



***PANTHER TRACE I
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
August 26, 2025
7:30 p.m.***

***Location:
Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, FL, 33579***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

**PANTHER TRACE I
COMMUNITY DEVELOPMENT DISTRICT**

*c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746*

Board of Supervisors
**Panther Trace I Community
Development District**

Dear Board Members:

A Regular Meeting of the Board of Supervisors of the Panther Trace I Community Development District is scheduled for **August 26, 2025 at 7:30 p.m.** at the **Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X-398 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich
District Manager

cc: Attorney, Straley Robin Vericker
Engineer, Stantec
Clubhouse Manager
District Files

District: **PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, August 26, 2025

Time: 7:30 PM

Location: Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, FL, 33579

Dial-in Number: 1-904-348-0776

Conference ID: 766 858 449#

Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

IV. Administration Items

A. Consideration and Approval of Minutes of the July 22, 2025
Regular Meeting

[Exhibit 1](#)

B. Acceptance of the July 2025 Financial Statements

[Exhibit 2](#)

V. Business Matters

A. Consideration & Approval of Red Cap Plumbing, Air & Electric
AC Unit Surge Protectors Proposal - \$1,955.85

[Exhibit 3](#)

B. Consideration of Collins PreK-8 School Sponsorship

[Exhibit 4](#)

C. Consideration of Interior Clubhouse Painting and Repairs
Proposals

[Exhibit 5](#)

➤ PAINT CORPS of Tampa - \$6,910.00

➤ SERVPRO - \$19,209.94

VI. Staff Reports

A. District Counsel

B. District Engineer

C. Facilities Director

➤ Facilities Director's Report

[Exhibit 6](#)

➤ Review of the OLM Inspection Report and Grade Sheet

[Exhibit 7](#)

D. District Manager

- Next Meeting Quorum Check: September 23, 2025, 7:30 PM

Supervisor	YES	NO
Jones		
O'Neill		
Staubitz		
Magerl		

VII. Supervisors Requests

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IX. Adjournment

EXHIBIT 1

1 **MINUTES OF MEETING**

2 **PANTHER TRACE I**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Panther Trace I Community Development
5 District was held on Tuesday, July 22, 2025 at 7:32 p.m. at Panther Trace I Clubhouse, 12515 Bramfield
6 Drive, Riverview, Florida 33579.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Jones called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Megan Jones	Board Supervisor, Chairman
11 Dan O'Neill	Board Supervisor, Assistant Secretary
12 Richard Magerl	Board Supervisor, Assistant Secretary

13 Also present were:

14 Barry Jeskewich	District Manager, Vesta District Services
15 Monica Vitale	Facilities Director
16 Tyson Waag (<i>via phone</i>)	District Engineer, Stantec

17 *The following is a summary of the discussions and actions taken at the July 22, 2025 Panther Trace I CDD*
18 *Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

20 The Pledge of Allegiance was recited.

21 **THIRD ORDER OF BUSINESS – Audience Comments**

22 There being none, the next item followed.

23 **FOURTH ORDER OF BUSINESS – Administration Items**

24 A. Exhibit 1: Consideration and Approval of Minutes of the June 24, 2025 Regular Meeting

25 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved
26 the Minutes of the Board of Supervisors Regular Meeting held on June 24, 2025, for the Panther Trace I
27 Community Development District.

28 B. Exhibit 2: Acceptance of the June 2025 Financial Statements

29 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board accepted
30 the June 2025 Unaudited Financial Statements for the Panther Trace I Community Development District.

31 **FIFTH ORDER OF BUSINESS – FY 2025-2026 Budget & Assessment Public Hearing**

32 A. Fiscal Year 2025-2026 Budget Public Hearing

33 ➤ Open the Public Hearing

34 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board opened
35 the Fiscal Year 2025-2026 Budget Public Hearing for the Panther Trace I Community Development
36 District.

37 *(The Board recessed the regular meeting at 7:36 p.m. to enter into the public hearing.)*

➤ Exhibit 3: Presentation of FY 2025-2026 Budget & Assessment Roll

➤ Public Comments

There being none, the next item followed.

➤ Close the Public Hearing

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board closed the Fiscal Year 2025-2026 Budget Public Hearing for the Panther Trace I Community Development District.

(The Board reconvened the regular meeting at 7:37 p.m.)

B. Exhibit 4: Consideration & Adoption of **Resolution 2025-05**, Adopting Final Budget for FY 2025-2026

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-05**, Adopting Final Budget for FY 2025-2026 for the Panther Trace I Community Development District.

C. Fiscal Year 2025-2026 Assessment Public Hearing

➤ Open the Public Hearing

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board opened the Fiscal Year 2025-2026 Assessment Public Hearing for the Panther Trace I Community Development District.

(The Board recessed the regular meeting at 7:42 p.m. to enter into the public hearing.)

➤ Public Comments

There being none, the next item followed.

➤ Close the Public Hearing

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board closed the Fiscal Year 2025-2026 Assessment Public Hearing for the Panther Trace I Community Development District.

(The Board reconvened the regular meeting at 7:43 p.m.)

D. Exhibit 5: Consideration & Adoption of **Resolution 2025-06**, Levying O&M Assessments for FY 2025-2026

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-06**, Levying O&M Assessments for FY 2025-2026, for the Panther Trace I Community Development District.

SIXTH ORDER OF BUSINESS – Business Matters

A. Exhibit 6: Consideration & Adoption of **Resolution 2025-07**, Adopting Meeting Schedule for FY 2025-2026

The Board requested for meetings to start at 6:00 p.m. rather than 6:30 p.m.

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-07**, Adopting Meeting Schedule for FY 2025-2026, as amended, for the Panther Trace I Community Development District.

B. Exhibit 7: Presentation & Consideration of Storm Preparedness Plans

➤ LMP (*tabled from previous meeting*)

The Board expressed concerns about potential costs with hauling debris, and discussed different measures to make debris management more cost-effective.

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved the LMP Storm Preparedness Plan for 4 people/4 days, with all debris removal from the property to be pre-approved by staff, in an amount not to exceed \$7,000.00, for the Panther Trace I Community Development District.

➤ Consolidated Land Services

The Board did not move forward with this proposed plan.

C. Exhibit 8: Consideration & Approval of LMP Peanut Perennial Border On Tip At 301 - \$819.08

The Board did not consider this proposal at this time.

D. Exhibit 9: Discussion of Hillsborough County Water Resources Impact Fee

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board accepted the Hillsborough County Water Resources Impact Fee, for the Panther Trace I Community Development District.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

District Counsel was not present to provide a report. Mr. Jeskewich noted that Mr. Broadus had been working with the roof contractor which involved incurring limited expenses.

B. District Engineer

Mr. Jeskewich noted that he had been working alongside Ms. Vitale with Mr. Waag as the main point of contact with Stantec, as he had taken on Ms. Stewart's workload while on leave. Mr. Jeskewich stated that Ms. Stewart had become involved again, but oversight was still primarily being handled by Mr. Waag.

C. Facilities Director

➤ Exhibit 10: Facilities Director's Report

➤ Exhibit 11: Review of the OLM Inspection Reports and Grade Sheet

D. District Manager

➤ Next Meeting Quorum Check: August 26, 2025, 7:30 PM

Ms. Jones, Mr. O'Neill, and Mr. Magerl stated that they would be able to attend the next meeting in person, which would constitute a quorum.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

Mr. Magerl asked whether the Board wished to do anything with the tennis court, expressing concerns about increased cost the longer they went without addressing the surface. Ms. Jones noted that the roofing project was the current priority, and following this completion, Ms. Vitale would be looking into identifying vendors that could fill in the cracks as opposed to performing a full resurfacing.

NINTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Adjournment

Ms. Jones asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. O'Neill made a motion to adjourn the meeting.

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:24 p.m. for the Panther Trace I Community Development District.

**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

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2

Panther Trace

Community Development District

Financial Statements
(Unaudited)

July 31, 2025



Panther Trace CDD
Balance Sheet
July 31, 2025

	General Fund	Debt Service 2020	TOTAL
1 ASSETS			
2 Operating Account	\$ -	\$ -	\$ -
3 Operating Account - NEW	451	-	451
4 Cash - Debit Card	-	-	-
5 Money Market Account - Bu	2,351,595	-	2,351,595
6 Trust Accounts:			-
7 Revenue Fund	-	64,182	64,182
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-	-	-
11 Assessments Receivable On Roll	-	-	-
12 Due From Gf	-	13,164	13,164
12 Undeposited Funds	-	-	-
13 Prepaid	2,020	-	2,020
14 Deposits	16,890	-	16,890
15 TOTAL ASSETS	\$ 2,370,956	\$ 77,346	\$ 2,448,302
16 LIABILITIES			
17 Accounts Payable	\$ 30,836	\$ -	\$ 30,836
18 Security Deposits	200	-	200
19 Accrued Expenses	-	-	-
20 Deferred Revenue On Roll	-	-	-
21 Due To Debt Service	13,164	-	13,164
22 TOTAL LIABILITIES	44,200	-	44,200
23 FUND BALANCE			
24 Nonspendable			
25 Prepaid & Deposits	18,910	-	18,910
26 Capital Reserves	73,000	-	73,000
27 Operating Capital	239,805	-	239,805
28 Unassigned	1,995,041	77,346	2,072,387
29 TOTAL FUND BALANCE	2,326,757	77,346	2,404,103
30 TOTAL LIABILITIES & FUND BALANCE	\$ 2,370,956	\$ 77,346	\$ 2,448,302

Panther Trace CDD
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessments	\$ 787,745	\$ 57	\$ 791,469	\$ 3,724	100%
3 Interest Revenue	2,000	7,470	76,677	74,677	3834%
4 Miscellaneous Revenue	300	20	350	50	117%
5 Clubhouse Rentals	2,500	150	4,000	1,500	160%
6 Fund Balance Forward	166,675	-	-	(166,675)	0%
7 TOTAL REVENUES	\$ 959,220	\$ 7,697	\$ 872,496	\$ (86,724)	91%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Board Of Supervisors Payroll	\$ 12,000	\$ 1,400	\$ 7,200	\$ (4,800)	60%
11 Payroll Taxes - Board Of Supervisors	919	107	551	(368)	60%
12 Payroll Services - Board Of Supervisors	650	100	500	(150)	77%
13 Management Consulting Services	47,250	3,938	40,375	(6,875)	85%
14 Office Supplies	500	-	753	253	151%
15 Bank Fees	200	-	74	(126)	37%
16 Miscellaneous (Postage, Copies, Phone)		-	-		
17 Mailing	50	-	426	376	852%
18 School Sponsorship	200	-	-	(200)	0%
19 Other Miscellaneous	250	82	568	318	227%
20 Auditing	3,450	-	3,900	450	113%
21 Regulatory And Permit Fees	175	-	175	-	100%
22 Legal Advertisements	700	-	300	(400)	43%
23 Engineering Services	5,000	-	4,989	(11)	100%
24 Legal Services	7,500	1,495	4,651	(2,850)	62%
25 Technology Services And Website Admin.	1,650	-	2,790	1,140	169%
26 TOTAL FINANCIAL & ADMINISTRATIVE	80,494	7,121	67,251	(13,243)	84%
27 INSURANCE					
28 Insurance	15,535	-	47,203	31,668	304%
29 TOTAL INSURANCE	15,535	-	47,203	31,668	304%
30 DEBT SERVICE ADMINISTRATION					
31 Disclosure Report	1,000	-	-	(1,000)	0%
32 Arbitrage Rebate	650	-	-	(650)	0%
33 Trustee Fees	4,041	-	4,041	(0)	100%
34 TOTAL DEBT SERVICE ADMINISTRATION	5,691	-	4,041	(1,650)	71%
35 UTILITIES					
36 Utilities - Electricity	123,600	13,330	119,796	(3,804)	97%
37 Utilities - Water	12,000	950	14,393	2,393	120%
38 Utilities - Solid Waste Disposal	2,720	241	2,479	(241)	91%
39 Impact Fee Assessment	650	-	-	(650)	0%
40 TOTAL UTILITIES	138,970	14,522	136,668	(2,302)	98%

	FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
41 SECURITY					
42 Security System - Contract	120	-	54	(66)	45%
43 Security - Miscellaneous	500	-	-	(500)	0%
44 TOTAL SECURITY	620	-	54	(566)	9%
45 PHYSICAL ENVIRONMENT					
46 Lake & Pond Maintenance	22,964	1,966	19,491	(3,473)	85%
47 Lake & Pond Maintenance - Other	3,500	-	-	(3,500)	0%
48 Entry & Walls Maintenance	7,500	-	-	(7,500)	0%
49 Landscape Maintenance - Contract	172,810	14,401	144,008	(28,802)	83%
50 Landscape Maintenance - Consulting	15,574	1,260	12,600	(2,974)	81%
51 Landscape Replacement	44,116	-	6,236	(37,880)	14%
52 Tree Maintenance/Removal	5,000	15,140	24,722	19,722	494%
53 Other Landscape Miscellaneous	5,000	340	23,185	18,185	464%
54 Irrigation Maintenance	7,500	530	5,032	(2,468)	67%
55 Irrigation Usage Reporting	2,400	-	600	(1,800)	25%
56 Decorative Light Maintenance	1,200	-	-	(1,200)	0%
57 Pavement Repairs	1,000	-	-	(1,000)	0%
58 Pest Control	960	80	800	(160)	83%
59 Infrastructure Maint. & Repair	5,000	-	7,577	2,577	152%
60 Field Manager Contingency	10,000	-	1,400	(8,600)	14%
61 TOTAL PHYSICAL ENVIRONMENT	304,524	33,717	245,652	(58,872)	81%
62 PARKS AND RECREATION					
63 Communications	2,640	170	1,644	(996)	62%
64 Clubhouse Staff	75,911	10,692	90,483	14,572	119%
65 Clubhouse Staff Taxes	5,363	1,029	8,263	2,900	154%
66 Unemployment Insurance	1,200	-	-	(1,200)	0%
67 Clubhouse Workmens Comp Insurance	1,250	404	3,069	1,819	246%
68 Clubhouse Staff Payroll Fees	3,000	513	4,592	1,592	153%
69 Club Facility - Interior Furnishings	1,500	-	-	(1,500)	0%
70 Club Facility Maintenance	18,000	625	12,626	(5,374)	70%
71 Pool Maintenance - Contract	24,000	2,000	20,000	(4,000)	83%
72 Pool Maintenance - Other	6,000	-	10,535	4,535	176%
73 Pool Permit	275	-	275	0	100%
74 Amenities Monitor	25,000	-	-	(25,000)	0%
75 Clubhouse Supplies	2,500	138	1,503	(997)	60%
76 Park Facility Maintenance	4,163	-	3,354	(809)	81%
77 Capital Improvements	135,000	-	46	(134,954)	0%
78 Special Events	25,000	987	18,227	(6,773)	73%
79 Decorative Light/ Holiday	2,000	-	5,175	3,175	259%
### Storage	984	-	-	(984)	0%
### Other Amenity Center R&M	6,600	-	3,259	(3,341)	49%
### TOTAL PARKS AND RECREATION	340,386	16,558	183,051	(157,335)	54%

	FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
### CAPITAL RESERVES					
### Capital Asset Reserves	73,000	16,713	16,713	(56,287)	23%
### TOTAL CAPITAL RESERVES	<u>73,000</u>	<u>16,713</u>	<u>16,713</u>	<u>(56,287)</u>	<u>23%</u>
### TOTAL EXPENDITURES	<u>959,220</u>	<u>88,632</u>	<u>700,634</u>	<u>(258,585)</u>	<u>73%</u>
### REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 0</u>	<u>\$ (80,936)</u>	<u>\$ 171,862</u>	<u>\$ 171,862</u>	
### OTHER FINANCING SOURCES & USES					
### Transfers In	-	-	-	-	
### Transfers Out	-	-	-	-	
### TOTAL OTHER FINANCING SOURCES & USES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
### NET CHANGE IN FUND BALANCE	<u>0</u>	<u>(80,936)</u>	<u>171,862</u>	<u>171,862</u>	
### Fund Balance - Beginning	1,973,465		2,154,895	181,430	
### Increase In Reserves For Renewal	73,000		-	(73,000)	
### Decrease For Fund Balance Forward	(166,675)		-	166,675	
### FUND BALANCE - ENDING - PROJECTED	<u>\$ 1,879,790</u>		<u>\$ 2,326,757</u>	<u>\$ 446,967</u>	
### FUND BALANCE ANALYSIS					
### NONSPENDABLE					
### PREPAID & DEPOSITS	18,910		18,910		
### CAPITAL RESERVES	73,000		73,000		
### OPERATING CAPITAL	239,805		239,805		
### UNASSIGNED	1,548,075		1,995,041		
### TOTAL FUND BALANCE	<u>\$ 1,879,790</u>		<u>\$ 2,326,757</u>		

Panther Trace CDD
Debt Service Fund- Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUES</u>			
2 Special Assessments - On Roll (Net)	\$ 281,967	\$ 283,312	\$ 1,346
3 Interest Revenue		2,586	2,586
4 Misc. Revenue	-	-	-
5 <u>TOTAL REVENUES</u>	<u>281,967</u>	<u>285,898</u>	<u>3,932</u>
6 <u>EXPENDITURES</u>			
7 Interest Expense			
8 * November 1, 2024	34,829	34,829	-
9 May 1, 2025	34,829	34,829	-
10 November 1, 2025	31,378	-	31,378
11 Principal Retirement			
12 May 1, 2025	215,000	215,000	-
13 <u>TOTAL EXPENDITURES</u>	<u>281,206</u>	<u>284,657</u>	<u>3,451</u>
14 <u>REVENUES OVER (UNDER) EXPENDITURES</u>	<u>760</u>	<u>1,241</u>	<u>481</u>
15 <u>OTHER FINANCING SOURCES & USES</u>			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 <u>TOTAL OTHER FINANCING SOURCES & USES</u>	<u>-</u>	<u>-</u>	<u>-</u>
19 <u>NET CHANGE IN FUND BALANCE</u>	<u>760</u>	<u>1,241</u>	<u>481</u>
20 Fund Balance - Beginning		76,105	76,105
21 <u>FUND BALANCE - ENDING - PROJECTED</u>	<u>\$ 760</u>	<u>\$ 77,346</u>	<u>\$ 76,586</u>
<i>* financed by prior year revenues</i>			

**Panther Trace CDD
Check Register - FY2025**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				191,092.82
10/01/2024	2176	Richard Pryce	Clubhouse Rental Refund		50.00	191,042.82
10/02/2024	3133	Clean Day	CH Cleaning - for week of 10/02/2024		125.00	190,917.82
10/02/2024	100381	NVIROTECT PEST CONTROL SERVICES	Invoice: 340118 (Reference: Pest Control Service 9.28.24.)		80.00	190,837.82
			Invoice: 186963 (Reference: Monthly Ground Maint - 10.24.) Invoice: 186964 (Reference: Monthl...			
10/02/2024	100382	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			14,600.82	176,237.00
10/02/2024	100383	OLM, INC.	Invoice: 43834 (Reference: Monthly Landscape 10/1/24.)		1,260.00	174,977.00
10/02/2024	100384	American Mulch & Soil, LLC	Invoice: 4440 (Reference: Playground Mulch.)		4,770.00	170,207.00
10/04/2024	100424ACH1	Daniel J O'Neill	BOS MTG 9/24/24		184.70	170,022.30
10/04/2024	100424ACH2	Engage PEO	BOS MTG 9/24/24		172.40	169,849.90
10/04/2024	108	Megan Jones	BOS MTG 9/24/24		184.70	169,665.20
10/04/2024	109	Michael J. Staubitz	BOS MTG 9/24/24		184.70	169,480.50
10/04/2024	100424ACH3	Richard Magerl	BOS MTG 9/24/24		184.70	169,295.80
10/04/2024	01ACH100424	Decision HR	10/4/24 PR		4,556.89	164,738.91
10/08/2024	ACH100824	REPUBLIC SERVICES	Trash P/U - Oct 2024		178.95	164,559.96
10/09/2024	3134	Clean Day	CH Cleaning - for week of 10/09/2024		125.00	164,434.96
10/10/2024	01ACH101024	BOCC	12515 Bramfield Dr 08.28.24 - 09.27.24		895.12	163,539.84
10/15/2024	01ACH101524	Spectrum Business	Phones & Internet -9/26/24 - 10/25/24 12515 Bramfield Dr		159.97	163,379.87
10/15/2024	100385	Solitude Lake Management	Invoice: PSI111450 (Reference: Oct Annual Maintenance.)		1,908.99	161,470.88
10/15/2024	100386	ZEBRA CLEANING TEAM, INC.	Invoice: 7287 (Reference: Monthly Pool Service 10.24.)		2,000.00	159,470.88
10/15/2024	100387	Riverview Pressure Cleaning	Invoice: 2206 (Reference: Monument Signs Cleaning.)		1,550.00	157,920.88
10/16/2024	3135	Clean Day	CH Cleaning - for week of 10/16/2024		125.00	157,795.88
10/16/2024	01ACH101624	ADT SECURITY SERVICES	Monitoring 10/15/24-11/14/24		10.70	157,785.18
10/16/2024	101624ACH1	Decision HR	10/16/24 PR Payroll Correction		226.42	157,558.76
10/17/2024	100388	Vesta District Services	Invoice: 422542 (Reference: Monthly DM Fees - Oct 2024.)		3,937.50	153,621.26
10/18/2024	100389	TAMPA BOUNCE LLC	Invoice: 33515279 (Reference: Inflatables for Fall Festival 11/2/2024 + Gratuity.)		2,484.45	151,136.81
10/18/2024	101824ACH1	Decision HR	10/18/24 PR		4,010.64	147,126.17
10/21/2024	ACH102124	FLORIDA DEPARTMENT OF REVENUE	3rd Qtr 2024 Sales Tax		58.50	147,067.67
			Invoice: 2024112-1 (Reference: Petting Zoo for Fall Festival 11/02/2024 - Balance + Gratuity.)			
10/21/2024	100390	Farm To You Revue, LLC			1,175.00	145,892.67
10/21/2024	100391	SchoolNow	Invoice: INV-SN-301 (Reference: Website Hosting.)		1,515.00	144,377.67
10/21/2024	100392	WAGNER EVENTS	Invoice: 1463 (Reference: Entertainment for Fall Festival 11/02/2024 Balance + Gratuity.)		1,400.00	142,977.67
			Invoice: 69 (Reference: Equipment Rental for Music, Microphone, Movie Projector & Screen for Fal...			
10/21/2024	100393	JIM VITALE			600.00	142,377.67
10/22/2024	3139	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124584 10/01/24-10/01/25		47,203.00	95,174.67
10/22/2024	100394	Megan Jones	Invoice: 01 (Reference: Concessions, Games & Support Staff for Fall Festival.)		600.00	94,574.67
10/23/2024	3136	Clean Day	CH Cleaning - for week of 10/23/2024		125.00	94,449.67
10/23/2024	ACH102324	TECO	Summary Bill 08.15.24-09.16.24		13,840.52	80,609.15
10/24/2024	ACH102424	BANK UNITED VISA CC			24.53	80,584.62
10/25/2024	3144	OLM, INC.	Monthly Landscape Inspection - Jul 2024		1,260.00	79,324.62
10/25/2024	100395	Chef Earls Gourmet LLC	Invoice: 0001 (Reference: Empanadas for Craft Night 11.8.24 & Gratuity.)		450.00	78,874.62
10/28/2024			Deposit	310.00		79,184.62
10/28/2024	100396	ZEBRA CLEANING TEAM, INC.	Invoice: 7321 (Reference: Hurricane Cleanup - Helene & Milton.)		350.00	78,834.62
10/29/2024			Funds Transfer	100,000.00		178,834.62
10/29/2024	100397	OLM, INC.	Invoice: 44010 (Reference: Monthly Landscape Inspection 10.24.)		1,260.00	177,574.62
10/30/2024	3137	Clean Day	CH Cleaning - for week of 10/30/2024		125.00	177,449.62
10/31/2024			Interest	13.52		177,463.14
10/31/2024		End of Month		100,323.52	113,903.20	177,463.14

