23, 2019
Invoice # 5024

Billing address		Service address	
Carlton Lakes CDD C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607		Carlton Lakes CDD	
ID	LOCATION	QTY	TOTAL
	Behind MI Homes Model		
A)	Remove and haul away (1) 10 - 12 ft CT Sable Palm		\$ 75.00
	Clement Pride and Leland Groves		
B)	Deliver and Install (1) 10 - 12 ft CT Sable Palm at \$325.00		\$ 325.00
C)	Deliver and Install (2) bags of Pine Bark at \$7.50 ea		\$ 15.00
	 <div style="display: flex; justify-content: space-around;"> 53900 4607 </div>		
			\$ -
			\$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES		TOTAL	\$ 415.00

Payment due upon receipt

E-mail
carsonwd@yahoo.com

REVIEWED dthomas 6/17/2019



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 #
3/5/2019	10-95222

Invoice Created By

Bill To

Meritus Communities
Meritus Communities
Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

Carlton Lakes CDD
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
EST-965				Net 30	Carlton Lakes CDD, #Common Area
Quantity	Description	U/M	Rate	Serviced Date	Amount
2,100	St. Augustine Floratam Sod Installed & Rolled		0.45	3/5/2019	945.00
1	Removal of existing sod		250.00	3/5/2019	250.00
1	Replace sod on the main boulevard.		1,031.45	3/5/2019	1,031.45

WFO 53500
4605

Cornerstone

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

Total	\$2,226.45
Payments/Credits	\$0.00
Balance Due	\$2,226.45

REVIEWEDdthomas 6/20/2019

District Check Request Form

Today's Date: 06/19/19

District Name: Carlton Lakes CDD

Check Amount: \$100.00

Payable to: Desiree Carrero Reyes

Mailing Address: 11342 Leland Groves Drive
Riverview, FL 33579

Check Description:

Clubhouse Rental Deposit Refund

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM _____
Fund 001
G/L 22000
Object Cd _____

CK # _____ Date _____

63-8413/2670

110

DESIREE CARRERO REYES
11342 LELAND GROVES DR.
RIVERVIEW, FL 33579

Received

APR 03 2019

Date 04/01/2019

Pay To
The Order Of

Carlton Lakes CDD

\$ 100.00

One hundred

00/100

Dollars



Security Features
visit www.chase.com
Details on back.

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM

For Refundable Security Deposit
For Clubhouse Usage

[Signature]

MP

⑆ 267084131⑆

57893197910110

**CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Carlton Lakes community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to two (2) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (2) hour rental. Refundable security deposit in the amount of \$100.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. NON-RESIDENT rental fee is \$200.00 for up to six (6) hours, which will include set up and clean up. A fee of \$50.00 for every (1) hour will be added for any time over the (6) hour rental. Refundable security deposit in the amount of \$250.00 for NON-RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental.
4. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to CARLTON LAKES CDD.
5. The undersigned, Desiree Carrero, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11342 Leland Groves Dr. Riverview, FL 33579
Purpose: Birthday Celebration
Date of Event: 04/27/2019 Phone: 786-302-3961
Time of Event (ALL Events shall end by 11:00 p.m.): 1pm - 7pm (2-6 event)
Extra Hours Required (\$25.00 or \$50.00 per every (1) hour): 4 hrs \$100.00
Number of Attendees (NOT TO EXCEED 40): 40 or less
6. The District has consented to the above use by the Applicant, its agents, employees and invitees.
7. In Consideration of the District's permission to the Applicant, its agents, employees and

invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

8. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
9. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:


Signature

Desiree Carrero
Print name

04/01/2019
Date

**CARLTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

**CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Carlton Lakes CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 04/01/2019

NAME OF ISSUER: Desiree Carrero

ADDRESS: 11342 Leland Groves Dr.
Riverview, FL 33579

HOME PHONE: () -

CELL PHONE: (786) 302-3961

DRIVER LICENSE NUMBER: 0666-160-81-924-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Simply Healthcare Plans

WORK PHONE: (813) 425-8059

AMOUNT OF CHECK: \$100.00

REASON FOR CHECK: Refundable Security Deposit for Clubhouse Usage.

Florida

DRIVER LICENSE



4d DL# C666-160-81-924-0 1d CLASS E



1d CARRERO REYES
1d DESIREE
11342 LELAND GROVES DR
RIVERVIEW, FL 33578-2431

7 DOB 11/24/1981 1d SEX F 1d SAFE DRIVER
4b EXP 11/24/2026 1d HGT 5'08"
12 REST NONE 1d NONE

1d 11/16/2018
5d 2631071101003



Operation of a motor vehicle constitutes
consent to any sobriety test required by law

1d 100000

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

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

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:


- Resident Rentals: Security Deposit \$100.00; Rental Fee \$50.00 per two (2) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Non-Resident Rentals: Security Deposit \$250.00; Rental Fee \$2000.00 per six (6) hours – over six will be an additional \$50.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Carlton Lakes Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.

Without proper notice, rental fee is non-refundable. DC

1. All persons using the Recreation Center do so at their own risk. DC
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. DC
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** DC
4. Glass beverage containers are NOT permitted at the Recreation Center. DC
5. Furniture shall NOT be removed from the Recreation Center at any time. DC
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. DC
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. DC
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. DC
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. DC
10. Glitter and Confetti are not allowed in Recreation Center DC

11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. DC
12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. DC
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** DC
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. DC
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). DC
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. DC
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. DC
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. DC
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. DC
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. DC
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. DC
22. Call 911 in the event of an emergency. DC
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. DC



Applicant Signature
Desiree Carrero

Applicant Printed Name
04/01/2019

Date

INVOICE

265-102139

Completed Date: 5/22/2019
Payment Terms: Cash Customer
Payment Due Date: 5/22/2019

Created Date: 5/14/2019

DESCRIPTION: Fitness rules

Bill To: Carlton Lakes Fitness Center
Unknown
Tampa, FL unkno
US

Pickup At: FASTSIGNS
3901 W Kennedy Blvd
Tampa, FL 33609
US

Ordered By: Nicole Hicks
Email: nicole.hicks@merituscorp.com
Tax ID: 123456

Salesperson: Mark Heacox
Email: 265@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	aluminum	1	\$50.95	\$0.00	\$50.95
1.1	Aluminum .040 - Part Qty: 1 Width: 18.00" Height: 24.00" Sides: 1 Text: See attached				

Thank you for your business. All orders (except approved account customers) require 100% payment for production.

Handwritten: VIA ✓ 53900 4602

Subtotal:	\$50.95
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$50.95
Amount Paid:	\$0.00
BALANCE DUE:	\$50.95

Approved account customers require no down payment for production. All balances are due net 10 business days.

Signature: _____ **Date:** _____

Designs are for the sole use of FASTSIGNS
Thank you very much for your business! Thank you very much for your business!

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: JUNE 20, 2019
INVOICE #11111

EXPIRATION DATE

TO Carlton Lakes CDD
11404 Carlton Fields Dr.
Riverview FL, 33579

TECHNICIAN		JOB SITE	INSTALLATION DATE		PAYMENT TERMS	DUE DATE
Lance Wood						
QTY	ITEM #	DESCRIPTION		UNIT PRICE	LINE TOTAL	
2		Hours labor			\$170.00	
					SUBTOTAL	
					SALES TAX	
					TOTAL	\$170 .00

Comments: I have charged 2 hours labor for extra time I have spent at the pool working with the warranty company and electrician. In addition to being at the pool 7 days week to add chemicals to the pool while the mechanical issues were fixed. The mechanical problem is finally fixed and we should be running without the breakers tripping everyday.

