



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

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
September 23, 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**

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*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 **September 23, 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](mailto: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, September 23, 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 August 26, 2025 Regular Meeting

[Exhibit 1](#)

B. Acceptance of the August 2025 Financial Statements

[Exhibit 2](#)

### **V. Business Matters**

A. Consideration & Approval of FY 2026 Goals and Objectives

[Exhibit 3](#)

B. Consideration & Approval of LMP Dead Pine Removal Proposal - \$2,218.00

[Exhibit 4](#)

C. Consideration of CLS Proposal for Additional Pond Repairs (total \$4,073,57)

[Exhibit 5](#)

➤ Pond 11 Erosion Repair to Washout - \$1,275.21

➤ Pond 14 Skimmer Replacement - \$2,798.36

D. Consideration of Water Fountain Replacement Proposals

[Exhibit 6](#)

➤ Conley's Drinking Fountains LLC - \$4,999.99

➤ Red Cap Plumbing - \$4,656.00

E. Consideration of Xcellent Xteriors Holiday Lighting Proposal - \$5,175.00 *(tabled from previous meeting)*

[Exhibit 7](#)

F. Consideration of Tennis Court Resurfacing and Repair Proposals

[Exhibit 8](#)

- Welch Tennis Courts - \$136,505.00 (Options for replacing fencing wire and/or applying pickleball regulation lines on 1 court for \$600.00 each)
- Florida Courts - \$46,900.00

**VI. Staff Reports**

A. District Counsel

B. District Engineer

C. Facilities Director

- Facilities Director’s Report [Exhibit 9](#)

- Review of the OLM Inspection Report and Grade Sheet [Exhibit 10](#)

D. District Manager

- Egis Insurance & Risk Advisors Policy Renewal [Exhibit 11](#)

- Next Meeting Quorum Check: October 28, 2025, 6:00 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, August 26, 2025 at 7:44 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 August 26, 2025 Panther Trace I*  
18 *CDD 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 July 22, 2025 Regular Meeting

25 B. Exhibit 2: Acceptance of the July 2025 Financial Statements

26 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
27 all items of the Consent Agenda, for the Panther Trace I Community Development District.

28 **FIFTH ORDER OF BUSINESS – Business Matters**

29 A. Exhibit 3: Consideration & Approval of Red Cap Plumbing, Air & Electric AC Unit Surge  
30 Protectors Proposal - \$1,955.85

31 The Board requested for Ms. Vitale to obtain a competing proposal to ensure that the quote for AC  
32 surge protectors was at an appropriate price range, and made a motion to approve in a not-to-exceed  
33 amount.

34 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
35 for the purchase of surge protectors for the AC unit, pending a second comparable quote, in an amount not  
36 to exceed \$2,000.00, for the Panther Trace I Community Development District.

37 B. Exhibit 4: Consideration of Collins PreK-8 School Sponsorship

38 The Board expressed support for continuing the sponsorship at the same tier as the previous year.

39 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
40 a sponsorship for the Collins PreK-8 School, in the amount of \$250.00, for the Panther Trace I Community  
41 Development District.

42 C. Exhibit 5: Consideration of Interior Clubhouse Painting and Repairs Proposals

43 ➤ PAINT CORPS of Tampa - \$6,910.00

44 ➤ SERVPRO - \$19,209.94

45 Ms. Vitale noted that she had obtained three quotes for the painting and repairs, but the third quote  
46 was not submitted to the Board for consideration as the vendor would not be able to complete the  
47 work in the necessary timeframe. Ms. Vitale noted that SERVPRO’s scope of work was  
48 significantly more detailed and precise, and that the third quote was closer to the price range  
49 submitted by Paint Corps of Tampa.

50 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board accepted  
51 the PAINT CORPS of Tampa Interior Clubhouse Painting and Repairs proposal, in the amount of  
52 \$6,910.00, for the Panther Trace I Community Development District.

53 Following the motion, a quote was walked on from Budget Blinds for window blind replacements  
54 for the Board’s consideration, in the amount of \$2,588.11. Ms. Vitale suggested that the \$150 cost  
55 on the quote associated with removal of existing blinds could be removed from the scope of work,  
56 as this would be handled by the painters.

57 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
58 the Budget Blinds proposal, as presented, in the amount of \$2,588.11, for the Panther Trace I Community  
59 Development District.

60 Following the motion, a quote was walked on from Xcellent Xteriors for holiday lighting for the  
61 Board’s consideration. Comments were heard from the Board noting that not all Supervisors were  
62 in attendance to discuss holiday lighting considerations. This item was tabled to the next meeting.