Date	Number	Name	Memo	Deposits	Payments	Balance
11/01/2024	110124ACH1	Decision HR	11/1/24 PR		4,659.85	172,803.29
11/01/2024	110124BOS1	Daniel J O'Neill	BOS MTG 10/22/24		184.70	172,618.59
11/01/2024	110124BOS2	Engage PEO	BOS MTG 10/22/24		172.40	172,446.19
11/01/2024	110	Megan Jones	BOS MTG 10/22/24		184.70	172,261.49
11/01/2024	111	Michael J. Staubitz	BOS MTG 10/22/24		184.70	172,076.79
11/01/2024	110124BOS3	Richard Magerl	BOS MTG 10/22/24		184.70	171,892.09
11/04/2024	100398	NVIROTECT PEST CONTROL SERVICES	Invoice: 342761 (Reference: Oct Pest Control.) Invoice: 187689 (Reference: Nov MONTHLY WELL METER.) Invoice: 187688 (Reference: Nov MONTHLY ...		80.00	171,812.09
11/05/2024	100399	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	(Reference: Nov MONTHLY ...		14,600.82	157,211.27
11/06/2024	01ACH110624	REPUBLIC SERVICES	Trash P/U - Nov 2024		178.95	157,032.32
11/06/2024	3140	Clean Day	CH Cleaning - for week of 11/06/2024		125.00	156,907.32
11/07/2024	100400	Solitude Lake Management	Invoice: PSI119296 (Reference: 11/1/24 - 11/30/24 Lake Management.)		1,908.99	154,998.33
11/08/2024	01ACH110824	BOCC	12515 Bramfield Dr 09.27.24 - 10.28.24		791.79	154,206.54
11/08/2024	100401	ZEBRA CLEANING TEAM, INC.	Invoice: 7381 (Reference: Monthly Cleanings 11.24.)		2,000.00	152,206.54
11/08/2024	100402	Xcellent Xteriors, LLC	Invoice: 2964 (Reference: Christmas Lights & Decor.)		3,675.00	148,531.54
11/12/2024	100403	Vesta District Services	Invoice: 423023 (Reference: Monthly DM Fees - Nov 2024.)		3,937.50	144,594.04
11/12/2024	01ACH111224	Spectrum Business	Phones & Internet 12515 Bramfield Dr 10/26/24 - 11/25/24		143.97	144,450.07
11/13/2024	3141	Clean Day	CH Cleaning - for week of 11/13/2024		125.00	144,325.07
11/15/2024	111524ACH1	Decision HR	11/15/24 PR		4,557.91	139,767.16
11/18/2024	02ACH111824	ADT SECURITY SERVICES	Monitoring 11/15/24-12/14/24		10.70	139,756.46
11/19/2024	100404	WAGNER EVENTS	Invoice: 1464 (Reference: Holiday Party Entertainment Plus Gratuity.)		1,400.00	138,356.46
11/19/2024	100405	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188235 (Reference: Replace Faulty 2 Inch Irrigation Control Valve.) Invoice: 16304 (Reference: Holiday Party Entertainment Electric Train & Engineer Plus Gratuity.)		717.66	137,638.80
11/19/2024	100406	AirFunGames Event Services LLC			1,495.00	136,143.80
11/20/2024	3142	Clean Day	CH Cleaning - for week of 11/20/2024		125.00	136,018.80
11/21/2024	01ACH112124	TECO	Summary Bill 09.17.24 - 10.15.24		12,943.91	123,074.89
11/21/2024	100407	STRALEY ROBIN VERICKER	Invoice: 25487 (Reference: For Professional Services Rendered Through October 31, 2024.)		693.00	122,381.89
11/21/2024	100408	JIM VITALE	Invoice: 70 (Reference: Equipment Rental for Music, Microphone, Movie Projector & Screen for Hol...		650.00	121,731.89
11/21/2024	100409	Megan Jones	Invoice: 02 (Reference: Concessions, Games & Support Staff for Fall Festival.)		600.00	121,131.89
11/25/2024	01ACH112524	BANK UNITED VISA CC			442.86	120,689.03
11/25/2024	3151	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2024/2025 Special District Invoice Fee/Update Form		175.00	120,514.03
11/27/2024	3143	Clean Day	CH Cleaning - for week of 11/27/2024		125.00	120,389.03
11/27/2024	100410	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188462 (Reference: Installation of Winter mix annuals.)		3,081.00	117,308.03
11/27/2024	100411	STANTEC CONSULTING SERVICES	Invoice: 215612140 (Reference: Engineering Consulting - October 2024.)		4,022.00	113,286.03
11/27/2024	100412	MHD COMMUNICATIONS	Invoice: 35780 (Reference: Gate System Offline 10.21.24.)		150.00	113,136.03
11/29/2024	100413	OLM, INC.	Invoice: 44152 (Reference: Monthly Landscape Inspection November 2024.)		1,260.00	111,876.03
11/29/2024	100414	ZEBRA CLEANING TEAM, INC.	Invoice: 7448 (Reference: Grid Filter Replacement.)		2,375.00	109,501.03
11/29/2024	112924ACH1	Decision HR	11/29/24 PR		4,325.46	105,175.57
11/30/2024			Interest	12.18		105,187.75
11/30/2024		End of Month		12.18	72,287.57	105,187.75
12/04/2024	3145	Clean Day	CH Cleaning - for week of 12/04/2024		125.00	105,062.75
12/04/2024	100415	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188620 (Reference: Monthly Ground Maint - December 2024.) Invoice: 188621 (Reference...		14,600.82	90,461.93
12/05/2024			Deposit	300.00		90,761.93
12/05/2024	100416	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188805 (Reference: Remove Dead Pine Tree.) Invoice: 188806 (Reference: Remove Dead P...		2,700.00	88,061.93
12/06/2024	120624ACH1	Daniel J O'Neill	BOS MTG 11/26/24		184.70	87,877.23
12/06/2024	120624ACH2	Engage PEO	BOS MTG 11/26/24		172.40	87,704.83
12/06/2024	112	Megan Jones	BOS MTG 11/26/24		184.70	87,520.13
12/06/2024	113	Michael J. Staubitz	BOS MTG 11/26/24		184.70	87,335.43
12/06/2024	120624ACH3	Richard Magerl	BOS MTG 11/26/24		184.70	87,150.73
12/08/2024	3150	Clean Day	CH Cleaning - Additional Clubhouse Cleaning Holiday Party		125.00	87,025.73
12/09/2024	100417	Solitude Lake Management	Invoice: PSI126110 (Reference: Annual Maintenance - December Billing.) Invoice: 188825 (Reference: Remove Pine Trees Leaning on Road & Sidewalk + Stump Grinding.)		1,908.99	85,116.74
12/10/2024	100418	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 7488 (Reference: Monthly Service - Dec. 2024.)		1,450.00	83,666.74
12/10/2024	100419	ZEBRA CLEANING TEAM, INC.	Invoice: 423474 (Reference: Monthly DM Fees - Dec 2024.)		2,000.00	81,666.74
12/10/2024	100420	Vesta District Services	Invoice: 423474 (Reference: Monthly DM Fees - Dec 2024.)		3,937.50	77,729.24
12/10/2024	100421	NVIROTECT PEST CONTROL SERVICES	Invoice: 345361 (Reference: Nov 2024 Pest Control.)		80.00	77,649.24
12/10/2024	01ACH121024	REPUBLIC SERVICES	Trash P/U - Dec 2024		186.99	77,462.25
12/11/2024	3146	Clean Day	CH Cleaning - for week of 12/11/2024		125.00	77,337.25
12/11/2024	01ACH121124	BOCC	12515 Bramfield Dr 10.28.24 - 11.26.24		1,119.25	76,218.00
12/12/2024			Funds Transfer	100,000.00		176,218.00

Date	Number	Name	Memo	Deposits	Payments	Balance
12/13/2024	100422	MHD COMMUNICATIONS	Invoice: 36288 (Reference: Network Error Code Gate System.)		487.50	175,730.50
12/13/2024	100423	Vesta District Services	Invoice: 423567 (Reference: Billable Expenses - Nov 2024.)		19.30	175,711.20
12/13/2024	121324ACH1	Decision HR	12/13/24 PR		5,052.37	170,658.83
12/16/2024	01ACH121624	ADT SECURITY SERVICES	Monitoring 12/15/24 - 01/14/25		10.70	170,648.13
12/16/2024	02ACH121624	Spectrum Business	Phones & Internet 12515 Bramfield Dr 11.26.24 - 12.25.24		159.97	170,488.16
12/18/2024	3147	Clean Day	CH Cleaning - for week of 12/18/2024		125.00	170,363.16
12/18/2024	100424	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188957 (Reference: Replace faulty solenoid and valve box.)		141.77	170,221.39
12/18/2024	100425	STRALEY ROBIN VERICKER	Invoice: 25660 (Reference: Professional Services November 30, 2024.)		35.00	170,186.39
12/19/2024	100426	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189024 (Reference: Replace Electrical Panel & Breaker.)		1,157.29	169,029.10
12/19/2024	100427	STANTEC CONSULTING SERVICES	Invoice: 2326325 (Reference: 2025 FY General Consulting - Oct & Nov 2024.)		967.00	168,062.10
12/19/2024	100428	AquaCal AutoPilot, Inc.	Invoice: INV-WO0047878 (Reference: Capacitor Replacement.)		377.50	167,684.60
12/20/2024	100429	STRALEY ROBIN VERICKER	Invoice: 25164 - R (Reference: Balance Due of disputed amounts..)		1,000.00	166,684.60
12/20/2024	100430	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189087 (Reference: Clean - Up & Remove Vegetative Overgrowth.)		1,155.00	165,529.60
12/20/2024	100431	ZEBRA CLEANING TEAM, INC.	Invoice: 7546 (Reference: Impeller & Seal Repairs.)		393.80	165,135.80
12/23/2024			Deposit	300.00		165,435.80
12/24/2024	01ACH122424	BANK UNITED VISA CC			735.84	164,699.96
12/25/2024	3148	Clean Day	CH Cleaning - for week of 12/25/2024		125.00	164,574.96
12/26/2024	100432	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189108 (Reference: Hunter Rotor, Spray Head, Parts.)		372.34	164,202.62
12/26/2024	01ACH122624	TECO	Summary Bill 10.16.24 - 11.13.24		13,214.01	150,988.61
12/27/2024	100433	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189107 (Reference: Rainbird 24V PEB Solenoid, Pro-Trade Wire Connector.)		182.98	150,805.63
12/27/2024	122724ACH1	Decision HR	12/27/24 PR		5,843.96	144,961.67
12/30/2024			Deposit	150.00		145,111.67
12/31/2024	100434	OLM, INC.	Invoice: 44369 (Reference: Monthly Landscape Inspection 12.24.)		1,260.00	143,851.67
12/31/2024			Interest	12.12		143,863.79
12/31/2024	End of Month			100,762.12	62,086.08	143,863.79
01/01/2025	3149	Clean Day	CH Cleaning - for week of 01/01/2025		125.00	143,738.79
01/03/2025			Deposit	1,528.39		145,267.18
01/07/2025	100435	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189138 (Reference: Diagnostics - Water in Junction Box.)		1,245.92	144,021.26
01/07/2025	01ACH010725	REPUBLIC SERVICES	Trash P/U - Jan 2024		186.99	143,834.27
01/08/2025	3152	Clean Day	CH Cleaning - for week of 01/08/2025		125.00	143,709.27
01/09/2025	100436	NVIROTECT PEST CONTROL SERVICES	Invoice: 347920 (Reference: Pest Control Svc 12.31.24.)		80.00	143,629.27
01/09/2025	100437	ZEBRA CLEANING TEAM, INC.	Invoice: 7574 (Reference: Pool Service Jan 2025.)		2,000.00	141,629.27
01/09/2025	100438	Vesta District Services	Invoice: 424086 (Reference: Monthly DM Fees - Jan 2025.)		3,937.50	137,691.77
01/10/2025	011025PR1	Decision HR	1/10/25 PR		4,424.66	133,267.11
01/13/2025	01ACH011325	BOCC	12515 Bramfield Dr 11.26.24 - 12.28.24		2,021.87	131,245.24
01/14/2025	100439	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12121 (Reference: Check Pool Power Heat Pump.)		333.83	130,911.41
01/14/2025	100440	Solitude Lake Management	Invoice: PSI138688 (Reference: Lake Maintenance Jan 2025.)		1,966.26	128,945.15
01/14/2025	01ACH011425	Spectrum Business	Phones & Internet 12515 Bramfield Dr 12.26.24 - 01.25.25		159.97	128,785.18
01/15/2025	3153	Clean Day	CH Cleaning - for week of 01/15/2025		125.00	128,660.18
01/15/2025			Deposit	350.00		129,010.18
01/15/2025	3156	Priscilla Massicott	Refundable Deposit for Clubhouse Rental		200.00	128,810.18
01/15/2025	100441	Vesta District Services	Invoice: 423162 (Reference: Dissemination Agent.) Invoice: 424067 (Reference: Billable Expens...		1,039.86	127,770.32
01/16/2025	01ACH011625	ADT SECURITY SERVICES	Monitoring 01.15.25 - 02.14.25		10.70	127,759.62
01/21/2025	EFT012125	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2024 Sales Tax		73.86	127,685.76
01/21/2025	100443	Red Cap Plumbing & Air, LLC	Invoice: 284466474 (Reference: Service Call.)		89.95	127,595.81
01/22/2025	3154	Clean Day	CH Cleaning - for week of 01/22/2025		125.00	127,470.81
01/23/2025	100444	MHD COMMUNICATIONS	Invoice: 36581 (Reference: Service Call Playground Gate.)		300.00	127,170.81
01/24/2025	01ACH012425	BANK UNITED VISA CC			361.77	126,809.04
01/24/2025	02ACH012425	TECO	Summary Bill 11.14.24 - 12.13.24		13,080.33	113,728.71
01/24/2025	012425PR1	Decision HR	1/24/25 PR		4,406.66	109,322.05
01/29/2025	3155	Clean Day	CH Cleaning - for week of 01/29/2025		125.00	109,197.05
01/29/2025	100445	Charles Harrilal	Invoice: 1372 (Reference: Women's Bathroom Ceiling repair.)		900.00	108,297.05
01/29/2025	100446	OLM, INC.	Invoice: 44513 (Reference: monthly landscape inspection.)		1,260.00	107,037.05
01/31/2025			Deposit	150.00		107,187.05
01/31/2025			Deposit	150.00		107,337.05
01/31/2025			Interest	11.13		107,348.18
01/31/2025	End of Month			2,189.52	38,705.13	107,348.18
02/03/2025	100447	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 310119 (Reference: Landscape Maintenance Jan 25.)		14,400.82	92,947.36
02/04/2025	3162	Michael Goss	29 hours owed 12/2 - 12/7 & 1/14 - 1/17		428.50	92,518.86
02/04/2025			Deposit	345.00		92,863.86
02/05/2025	3158	Clean Day	CH Cleaning - for week of 02/05/2025		125.00	92,738.86
02/05/2025	100448	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 310420 (Reference: Remove Tree that Fell.)		499.20	92,239.66
02/05/2025	100449	Solitude Lake Management	Invoice: PSI144451 (Reference: Lake Maintenance - Jan 2025.)		1,966.26	90,273.40
02/05/2025	100450	Farm To You Revue, LLC	Invoice: 251904 (Reference: Spring Egg Hunt 4.19.25 & Petting Zoo.) Invoice: 250111 - D (Refe...		2,262.50	88,010.90