REVIEWED dthomas 6/25/2019

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 97680	\$ 11,144.67		Weekly Maintenance - June
Cornerstone	10 97681	3,018.00	\$ 14,162.67	Lawn Maintenance - June
Meritus Districts	9153	3,590.66		Management Services - July
Zebra Cleaning Team, Inc.	3240	1,200.00		Pool Cleaning - July
Monthly Contract Sub-Total		\$ 18,953.33		

Variable Contract				
Stantec	1531749	\$ 1,017.50		Professional Services - General Consulting - thru 06/21/19
Straley Robin Vericker	17187	1,253.50		Professional Services - General - thru 06/15/19
Variable Contract Sub-Total		\$ 2,271.00		

Utilities				
BOCC	9466499495 071819	\$ 809.63		Water Service - thru 07/16/19
Spectrum	078582401071019	64.98		Internet Service - thru 08/08/19
Tampa Electric	211005443505 072219	3,281.94		Electric Service - thru 07/16/19
Tampa Electric	211005443687 072219	4,000.02		Electric Service - thru 07/16/19
Tampa Electric	211005443919 072219	2,158.78		Electric Service - thru 07/16/19
Tampa Electric	221000718207 072219	221.20		Electric Service - thru 07/16/19
Tampa Electric	22100072365 072219	295.35		Electric Service - thru 07/16/19
Tampa Electric	221000778375 072219	142.29		Electric Service - thru 07/18/19
Tampa Electric	221000778391 072219	276.30		Electric Service - thru 07/18/19
Tampa Electric	221003311729 072219	-37.07		Electric Service - thru 07/18/19
Tampa Electric	221003344704 072219	-196.45		Electric Service - thru 07/18/19
Tampa Electric	221003357052 072219	31.08		Electric Service - thru 07/18/19
Tampa Electric	221004695112 072219	879.28		Electric Service - thru 07/13/19

Carlton Lakes Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221004936375 072219	412.10	\$ 11,464.82	Electric Service - thru 07/16/19
Waste Management	9553481 2206 5	311.82		Waste Service - July
Utilities Sub-Total		\$ 12,651.25		

Regular Services				
IPFS Corporation	8384566 070119	\$ 1,688.51		Insurance Payment - July
Ryder Residential Services	52	2,041.00		Development Cleaning & Trash Cans - June
Sayf	1	993.12		Security Service - 06/01/19-06/27/19
Sayf	2	1,099.29	\$ 2,092.41	Security Service - 06/28/19-07/11/19
Tampa Bay Times	794871 070519	284.50		Special Workshop - 07/05/19
The Perfect Klean	TPK062019	1,100.00		Cleaning of Pool Deck - 06/20/19
Regular Services Sub-Total		\$ 7,206.42		

Additional Services				
First Choice Aquatic Weed Management, LLC	37851	\$ 320.00		Trash Removal - 06/30/19
Gary Ford	GF070519	215.00		Breaker - 07/05/19
Meritus Districts	9257	331.80		Postage for Mailing - 07/25/19
Owens Electric Inc.	20192498	367.75		Replace Timer Switch - 07/17/19
Additional Services Sub-Total		\$ 1,234.55		

TOTAL:		\$ 42,316.55		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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



Date	Invoice #
6/30/2019	10-97680

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	
Carlton Lakes CDD Riverview, FL 33578	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Carlton Lakes CDD, #Common Area
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Weekly Maintenance for CDD <i>UAT 53900 4604</i>		11,144.67	1/31/2019	11,144.67

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

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

REVIEWEDthomas 7/17/2019



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



Date	Invoice #
6/30/2019	10-97681

Invoice Created By

aadkins

Bill To

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

Field Mgr/Super:

Ship To

MER2778 - Carlton Lakes CDD
Riverview, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	MER2778 - South Fork Lakes, #MAINT
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance June 2019 - Carlton Lakes CDD WAT 5390 4604		3,018.00	6/30/2019	3,018.00

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

Total	\$3,018.00
Payments/Credits	\$0.00
Balance Due	\$3,018.00

REVIEWEDdthomas 7/17/2019

Cornerstone

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: JULY 8, 2019
INVOICE #3240

EXPIRATION DATE

TO Carlton Lakes CDD
11404 Carlton Fields Dr.
Riverview FL, 33579

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]**Comments:**

REVIEWED dthomas 7/17/2019

Invoice Number	1531749
Invoice Date	July 2, 2019
Purchase Order	215612637
Customer Number	132831
Project Number	215612637

Bill To

Carlton Lakes CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project	Carlton Lakes CDD		
	Project Manager	Stewart, Tonja L	For Period Ending
	Current Invoice Total (USD)	1,017.50	June 21, 2019

Process requisitions and initiate ownership map

Top Task **219** **2019 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	9.25	110.00	1,017.50
	Subtotal Professional Services	<u>9.25</u>		<u>1,017.50</u>
Top Task Subtotal	2019 FY General Consulting			1,017.50
	Total Fees & Disbursements			<u>1,017.50</u>
	INVOICE TOTAL (USD)			1,017.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Handwritten:
51300
3103

Received
JUL 08 2019

REVIEWEDdthomas 7/17/2019

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

June 27, 2019

Client: 001463

Matter: 000001

Invoice #: 17187

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2019

Handwritten: 51400
3107

SERVICES

Date	Person	Description of Services	Hours
5/21/2019	JMV	REVIEW CDD OPERATIONS AND MAINTENANCE ASSESSMENT HEARING SCHEDULE LEGAL NOTICES.	0.3
5/21/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE CHANGE IN PUBLIC HEARING DATE FOR FY 2019/2020 BUDGET; PREPARE DRAFT PUBLICATION NOTICES RE PUBLIC HEARING FOR FY 2019/2020 BUDGET AND O&M ASSESSMENTS AND DRAFT MAILED NOTICE LETTER RE INCREASE ON SAME.	1.2
5/22/2019	JMV	PREPARE LEGAL NOTICE.	0.4
5/23/2019	LB	FINALIZE PUBLICATION NOTICES AND MAILED NOTICE LETTER FOR FY 2019/2020 BUDGET PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2
5/30/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1
6/5/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2
6/6/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4
6/6/2019	KMS	REVIEW COMMUNICATIONS RE: EASEMENT AGREEMENT; DRAFT GRANT OF EASEMENT FOR LOTS 1 AND 36 IN PHASE 1C FOR LANDSCAPING AND MAINTENANCE, ACCESS TO RETAINING WALL.	0.9
6/6/2019	VKB	REVIEW AND REPLY TO EMAILS RE: EASEMENT FOR WALL, LANDSCAPING, AND IRRIGATION IN PHASE 1C; REVIEW PUBILC RECORDS RE: SAME.	0.5
6/7/2019	KMS	REVISE EASEMENT AGREEMENT FOR LOTS 1 AND 36 OF PHASE 1C.	0.2

REVIEWEDdthomas 7/17/2019

June 27, 2019

Client: 001463

Matter: 000001

Invoice #: 17187

Page: 2

SERVICES

Date	Person	Description of Services	Hours
6/11/2019	JMV	REVIEW EMAIL FROM A. LYALINA; REVIEW RESERVE ACCOUNT INFORMATION.	0.3
6/12/2019	VKB	REVIEW EMAILS FROM A. LYALINA AND J. HILLS; REVIEW DEBT SERVICE RESERVE FUND REQUIREMENTS AND CONDITIONS FOR PARTIAL RELEASE OF DEBT SERVICE RESERVE FUNDS.	0.5
Total Professional Services			5.2
			\$1,253.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.7	\$518.50
VKB Vivek K. Babbar	1.0	\$250.00
KMS Kristen M. Schalter	1.1	\$275.00
LB Lynn Butler	1.4	\$210.00
Total Services		\$1,253.50
Total Disbursements		\$0.00
Total Current Charges		\$1,253.50