63 **SIXTH ORDER OF BUSINESS – Staff Reports**

64 A. District Counsel

65 District Counsel was not present to provide a report.

66 B. District Engineer

67 The District Engineer was not present to provide a report.

68 C. Facilities Director

69 ➤ Exhibit 6: Facilities Director’s Report

70 Ms. Vitale provided an overview of the roofing work schedule that would be beginning the  
71 week of September 1.

72 ➤ Exhibit 7: Review of the OLM Inspection Reports and Grade Sheet

73 Ms. Vitale noted that the grade sheet had a 95% evaluation on the landscape conditions.

74 D. District Manager

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

76 All Board members present stated that they would be able to attend the next meeting in  
77 person, which would constitute a quorum.

78 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

79 Mr. Magerl asked for a quote on a new water fountain with a bottle-filling station built in. The  
80 Board additionally requested for aty discussion on the tennis court to be added to the agenda for  
81 the next meeting.

82 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business**

83 There being none, the next item followed.

84 **NINTH ORDER OF BUSINESS – Adjournment**

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

87 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned  
88 the meeting at 8:05 p.m. for the Panther Trace I Community Development District.

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

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

94

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

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

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

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

95 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# EXHIBIT 2

*Panther Trace*  
*Community Development District*

*Financial Statements*  
*(Unaudited)*

*August 31, 2025*



**Panther Trace CDD**  
**Balance Sheet**  
**August 31, 2025**

	<u>General Fund</u>	<u>Debt Service 2020</u>	<u>TOTAL</u>
<b>1 ASSETS</b>			
2 Operating Account	\$ -	\$ -	\$ -
3 Operating Account - NEW	107,962	-	107,962
4 Cash - Debit Card	-	-	-
5 Money Market Account - BU	2,133,520	-	2,133,520
6 Trust Accounts:			-
7 Revenue Fund	-	77,559	77,559
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-	-	-
11 Assessments Receivable On Roll	-	-	-
12 Due From GF	-	-	-
12 Undeposited Funds	-	-	-
13 Prepaid	2,020	-	2,020
14 Deposits	16,890	-	16,890
<b>15 TOTAL ASSETS</b>	<b>\$ 2,260,393</b>	<b>\$ 77,559</b>	<b>\$ 2,337,952</b>
<b>16 LIABILITIES</b>			
17 Accounts Payable	\$ 20,969	\$ -	\$ 20,969
18 Security Deposits	-	-	-
19 Accrued Expenses	-	-	-
20 Deferred Revenue On Roll	-	-	-
21 Due To Debt Service	-	-	-
<b>22 TOTAL LIABILITIES</b>	<b>20,969</b>	<b>-</b>	<b>20,969</b>
<b>23 FUND BALANCE</b>			
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	1,907,708	77,559	1,985,268
<b>29 TOTAL FUND BALANCE</b>	<b>2,239,424</b>	<b>77,559</b>	<b>2,316,983</b>
<b>30 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,260,393</b>	<b>\$ 77,559</b>	<b>\$ 2,337,952</b>

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

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUES</b>					
2 Special Assessments	\$ 787,745	\$ -	\$ 791,469	\$ 3,724	100%
3 Interest Revenue	2,000	6,935	83,612	81,612	4181%
4 Miscellaneous Revenue	300	20	370	70	123%
5 Clubhouse Rentals	2,500	-	4,000	1,500	160%
6 Fund Balance Forward	166,675	-	-	(166,675)	0%
<b>7 TOTAL REVENUES</b>	<b>\$ 959,220</b>	<b>\$ 6,955</b>	<b>\$ 879,451</b>	<b>\$ (79,769)</b>	<b>92%</b>
<b>8 EXPENDITURES</b>					
<b>9 GENERAL ADMINISTRATIVE</b>					
10 Board Of Supervisors Payroll	\$ 12,000	\$ 600	\$ 7,800	\$ (4,200)	65%
11 Payroll Taxes - Board Of Supervisors	919	46	597	(322)	65%
12 Payroll Services - Board Of Supervisors	650	50	550	(100)	85%
13 Management Consulting Services	47,250	3,938	44,313	(2,938)	94%
14 Office Supplies	500	-	753	253	151%
15 Bank Fees	200	10	84	(116)	42%
16 Miscellaneous (Postage, Copies, Phone)	-	-	-	-	-
17 Mailing	50	-	447	397	894%
18 School Sponsorship	200	-	-	(200)	0%
19 Other Miscellaneous	250	-	568	318	227%
20 Auditing	3,450	-	3,900	450	113%
21 Regulatory And Permit Fees	175	-	175	-	100%
22 Legal Advertisements	700	96	396	(304)	57%
23 Engineering Services	5,000	-	4,989	(11)	100%
24 Legal Services	7,500	889	5,540	(1,961)	74%
25 Technology Services And Website Admin.	1,650	-	2,790	1,140	169%
<b>26 TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>80,494</b>	<b>5,629</b>	<b>72,901</b>	<b>(7,593)</b>	<b>91%</b>
<b>27 INSURANCE</b>					
28 Insurance	15,535	-	47,203	31,668	304%
<b>29 TOTAL INSURANCE</b>	<b>15,535</b>	<b>-</b>	<b>47,203</b>	<b>31,668</b>	<b>304%</b>
<b>30 DEBT SERVICE ADMINISTRATION</b>					
31 Disclosure Report	1,000	-	-	(1,000)	0%
32 Arbitrage Rebate	650	-	-	(650)	0%
33 Trustee Fees	4,041	-	4,041	(0)	100%
<b>34 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>5,691</b>	<b>-</b>	<b>4,041</b>	<b>(1,650)</b>	<b>71%</b>
<b>35 UTILITIES</b>					
36 Utilities - Electricity	123,600	12,923	132,719	9,119	107%
37 Utilities - Water	12,000	877	15,269	3,269	127%
38 Utilities - Solid Waste Disposal	2,720	241	2,721	1	100%
39 Impact Fee Assessment	650	-	-	(650)	0%
<b>40 TOTAL UTILITIES</b>	<b>138,970</b>	<b>14,041</b>	<b>150,709</b>	<b>11,739</b>	<b>108%</b>