Date	Number	Name	Memo	Deposits	Payments	Balance
02/05/2025	100451	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12168 (Reference: Retro Fit Eleven Can Lights.)		550.00	87,460.90
02/05/2025	100452	NVIROTECT PEST CONTROL SERVICES	Invoice: 350608 (Reference: Pest Control Svc 1.28.25.)		80.00	87,380.90
02/06/2025	100453	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 187493 (Reference: Hurricane Milton Disaster Recovery 10.14.24. Check Stub Notes: Hurr...		21,690.00	65,690.90
02/07/2025	020725PR1	Decision HR	2/7/25 PR		4,851.26	60,839.64
02/07/2025	020725BOS1	Daniel J O'Neill	BOS MTG 1/28/25		184.70	60,654.94
02/07/2025	114	Megan Jones	BOS MTG 1/28/25		184.70	60,470.24
02/07/2025	115	Michael J. Staubitz	BOS MTG 1/28/25		184.70	60,285.54
02/07/2025	020725BOS2	Richard Magerl	BOS MTG 1/28/25		184.70	60,100.84
02/07/2025	01ACH020725	REPUBLIC SERVICES	Trash P/U - Feb 2024		186.99	59,913.85
02/07/2025	020725PR4	Engage PEO	BOS MTG 1/28/25		172.40	59,741.45
02/10/2025	01ACH021025	BOCC	12515 Bramfield Dr 12.28.24 - 01.28.25		2,524.13	57,217.32
02/12/2025	3159	Clean Day	CH Cleaning - for week of 02/12/2025		125.00	57,092.32
02/12/2025			Funds Transfer	100,000.00		157,092.32
02/12/2025	100454	STRALEY ROBIN VERICKER	Invoice: 25904 (Reference: For Professional Services Rendered Through January 31, 2025.)		763.00	156,329.32
02/12/2025	100455	Vesta District Services	Invoice: 424720 (Reference: Monthly DM Fees - Feb 2025.)		3,937.50	152,391.82
02/12/2025	100456	Florida Leak Locators	Invoice: 12185449 (Reference: Commercial Pool Leak Test.)		2,000.00	150,391.82
02/12/2025	100457	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 312573 (Reference: Landscape Maintenance Feb 2025.) Invoice: 314247 (Reference: Tree...		14,870.82	135,521.00
02/12/2025	100458	ZEBRA CLEANING TEAM, INC.	Invoice: 7653 (Reference: Monthly Pool Service Feb 2025.)		2,000.00	133,521.00
02/13/2025	100459	JIM VITALE	Invoice: 71 (Reference: Equipment Rental for Movie Night.)		250.00	133,271.00
02/14/2025	01ACH021425	Spectrum Business	Phones & Internet 12515 Bramfield Dr 01.26.25 - 02.25.25		159.97	133,111.03
02/14/2025	02ACH021425	ADT SECURITY SERVICES	Monitoring 02.15.25 - 03.14.25		10.60	133,100.43
02/18/2025	3163	Clean Day	CH Cleaning - Additional Cleaning 2/25/2025		675.00	132,425.43
02/19/2025	3160	Clean Day	CH Cleaning - for week of 02/19/2025		125.00	132,300.43
02/19/2025	3161	Clean Day	CH Cleaning - for week of 02/26/2025		125.00	132,175.43
02/19/2025			Deposit	450.00		132,625.43
02/19/2025	100460	Fia Pools Inc	Invoice: 01194527 (Reference: 50% Deposit Repair Main Drain Box.)		1,050.00	131,575.43
02/21/2025	022125PR1	Decision HR	2/21/25 PR		4,497.05	127,078.38
02/24/2025	01ACH022425	BANK UNITED VISA CC			3,054.71	124,023.67
02/24/2025	02ACH022425	TECO	Summary Bill 12.14.24 - 01.15.25		13,801.93	110,221.74
02/26/2025			Deposit	200.00		110,421.74
02/26/2025	556	Edwin Nolasco - Fraud	Fraudulent Charge - Disputing with Bank to Receive Money Back		2,823.69	107,598.05
02/27/2025	100461	OLM, INC.	Invoice: 44693 (Reference: Monthly Irrigation Inspection.)		1,260.00	106,338.05
02/28/2025	100462	Fia Pools Inc	Invoice: 01194542 (Reference: Final Payment Repair main drain box.)		1,050.00	105,288.05
02/28/2025	100463	Thomas Watson	Invoice: 262915 (Reference: Replace pavers to pool entrance.)		700.00	104,588.05
02/28/2025			Interest	9.64		104,597.69
02/28/2025		End of Month		101,004.64	103,755.13	104,597.69
03/04/2025	3169	Rose Sloan	Reservation Cancellation Refund		195.00	104,402.69
03/04/2025	100464	MHD COMMUNICATIONS	Invoice: 37146 (Reference: Access Control.)		6,885.22	97,517.47
03/04/2025	100465	Red Cap Plumbing & Air, LLC	Invoice: 373065596 (Reference: Service Call Toilets.)		913.70	96,603.77
03/04/2025	100466	Vesta District Services	Invoice: 424947 (Reference: Management Fees Mar 25.)		3,937.50	92,666.27
03/04/2025	100467	Solitude Lake Management	Invoice: PSI150932 (Reference: Lake Watch Mar 25.)		1,966.26	90,700.01
03/05/2025	3164	Clean Day	CH Cleaning - for week of 03/05/2025		125.00	90,575.01
03/07/2025	030725PR1	Decision HR	3/7/25 PR		4,279.96	86,295.05
03/07/2025	030725BOS1	Daniel J O'Neill	BOS MTG 2/25/25		184.70	86,110.35
03/07/2025	030725BOS2	Engage PEO	BOS MTG 2/25/25		141.80	85,968.55
03/07/2025	116	Michael J. Staubitz	BOS MTG 2/25/25		184.70	85,783.85
03/07/2025	030725BOS3	Richard Magerl	BOS MTG 2/25/25		184.70	85,599.15
03/07/2025	100468	NVIROTECT PEST CONTROL SERVICES	Invoice: 353320 (Reference: Pest Control.)		80.00	85,519.15
03/07/2025	100469	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 318112 (Reference: Irrigation Repairs.)		329.80	85,189.35
03/09/2025	01ACH030925	REPUBLIC SERVICES	Trash P/U - March 2024		241.30	84,948.05
03/10/2025			Funds Transfer	100,000.00		184,948.05
03/11/2025	100470	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 318688 (Reference: Landscape maintenance march25.) Invoice: 320435 (Reference: Remov...		16,217.22	168,730.83
03/11/2025	100471	ZEBRA CLEANING TEAM, INC.	Invoice: 7732 (Reference: Commercial Pool Service.)		2,000.00	166,730.83
03/11/2025	100472	Thomas Watson	Invoice: 262916 (Reference: reinstall pavers.) Invoice: 262917 (Reference: Facility Maintenanc...		984.74	165,746.09
03/11/2025	100473	BUSINESS OBSERVER	Invoice: 25-00638H (Reference: Notice of Board of Supervisors workshop.)		65.63	165,680.46
03/12/2025	3165	Clean Day	CH Cleaning - for week of 03/12/2025		125.00	165,555.46
03/12/2025	01ACH031225	BOCC	12515 Bramfield Dr 01.28.25 - 02.26.25		2,227.75	163,327.71
03/12/2025	02ACH031225	Spectrum Business	Phones & Internet 12515 Bramfield Dr 02.26.25- 03.25.25		170.00	163,157.71
03/12/2025	561	REPUBLIC SERVICES	Republic Services Charged Twice in Error		241.30	162,916.41
03/13/2025			Deposit	700.00		163,616.41
03/13/2025	558	Edwin Nolasco - Fraud	Fradulent Charge - Bank Returned Money to Account		2,823.69	166,440.10
03/13/2025	560	William Santiago - Fraud	Fradulent Charge - Bank Returned Money to Account		4,197.22	170,637.32
03/13/2025			Deposit	0.12		170,637.44
03/14/2025	100474	Vesta District Services	Invoice: 425363 (Reference: Mail Billable Expenses Feb25.)		87.44	170,550.00

Date	Number	Name	Memo	Deposits	Payments	Balance
03/14/2025	100475	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 321020 (Reference: Remove 5 dead pines in the middle island on Panther Trace Blvd.) ...		2,646.40	167,903.60
03/15/2025	01ACH031525	ADT SECURITY SERVICES	Monitoring 03.15.25 - 04.15.25		10.60	167,893.00
03/17/2025	559	William Santiago - Fraud	Fraudulent Charge - Disputing with Bank to Receive Money Back		4,197.22	163,695.78
03/18/2025	100476	MHD COMMUNICATIONS	Invoice: 37323 (Reference: Access cards.)		788.15	162,907.63
03/19/2025	3166	Clean Day	CH Cleaning - for week of 03/19/2025		125.00	162,782.63
03/19/2025			Deposit	100.00		162,882.63
03/19/2025	3170	Vesta District Services	Billable Expenses - Nov 2024 Originally billed on wrong account		19.30	162,863.33
03/20/2025	01ACH032025	TECO	Summary Bill 01.16.25- 02.14.25		13,361.09	149,502.24
03/20/2025	562	REPUBLIC SERVICES	Republic Services Reversal	241.30		149,743.54
03/21/2025			Deposit	1,561.19		151,304.73
03/21/2025	032125PR1	Decision HR	3/7/25 PR		6,154.60	145,150.13
03/25/2025	01ACH032525	BANK UNITED VISA CC	office items		152.92	144,997.21
03/26/2025	3167	Clean Day	CH Cleaning - for week of 03/26/2025		125.00	144,872.21
03/26/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	272,466.52		417,338.73
03/26/2025	3175	US Bank Tax distribution	Tax Distribution DS 2020		272,466.52	144,872.21
03/26/2025	100477	MHD COMMUNICATIONS	Invoice: 37385 (Reference: #1329 - Replacement Men's Room Handle.) Invoice: 37387 (Reference:...		1,210.80	143,661.41
03/26/2025	100478	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108440 (Reference: Audit Services thru September 2024.)		3,900.00	139,761.41
03/26/2025	100479	OLM, INC.	Invoice: 44846 (Reference: Monthly landscape inspection.)		1,260.00	138,501.41
03/28/2025	100480	ZEBRA CLEANING TEAM, INC.	Invoice: 7769 (Reference: Pool warranty replacement.)		312.12	138,189.29
03/28/2025	100481	Fla Pools Inc	Invoice: 01194576 (Reference: Repaired pressure side of filter pumps Installed check valve mail ...		415.00	137,774.29
03/28/2025	100482	Thomas Watson	Invoice: 262918 (Reference: Remove, Level and replace of sagging pavers.)		1,400.00	136,374.29
03/31/2025			Interest	16.91		136,391.20
03/31/2025		End of Month		382,106.95	350,313.44	136,391.20
04/03/2025	3171	Clean Day	CH Cleaning - for week of 04/03/2025		125.00	136,266.20
04/03/2025	100483	JIM VITALE	Invoice: 72 (Reference: Equipment rental for spring fling set up and removal.)		250.00	136,016.20
04/03/2025	100484	ZEBRA CLEANING TEAM, INC.	Invoice: 7773 (Reference: 2 gallons metal remover.)		124.33	135,891.87
04/03/2025	100485	NVIROTECT PEST CONTROL SERVICES	Invoice: 355950 (Reference: pest control.)		80.00	135,811.87
04/03/2025	100486	Vesta District Services	Invoice: 425423 (Reference: District Management Services - Apr25.)		3,937.50	131,874.37
04/04/2025	100487	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 325231 (Reference: Landscape maintenance Apr25.)		14,400.82	117,473.55
04/04/2025	100488	Solitude Lake Management	Invoice: PSI158114 (Reference: annual Maintenance Apr25.)		1,966.26	115,507.29
04/04/2025	100489	ZEBRA CLEANING TEAM, INC.	Invoice: 7810 (Reference: Commercial Pool Service.)		2,000.00	113,507.29
04/04/2025	040425BOS1	Daniel J O'Neill	BOS MTG 3/25/25		184.70	113,322.59
04/04/2025	040425BOS2	Engage PEO	BOS MTG 3/25/25		141.80	113,180.79
04/04/2025	117	Michael J. Staubitz	BOS MTG 3/25/25		184.70	112,996.09
04/04/2025	040425BOS4	Richard Magerl	BOS MTG 3/25/25		184.70	112,811.39
04/04/2025	040425PR1	Decision HR	4/4/25 PR		5,171.26	107,640.13
04/07/2025			Deposit	2,488.45		110,128.58
04/09/2025	100490	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 326714 (Reference: Installation of Spring Annuals.) Invoice: 326720 (Reference: Cont...		3,314.82	106,813.76
04/10/2025	3172	Clean Day	CH Cleaning - for week of 04/10/2025		125.00	106,688.76
04/11/2025	100491	STRALEY ROBIN VERICKER	Invoice: 26266 (Reference: Professional legal services rendered.)		175.00	106,513.76
04/11/2025	01ACH041125	BOCC	12515 Bramfield Dr 02.26.25- 03.28.25		1,527.38	104,986.38
04/14/2025			Deposit	60.00		105,046.38
04/15/2025	01ACH041525	ADT SECURITY SERVICES	Monitoring 04.15.25- 04.17.25		1.07	105,045.31
04/15/2025	100492	MHD COMMUNICATIONS	Invoice: 37607 (Reference: Help Desk Tech- Remote Business hours.)		75.00	104,970.31
04/15/2025	02ACH041525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 3.26.25- 4.25.25		170.00	104,800.31
04/17/2025	3173	Clean Day	CH Cleaning - for week of 04/17/2025		125.00	104,675.31
04/17/2025	02ACH047525	REPUBLIC SERVICES	Trash P/U - April 2024		241.30	104,434.01
04/18/2025	3176	TAMPA BOUNCE LLC	Spring Egg Hunt 4/19		817.00	103,617.01
04/18/2025	EFT041825	FLORIDA DEPARTMENT OF REVENUE	1st Qtr 202 Sales Tax		149.91	103,467.10
04/18/2025	041825PR1	Decision HR	4/18/25 PR		4,730.00	98,737.10
04/21/2025	100493	MHD COMMUNICATIONS	Invoice: 37633 (Reference: Clone Drive.)		787.50	97,949.60
04/22/2025	100494	ZEBRA CLEANING TEAM, INC.	Invoice: 7834 (Reference: Water leveler Float Assembly and water valve.)		379.54	97,570.06
04/23/2025			Deposit	220.00		97,790.06
04/24/2025	3174	Clean Day	CH Cleaning - for week of 04/24/2025		125.00	97,665.06
04/24/2025	01ACH042425	TECO	Summary Bill 02.15.25- 03.17.25		13,025.89	84,639.17
04/25/2025	01ACH042525	BANK UNITED VISA CC	office items		649.88	83,989.29
04/30/2025	100496	NVIROTECT PEST CONTROL SERVICES	Invoice: 358611 (Reference: pest control service.)		80.00	83,909.29
04/30/2025			Interest	13.50		83,922.79
04/30/2025		End of Month		2,781.95	55,250.36	83,922.79
05/01/2025	3181	Clean Day	CH Cleaning - for week of 05/01/2025		125.00	83,797.79
05/02/2025	050225BOS1	Daniel J O'Neill	BOS MTG 4/22/25		184.70	83,613.09
05/02/2025	050225BOS2	Engage PEO	BOS MTG 4/22/25		172.40	83,440.69
05/02/2025	050225BOS3	Richard Magerl	BOS MTG 4/22/25		184.70	83,255.99
05/02/2025	050225PR1	Decision HR	4/18/25 PR		4,881.33	78,374.66