PAY THIS AMOUNT

\$1,253.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
CARLTON LAKES CDD	9466499495	07/18/2019	08/08/2019

Service Address: 11404 CARLTON FIELDS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61016915	06/12/2019	7565	07/16/2019	8300	73500	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$215.36
Water Base Charge	\$23.39
Water Usage Charge	\$174.73
Sewer Base Charge	\$56.78
Sewer Usage Charge	\$335.16
Total Service Address Charges	\$809.63

Summary of Account Charges

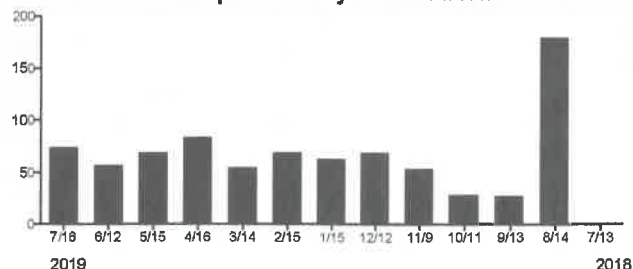
Previous Balance	\$617.05
Net Payments - Thank You	(\$617.05)
Total Account Charges	\$809.63

AMOUNT DUE	\$809.63
-------------------	-----------------

Important Message

The 2018 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History x 1000 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9466499495

Received

JUL 25 2019

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

5,979

DUE DATE	08/08/2019
AMOUNT DUE	\$809.63
AMOUNT PAID	

0094664994954

00000809632

REVIEWED dthomas 7/30/2019

July 10, 2019
 Invoice Number: 078582401071019
 Account Number: 0050785824-01
 Security Code: 2597
 Service At: 11404 CARLTON FIELD DR
 RIVERVIEW, FL 33579-7785

Contact Us
 Visit us at Spectrumbusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 07/09/19 through 08/08/19
 details on following pages*

Previous Balance	64.98
Payments Received - Thank You	-64.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.98
Current Charges	\$64.98
Total Due by 07/26/19	\$64.98

SPECTRUM BUSINESS NEWS

We continue to enhance our services, offer more of the best entertainment choices and deliver the best value. We are committed to offering you products and services we are sure you will enjoy.

Unreturned Equipment Information

Effective on or after 9/8/19 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- D3 and newer Modem models (wired and wireless) from \$39.99 to \$59.99
- Session Border Controllers from \$315.00 to \$325.00
- Ethernet Switches from \$123.00 to \$229.00
- Cisco IP Phones (2 Port) from \$40.00 to \$49.99



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

REVIEWEDthomas 7/24/2019

4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 10 07102019 NNNNNY 01 000295 0001

CARLTON LAKES COMMUNITY
 C/O MERITUS
 2005 PAN AM CIR
 STE 120
 TAMPA FL 33607-2529



July 10, 2019

CARLTON LAKES COMMUNITY

Invoice Number: 078582401071019
 Account Number: 0050785824-01
 Service At: 11404 CARLTON FIELD DR
 RIVERVIEW, FL 33579-7785

Total Due by 07/26/19 \$64.98

Amount you are enclosing

Received

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



JUL 22 2019

0001000100507858240130006498

Invoice Number:
Account Number:
Security Code:

CARLTON LAKES COMMUNITY
078582401071019
0050785824-01
2597

Contact UsVisit us at Spectrumbusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 10 07102019 NNNNNY 01 000295 0001

Charge Details

Previous Balance	64.98
Payments Received - Thank You 07/06	-64.98
Remaining Balance	\$0.00

Payments received after 07/10/19 will appear on your next bill.

Services from 07/09/19 through 08/08/19

Spectrum Business™ Internet

Spectrum Business Internet	99.99
Business WiFi	4.99
Promo Discount	-40.00
	\$64.98

Spectrum Business™ Internet Total \$64.98

Current Charges	\$64.98
Total Due by 07/26/19	\$64.98

Billing Information

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

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

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!

GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements



Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Authorization to Convert your Check to an Electronic Funds Transfer Debit

- For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.

Statement Date: 07/22/2019
Account: 211005443505

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



Current month's charges:	\$3,281.94
Total amount due:	\$3,281.94
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$3,281.94
Payment(s) Received Since Last Statement	-\$3,281.94
Current Month's Charges	\$3,281.94
Total Amount Due	\$3,281.94

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443505

Current month's charges:	\$3,281.94
Total amount due:	\$3,281.94
Payment Due By:	08/12/2019

Amount Enclosed \$ _____
690889290691

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

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

Account: 211005443505
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/15/2019 to 07/16/2019

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	1780 kWh @ \$0.02904/kWh	\$51.69
Fixture & Maintenance Charge	75 Fixtures	\$1555.87
Lighting Pole / Wire	75 Poles	\$1614.75
Lighting Fuel Charge	1780 kWh @ \$0.03194/kWh	\$56.85
Florida Gross Receipt Tax		\$2.78

Lighting Charges

\$3,281.94

Total Current Month's Charges

\$3,281.94

00000037-0000903-Page 49 of 50

Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.

Statement Date: 07/22/2019
Account: 211005443687

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



Current month's charges:	\$4,000.02
Total amount due:	\$4,000.02
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$4,000.02
Payment(s) Received Since Last Statement	-\$4,000.02
Current Month's Charges	\$4,000.02
Total Amount Due	\$4,000.02

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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

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- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



See reverse side for more information

Account: 211005443687

Current month's charges:	\$4,000.02
Total amount due:	\$4,000.02
Payment Due By:	08/12/2019
Amount Enclosed	\$

690889290692

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

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

Account: 211005443687
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/15/2019 to 07/16/2019

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	2228 kWh @ \$0.02904/kWh	\$64.70
Fixture & Maintenance Charge	100 Fixtures	\$1607.30
Lighting Pole / Wire	100 Poles	\$2253.38
Lighting Fuel Charge	2228 kWh @ \$0.03194/kWh	\$71.16
Florida Gross Receipt Tax		\$3.48

Lighting Charges

\$4,000.02

Total Current Month's Charges

\$4,000.02

00000037-0000883-Page 3 of 50

Important Messages

Recent record temperatures can result in higher electric bills

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Statement Date: 07/22/2019

Account: 211005443919

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



Current month's charges:	\$2,158.78
Total amount due:	\$2,158.78
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$2,158.78
Payment(s) Received Since Last Statement	-\$2,158.78
Current Month's Charges	\$2,158.78
Total Amount Due	\$2,158.78

Sign up for free Power Updates this storm season

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Learn more at
tampaelectric.com/powerupdates.