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of August</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>41 SECURITY</b>					
42 Security System - Contract	120	-	54	(66)	45%
43 Security - Miscellaneous	500	-	-	(500)	0%
<b>44 TOTAL SECURITY</b>	<b>620</b>	<b>-</b>	<b>54</b>	<b>(566)</b>	<b>9%</b>
<b>45 PHYSICAL ENVIRONMENT</b>					
46 Lake & Pond Maintenance	22,964	1,966	21,457	(1,507)	93%
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	158,409	(14,401)	92%
50 Landscape Maintenance - Consulting	15,574	1,260	13,860	(1,714)	89%
51 Landscape Replacement	44,116	3,622	9,858	(34,258)	22%
52 Tree Maintenance/Removal	5,000	-	24,722	19,722	494%
53 Other Landscape Miscellaneous	5,000	-	23,185	18,185	464%
54 Irrigation Maintenance	7,500	210	5,243	(2,257)	70%
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	880	(80)	92%
59 Infrastructure Maint. & Repair	5,000	-	7,577	2,577	152%
60 Field Manager Contingency	10,000	-	1,400	(8,600)	14%
<b>61 TOTAL PHYSICAL ENVIRONMENT</b>	<b>304,524</b>	<b>21,539</b>	<b>267,191</b>	<b>(37,332)</b>	<b>88%</b>
<b>62 PARKS AND RECREATION</b>					
63 Communications	2,640	170	1,814	(826)	69%
64 Clubhouse Staff	75,911	10,263	100,745	24,835	133%
65 Clubhouse Staff Taxes	5,363	934	9,197	3,834	171%
66 Unemployment Insurance	1,200	-	-	(1,200)	0%
67 Clubhouse Workmens Comp Insurance	1,250	382	3,451	2,201	276%
68 Clubhouse Staff Payroll Fees	3,000	494	5,086	2,086	170%
69 Club Facility - Interior Furnishings	1,500	1,829	1,829	329	122%
70 Club Facility Maintenance	18,000	4,309	17,935	(65)	100%
71 Pool Maintenance - Contract	24,000	2,000	22,000	(2,000)	92%
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	77	1,581	(919)	63%
76 Park Facility Maintenance	4,163	4,770	11,419	7,256	274%
77 Capital Improvements	135,000	22,417	22,463	(112,537)	17%
78 Special Events	25,000	1,119	19,346	(5,654)	77%
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%
<b>### TOTAL PARKS AND RECREATION</b>	<b>340,386</b>	<b>48,764</b>	<b>236,110</b>	<b>(104,276)</b>	<b>69%</b>

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of August</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>### CAPITAL RESERVES</b>					
### Capital Asset Reserves	73,000	16,713	16,713	(56,287)	23%
<b>### TOTAL CAPITAL RESERVES</b>	<b>73,000</b>	<b>16,713</b>	<b>16,713</b>	<b>(56,287)</b>	<b>23%</b>
<b>### TOTAL EXPENDITURES</b>	<b>959,220</b>	<b>106,686</b>	<b>794,922</b>	<b>(164,297)</b>	<b>83%</b>
<b>### REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 0</b>	<b>\$ (99,731)</b>	<b>\$ 84,529</b>	<b>\$ 84,529</b>	
<b>### OTHER FINANCING SOURCES &amp; USES</b>					
### Transfers In	-	-	-	-	
### Transfers Out	-	-	-	-	
<b>### TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>### NET CHANGE IN FUND BALANCE</b>	<b>0</b>	<b>(99,731)</b>	<b>84,529</b>	<b>84,529</b>	
### 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	
<b>### FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 1,879,790</b>		<b>\$ 2,239,424</b>	<b>\$ 359,634</b>	
<b>### FUND BALANCE ANALYSIS</b>					
### NONSPENDABLE					
### PREPAID & DEPOSITS	18,910		18,910		
### CAPITAL RESERVES	73,000		73,000		
### OPERATING CAPITAL	239,805		239,805		
### UNASSIGNED	1,548,075		1,907,708		
<b>### TOTAL FUND BALANCE</b>	<b>\$ 1,879,790</b>		<b>\$ 2,239,424</b>		