Date	Number	Name	Memo	Deposits	Payments	Balance
05/06/2025	3182	US BANK	Trustee Fees - Series 2020 04/01/25 - 3/31/26		4,040.63	74,334.03
05/06/2025	100497	AquaCal AutoPilot, Inc.	Invoice: INV-WO0058547 (Reference: Capacitor fan replacement.)		495.00	73,839.03
05/06/2025	100498	BUSINESS OBSERVER	Invoice: 25-01243H (Reference: Notice of Board of Supervisors special meeting.)		76.56	73,762.47
05/06/2025	100499	Vesta District Services	Invoice: 425999 (Reference: District Management Services - May25.)		3,937.50	69,824.97
05/06/2025	100500	ZEBRA CLEANING TEAM, INC.	Invoice: 7875 (Reference: Commercial Pool Service.)		2,000.00	67,824.97
05/07/2025	100501	Thomas Watson	Invoice: 262919 (Reference: Facility Maintenance.)		780.00	67,044.97
05/07/2025	100502	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 332212 (Reference: Landscape maintenance May25.)		14,400.82	52,644.15
05/07/2025	100503	Solitude Lake Management	Invoice: PSI165946 (Reference: annual Maintenance May25.)		1,966.26	50,677.89
05/08/2025	3177	Clean Day	CH Cleaning - for week of 05/08/2025		125.00	50,552.89
05/08/2025	3183	Clean Day	Interior Additional Cleaning - 05/15/2025		125.00	50,427.89
05/09/2025	01ACH050925	REPUBLIC SERVICES	Trash P/U - May 2024		241.30	50,186.59
05/12/2025	01ACH051225	BOCC	12515 Bramfield Dr 03.28.25- 04.28.25		1,300.24	48,886.35
05/14/2025	01ACH051425	Spectrum Business	Phones & Internet 12515 Bramfield Dr 4.26.25- 5.25-25		170.00	48,716.35
05/14/2025	100505	Vesta District Services	Invoice: 426666 (Reference: Billable Expenses - Apr 2025.)		61.84	48,654.51
05/15/2025	3178	Clean Day	CH Cleaning - for week of 05/15/2025		125.00	48,529.51
05/15/2025	100506	ZEBRA CLEANING TEAM, INC.	Invoice: 7893 (Reference: Acid Chemical Pump Head and new pool sign.)		415.00	48,114.51
05/21/2025			Deposit	220.00		48,334.51
05/22/2025	3179	Clean Day	CH Cleaning - for week of 05/22/2025		125.00	48,209.51
05/29/2025	3180	Clean Day	CH Cleaning - for week of 05/29/2025		125.00	48,084.51
05/31/2025			Interest	5.06		48,089.57
05/31/2025		End of Month		225.06	36,058.28	48,089.57
06/06/2025	121	Megan Jones	BOS MTG 5/27/25		184.70	47,904.87
06/13/2025			Funds Transfer		47,906.45	-1.58
06/16/2025			Credit Memo	1.58		0.00
06/30/2025		End of Month		1.58	48,091.15	0.00

05/01/2025		Open New Account				0.00
05/12/2025			Funds Transfer	100,000.00		100,000.00
05/15/2025	02ACH051525	FL Dept of Health in Hillsborough County	Panther Trace I Pool Permit		275.35	99,724.65
05/15/2025			Deposit	275.35		100,000.00
05/16/2025	051625PR1	Decision HR	5/10/25 PR		5,339.92	94,660.08
05/19/2025			Deposit	36.84		94,696.92
05/21/2025			Deposit	220.00		94,916.92
05/23/2025	120000	Thomas Watson	Invoice: 16 (Reference: Materials and Labor repaired access to playground.) Invoice: 17 (Refe...		1,860.69	93,056.23
05/23/2025	052325BOS1	Daniel J O'Neill	BOS MTG 5/13/25		184.70	92,871.53
05/23/2025	052325BOS2	Engage PEO	BOS MTG 5/13/25		141.80	92,729.73
05/23/2025	052325BOS3	Richard Magerl	BOS MTG 5/13/25		184.70	92,545.03
05/29/2025	120001	Impact Fire Service, LLC	Invoice: 29027713 (Reference: annual inspection of the fire extinguishers.)		115.00	92,430.03
05/29/2025	120002	MHD COMMUNICATIONS	Invoice: 37974 (Reference: Pool gate service.)		150.00	92,280.03
05/30/2025	053025PR1	Decision HR	5/24/25 PR		5,935.66	86,344.37
05/30/2025	120003	MHD COMMUNICATIONS	Invoice: 37989 (Reference: Internet and Gate system.)		525.00	85,819.37
05/31/2025			Interest	5.29		85,824.66
05/31/2025		End of Month		100,537.48	14,712.82	85,824.66
06/02/2025	120004	Vesta District Services	Invoice: 426751 (Reference: Management Fees June 25.)		3,937.50	81,887.16
06/03/2025			Deposit	718.89		82,606.05
06/03/2025	120006	NVIROTECT PEST CONTROL SERVICES	Invoice: 361396 (Reference: pest control service.)		80.00	82,526.05
06/03/2025	120007	Solitude Lake Management	Invoice: PSI174311 (Reference: annual Maintenance.)		1,966.26	80,559.79
06/03/2025	01ACH060325	TECO	Summary Bill 03.18.25- 04.15.25		14,361.63	66,198.16
06/03/2025	#120005-2	OLM, INC.	Reference: Monthly landscape inspection. - Original check voided in error		1,260.00	64,938.16
06/04/2025	120008	ZEBRA CLEANING TEAM, INC.	Invoice: 7932 (Reference: Commercial Pool Service.)		2,000.00	62,938.16
06/04/2025	120009	Thomas Watson	Invoice: 18 (Reference: Remove freezer from dumpster, replaced all 5 toilet flaps.)		819.89	62,118.27
06/04/2025	120010	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 336255 (Reference: Damage due to vandalism 5-21-25.) Invoice: 337471 (Reference: Lan...		14,443.54	47,674.73
06/05/2025	3300	Clean Day	CH Cleaning - for week of 06/05/2025		125.00	47,549.73
06/06/2025	060625PR1	Daniel J O'Neill	BOS MTG 5/27/25		184.70	47,365.03
06/06/2025	060625PR2	Engage PEO	BOS MTG 5/27/25		172.40	47,192.63
06/06/2025	060625PR3	Richard Magerl	BOS MTG 5/27/25		184.70	47,007.93
06/09/2025	3305	STRALEY ROBIN VERICKER	Reference: Professional legal services rendered 4/30/25.		490.00	46,517.93
06/09/2025	3306	OLM, INC.	Reference: Monthly landscape inspection.		1,260.00	45,257.93

Date	Number	Name	Memo	Deposits	Payments	Balance
06/09/2025	3307	Megan Jones	BOS MTG 4/22/25		184.70	45,073.23
06/09/2025	3308	Michael J. Staubitz	BOS MTG 4/22/25		184.70	44,888.53
06/09/2025	01ACH060925	REPUBLIC SERVICES	Trash P/U - June 2025		241.30	44,647.23
06/09/2025	3309	Megan Jones	BOS MTG 5/13/25		184.70	44,462.53
06/09/2025	02ACH060925	BANK UNITED VISA CC			957.30	43,505.23
06/09/2025	120011	MHD COMMUNICATIONS	Invoice: 38112 (Reference: Tech services.)		112.50	43,392.73
06/09/2025	120012	ZEBRA CLEANING TEAM, INC.	Invoice: 7950 (Reference: Light Wedge.)		120.33	43,272.40
06/10/2025	01ACH061025	BOCC	12515 Bramfield Dr 04.28.25- 5.28.25		1,088.45	42,183.95
06/11/2025	3310	Michael J. Staubitz	BOS MTG 5/27/25		184.70	41,999.25
06/12/2025	3301	Clean Day	CH Cleaning - for week of 06/12/2025		125.00	41,874.25
06/13/2025	061325PR1	Decision HR	6/13/25 PR		6,795.38	35,078.87
06/13/2025			Funds Transfer	47,906.45		82,985.32
06/16/2025	01ACH061625	Spectrum Business	Phones & Internet 12515 Bramfield Dr 5.26.25- 6.25.25		170.00	82,815.32
06/17/2025	120013	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 338796 (Reference: irrigation repairs on Zone 5 - 6/5/25.)		151.93	82,663.39
06/17/2025	120014	MHD COMMUNICATIONS	Invoice: 38206 (Reference: Woman's Door Not Locking.)		991.43	81,671.96
06/18/2025	120015	Charles Harrilal	Invoice: 1384 (Reference: Repair pool fence and Basketball hoop project.)		575.00	81,096.96
06/19/2025	3302	Clean Day	CH Cleaning - for week of 06/19/2025		125.00	80,971.96
06/24/2025	120016	BUSINESS OBSERVER	Invoice: 25-01779H (Reference: Notice of Public Hearing and Board of Supervisors Meeting.)		157.50	80,814.46
06/25/2025			Deposit	150.00		80,964.46
06/25/2025			Deposit	450.00		81,414.46
06/26/2025	3303	Clean Day	CH Cleaning - for week of 06/26/2025		125.00	81,289.46
06/26/2025	120017	OLM, INC.	Invoice: 45360 (Reference: monthly landscape inspection.)		1,260.00	80,029.46
06/27/2025	062725PR1	Decision HR	6/27/25 PR		6,378.79	73,650.67
06/30/2025			Interest	6.08		73,656.75
06/30/2025		End of Month		49,231.42	61,399.33	73,656.75
07/02/2025	120018	Vesta District Services	Invoice: 427213 (Reference: District Management Services Jul25.)		3,937.50	69,719.25
07/02/2025	120019	NVIROTECT PEST CONTROL SERVICES	Invoice: 364135 (Reference: pest control.)		80.00	69,639.25
07/02/2025	120020	ZEBRA CLEANING TEAM, INC.	Invoice: 7975 (Reference: Jandy O-ring and 3 way valve.)		323.12	69,316.13
07/03/2025	3304	Clean Day	CH Cleaning - for week of 07/03/2025		125.00	69,191.13
07/03/2025	070325PR1	Daniel J O'Neill	BOS MTG 6/25/25		184.70	69,006.43
07/03/2025	070325PR2	Engage PEO	BOS MTG 6/25/25		172.40	68,834.03
07/03/2025	123	Megan Jones	BOS MTG 6/25/25		184.70	68,649.33
07/03/2025	124	Michael J. Staubitz	BOS MTG 6/25/25		184.70	68,464.63
07/03/2025	070325PR3	Richard Magerl	BOS MTG 6/25/25		184.70	68,279.93
07/07/2025			Deposit	170.00		68,449.93
07/07/2025			Deposit	500.00		68,949.93
07/08/2025	01ACH070825	REPUBLIC SERVICES	Trash P/U - July 2025		533.04	68,416.89
07/09/2025	120021	Solitude Lake Management	Invoice: PSI182364 (Reference: annual Maintenance July25.)		1,966.26	66,450.63
07/09/2025	120022	ZEBRA CLEANING TEAM, INC.	Invoice: 8009 (Reference: Monthly pool service.)		2,000.00	64,450.63
07/09/2025	120023	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 343070 (Reference: Monthly Landscape Maintenance July25.)		14,400.82	50,049.81
07/10/2025	3311	Clean Day	CH Cleaning - for week of 07/10/2025		125.00	49,924.81
07/11/2025	120024	JIM VITALE	Invoice: 73 (Reference: Equipment Rental for Float Party Set and Clean up.)		300.00	49,624.81
07/11/2025	01ACH071125	BOCC	12515 Bramfield Dr 05.28.25- 06.27.25		841.35	48,783.46
07/11/2025	071125PR1	Decision HR	7/11/25 PR		6,557.53	42,225.93
07/15/2025	120025	STRALEY ROBIN VERICKER	Invoice: 26763 (Reference: General Matters June 25.)		1,494.50	40,731.43
07/15/2025	01ACH071525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 6.26.25- 7.25.25		170.00	40,561.43
07/16/2025	3315	FL Dept of Health in Hillsborough County	Credit From Bank United for Pool Permit Fee tht did not process		275.00	40,286.43
07/16/2025	3316	D&W Wholesale Inc.	FLOAT PARTY Kona Ice		650.00	39,636.43
07/17/2025	3312	Clean Day	CH Cleaning - for week of 07/17/2025		125.00	39,511.43
07/17/2025	EFT071725	FLORIDA DEPARTMENT OF REVENUE	2nd Qtr 2025 Sales Tax		81.90	39,429.53
07/17/2025	3317	Derrick A. Broadus	Refund: Canceled reservation 8/9/25		500.00	38,929.53
07/18/2025	120026	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 345093 (Reference: #351613 - Controller C Zone 22 7-10-25.)		152.53	38,777.00
07/23/2025	120027	OLM, INC.	Invoice: 45523 (Reference: monthly landscape inspection.)		1,260.00	37,517.00
07/23/2025	01ACH072325	TECO	Summary Bill 05.16.25- 06.16.25		13,329.98	24,187.02
07/24/2025	3313	Clean Day	CH Cleaning - for week of 07/24/2025		125.00	24,062.02
07/25/2025	3322	BOCC	12515 Bramfield Dr-Additional Impact Fees		16,713.49	7,348.53
07/25/2025	072525PR1	Decision HR	7/25/25 PR		6,080.91	1,267.62
07/25/2025	125	Daniel J O'Neill	BOS MTG 7/15/25		184.70	1,082.92
07/25/2025	072525BOS1	Engage PEO	BOS MTG 7/15/25		141.80	941.12
07/25/2025	072525BOS2	Megan Jones	BOS MTG 7/15/25		184.70	756.42
07/25/2025	072525BOS3	Richard Magerl	BOS MTG 7/15/25		184.70	571.72
07/31/2025	3314	Clean Day	CH Cleaning - for week of 07/31/2025		125.00	446.72
07/31/2025			Interest	3.89		450.61
07/31/2025		End of Month		673.89	73,880.03	450.61