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005443919

Current month's charges:	\$2,158.78
Total amount due:	\$2,158.78
Payment Due By:	08/12/2019
Amount Enclosed	\$

690889290693

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

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

Account: 211005443919
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/15/2019 to 07/16/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1171 kWh @ \$0.02904/kWh	\$34.01
Fixture & Maintenance Charge	49 Fixtures	\$1030.57
Lighting Pole / Wire	49 Poles	\$1054.97
Lighting Fuel Charge	1171 kWh @ \$0.03194/kWh	\$37.40
Florida Gross Receipt Tax		\$1.83
Lighting Charges		\$2,158.78

Total Current Month's Charges

\$2,158.78

00000037-0000885-Page 13 of 50

Important Messages

Recent record temperatures can result in higher electric bills

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Statement Date: 07/22/2019

Account: 221000718207

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



Current month's charges:	\$221.20
Total amount due:	\$221.20
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$221.20
Payment(s) Received Since Last Statement	-\$221.20
Current Month's Charges	\$221.20
Total Amount Due	\$221.20

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000718207

Current month's charges:	\$221.20
Total amount due:	\$221.20
Payment Due By:	08/12/2019

Amount Enclosed \$ _____
662494264723

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

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

Account: 221000718207
 Statement Date: 07/22/2019
 Current month's charges due 08/12/2019



Details of Charges – Service from 06/15/2019 to 07/16/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	120 kWh @ \$0.02904/kWh	\$3.48
Fixture & Maintenance Charge	5 Fixtures	\$106.05
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	120 kWh @ \$0.03194/kWh	\$3.83
Florida Gross Receipt Tax		\$0.19

Lighting Charges

\$221.20

Total Current Month's Charges

\$221.20

00000037-0000881-Page 25 of 50

Important Messages

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Statement Date: 07/22/2019

Account: 221000723645

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



Current month's charges:	\$300.65
Total amount due:	\$295.35
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$300.65
Payment(s) Received Since Last Statement	-\$300.65
Miscellaneous Credits	-\$5.30
Credit balance after payments and credits	-\$5.30
Current Month's Charges	\$300.65
Total Amount Due	\$295.35

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000723645

Current month's charges:	\$300.65
Total amount due:	\$295.35
Payment Due By:	08/12/2019

Amount Enclosed \$
662494264724

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

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

Account: 221000723645
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/15/2019 to 07/16/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	163 kWh @ \$0.02904/kWh	\$4.73
Fixture & Maintenance Charge	7 Fixtures	\$139.75
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	163 kWh @ \$0.03194/kWh	\$5.21
Florida Gross Receipt Tax		\$0.25

Lighting Charges **\$300.65**

Total Current Month's Charges **\$300.65**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$5.30

Total Current Month's Credits **-\$5.30**

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/22/2019

Account: 221000778375

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



Current month's charges:	\$142.29
Total amount due:	\$142.29
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$185.44
Payment(s) Received Since Last Statement	-\$185.44
Current Month's Charges	\$142.29
Total Amount Due	\$142.29

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000778375

Current month's charges:	\$142.29
Total amount due:	\$142.29
Payment Due By:	08/12/2019

Amount Enclosed

\$

662494264725

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

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

6624942647252210007783750000000142295

Account: 221000778375
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/18/2019 to 07/18/2019

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	07/18/2019	47,309		45,990		1,319 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,319 kWh @ \$0.05916/kWh	\$78.03
Fuel Charge	1,319 kWh @ \$0.03227/kWh	\$42.56
Florida Gross Receipt Tax		\$3.56

Electric Service Cost

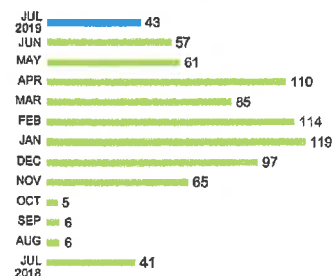
\$142.29

Total Current Month's Charges

\$142.29

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 07/22/2019

Account: 221000778391

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



Current month's charges:	\$276.30
Total amount due:	\$276.30
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$124.10
Payment(s) Received Since Last Statement	-\$124.10
Current Month's Charges	\$276.30
Total Amount Due	\$276.30

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000778391

Current month's charges:	\$276.30
Total amount due:	\$276.30
Payment Due By:	08/12/2019

Amount Enclosed \$
662494264726

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

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

Account: 221000778391
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/18/2019 to 07/18/2019

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	07/18/2019	72,789		70,041		2,748 kWh	1	31 Days

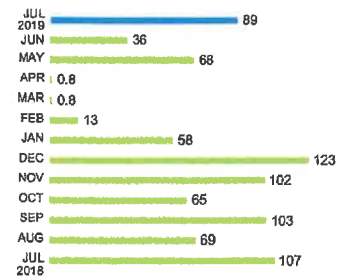
Basic Service Charge		\$18.14
Energy Charge	2,748 kWh @ \$0.05916/kWh	\$162.57
Fuel Charge	2,748 kWh @ \$0.03227/kWh	\$88.68
Florida Gross Receipt Tax		\$6.91
Electric Service Cost		\$276.30

Total Current Month's Charges

\$276.30

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Statement Date: 07/22/2019

Account: 221003311729

CARLTON LAKES CDD
14298 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$20.01
Total amount due:	-\$37.07
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$57.08
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$57.08
Current Month's Charges	\$20.01
Total Amount Due	-\$37.07

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003311729

Current month's charges:	\$20.01
Total amount due:	-\$37.07
CREDIT -	DO NOT PAY

Amount Enclosed \$
666197951013

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

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

Received

JUL 25 2019

Account: 221003311729
Statement Date: 07/22/2019
Current month's charges due DO NOT PAY



Details of Charges – Service from 06/18/2019 to 07/18/2019

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

Rate Schedule: General Service - Non Demand

Meter Location: GATE

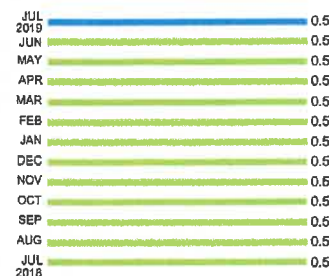
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K54086	07/18/2019	248		233		15 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	15 kWh @ \$0.05916/kWh	\$0.89
Fuel Charge	15 kWh @ \$0.03227/kWh	\$0.48
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.01

Total Current Month's Charges **\$20.01**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Statement Date: 07/22/2019

Account: 221003344704

CARLTON LAKES CDD
14218 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$24.42
Total amount due:	-\$196.45
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$220.87
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$220.87
Current Month's Charges	\$24.42
Total Amount Due	-\$196.45

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003344704

Current month's charges:	\$24.42
Total amount due:	-\$196.45
CREDIT -	DO NOT PAY

Amount Enclosed

\$

666197951014

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

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

6661979510142210033447040000000196459

Account: 221003344704
Statement Date: 07/22/2019
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 06/18/2019 to 07/18/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K79837	07/18/2019	1,260		1,198		62 kWh	1	31 Days

Basic Service Charge
 Energy Charge
 Fuel Charge
 Florida Gross Receipt Tax

62 kWh @ \$0.05916/kWh
 62 kWh @ \$0.03227/kWh

\$18.14
 \$3.67
 \$2.00
 \$0.61

Electric Service Cost

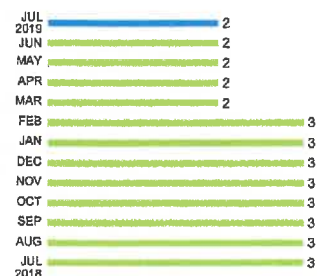
\$24.42

Total Current Month's Charges

\$24.42

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Statement Date: 07/22/2019

Account: 221003357052

CARLTON LAKES CDD
14217 ARBOR PINES DR
RIVERVIEW, FL 33579



Current month's charges:	\$31.08
Total amount due:	\$31.08
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$63.99
Payment(s) Received Since Last Statement	-\$63.99
Current Month's Charges	\$31.08
Total Amount Due	\$31.08

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003357052

Current month's charges:	\$31.08
Total amount due:	\$31.08
Payment Due By:	08/12/2019

Amount Enclosed \$ _____
666197951015

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

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

Account: 221003357052
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/18/2019 to 07/18/2019

Service for: 14217 ARBOR PINES DR, 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
L19325	07/18/2019	7,341		7,208		133 kWh	1	31 Days