**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 August 31, 2025**

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUES</b>			
2 Special Assessments - On Roll (Net)	\$ 281,967	\$ 283,312	\$ 1,346
3 Interest Revenue		2,799	2,799
4 Misc. Revenue	-	-	-
<b>5 TOTAL REVENUES</b>	<b>281,967</b>	<b>286,112</b>	<b>4,145</b>
<b>6 EXPENDITURES</b>			
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	-
<b>13 TOTAL EXPENDITURES</b>	<b>281,206</b>	<b>284,657</b>	<b>3,451</b>
<b>14 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>760</b>	<b>1,455</b>	<b>694</b>
<b>15 OTHER FINANCING SOURCES &amp; USES</b>			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>19 NET CHANGE IN FUND BALANCE</b>	<b>760</b>	<b>1,455</b>	<b>694</b>
20 Fund Balance - Beginning		76,105	76,105
<b>21 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 760</b>	<b>\$ 77,559</b>	<b>\$ 76,799</b>

\* financed by prior year revenues

**Panther Trace CDD  
Check Register - FY2025**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		<b>Beginning of Year</b>				<b>191,092.82</b>
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. ) Invoice: 186963 (Reference: Monthly Ground Maint - 10.24. ) Invoice: 186964		80.00	190,837.82
10/02/2024	100382	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	(Reference: Monthl...		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
10/21/2024	100390	Farm To You Revue, LLC	Invoice: 2024112-1 (Reference: Petting Zoo for Fall Festival 11/02/2024 - Balance + Gratuity. )		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
10/21/2024	100393	JIM VITALE	Invoice: 69 (Reference: Equipment Rental for Music, Microphone, Movie Projector & Screen for Fal...		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
<b>10/31/2024</b>		<b>End of Month</b>		<b>100,323.52</b>	<b>113,903.20</b>	<b>177,463.14</b>

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		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
<b>11/30/2024</b>		<b>End of Month</b>		<b>12.18</b>	<b>72,287.57</b>	<b>105,187.75</b>
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.			1,450.00	83,666.74
12/10/2024	100419	ZEBRA CLEANING TEAM, INC.	Invoice: 7488 (Reference: Monthly Service - 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
12/13/2024	100422	MHD COMMUNICATIONS	Invoice: 36288 (Reference: Network Error Code Gate System. )		487.50	175,730.50

Date	Number	Name	Memo	Deposits	Payments	Balance
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
<b>12/31/2024</b>	<b>End of Month</b>			<b>100,762.12</b>	<b>62,086.08</b>	<b>143,863.79</b>
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: PS1138688 (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
<b>01/31/2025</b>	<b>End of Month</b>			<b>2,189.52</b>	<b>38,705.13</b>	<b>107,348.18</b>
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: PS1144451 (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
02/05/2025	100451	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12168 (Reference: Retro Fit Eleven Can Lights. )		550.00	87,460.90

Date	Number	Name	Memo	Deposits	Payments	Balance
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
<b>02/28/2025</b>	<b>End of Month</b>			<b>101,004.64</b>	<b>103,755.13</b>	<b>104,597.69</b>
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	Soiltude Lake Management	Invoice: PS1150932 (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	Fraudulent Charge - Bank Returned Money to Account	2,823.69		166,440.10
03/13/2025	560	William Santiago - Fraud	Fraudulent 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
<b>03/31/2025</b>		<b>End of Month</b>		<b>382,106.95</b>	<b>350,313.44</b>	<b>136,391.20</b>
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	Soitude 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
<b>04/30/2025</b>		<b>End of Month</b>		<b>2,781.95</b>	<b>55,250.36</b>	<b>83,922.79</b>
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
<b>05/31/2025</b>		<b>End of Month</b>		<b>225.06</b>	<b>36,058.28</b>	<b>48,089.57</b>
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
<b>06/30/2025</b>		<b>End of Month</b>		<b>1.58</b>	<b>48,091.15</b>	<b>0.00</b>