EXHIBIT 3



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

◆ 12515 Bramfield Drive ◆ Riverview, Florida 33579 ◆ (813) 671-8023

To: Board of Supervisors
From: Monica Vitale
Date: August 26, 2025
Re: Red Cap

Dear Board,

We have had to call for service twice on the AC units this past month. Both were easily repaired, but the contractor highly recommended surge protectors. One of the issues was caused by either a power surge or power brown out. Please review the attached and advise. Thank you.

Monica Vitale
Facilities Director



Red Cap Plumbing, Air & Electric
7218 E. Martin Luther King Jr. Blvd
Tampa, FL 33619
REDCAPNOW.COM
813-448-6379

Estimate 392991837
Project 392959645
Estimate Date 8/7/2025
Customer PO

Lic. #CFC1425669, #EC13011929, #CAC1813344,
ROC300696

Billing Address
PANTHER TRACE CDD
12515 BRAMFIELD DR
Riverview, FL 33579 USA

Job Address
PANTHER TRACE CDD
12515 Bramfield Drive
Riverview, FL 33579 USA

Estimate Details

Surge protection on all 3 hvac condensers.

Service #	Description	Quantity	Your Price	Your Total
HVAC 2C	SURGE PROTECTOR	3.00	\$724.39	\$2,173.17
#	Description			Total
HVAC10	HVAC 10% DISCOUNT			-\$217.32
			Potential Savings	\$325.98
			Sub-Total	\$1,955.85
			Total	\$1,955.85

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary is furnished by Red Cap Plumbing, Air & Electric as a good faith estimate of work to be performed at 12515 Bramfield Drive, Riverview, FL 33579 USA and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize Red Cap Plumbing, Air & Electric to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

EXHIBIT 4



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

◆ 12515 Bramfield Drive ◆ Riverview, Florida 33579 ◆ (813) 671-8023

To: Board of Supervisors
From: Monica Vitale
Date: August 26, 2025
Re: Business Sponsorship Collins Pre K-8

Dear Board,

We have a request to Co-sponsor Collins Pre K-8 with Panther Trace 2. In the past the Board has authorized a sponsorship of \$250.00. Please review the attached and advise. Thank you.

Monica Vitale
Facilities Director



Hello,

It’s hard to believe that we are starting the 2025-2026 school year on August 11, 2025! As we approach the new school year, we wanted to reach out to our *#ridiculouslyamazing* community businesses for their support of our students, faculty, staff and school.

All our business sponsors are advertised on our annual Fun Run shirt, on our carline, and on our website and Facebook pages. Every sponsor is also invited to participate in our annual Trunk or Treat, where students “trick or treat” around our parking lot to learn about local businesses and community partners. Our Platinum and Panther level sponsors are invited to present to our students during the Great American Teach In week in November. Attached to this letter, you’ll find our sponsorship form, which details the benefits unlocked at each level. We strive to provide various sponsorship levels to fit any budget while simultaneously increasing community awareness and engagement with our local businesses. Some examples of the events our PTSA plans to host this year include:

Trunk or Treat	Veterans Breakfast	Knowledge Bee
Collins Family Nights	Rubbery Ducky Day	School Dances
Literacy Book Bingo	Zumba + Mental Health Program	Panther Fun Run
Earth Day – Safety Program	Teacher Appreciation Week	Buddy-a-Thon Fundraiser

If a sponsorship doesn’t fit for your company at this time, or if you wish to provide additional support, the PTSA also welcomes “In-Kind” donations. We accept monetary donations of any amount, candy and prize donations for our various events, classroom and teacher supply donations, and any additional items that would help support our monthly programs and family nights. There are also opportunities to support 1 of our 4 annual luncheons for the 170 faculty and staff at Collins.

Your support enables us to host fun and engaging events for our students, staff, and their families. We are so very grateful for all our community businesses and their support of our PTSA and our school!

Thank you,

Celeste McKivergan, VP, Memberships (25/26) | cmckivergan@collinspta.net
Stephanie Johnson, VP, Memberships (25/26) | leroycollinspta@gmail.com
Collins PreK-8 PTSA





The Collins PreK-8 PTSA is looking for sponsorships from local businesses in the community. Your generous donations help us provide funding for both educational & social programs. In addition to that, you'll gain advertising exposure to over 1,600 students and their families.

PANTHER LEVEL \$1,250

- Logo on Banner at School (grouped by level)
 - Collins PTSA will supply a banner
- Recognition on website and Facebook page
- Recognition on digital marquee
- Recognition during faculty hospitality
- Reserved trunk spot for trunk or treat
- Invite to set up table during PTSA event
- Invite to speak at PTSA General Meeting in January
- Invite to talk during Great American Teach In

PLATINUM LEVEL \$1,000

- Logo on Banner at School (grouped by level)
 - Collins PTSA will supply a banner
- Recognition on website and Facebook page
- Recognition on digital marquee
- Recognition during faculty hospitality
- Reserved trunk spot for trunk or treat
- Invited to set up table during PTSA event
- Invited to talk during Great American Teach In

GOLD LEVEL \$750

- Logo on Banner at School (grouped by level)
 - Collins PTSA will supply a banner
- Recognition on website and Facebook page
- Recognition on digital marquee
- Recognition during faculty hospitality
- Reserved trunk spot for trunk or treat
- Invite to set up table during PTSA event

SILVER LEVEL \$500

- Logo on carline sign (grouped by level)
- Recognition on website and Facebook page
- Recognition on digital marquee
- Reserved trunk spot for trunk or treat

BRONZE LEVEL \$250

- Name on carline sign (grouped by level)
- Recognition on website and Facebook page
- Reserved trunk spot for trunk or treat

"IN-KIND" DONATIONS

- These are suggestions and examples
- Candy or prize giveaways for Trunk or Treat
- Sponsor teacher meals for conference nights and Appreciation Week (\$25 increments)
- Supplies for one of our Family Night events

NOTE: A copy of your logo must be provided before October 30, 2025 to be presented on the signage referenced above.

Trunk or Treat Event: October 24

Education Week (Teach In): November 17-21

Business Name: _____

Contact: _____

Address: _____

Phone: _____

Sponsorship Level: Panther / Platinum / Gold / Silver / Bronze

Email: _____

Optional "In Kind" Donation: \$_____

Payments can be made online at <https://www.givebacks.com/causes/collinspta/campaigns/collinsptsa> (fees apply) or via check

payable to: COLLINS PREK-8 PTSA.

All sponsorships & donations are tax deductible as we are a 501(c3) charitable organization - 2025/2026 SY

EXHIBIT 5



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

◆ 12515 Bramfield Drive ◆ Riverview, Florida 33579 ◆ (813) 671-8023

To: Board of Supervisors
From: Monica Vitale
Date: August 26, 2025
Re: Interior Clubhouse Painting and Repairs

Dear Board,

Please find attached proposals to make the repairs to the water damaged area of the clubhouse and to repaint the entire clubhouse including doors, trim and ceilings.

The totals are as follows:

Paint Corps \$6910.00

Serve Pro \$19,209.94

Please review the attached and advise. Thank you.

Monica Vitale
Facilities Director



ESTIMATE	#3953
TOTAL	\$6,910.00

PAINT CORPS of Tampa

Monica Vitale
12515 Bramfield Dr
Riverview, FL 33579

☎ (813) 671-8023
✉ monicavitalecam@gmail.com

CONTACT US

10509 Sumner Road
Wimauma, FL 33598

☎ (813) 520-6096
✉ tampaoffice@paintcorps.com

ESTIMATE

Services

Duration Home Interior Project - 10 Year Warranty

SCOPE OF WORK

Included areas to be prepped & painted:

- Walls, ceilings, baseboards, doors & door frames throughout entire building EXCLUDING inside of closets, pantries, & office
- Exterior & interior sides of exterior leading doors
- Areas of water damaged to be sanded down, Kilz applied, primed, & texture match as best as possible (imperfections may still show)
- Bottom area of bathroom door to be cleaned & scraped before painting
- Cracks in drywall around bathroom window to be caulked & filled before painting
- Crack by water damaged ceiling doors to be caulked & filled before painting
- Crack by window to be caulked & filled before painting
- Any additional drywall cracks to be caulked & filled before painting

Exclusions:

- Flooring, Rubber baseboards, acoustical tile ceilings, HVAC systems
- Cabinets
- Inside of closets
- Office
- Any areas NOT mentioned above

Painting Order by Surface Type:

- Ceilings – throughout all included rooms (floors & fixtures fully protected)
- Trim – baseboards, window trim, crown molding (where applicable)
- Doors & Door Frames (where applicable)

- Walls – throughout all included rooms (requires FrogTape on all trim edges before painting)
- All work areas will be properly masked, protected, and prepped including all necessary caulking, scraping, sanding, and priming prior to painting to ensure safety, cleanliness, and a professional finish.

Products to Be Used (Sherwin Williams unless noted otherwise):

- Ceilings: ProMar Ceiling Paint (Flat)
- Trim & Doors: ProClassic Arcylic Enamel (Semi-Gloss)
- Walls: Duration Home (Matte)
- Primer (if applicable): Multi-Purpose Latex Primer or ProBlock Oil Stainblocker

Products will be confirmed by crew once color selections are finalized.

Customer Color Selections Added Here:

OUR 5-YEAR WARRANTY:

We stand behind our work with a **5-year warranty** against paint failure. If any covered issues arise, we'll provide the labor and materials to fix them at no cost.

What's not covered:

- Damage from abuse, moisture, or shifting/settling
- Cracks from expansion/contraction, even if prepped
- Any indirect or incidental damages

This warranty is limited to correcting paint failure only and replaces all other warranties.

SCHEDULE:

Tentative Start Date: TBD

Start dates are subject to change due to weather, delays on other projects, or unforeseen issues.

We schedule projects in one-week blocks, usually starting on Mondays, to keep things flexible.

Thanks for your understanding!

PAYMENT TERMS:

To help secure your spot on our schedule and prevent **last-minute cancellations**, we require a **20% initial deposit**.

The remaining balance is due upon project completion and after the final walkthrough has been performed.

We accept cash, checks, ACH, MasterCard, Visa, and Discover.
There is no upcharge for credit card payments.

INSURANCE:

PAINT CORPS carries full liability, workman's compensation, and auto insurance.

Certificate of insurance available upon request.

Materials

Duration Home Interior Acrylic Latex

- ★ Outstanding washability & stain resistance, ensuring walls stay clean in high-traffic areas
- ★ Matte finish provides a sophisticated, low-sheen appearance creating an elegant look
- ★ Low in volatile organic compounds, making it a healthier choice for indoor use, minimizing odors & contributing to better air quality

ProClassic Waterborne Interior Acrylic Enamel

- ★ Provides a sleek, high quality finish that resists yellowing, chipping, & peeling
 - ★ It's advanced formula ensures excellent flow & leveling properties, resulting in smooth, spray-like finishes
 - ★ Suitable for a variety of surfaces, including wood, metal, composite, and so many more
 - ★ Low VOC content makes it a safer choice for indoor applications, reducing odors & improving air quality
-

Subtotal	\$7,210.00
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Commercial Discount	- \$300.00
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Total**\$6,910.00**

PAINT CORPS™ is a Veteran-owned Franchise serving homeowners, businesses, and national accounts across the United States. We specialize in high-quality painting services for interior painting, exterior painting, and cabinet refinishing.