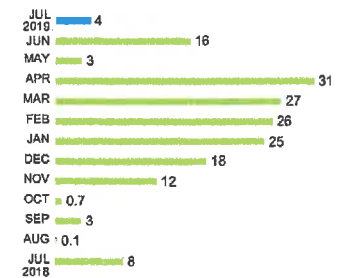
Basic Service Charge		\$18.14
Energy Charge	133 kWh @ \$0.05916/kWh	\$7.87
Fuel Charge	133 kWh @ \$0.03227/kWh	\$4.29
Florida Gross Receipt Tax		\$0.78
Electric Service Cost		\$31.08

Total Current Month's Charges

\$31.08

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Statement Date: 07/22/2019

Account: 221004695112

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



Current month's charges:	\$879.28
Total amount due:	\$879.28
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$1,025.42
Payment(s) Received Since Last Statement	-\$1,025.42
Current Month's Charges	\$879.28
Total Amount Due	\$879.28

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004695112

Current month's charges:	\$879.28
Total amount due:	\$879.28
Payment Due By:	08/12/2019

Amount Enclosed \$

646444904776

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

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

Account: 221004695112
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/14/2019 to 07/13/2019

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H92492	07/13/2019	4,671		4,165		10,120 kWh	20.0000	30 Days
H92492	07/13/2019	1.35		0		27.02 kW	20.0000	30 Days

Basic Service Charge		\$30.24
Demand Charge	27 kW @ \$10.59000/kW	\$285.93
Energy Charge	10,120 kWh @ \$0.01596/kWh	\$161.52
Fuel Charge	10,120 kWh @ \$0.03227/kWh	\$326.57
Capacity Charge	27 kW @ -\$0.03000/kW	-\$0.81
Energy Conservation Charge	27 kW @ \$1.17000/kW	\$31.59
Environmental Cost Recovery	10,120 kWh @ \$0.00220/kWh	\$22.26
Florida Gross Receipt Tax		\$21.98

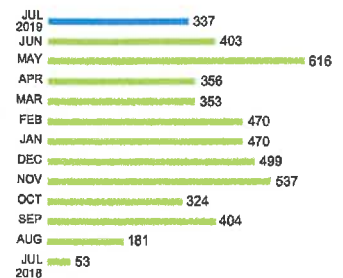
Electric Service Cost

\$879.28

Total Current Month's Charges

\$879.28

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.

Statement Date: 07/22/2019

Account: 221004936375

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



Current month's charges:	\$412.10
Total amount due:	\$412.10
Payment Due By:	08/12/2019

Your Account Summary

Previous Amount Due	\$412.10
Payment(s) Received Since Last Statement	-\$412.10
Current Month's Charges	\$412.10
Total Amount Due	\$412.10

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at tampaelectric.com/powerupdates.



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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004936375

Current month's charges:	\$412.10
Total amount due:	\$412.10
Payment Due By:	08/12/2019

Amount Enclosed \$

614346178724

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

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

Account: 221004936375
Statement Date: 07/22/2019
Current month's charges due 08/12/2019



Details of Charges – Service from 06/15/2019 to 07/16/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	315 kWh @ \$0.02904/kWh	\$9.15
Fixture & Maintenance Charge	9 Fixtures	\$198.63
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	315 kWh @ \$0.03194/kWh	\$10.06
Florida Gross Receipt Tax		\$0.49

Lighting Charges

\$412.10

Total Current Month's Charges

\$412.10

00000037-00000888-Page 21 of 50

Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



INVOICE

Customer ID:**22-06270-03004**

Customer Name:

CARLTON LAKES

Service Period:

07/01/19-07/31/19

Invoice Date:

07/01/2019

Invoice Number:

9553481-2206-5

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment Is Due**Jul 31, 2019**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$311.82**

If payment is received after
07/31/2019: **\$ 319.62**

See Reverse for Important Messages

Previous Balance	+	Payments	+	Adjustments	+	Current Charges	=	Total Due
859.38		(859.38)		0.00		311.82		311.82

Details for Service Location:**Carlton Lakes, 11404 Carlton Fields Dr, Riverview FL 33579-4094****Customer ID: 22-06270-03004**

Description	Date	Ticket	Quantity	Amount
Container maintenance fel	07/01/19		1.00	19.75
Disposal 6 yard dumpster 1x week	07/01/19		1.00	94.73
6 Yard dumpster 1x week	07/01/19		1.00	197.34
Total Current Charges				311.82

REVIEWEDdthomas 7/16/2019



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 42930
PHOENIX, AZ 85080

(813) 621-3055
(800) 255-7172

Received
JUL 01 2019

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/01/2019	9553481-2206-5	22-06270-03004
Payment Terms	Total Due	Amount
Total Due by 07/31/2019	\$311.82	
If Received after 07/31/2019	\$319.62	



2206000220627003004095534810000003118200000031182 9

0091495 01 AB 0.409 **AUTO T3 0 7177 33607-600875 -C01-P91586-11

I0290C48

0091495-00000001-4095396
CARLTON LAKES
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 4648
CAROL STREAM, IL 60197-4648

THINK GREEN®Printed on
recycled paper.

405-0233578-2206-5

July 2019 Payment

900 ASHWOOD PARKWAY
SUITE 370
ATLANTA, GA 30338
(877)513-9487 FAX: (770)225-2866
CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

A	CASH PRICE (TOTAL PREMIUMS)	\$19,985.00	AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) Carlton Lakes Community Development District 11404 Clement Pride Blvd Riverview, FL 33579
B	CASH DOWN PAYMENT	\$3,997.00		
C	PRINCIPAL BALANCE (A MINUS B)	\$15,988.00		
D	DOC STAMP	\$56.00		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 8384566

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
11.280%	\$841.10	\$16,044.00	\$16,885.10

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	
10	\$1,688.51	Beginning: MONTHLY	12/07/2018

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
PENDING	11/07/2018	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	100.0%	12	19,985.00
Broker Fee:						\$0.00
TOTAL:						\$19,985.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1. SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Nicole Hicks
Signature of Insured or Authorized Agent

01/30/2019
DATE

Charisse Bitner
Signature of Agent

01/30/2019
DATE



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
Carlton Lakes CDD (Andrea Ce-
dres) SFL
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
06/30/2019

Invoice Number
0000052

Amount Due (USD)

\$2,041.00

Due Date
07/15/2019

WJ *539W*
4602

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/3/19	\$65.00	1.75	\$113.75
Thermostat lock box Amenity Center & Gym (Code 000) 6/3/19	\$29.00	2	\$58.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/5/19	\$65.00	2	\$130.00
Replace / Refill Propane Fire Pit & Grill Area 6/5/19	\$25.00	2	\$50.00
Safety Gate Latch Black Magnetic Top-Pull Latch (Playground) 6/5/19	\$78.00	1	\$78.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/7/19	\$65.00	1	\$65.00

REVIEWED dthomas 7/25/2019

Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/10/19	\$65.00	1	\$65.00
Hydraulic Gate Closer t100 6/11/19	\$54.00	2	\$108.00
Labor hours 6/11/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/12/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/14/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/17/19	\$65.00	1.5	\$97.50
Installation of sign at pool 6/17/19	\$0.00	2	\$0.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/19/19	\$65.00	1	\$65.00
Automatic Air Freshener starter set restrooms 6/19/19	\$24.00	2	\$48.00
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/21/19	\$65.00	1.75	\$113.75
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/24/19	\$65.00	2.5	\$162.50
Replace / Refill Propane Fire Pit & Grill Area 6/24/19	\$25.00	1	\$25.00

Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/26/19	\$65.00	1	\$65.00
5 Gallon tan paint textured For hallway outside of restrooms 6/26/19	\$210.00	1	\$210.00
General Labor Hours Painting 6/26/19	\$65.00	1.5	\$97.50
Development Cleaning & Trash Cans (SouthForkLakes) Cleaning around entrance signs, parking lot, sidewalks, playground, lakes and clubhouse 6/28/19	\$65.00	1	\$65.00
4x2 Led Flat Board Light 5000 Gym 6/28/19	\$147.00	1	\$147.00
Lock Set For Grill 6/28/19	\$23.00	1	\$23.00
New Propane Tank(s) 6/28/19	\$59.00	1	\$59.00
Subtotal			2,041.00
Tax			0.00
Total			2,041.00
Amount Paid			0.00
Amount Due (USD)			\$2,041.00

Terms

Please Make All Checks Payable To:

Ryder Residential and Commercial, LLC
1071 Emerald Dr.
Brandon, Florida 33511

GM Cell 813-846-2865



CARLTON LAKES CDD | INVOICE #1



6/1/19-6/27/19



(813) 406-3121



Support@Sayfguard.com



7320 E Fletcher Ave
Tampa FL 33637

Agency License: B1600304

Highlights:

1st Invoice!

Caden 6/1/19 & 6/2/19

6/7-6/23 Youshay
Mainly

6/23 semi split with
Ambleside

* - Full Split W/
Ambleside

Day	Hours	(TAX EXEMPT)	COST
6/1/19	6.83	16.53	112.90
6/2/19	4.75	16.53	78.52
6/7/19*	4	16.53	66.12
6/8/19*	3.5	16.53	57.86
6/9/19*	3.5	16.53	57.86
6/14/19*	3.5	16.53	57.86
6/15/19	7	16.53	115.71
6/16/19	7	16.53	115.71
6/21/19	4	16.53	66.12
6/22/19	7	16.53	115.71
6/23/19	9	16.53	148.77
TOTAL:			993.12

*****Important:
PLEASE MAKE CHECKS
PAYABLE TO:
SAYF

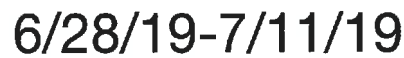
AMOUNT DUE:

\$993.12

Taxes Included

Handwritten:
535147
4602

REVIEWEDdthomas 7/24/2019



Agency License: B1600304

Highlights:

*Holiday rate for 7/4

****semi split with
Ambleside first 2 hours**

Day	Hours	(TAX EXEMPT)	COST
6/28/19	6	16.53	99.18
6/29/19	6	16.53	99.18
6/30/19	7.33	16.53	121.16
7/4/19*	9	24.80	223.20
7/5/19**	8	16.53	132.24
7/6/19	6.67	16.53	110.26
7/7/19	9	16.53	148.77
7/9/19	5	16.53	82.65
7/11/19	5	16.53	82.65
TOTAL:	62		1099.29

*******Important:**
PLEASE MAKE CHECKS
PAYABLE TO:
SAYF

AMOUNT DUE:

\$1,099.29

Taxes Included

REVIEWED dthomas 7/25/2019


REVIEWED dt homas 7/17/2019

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Workshop** was published in **Tampa Bay Times: 7/5/19**, 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

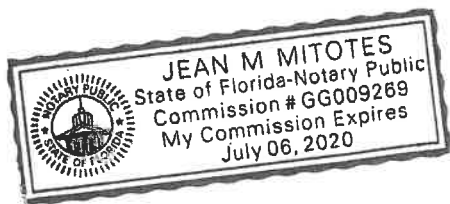
Sworn to and subscribed before me this 07/05/2019.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF SPECIAL WORKSHOP
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Carlton Lakes Community Development District will hold a Special Workshop to address any and all business which may properly come before them on Tuesday, July 16, 2019 at 6:00 p.m., at the Carlton Lake Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

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 7-1-1, 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 testimony and evidence on which the appeal is based.

Nicole Hicks
District Manager

Publication Date: 07/05/2019

794871



The Perfect Klean

*Cleaning up to the highest standard
and down to the lowest detail*

INVOICE

2212 Villa Dr, Valrico, FL 33594 (813) 625-2944

Date: June 20, 2019

Payment Due: July 2, 2019

Name: Carlton Lakes CDD

Address: 11404 Carlton Fields Drive, Riverview, FL 33579

Unpaid Balance Due: \$0.00

Balance: \$1,880.00

Payment (Thank you!): Cash ____ Credit Card ____
Check #1654

Paid: \$1,880.00

Description of Service: Cleaning of Pool Deck, pool bathrooms, and amenity bathroom at Southfork Lakes Amenity for the weeks ending on the the following dates: June 7, 14, 21, 28 (at \$275 per week)

Amount: \$1,100.00

Purchase of Supplies (if applicable)

Amount: \$0.00

Total Due: \$1,100.00

Damage Incurred at Time of Service:

None

*WAT 535100
4602*

Note: When documented, office will call you to discuss damage and reimbursement

Damage Identified by Cleaning Team/Person:

Note: This is damage the team/person noticed while cleaning and was not caused at this scheduled appointment or by our service.

Next Scheduled Appointment: Friday, June 21

Cleaning Supervisor: Kevin Wagner

REVIEWEDdthomas 7/24/2019

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

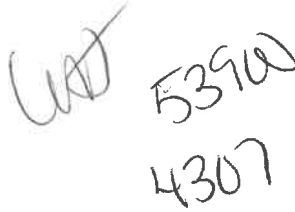
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
6/30/2019	37851

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/30/2019

Description	Amount
Trash Removal at Carlton Lakes - 2 men for 4 hours @ \$80.00/hr	320.00
	

Thank you for your business.

Total	\$320.00
Payments/Credits	\$0.00
Balance Due	\$320.00

REVIEWEDthomas 7/17/2019

Service Report

Customer: Carlton Lakes

Date: 6/22/19

Technician: Jason / Todd

- ☐ 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
4	T	R	A	S	H						N/A	LOW	N/A	Good

Comments Picked up trash per Gene at extra cost
4 Hours spend on site picking up trash.

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

Phone (813) 754-4856

INVOICE

Fax (813) 707-6333

Gary Ford

4601 Holbrook Rd • Plant City, Florida 33565

SOLD TO Carlton Lakes CDD

DATE 7-5-19

ADDRESS _____

PHONE 813-440-7096

districtinvoics@merituscorp.com

FAX Gene Roberts

1- 100amp Breaker	\$ 90.00
Service Call & Labor To Change Out	125.00
	<u>\$ 215.00</u>

5351W

46611

WJ

Thank You!