<b>05/01/2025</b>		<b>Open New Account</b>				<b>0.00</b>
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
<b>05/31/2025</b>		<b>End of Month</b>		<b>100,537.48</b>	<b>14,712.82</b>	<b>85,824.66</b>
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
<b>06/30/2025</b>	<b>End of Month</b>			<b>49,231.42</b>	<b>61,399.33</b>	<b>73,656.75</b>
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
<b>07/31/2025</b>	<b>End of Month</b>			<b>673.89 #</b>	<b>73,880.03</b>	<b>450.61</b>
08/01/2025	120028	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 346621 (Reference: #350752 - Trash Clean up Rodeo Lane. ) Invoice: 346622 (Reference:...		9,767.87	-9,317.26
08/01/2025	01ACH080125	BANK UNITED VISA CC	July Statement		174.96	-9,492.22
08/04/2025			Deposit	20.00		-9,472.22
08/04/2025			Funds Transfer	125,000.00		115,527.78
08/04/2025	120029	NVIROTECT PEST CONTROL SERVICES	Invoice: 366805 (Reference: pest control. )		80.00	115,447.78

Date	Number	Name	Memo	Deposits	Payments	Balance
08/04/2025	120030	Solitude Lake Management	Invoice: PS1190789 (Reference: annual Maintenance Aug25. )		1,966.26	113,481.52
08/06/2025	570		Charge Back		10.00	113,471.52
08/07/2025	3318	Clean Day	CH Cleaning - for week of 08/07/2025		125.00	113,346.52
08/07/2025	01ACH080725	REPUBLIC SERVICES	Trash P/U - Aug 2025		241.30	113,105.22
08/07/2025	120031	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 349582 (Reference: #336054 - Dead Pine Tree Removal. )		6,090.00	107,015.22
08/07/2025	120032	ZEBRA CLEANING TEAM, INC.	Invoice: 8073 (Reference: Monthly Pool service. )		2,000.00	105,015.22
08/08/2025	080825PR1	Decision HR	8/8/25 PR		6,406.80	98,608.42
08/08/2025	01ACH080825	BOCC	12515 Bramfield Dr 06.27.25- 07.28.25		950.48	97,657.94
08/08/2025	120033	Universal Solar Services, LLC	Invoice: 1 (Reference: Deposit for Remove & Reinsallation of 82 solar modules and rail & associa...		8,650.00	89,007.94
08/08/2025	120034	Right Way Roofing	Invoice: 2025-2640 Deposit (Reference: Roof Replacement Deposit. )		13,766.55	75,241.39
08/08/2025	120035	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12520 (Reference: Pool pump motors and GFI's. )		224.38	75,017.01
08/12/2025			Funds Transfer	100,000.00		175,017.01
08/12/2025	120036	American Mulch & Soil, LLC	Invoice: 6715 (Reference: Playground Mulch and fuel surcharge. )		4,770.00	170,247.01
08/12/2025	120037	Red Cap Plumbing & Air, LLC	Invoice: 392959622 (Reference: Drain treatment on both hvac systems, new pan strips installed in...		2,077.42	168,169.59
08/12/2025	120038	Affordable Backflow Testing	Invoice: 22983 (Reference: Backflow preventer test. )		50.00	168,119.59
08/12/2025	120039	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 348636 (Reference: #299694 - Panther Trace CDD- Landscape Maintenance Agreement -2024 A...		14,400.82	153,718.77
08/14/2025	3319	Clean Day	CH Cleaning - for week of 08/14/2025		125.00	153,593.77
08/15/2025	01ACH081525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 7.26.25- 8.25.25		170.00	153,423.77
08/18/2025	120040	Vesta District Services	Invoice: 428116 (Reference: Management Fees Aug 25. )		3,937.50	149,486.27
08/19/2025	120041	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 350425 (Reference: #351750 - Annual Rotation-August. )		3,622.00	145,864.27
08/21/2025	3320	Clean Day	CH Cleaning - for week of 08/21/2025		125.00	145,739.27
08/21/2025	3323	US Bank Tax distribution	Tax Distribution DS 2020		13,163.70	132,575.57
08/22/2025	01ACH082225	TECO	Summary Bill 06.17.25- 07.16.25		12,922.86	119,652.71
08/22/2025	3328	Brittany Lomeli	Refundable Deposit		200.00	119,452.71
08/22/2025	082225PR1	Decision HR	8/22/25 PR		5,666.42	113,786.29
08/25/2025	120042	BUSINESS OBSERVER	Invoice: 25-02413H (Reference: Legal Advertising. )		96.25	113,690.04
08/25/2025	120043	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 351154 (Reference: #356132 - Replace rain sensor battery and solenoid8-7-25. )		160.28	113,529.76
08/25/2025	120044	Vesta District Services	Invoice: 428053 (Reference: Billable Expenses - Jul 2025. )		20.99	113,508.77
08/26/2025	120045	STRALEY ROBIN VERICKER	Invoice: 26930 (Reference: Legal services. )		889.00	112,619.77
08/27/2025	120046	OLM, INC.	Invoice: 45713 (Reference: Monthly Landscape inspection. )		1,260.00	111,359.77
08/27/2025	120047	Red Cap Plumbing & Air, LLC	Invoice: 390940815 (Reference: Water fountain by pool bubbler was sticking. ) Invoice: 3913118...		1,000.00	110,359.77
08/28/2025	3321	Clean Day	CH Cleaning - for week of 08/28/2025		125.00	110,234.77
08/29/2025	120048	Paint Corps of Tampa	Invoice: 3856 (Reference: Duration Home Interior Project - 10 Year Warranty. )		1,382.00	108,852.77
08/29/2025	120049	Red Cap Plumbing & Air, LLC	Invoice: 411158111 (Reference: Dispatch fee. Provided customer with estimates for water cooler.. )		125.00	108,727.77
08/29/2025	120050	NVIROTECT PEST CONTROL SERVICES	Invoice: 369830 (Reference: pest control service. )		80.00	108,647.77
08/29/2025	082925BOS1	Daniel J O'Neill	BOS MTG 8/26/25		184.70	108,463.07
08/29/2025	082925BOS2	Engage PEO	BOS MTG 8/26/25		141.80	108,321.27
08/29/2025	126	Michael J. Staubitz	BOS MTG 8/26/25		184.70	108,136.57
08/29/2025	082925BOS3	Richard Magerl	BOS MTG 8/26/25		184.70	107,951.87
08/31/2025			Interest	10.58		107,962.45
<b>08/31/2025</b>	<b>End of Month</b>			<b>225,030.58 #</b>	<b>117,518.74</b>	<b>107,962.45</b>