Every PAINT CORPS™ owner is a U.S. Military Veteran, meaning they are guided by our principles of Service, Integrity, and Pride. All of the values they developed during their military service are applied to their business practices, making our painting service unlike any other.



SERVPRO® of West Bradenton/Anna Maria

2416 1st Street
Bradenton, FL 34208
Franchise #: 10697
(941)-792-7715 | servpro@servprobradenton.com
State of Florida Mold Remediation License # MRSR2731
Tax ID: 82-2034180

Insured: Panther Trace
Property: 12515 Bramfield Dr.
Riverview, FL 33579

Home: (813) 671-8023

Estimator: Justin Lindsey
Company: SERVPRO® of Bradenton
Business: 2416 1st St,
Bradenton , FL 34208

Business: (941) 713-0606

Claim Number: 2733513

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 8/7/2025 5:04 PM

Price List: FLSR8X_AUG25
Restoration/Service/Remodel
Estimate: 25-0667-REC



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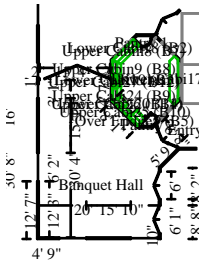
25-0667-REC

Source - DocuSketch

1st Floor

1st Floor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Haul debris - per pickup truck load - including dump fees	1.00 EA	205.09	0.00	0.00	41.02	246.11
2. Residential Supervision / Project Management - per hour	8.00 HR	0.00	77.30	0.00	123.68	742.08
3. Content Manipulation charge - per hour	2.00 HR	0.00	64.03	0.00	25.62	153.68
4. Digitally derived third-party sketch (Bid Item)	1.00 EA	0.00	140.00	0.00	28.00	168.00
Total: 1st Floor				0.00	218.32	1,309.87



Banquet Hall

Height: 10'

900.87 SF Walls	823.10 SF Ceiling
1,723.98 SF Walls & Ceiling	823.10 SF Floor
91.46 SY Flooring	87.53 LF Floor Perimeter
121.00 LF Ceil. Perimeter	

Door	15' 4 3/16" X 6' 6 3/4"	Opens into BANQUET_HALL
Window	6' 2 1/4" X 4'	Opens into Exterior
Window	3' 1 5/16" X 4'	Opens into Exterior
Window	5' 11 1/4" X 4'	Opens into Exterior
Window	5' 10 15/16" X 4'	Opens into Exterior
Door	5' 11 7/8" X 6' 10 5/16"	Opens into Exterior
Door	6' 1 7/16" X 6' 9 7/8"	Opens into Exterior
Door	6' X 6' 9 7/8"	Opens into ENTRY_AND_HA

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING REPAIR						
5. R&R 5/8" drywall - hung, taped, ready for texture	50.00 SF	0.68	2.88	0.00	35.60	213.60
6. R&R Batt insulation - 10" - R30 - unfaced batt	50.00 SF	0.58	1.94	0.00	25.20	151.20
7. Tape joint for new to existing drywall - per LF	21.00 LF	0.00	8.35	0.00	35.08	210.43

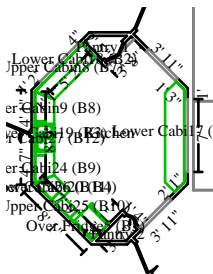


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CONTINUED - Banquet Hall

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
8. R&R Acoustic ceiling (popcorn) texture	60.00 SF	0.74	1.33	0.00	24.84	149.04
PAINTING						
9. Outlet or switch - Detach & reset	8.00 EA	0.00	25.36	0.00	40.58	243.46
10. Heat/AC register - Mechanically attached - Detach & reset	4.00 EA	0.00	10.56	0.00	8.44	50.68
11. Mask and prep for paint - plastic, paper, tape (per LF)	121.00 LF	0.00	1.65	0.00	39.94	239.59
12. Mask and cover light fixture	8.00 EA	0.00	17.43	0.00	27.88	167.32
13. Window drapery - hardware - Detach & reset	4.00 EA	0.00	45.72	0.00	36.58	219.46
14. Mask the floor per square foot - plastic and tape - 4 mil	823.10 SF	0.00	0.30	0.00	49.38	296.31
15. Paint the walls and ceiling - two coats	1,723.98 SF	0.00	1.23	0.00	424.10	2,544.60
16. Paint baseboard - one coat	87.53 LF	0.00	1.18	0.00	20.66	123.95
17. Paint door slab only - 2 coats (per side)	6.00 EA	0.00	46.59	0.00	55.90	335.44
18. Paint door/window trim & jamb - Large - 2 coats (per side)	3.00 EA	0.00	45.86	0.00	27.52	165.10
19. Final cleaning - construction - Residential	823.10 SF	0.00	0.43	0.00	70.78	424.71
Totals: Banquet Hall				0.00	922.48	5,534.89



Kitchen

Height: 10'

421.82 SF Walls	205.92 SF Ceiling
627.75 SF Walls & Ceiling	205.92 SF Floor
22.88 SY Flooring	44.99 LF Floor Perimeter
46.34 LF Ceil. Perimeter	

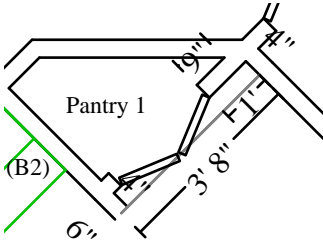
Missing Wall - Goes to neither Floor/Ceiling	5' 1 3/4" X 1' 11 5/8"	Opens into BANQUET_HALL
Missing Wall	3' 10 11/16" X 10'	Opens into ENTRY_AND_HA
Missing Wall - Goes to neither Floor/Ceiling	6' 11 9/16" X 3' 3"	Opens into ENTRY_AND_HA
Missing Wall	3' 11" X 10'	Opens into ENTRY_AND_HA
Door	1' 4 1/8" X 6' 6 3/4"	Opens into PANTRY_2



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CONTINUED - Kitchen



Subroom: Kitchen (1)

Height: 10'

26.40 SF Walls	1.27 SF Ceiling
27.67 SF Walls & Ceiling	1.27 SF Floor
0.14 SY Flooring	1.88 LF Floor Perimeter
4.22 LF Ceil. Perimeter	

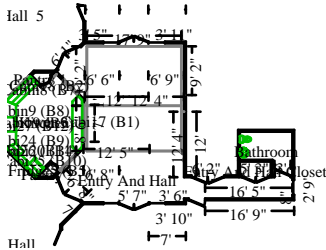
Door	2' 4" X 6' 9 1/8"	Opens into PANTRY_1
Missing Wall	3' 7 7/8" X 10'	Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PAINTING						
20. Outlet or switch - Detach & reset	7.00 EA	0.00	25.36	0.00	35.50	213.02
21. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	10.56	0.00	2.12	12.68
22. Mask and prep for paint - plastic, paper, tape (per LF)	50.56 LF	0.00	1.65	0.00	16.68	100.10
23. Paint the walls and ceiling - two coats	655.42 SF	0.00	1.23	0.00	161.24	967.41
24. Paint baseboard - one coat	46.88 LF	0.00	1.18	0.00	11.06	66.38
25. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	46.59	0.00	18.64	111.82
26. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	38.97	0.00	15.58	93.52
27. Mask and cover light fixture	8.00 EA	0.00	17.43	0.00	27.88	167.32
28. Mask the floor per square foot - plastic and tape - 4 mil	207.19 SF	0.00	0.30	0.00	12.44	74.60
29. Final cleaning - construction - Residential	207.19 SF	0.00	0.43	0.00	17.82	106.91
Totals: Kitchen				0.00	318.96	1,913.76



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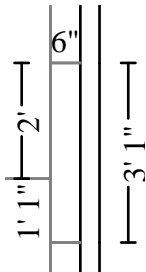


Entry And Hall

Height: 10'

944.52 SF Walls	345.81 SF Ceiling
1,290.33 SF Walls & Ceiling	345.81 SF Floor
38.42 SY Flooring	95.06 LF Floor Perimeter
207.38 LF Ceil. Perimeter	

Window	2' 9 7/16" X 7'	Opens into Exterior
Door	5' 5 1/4" X 8' 1/16"	Opens into Exterior
Window	3' 15/16" X 7'	Opens into Exterior
Door	6' 5/8" X 6' 9 1/8"	Opens into BANQUET_HALL
Missing Wall	3' 10 11/16" X 10'	Opens into KITCHEN
Missing Wall - Goes to neither Floor/Ceiling	6' 11 9/16" X 3' 3"	Opens into KITCHEN
Missing Wall	3' 11" X 10'	Opens into KITCHEN
Door	6' X 6' 9 7/8"	Opens into BANQUET_HALL2
Window	2' 11 11/16" X 7' 2"	Opens into Exterior
Door	5' 6 3/4" X 7' 8 15/16"	Opens into Exterior
Window	2' 10 3/16" X 7' 2"	Opens into Exterior
Door	3' 15/16" X 6' 10 11/16"	Opens into Exterior
Window	2' 9 3/8" X 6' 7 1/8"	Opens into Exterior
Door	3' 3/8" X 6' 10 5/16"	Opens into BATHROOM
Door	5' 3 1/16" X 6' 9 7/8"	Opens into ENTRY_AND_H1
Door	6' 2 1/4" X 6' 9 1/2"	Opens into Exterior



Subroom: Entry And Hall (1)

Height: 10'

31.22 SF Walls	1.62 SF Ceiling
32.84 SF Walls & Ceiling	1.62 SF Floor
0.18 SY Flooring	3.12 LF Floor Perimeter
6.24 LF Ceil. Perimeter	

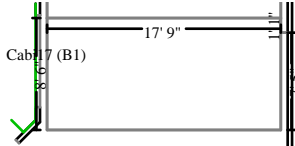
Missing Wall - Goes to Floor	1' 1 5/16" X 10'	Opens into ENTRY_AND_H2
Missing Wall - Goes to Floor	2' 1/8" X 10'	Opens into ENTRY_AND_H3
Missing Wall	6 1/4" X 10'	Opens into ENTRY_AND_HA
Missing Wall	6 1/4" X 10'	Opens into ENTRY_AND_HA



SERVPRO® of West Bradenton/Anna Maria

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CONTINUED - Entry And Hall

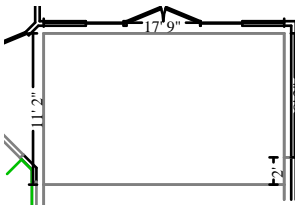


Subroom: Entry And Hall (2)

Height: 12' 8"

92.67 SF Walls	150.88 SF Ceiling
243.54 SF Walls & Ceiling	150.88 SF Floor
16.76 SY Flooring	
52.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	8' 6" X 10'	Opens into ENTRY_AND_HA
Missing Wall - Goes to Floor	17' 9" X 12' 8"	Opens into ENTRY_AND_H3
Missing Wall - Goes to Floor	1' 1 5/16" X 10'	Opens into ENTRY_AND_H4
Missing Wall - Goes to Floor	7' 4 11/16" X 10'	Opens into ENTRY_AND_HA
Missing Wall - Goes to Floor	17' 9" X 10'	Opens into ENTRY_AND_HA



Subroom: Entry And Hall (3)

Height: 16'

299.67 SF Walls	198.21 SF Ceiling
497.88 SF Walls & Ceiling	198.21 SF Floor
22.02 SY Flooring	
57.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	11' 2" X 10'	Opens into ENTRY_AND_HA
Missing Wall - Goes to Floor	17' 9" X 10'	Opens into ENTRY_AND_HA
Missing Wall - Goes to Floor	9' 1 7/8" X 10'	Opens into ENTRY_AND_HA
Missing Wall - Goes to Floor	2' 1/8" X 10'	Opens into ENTRY_AND_H4
Missing Wall - Goes to Floor	17' 9" X 12' 8"	Opens into ENTRY_AND_H2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PAINTING						
30. Outlet or switch - Detach & reset	10.00 EA	0.00	25.36	0.00	50.72	304.32
31. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	10.56	0.00	2.12	12.68

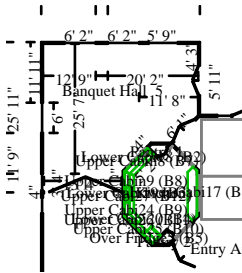


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CONTINUED - Entry And Hall

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
32. Mask and prep for paint - plastic, paper, tape (per LF)	323.95 LF	0.00	1.65	0.00	106.90	641.42
33. Paint the walls and ceiling - two coats	2,064.58 SF	0.00	1.23	0.00	507.88	3,047.31
Does not include						
34. Paint baseboard - one coat	98.18 LF	0.00	1.18	0.00	23.18	139.03
35. Paint door/window trim & jamb - Large - 2 coats (per side)	4.00 EA	0.00	45.86	0.00	36.68	220.12
36. Mask and cover light fixture	8.00 EA	0.00	17.43	0.00	27.88	167.32
37. Mask the floor per square foot - plastic and tape - 4 mil	696.51 SF	0.00	0.30	0.00	41.80	250.75
38. Final cleaning - construction - Residential	696.51 SF	0.00	0.43	0.00	59.90	359.40
Totals: Entry And Hall				0.00	857.06	5,142.35



Banquet hall 5

Height: 10'

822.92 SF Walls	748.22 SF Ceiling
1,571.15 SF Walls & Ceiling	748.22 SF Floor
83.14 SY Flooring	85.69 LF Floor Perimeter
112.98 LF Ceil. Perimeter	