REVIEWEDdthomas 7/17/2019

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9257
Invoice Date: Jul 25, 2019
Page: 1

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

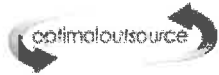
Ship to:

Customer ID	Customer PO	Payment Terms	
Carlton Lakes CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/25/19

Quantity	Item	Description	Unit Price	Amount
		Postage for mailing of FY 2020 assessment notices		331.80

Subtotal	331.80
Sales Tax	
Total Invoice Amount	331.80
Payment/Credit Applied	
TOTAL	331.80

REVIEWED by [Dathan Thomas](#) 7/30/2019



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

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

Invoice OPT0275384

Jul 25, 2019

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAYAZ9UAgMPDF
Job Name Carlton Lakes CDD
PO Number FY 2020 Assessment Notice
Due Date Aug 24, 2019

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	49.140	T	\$49.14
Printing, inserting and mailing.				
126 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
126 2 Sheets total: 49.14				
126 #10 Envelope				
Postage 1 oz Letter	126	0.500	N	\$63.00
Subtotal				\$112.14
Tax				\$4.18
Total				\$116.32

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

63.00
X 1.05

66.15



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

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

Invoice OPT0275389

Jul 25, 2019

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAFqnAYhuMPDF
Job Name Carlton Lakes CDD
PO Number FY 2020 Assessments 2
Due Date Aug 24, 2019

Summary

Materials & Services

Printing, inserting and mailing.
126 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)
126 | 2 Sheets total: 49.14
126 | #10 Envelope

Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	49.140	T	\$49.14
126	0.500	N	\$63.00
Subtotal			\$112.14
Tax			\$4.18
Total			\$116.32

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

$$\begin{array}{r} 63.00 \\ \times 1.05 \\ \hline 66.15 \end{array}$$



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

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

Invoice OPT0275390

Jul 25, 2019

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAYNMHdZ7MPDF
Job Name Carlton Lakes CDD
PO Number FY 2020 Assessments 3
Due Date Aug 24, 2019

Summary

Materials & Services

Printing, inserting and mailing.
126 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)
126 | 2 Sheets total: 49.14
126 | #10 Envelope

Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	49.140	T	\$49.14
126	0.500	N	\$63.00
Subtotal			\$112.14
Tax			\$4.18
Total			\$116.32

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

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Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

$$\begin{array}{r} 63.00 \\ \times 1.05 \\ \hline 66.15 \end{array}$$



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

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

Invoice OPT0275391

Jul 25, 2019

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAFjh5YFmMPDF
Job Name Carlton Lakes CDD
PO Number FY 2020 Assessment 4
Due Date Aug 24, 2019

Summary

Materials & Services

Printing, inserting and mailing.

126 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)

126 | 2 Sheets total: 49.14

126 | #10 Envelope

Postage 1 oz Letter

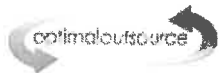
Qty	Price	Tax	Subtotal
1	49.140	T	\$49.14
126	0.500	N	\$63.00
Subtotal			\$112.14
Tax			\$4.18
Total			\$116.32

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

63.00
X 1.05
66.15



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

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

Invoice OPT0275443

Jul 25, 2019

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAFtMj264MPDF
Job Name Carlton Lakes CDD
PO Number FY 2020 Assessment 5
Due Date Aug 24, 2019

Summary

Materials & Services

Printing, inserting and mailing.
128 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)
128 | 2 Sheets total: 49.92
128 | #10 Envelope

Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	49.920	T	\$49.92
128	0.500	N	\$64.00
Subtotal			\$113.92
Tax			\$4.24
Total			\$118.16

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

64.00
X 1.05

67.20



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
7/17/19	20192498

Bill To
Carlton Lakes Carlton Field Dr Riverview, FL 33579

Description	DISPATCH	TERMS	P.O. NUMBER
	191781	COD	
Description	Qty	Rate	Amount
Date of Service: 07/16/2019 Location of Service: Clubhouse Service Requested by: Andrea Service Performed: Called to troubleshoot timer switch in game room not working. Once onsite waited 20 minutes for Andrea to arrive to give access to the clubhouse. After inspection found that the winding is broken in the timer switch. Procured a new switch, installed tested (ok). Made all necessary connections and test for proper operation. Passed by Tech: Jimmy Standard Service Call - 1 Technician Labor; Service Technician, Standard Rate 60min spring wound timer Sales Tax	2.5 1	69.00 97.50 55.00 0.00%	0.00 69.00 243.75 55.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$367.75
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$367.75

53900
4602

REVIEWEDdthomas 7/25/2019

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



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

Balance Sheet

(In Whole Numbers)

[illegible]

Carlton Lakes Community Development District

Balance Sheet

As of 7/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2015	Capital Projects - Series 2018	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0
Deposits	100	0	0	0	0	0	0	0	0	100
Unearned Revenues	0	0	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	0	0	7,595,000	7,595,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	0	0	3,875,000	3,875,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	0	0	4,255,000	4,255,000
Total Liabilities	17,734	0	0	0	0	0	0	0	15,725,000	15,742,734
Fund Equity & Other Credits										
Fund Balance-All Other Reserves	0	1,285,795	439,383	261,118	19	933,844	19	0	0	2,920,179
Fund Balance-Unreserved	50,449	0	0	0	0	0	0	0	0	50,449
Investment In General Fixed Assets	0	0	0	0	0	0	0	13,717,796	0	13,717,796
Other	(33,717)	(605,648)	(197,062)	10,815	(19)	(933,828)	0	0	0	(1,759,458)
Total Fund Equity & Other Credits	16,732	680,147	242,321	271,933	0	17	19	13,717,796	0	14,928,966
Total Liabilities & Fund Equity	34,466	680,147	242,321	271,933	0	17	19	13,717,796	15,725,000	30,671,700

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	352,300	355,079	2,780	1 %
O&M Assmts - Off Roll	41,125	20,007	(21,118)	(51)%
Interest Earnings				
Interest Earnings	0	141	141	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	25	25	0 %
Clubhouse Rentals	0	518	518	0 %
Total Revenues	<u>393,425</u>	<u>375,771</u>	<u>(17,654)</u>	<u>(4)%</u>
Expenditures				
Financial & Administrative				
District Manager	44,000	35,774	8,226	19 %
District Engineer	4,750	7,490	(2,740)	(58)%
Disclosure Report	10,900	0	10,900	100 %
Trustees Fees	12,000	11,575	425	4 %
Accounting Services	1,500	4,500	(3,000)	(200)%
Auditing Services	8,000	8,200	(200)	(3)%
Postage, Phone, Faxes, Copies	750	3,715	(2,965)	(395)%
Public Officials Insurance	2,100	1,850	250	12 %
Legal Advertising	1,000	2,429	(1,429)	(143)%
Bank Fees	250	41	209	83 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	250	14	236	94 %
Legal Counsel				
District Counsel	10,000	6,176	3,824	38 %
Electric Utility Services				
Electric Utility Services	50,000	114,663	(64,663)	(129)%
Decorative Light Maintenance	5,000	0	5,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	1,171	(671)	(134)%
Water-Sewer Combination Services				
Water Utility Services	2,500	6,581	(4,081)	(163)%
Other Physical Environment				
Waterway Management Program	7,750	7,619	131	2 %
Property & Casualty Insurance	7,000	20,165	(13,165)	(188)%
Club Facility Maintenance	15,000	25,432	(10,432)	(70)%
Landscape Maintenance - Contract	170,000	127,464	42,536	25 %
Landscape Maintenance - Other	10,000	3,951	6,049	60 %
Plant Replacement Program	5,000	415	4,585	92 %
Irrigation Maintenance	10,000	6,715	3,285	33 %
Pool Maintenance	15,000	12,707	2,293	15 %
Parks & Recreation				
Park Facility Maintenance	0	390	(390)	0 %
Total Expenditures	<u>393,425</u>	<u>409,487</u>	<u>(16,062)</u>	<u>(4)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(33,717)</u>	<u>(33,717)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	50,449	50,449	0 %
Fund Balance, End of Period	<u>0</u>	<u>16,732</u>	<u>16,732</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	549,769	529,961	(19,808)	(4)%
DS Assmts - Prepayments	0	160,027	160,027	0 %
DS Assmts - Off Roll	0	10,955	10,955	0 %
Interest Earnings				
Interest Earnings	0	2,517	2,517	0 %
Total Revenues	549,769	703,460	153,691	28 %
Expenditures				
Debt Service Payments				
Interest Payment	429,769	481,077	(51,308)	(12)%
Principal Payment	120,000	570,000	(450,000)	(375)%
Total Expenditures	549,769	1,051,077	(501,308)	(91)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	19	19	0 %
Interfund Transfer				
Interfund Transfer	0	(258,050)	(258,050)	0 %
Total Other Financing Sources	0	(258,031)	(258,031)	0 %
Excess Of Revenues Over (Under) Expenditures	0	(605,648)	(605,648)	0 %
Fund Balance, Beginning of Period	0	1,285,795	1,285,795	0 %
Fund Balance, End of Period	0	680,147	680,147	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	215,344	0	(215,344)	(100)%
DS Assmts - Off Roll	0	30,040	30,040	0 %
Interest Earnings				
Interest Earnings	0	804	804	0 %
Total Revenues	215,344	30,844	(184,500)	(86)%
Expenditures				
Debt Service Payments				
Interest Payment	215,344	227,905	(12,561)	(6)%
Total Expenditures	215,344	227,905	(12,561)	(6)%
Excess Of Revenues Over (Under) Expenditures	0	(197,062)	(197,062)	0 %
Fund Balance, Beginning of Period	0	439,383	439,383	0 %
Fund Balance, End of Period	0	242,321	242,321	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	255,113	261,527	6,414	3 %
DS Assmts - Developer	0	4,955	4,955	0 %
Interest Earnings				
Interest Earnings	0	664	664	0 %
Total Revenues	255,113	267,146	12,033	5 %
Expenditures				
Debt Service Payments				
Interest Payment	190,113	191,331	(1,218)	(1)%
Principal Payment	65,000	65,000	0	0 %
Total Expenditures	255,113	256,331	(1,218)	(0)%
Excess Of Revenues Over (Under) Expenditures	0	10,815	10,815	0 %
Fund Balance, Beginning of Period	0	261,118	261,118	0 %
Fund Balance, End of Period	0	271,933	271,933	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects - Series 2015