# EXHIBIT 3

**Panther Trace I**  
**Community Development District**  
**Performance Measures/Standards & Annual Reporting**  
**October 1, 2025 - September 30, 2026**

**Statutory Requirement:** 189.0694 Special districts; performance measures and standards. District goals and objectives for the 2025-2026 fiscal year in accordance with HB 7013.

The goals below focus on statutory compliance, efficiency, and sound operations.

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**Community Communication and Engagement**

**Goal:** Ensure transparent and accessible communication with residents.

**Objective:** Hold at least 4 public Board meetings per year with published agendas.

**Measurement:** Verified through meeting minutes and public advertisements.

**Standard:** Minimum of 4 meetings annually with 7-day advance public notice and ADA-compliant website updates.

**Achieved:** Yes  No

**Financial Transparency and Accountability**

**Goal:** Maintain financial transparency through regular reporting and periodic review of budget performance and investments.

**Objective:** Adopt annual budget and publish assessment information.

**Measurement:** Budget adoption records, website postings, and audit reports.

**Standard:** Proposed budget by June 15, final budget by Sept. 30, audit completed annually, assessment values published within 30 days of budget adoption.

**Achieved:** Yes  No

**Board Compliance and Ethics**

**Goal:** Maintain compliance with Florida Sunshine Amendment and Code of Ethics for Public Officers and Employees.

**Objective:** Complete annual ethics training and submit required financial disclosure forms. Announce and complete Form 8B, Memorandum of Voting Conflict, to acknowledge a voting conflict when applicable.

**Measurement:** Supervisors will submit Form 1 and/or Form 1F to Florida Commission on Ethics with inclusion of required ethics training reporting prior to reporting deadlines, and will announce any voting conflicts prior to abstaining from voting during the meeting and will submit a Form 8B, Memorandum of Voting Conflict to District Manager for attachment to the corresponding meeting Minutes when applicable.

**Standard:** 4 hours of annual ethics training completed by all Supervisors by December 31 each calendar year; timely submission of disclosure forms per statutory deadlines.

**Achieved:** Yes  No

**Panther Trace I**  
**Community Development District**  
**Performance Measures/Standards & Annual Reporting**  
**October 1, 2025 - September 30, 2026**

**Board Meetings**

**Goal:** Conduct orderly and efficient meetings that promote respect, inclusiveness, and effective teamwork.

**Objective:** Ensure all meetings follow the adopted Rules of Procedure while providing equal opportunity for Board, staff to discuss business items, and sufficient opportunity for public comments at designated times during the meeting.

**Measurement:** Review of meeting minutes, adherence to agenda, and observation of decorum. Provide designated times to allow for public comments.

**Standard:** Meetings start and end on time, agenda items are addressed in order, all Supervisors and staff are given equal opportunity, and discussions remain respectful and productive.

**Achieved:** Yes  No

**Administrative**

**Goal:** Ensure compliance by keeping the website and Rules of Procedure current, while adhering to proper records retention practices.