Door	6' 5/8" X 6' 9 1/8"	Opens into ENTRY_AND_HA
Door	5' 10 11/16" X 7' 8 15/16"	Opens into Exterior
Window	6' 1 3/4" X 4'	Opens into Exterior
Window	6' 2" X 4'	Opens into Exterior
Window	5' 9 7/16" X 4'	Opens into Exterior
Window	3' 3 13/16" X 4'	Opens into Exterior
Window	5' 11 9/16" X 4'	Opens into Exterior
Door	15' 4 3/16" X 6' 6 3/4"	Opens into BANQUET_HAL2
Missing Wall - Goes to neither Floor/Ceiling	5' 1 3/4" X 1' 11 5/8"	Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PAINTING						
39. Outlet or switch - Detach & reset	8.00 EA	0.00	25.36	0.00	40.58	243.46
40. Heat/AC register - Mechanically attached - Detach & reset	3.00 EA	0.00	10.56	0.00	6.34	38.02

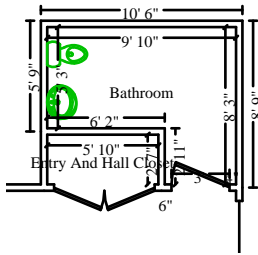


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CONTINUED - Banquet hall 5

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
41. Mask and cover light fixture	8.00 EA	0.00	17.43	0.00	27.88	167.32
42. Mask and prep for paint - plastic, paper, tape (per LF)	112.98 LF	0.00	1.65	0.00	37.28	223.70
43. Mask the floor per square foot - plastic and tape - 4 mil	748.22 SF	0.00	0.30	0.00	44.90	269.37
44. Window drapery - hardware - Detach & reset	5.00 EA	0.00	45.72	0.00	45.72	274.32
45. Paint the walls and ceiling - two coats	1,571.15 SF	0.00	1.23	0.00	386.50	2,319.01
46. Paint baseboard - one coat	85.69 LF	0.00	1.18	0.00	20.22	121.33
47. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	46.59	0.00	18.64	111.82
48. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	0.00	45.86	0.00	18.34	110.06
49. Final cleaning - construction - Residential	748.22 SF	0.00	0.43	0.00	64.34	386.07
Totals: Banquet hall 5				0.00	710.74	4,264.48



Bathroom

Height: 10'

340.81 SF Walls	63.06 SF Ceiling
403.87 SF Walls & Ceiling	63.06 SF Floor
7.01 SY Flooring	33.13 LF Floor Perimeter
36.16 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PAINTING						
50. Mask and prep for paint - plastic, paper, tape (per LF)	36.16 LF	0.00	1.65	0.00	11.94	71.60
51. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	10.56	0.00	2.12	12.68
52. Paint the ceiling - two coats	63.06 SF	0.00	1.23	0.00	15.52	93.08
53. Paint part of the walls - two coats	170.41 SF	0.00	1.23	0.00	41.92	251.52
54. Paint baseboard - one coat	33.13 LF	0.00	1.18	0.00	7.82	46.91
55. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	46.59	0.00	9.32	55.91



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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
56. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	45.86	0.00	9.18	55.04
57. Mask and cover light fixture	8.00 EA	0.00	17.43	0.00	27.88	167.32
58. Mask the floor per square foot - plastic and tape - 4 mil	63.06 SF	0.00	0.30	0.00	3.78	22.70
59. Final cleaning - construction - Residential	63.06 SF	0.00	0.43	0.00	5.42	32.54
Totals: Bathroom				0.00	134.90	809.30

Total: 1st Floor				0.00	3,162.46	18,974.65
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Total: Source - DocuSketch				0.00	3,162.46	18,974.65
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Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
60. Drywall labor minimum	1.00 EA	0.00	81.29	0.00	16.26	97.55
61. Insulation labor minimum	1.00 EA	0.00	114.78	0.00	22.96	137.74
Totals: Labor Minimums Applied				0.00	39.22	235.29

Line Item Totals: 25-0667-REC				0.00	3,201.68	19,209.94
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Grand Total Areas:

4,187.04 SF Walls	2,563.19 SF Ceiling	6,750.23 SF Walls and Ceiling
2,563.19 SF Floor	284.80 SY Flooring	379.13 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	681.31 LF Ceil. Perimeter
2,563.19 Floor Area	2,696.77 Total Area	4,187.04 Interior Wall Area
2,555.99 Exterior Wall Area	284.50 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Dwelling

Line Item Total	16,008.26
Overhead	1,600.84
Profit	1,600.84
Replacement Cost Value	\$19,209.94
Net Claim	\$19,209.94

Justin Lindsey



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)
Line Items	1,600.84	1,600.84
Total	1,600.84	1,600.84



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Recap by Room

Estimate: 25-0667-REC

Area: Source - DocuSketch

Area: 1st Floor	1,091.55	6.82%
Banquet Hall	4,612.41	28.81%
Kitchen	1,594.80	9.96%
Entry And Hall	4,285.29	26.77%
Banquet hall 5	3,553.74	22.20%
Bathroom	674.40	4.21%
<hr/>		
Area Subtotal: 1st Floor	15,812.19	98.78%
<hr/>		
Area Subtotal: Source - DocuSketch	15,812.19	98.78%
Labor Minimums Applied	196.07	1.22%
<hr/>		
Subtotal of Areas	16,008.26	100.00%
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Total	16,008.26	100.00%

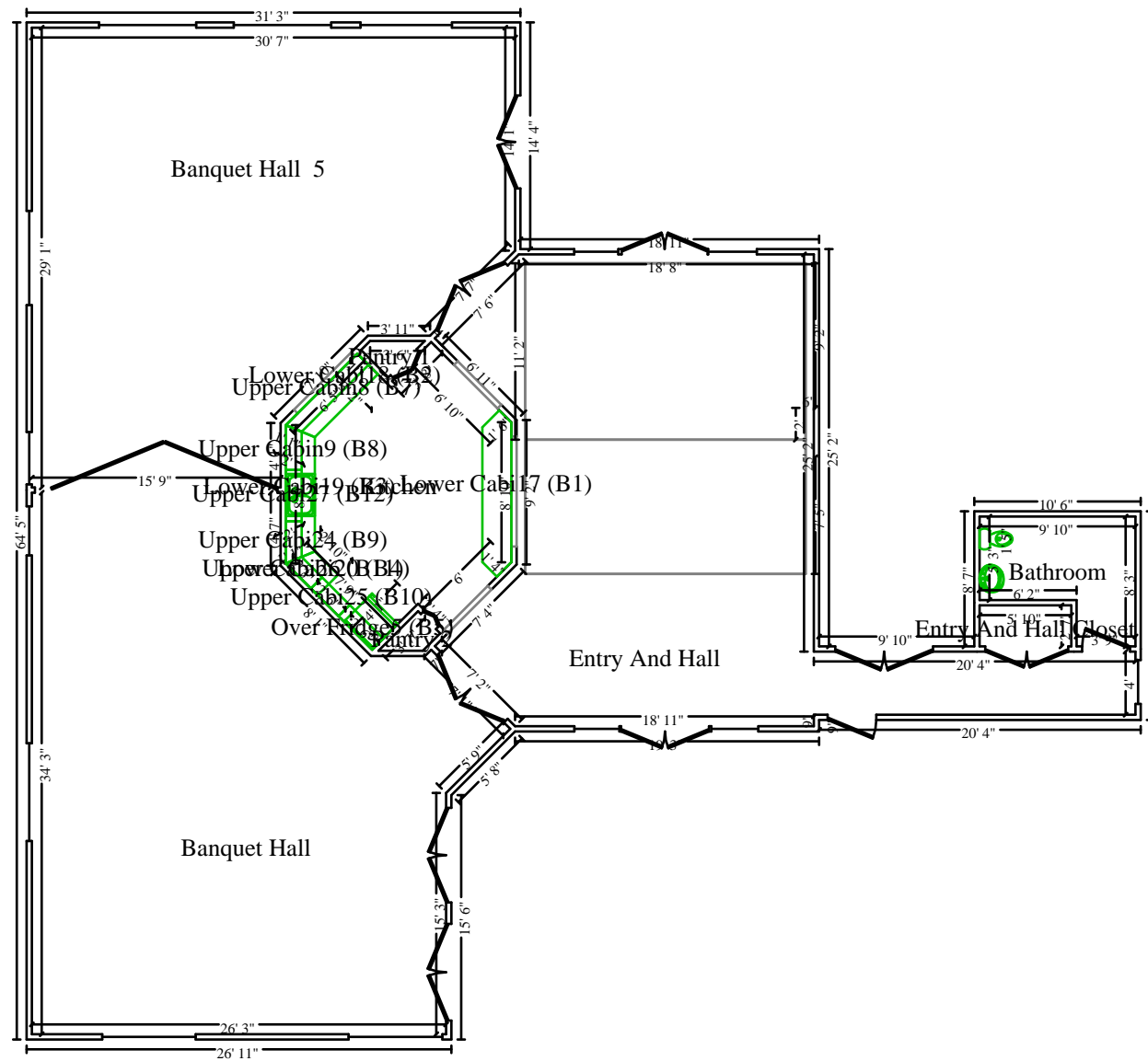


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Recap by Category

O&P Items	Total	%
CLEANING	1,196.97	6.23%
CONTENT MANIPULATION	128.06	0.67%
GENERAL DEMOLITION	312.49	1.63%
DRYWALL	480.44	2.50%
ELECTRICAL	836.88	4.36%
PERMITS AND FEES	140.00	0.73%
INSULATION	211.78	1.10%
LABOR ONLY	618.40	3.22%
PAINTING	11,671.76	60.76%
WINDOW TREATMENT	411.48	2.14%
O&P Items Subtotal	16,008.26	83.33%
Overhead	1,600.84	8.33%
Profit	1,600.84	8.33%
Total	19,209.94	100.00%



N
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EXHIBIT 6

August 26, 2025

Panther Trace CDD-Phase I Facilities Director Report

Aquatics Reports

- **Reports will be available to Supervisors upon request.**
- **Monthly maintenance is ongoing according to the contract.**
- **CLS has been rescheduled to make the approved repairs beginning August 25, 2025**

LANDSCAPE

- **The Inspection Report and Grade sheet for July have been included in this report.**

Clubhouse Pool Playground

- **Solar Panels are Scheduled for removal on September 2.**
- **Roof demo and replacement is set to start on September 3.**
- **Interior repairs and painting to start on September 22.**
- **Playground Mulch is being scheduled.**
- **Proposals have been requested for the tennis courts.**

EXHIBIT 7

PANTHER TRACE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1	Duff and sidewalk cleanliness
TURF FERTILITY	15	-2	East end of Panther Trace Golden rain tree triangle
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2.5	Prune and remove Woodline overhang / remove dead and declining material / palmetto at entry
CLEANLINESS	10	-1	Weekly windfall and mow duff
MULCHING	5	-1	Redistribute bare areas due to mower/blower
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Strike seasonal color.
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 7-15-25 Score: 95 % Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signatur _____



PANTHER TRACE CDD

LANDSCAPE INSPECTION

July 15, 2025

ATTENDING:

MONICA VITALE – CAM IJPO[

DAVE MANFRIN – LMP

PAUL WOODS – OLM, INC.

SCORE: 95%

**NEXT INSPECTION
AUGUST 19, 2025 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Proceed with seasonal color changeout with soil amendment.
2. Rejuvenate prune Purple Fountain Grass into a haystack form.
3. Entrance: Reduce Snow on the Mountain by 1/3.
4. Remove seed pods and flower stalks from Butia.
5. Pool entrance: Stagger prune croton.
6. Playground: Improve vigor and fertility in the Evergreen Giant Liriope.

BOULEVARD

7. Prune downward growth in street trees.

HUNTINGTON

8. Control bed weeds.
9. Remove debris in beds.
10. Park: Line trimmer around storm water inlets.
11. Avoid scalping on turf.
12. Line trim areas inaccessible to mowers at a consistent height.
13. Entrance: Remove the tallest stalk on the Silver Buttonwood.
14. Ground prune dead and declining Ligustrum.
15. Remove commercial signage.

16. US-301 frontage: Remove Spanish Moss in trees.
17. Along US-301 frontage: Rejuvenate prune Eugenia during the rainy season to a consistent height.

GREYSTONE

18. Remove weedy growth in Fakahatchee.
19. Common pond behind 10601 Navigation Way: Prune the Brazilian Pepper growing into the shoreline.
20. Prune back wood line overgrowth growing into mowables.

COMMONS

21. Stratford entrance: Hand prune green reversion on Arboricola Trinette.
22. Between Stratford and Ferncroft: Remove declining Juniper.
23. East end of Panther Trace Blvd.: Improve St. Augustine color and density.
24. Control False Diuranium in Bahia.
25. Sports Field: Elevate Crape Myrtles out of traffic lights.
26. Sports Field parking: Remove auto parts and glass.
27. Cul-de-sac: Remove deadwood from the Pine.

CATEGORY III: IMPROVEMENTS – PRICING

1. Playground seating area: Provide a price to remove declining Juniper and replace with approximately 25 one-gallon Wedelia.
2. Gazebo park next 12421 Adventure: Provide a price to sod with Bahai.
3. Provide a price to plant Asian Jasmine to infill the open bed.

CATEGORY IV: NOTES TO OWNER

1. Contractor reports palm pruning will be completed by the end of August.

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Monica Vitale MonicaVitaleCam@gmail.com
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ar@juniperlandscaping.com

David Manfrin david.manfrin@lmppro.com