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Financial & Administrative				
Miscellaneous Fees	0	258,050	(258,050)	0 %
Total Expenditures	0	258,050	(258,050)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	258,050	258,050	0 %
Interfund Transfer				
Interfund Transfer	0	(19)	(19)	0 %
Total Other Financing Sources	0	258,031	258,031	0 %
Excess Of Revenues Over (Under) Expenditures	0	(19)	(19)	0 %
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	0	0	0	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,133	1,133	0 %
Total Revenues	0	1,133	1,133	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	934,961	(934,961)	0 %
Total Expenditures	0	934,961	(934,961)	0 %
Excess Of Revenues Over (Under) Expenditures	0	(933,828)	(933,828)	0 %
Fund Balance, Beginning of Period	0	933,844	933,844	0 %
Fund Balance, End of Period	0	17	17	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects - Series 2017

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

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

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,717,796	13,717,796	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,717,796</u>	<u>12,202,709</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

950 - General Long-Term Debt
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	15,725,000	15,725,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,725,000</u>	<u>16,420,000</u>	<u>0 %</u>

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	24,205.97
Less Outstanding Checks/Vouchers	2,460.16
Plus Deposits in Transit	10,647.38
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	32,393.19
Balance Per Books	<u>32,393.19</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: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1680	7/25/2019	System Generated Check/Voucher	367.75	Owens Electric Inc.
1682	7/25/2019	System Generated Check/Voucher	2,092.41	SAYF
Outstanding Checks/Vouchers			2,460.16	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581008001	7/23/2019	Off Roll - Lot 12 14 29 30 32 40 42 43 46 61	5,376.80
	581008014	7/23/2019	Off Roll - Lot 1 2 3 4 5 6 7 8 9	<u>5,270.58</u>
Outstanding Deposits				<u><u>10,647.38</u></u>

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1632	5/16/2019	System Generated Check/Voucher	390.00	South Fork East CDD
1659	6/20/2019	System Generated Check/Voucher	100.00	Desiree Carrero Reyes
1664	7/1/2019	System Generated Check/Voucher	617.05	BOCC
1665	7/1/2019	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
1666	7/1/2019	System Generated Check/Voucher	3,590.66	Meritus Districts
1667	7/1/2019	System Generated Check/Voucher	64.98	Bright House Networks
1668	7/1/2019	System Generated Check/Voucher	11,773.64	Tampa Electric Company
1669	7/1/2019	System Generated Check/Voucher	170.00	Zebra Cleaning Team, Inc.
1670	7/5/2019	System Generated Check/Voucher	311.82	Waste Management Inc. of Florida
1671	7/11/2019	Series 2018 FY19 Off Roll Collections	3,600.32	Carlton Lakes CDD
1672	7/18/2019	System Generated Check/Voucher	320.00	First Choice Aquatic Weed Management, LLC
1673	7/18/2019	System Generated Check/Voucher	215.00	Gary Ford
1674	7/18/2019	System Generated Check/Voucher	1,688.51	IPFS Corporation
1675	7/18/2019	System Generated Check/Voucher	1,017.50	Stantec Consulting Services Inc
1676	7/18/2019	System Generated Check/Voucher	1,253.50	Straley Robin Vericker
1677	7/18/2019	System Generated Check/Voucher	284.50	Times Publishing Company
1678	7/18/2019	System Generated Check/Voucher	14,162.67	Cornerstone Solutions Group
1679	7/18/2019	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
1681	7/25/2019	System Generated Check/Voucher	2,041.00	Ryder Residential and Commercial, LLC
1683	7/25/2019	System Generated Check/Voucher	64.98	Bright House Networks
1684	7/25/2019	System Generated Check/Voucher	1,100.00	The Perfect Klean
Cleared Checks/Vouchers			44,631.13	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	70879	7/11/2019	Off Roll - Blk 12 13 Lot 3 4 5 6 22 23 24 25	7,760.32
	CR201	7/31/2019	Bank Interest	<u>0.70</u>
Cleared Deposits				<u><u>7,761.02</u></u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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

07/31/2019



Account Statement

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

Questions? Please call
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$61,076.08	Average Balance	\$41,568.56
Deposits/Credits	\$7,761.02	Average Collected Balance	\$41,318.24
Checks	\$44,631.13	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$24,205.97	Interest Paid Year to Date	\$18.88

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

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/18	7,760.32		DEPOSIT				
	07/31	.70		INTEREST PAID THIS STATEMENT THRU 07/31				
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1632	390.00	07/03	1669	170.00	07/08	1676	1,253.50	07/24
	*1659	100.00	07/11	1670	311.82	07/12	1677	284.50	07/25
	*1664	617.05	07/15	1671	3,600.32	07/16	1678	14,162.67	07/23
	1665	665.00	07/05	1672	320.00	07/23	1679	1,200.00	07/26
	1666	3,590.66	07/02	1673	215.00	07/25	*1681	2,041.00	07/31
	1667	64.98	07/08	1674	1,688.51	07/25	*1683	64.98	07/31
	1668	11,773.64	07/05	1675	1,017.50	07/24	1684	1,100.00	07/29

Checks: 21
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	61,076.08	61,076.08	07/18	47,552.93	39,792.93
	07/02	57,485.42	57,485.42	07/19	47,552.93	47,552.93
	07/03	57,095.42	57,095.42	07/23	33,070.26	33,070.26
	07/05	44,656.78	44,656.78	07/24	30,799.26	30,799.26
	07/08	44,421.80	44,421.80	07/25	28,611.25	28,611.25
	07/11	44,321.80	44,321.80	07/26	27,411.25	27,411.25
	07/12	44,009.98	44,009.98	07/29	26,311.25	26,311.25
	07/15	43,392.93	43,392.93	07/31	24,205.97	24,205.97
	07/16	39,792.61	39,792.61			

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.