**Objective:** Review and update the website and Rules of Procedure annually, and periodically review records retention policies.

**Measurement:** Website audit reports, documentation of Rules of Procedure review, and confirmation of records retention compliance.

**Standard:** Website content updated within 30 days of changes; Rules of Procedure reviewed at least once annually; records retention policy reviewed and followed per statutory requirements.

**Achieved:** Yes  No

# EXHIBIT 4



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors  
From: Monica Vitale  
Date: September 23, 2025  
Re: Dead Pine Removal

Dear Board,

Please find attached a proposal for dead pines from LMP. Please review and advise. Thank you.

Monica Vitale  
Facilities Director



**Proposal**

**Proposal No.:** 362351  
**Proposed Date:** 09/16/25

PROPERTY:	FOR:
Panther Trace I CDD  12515 Bramfield Drive Riverview, FL 33579	Dead Pines-Pond 23

**Removal of 3 dead pines that have died from Southern Pine Bore Beetles along Panther Trace Blvd in front of pond 23**

**Also remove 2 small pines behind Greystone monument, these are small & I will only charge for 1.**



ITEM	QTY	UOM	TOTAL
Arbor Care Services			

<b>Tree Removal</b>			<b>\$2,218.00</b>
Tree Removal - Small (Flush Cut)	1.00	CT	
Tree Removal - Med (Flush Cut)	3.00	CT	
<b>Total:</b>			<b>\$2,218.00</b>

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
<b>Printed Name (Owner/Property Manager)</b>	
<b>Signature - Representative</b>	<b>Date</b>

# EXHIBIT 5



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors  
From: Monica Vitale  
Date: September 23, 2025  
Re: Additional CLS pond Maintenance

Dear Board,

Please find attached a proposal that was approved to complete additional pond repairs and maintenance. This is included for ratification. Thank you.

Monica Vitale  
Facilities Director



Consolidated Land Services, Inc.

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

# Invoice

Date	Invoice #
9/12/2025	00000246

Bill To
<b>Panther Trace I CDD</b> C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Terms	Project
Due on receipt	Pond 11 - Erosion R...

Item	Description	U/M	Total %	Amount
9.0 General Condi...	Addendum to Pond 11 Erosion Repair (ref. org. estimate 330) Additional erosion repair to washout along pond bank.	ea	100.00%	1,275.21
9.0 General Condi...	Addendum to Pond 14 Skimmer Repair (ref. org. estimate 330) Skimmer is unable to be repaired, and will need to be replaced with an environmental composite fiberglass skimmer. Stainless steel screws and bolts are used to prevent corrosion, which is common in wet environments.	ea	100.00%	2,798.36

It's been a pleasure working with you!  A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	<b>Total</b>	\$4,073.57
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$4,073.57

# EXHIBIT 6



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors  
From: Monica Vitale  
Date: September 23, 2025  
Re: Replacement Water Fountains

Dear Board,

Please find attached proposals to replace the water fountains. They are unable to be repaired. The new fountains would include a water bottle filler. Please review the attached and advise. Thank you.

Monica Vitale  
Facilities Director

Conley's Drinking Fountains LLC

# Estimate

6783 31ST AVE N  
ST. PETERSBURG, FL 33710

Date	Estimate #
9/8/2025	891

Name / Address
Panther Trace 1 CDD 12515 Bramfield Drive Riverview, FL 33579

Project

Description	Qty	Rate	Total
Elkay Stainless steel VRC refrigerated bi level drinking fountain with bottle filler. Scope of work: Removal of old drinking fountains, install new brackets, drain line, and P trap. Install inline shut off valve with filter. Install bottle filler bracket and install. All parts and labor included in price.	1	4,999.99	4,999.99
<b>Total</b>			<b>\$4,999.99</b>



Red Cap Plumbing, Air & Electric  
7218 E. Martin Luther King Jr. Blvd  
Tampa, FL 33619

RedCapNow.com  
813-963-3056  
Lic. #CFC1425669 #CAC1813344 #EC13011929

Estimate 411172592  
Job 411158111  
Estimate Date 8/27/2025  
Customer PO

**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

Panther Trace CDD: Provide and install Elkay High Low water cooler with bottle filler. Will need to trace around the bottle filler. Cut out the stucco with a diamond blade grinder. The bottle filler has to line up with the water cooler correctly. Also will need to open block wall behind water cooler and make adjustments on the drain and water feed to accommodate bottle filler because there will be filter in the new upper unit

Service #	Description	Quantity
Commercial Service	Provide and install high low water cooler with bottle filler. Price includes all the necessary adjustments	1.00
		<b>Potential Savings</b> \$0.00
		<b>Sub-Total</b> \$4,656.00
		<b>Total</b> <b>\$4,656.00</b>

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 7



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors  
From: Monica Vitale  
Date: September 23, 2025  
Re: Holiday Lights

Dear Board,

Please find attached a proposal for the Holiday Light Installation. Please review and advise.  
Thank you.

Monica Vitale  
Facilities Director



**Xcellent Xteriors**

Panther Trace 1  
 12515 Bramfield Dr  
 Riverview, FL 33579

(336) 847-7709  
 monicavitalecam@gmail.com

ESTIMATE	#5789
ESTIMATE DATE	Aug 22, 2025
<b>TOTAL</b>	<b>\$5,175.00</b>

CONTACT US

2406 E State Rd 60, Unit 1009  
 Valrico, FL 33595

(813) 610-5251  
 info@xcellentxteriors.com

**ESTIMATE**

Services	amount
Christmas Lights - Trimeline	\$5,750.00
Christmas Lights along trim of clubhouse, 48" wreath on Clubhouse 2 trees wrapped in warm white lights, 24 - 24" wreaths Lights on top of 11 monuments Lights on top of 2 Large entrance Monuments 2 - 48" wreath (1 for each large monument)	
Services subtotal: \$5,750.00	
Subtotal	\$5,750.00
Returning Client 10% OFF	- \$575.00
<b>Total</b>	<b>\$5,175.00</b>

\*\*\* MAKE CHECKS PAYABLE TO: XCELLENT XTERIORS\*\*\*

ESTIMATE:

- PLEASE NOTE: If furniture is in the area(s) that are scheduled to be cleaned and/or sealed it must be removed. A fee of up to \$200 may be added if we have to move it at the time of service.
- By clicking to accept this quote, you are agreeing to any associated costs, and any terms and conditions or warranty that may apply.
- Xcellent Xteriors, Brook Pressure Washing Inc, and Peter's Pressure Washing are currently merging to better serve you. During this transition, the contracted company above may use Xcellent Xteriors, Brook Pressure Washing, or Peter's Pressure Washing as the subcontractor to serve you efficiently with the same trusted service.
- This quote is valid for the next 30 days, after which values may be subject to change.
- \*Any add-on services under our minimum service fee of \$200, must be scheduled with another service and is excluded from any discount.
- \*Prepare for our visit by reading about your service(s) at:

<https://brookpressurewashing.com/get-ready/>

\*Company documents like, Warranty, Terms of Service, Ask the Seal, General Liability, Stripping Waiver and Workman's Comp can be found attached to the emailed quote.

-Deposits are required to schedule all work. Paver Sealing services require a 40% deposit. Pressure Washing services require a 20% deposit. Lighting services require a 50% deposit. Deposits are due at the time of estimate approval to schedule your service. Deposits are used to secure materials, equipment, and labor for your service.

-Scheduling in a business in which productivity can be based upon weather can be difficult at times. This may affect scheduling. We will try our best to work out any scheduling conflicts that may arise from circumstances that are beyond our control and may affect the start of work and completion. We will notify you of any changes that may occur.

-Client Cancellation Policy: You are responsible for notifying us of any need to cancel or reschedule your appointment after a booking confirmation is sent by email or text. If a service is canceled or rescheduled within 48 business hours of the scheduled date of service a rescheduling fee of up to \$150 will be charged. After written or verbal cancellation is received, Xcellent Xteriors, Brook Pressure Washing, and/or Peter's Pressure Washing will refund your deposit minus the rescheduling fee.

INVOICE:

-Payments to Xcellent Xteriors (powered by Brook Pressure Washing & Peter's Pressure Washing) are due, as the work is completed, by either cash, credit card, or check. Any variance to this policy must be agreed upon and noted in the agreement form in writing.

OUR XCELLENT GUARANTEES:

-14 DAY RAIN GUARANTEE (All window cleaning)

Our Xcellent Window Cleaning service comes with a 14-Day guarantee. If it rains within 14 days of your window cleaning service and your windows spot, we'll come back and make it right!

-7 DAY GAURANTEE (Pressure Washing & Paver Sealing services)

Our Xcellent Pressure Washing & Paver Sealing services comes with our 7-day satisfaction guarantee. We want you to be happy with your service at the time of completion, but if you're not, call us within 7-days of your service and we'll come back and make it right, no questions asked!

# EXHIBIT 8



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors  
From: Monica Vitale  
Date: September 23, 2025  
Re: Tennis Court Resurfacing

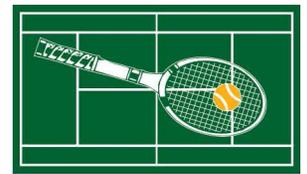
Dear Board,

Please find attached proposals to resurface and repair the tennis courts.  
Please review the attached and advise. Thank you.

Monica Vitale  
Facilities Director

# Welch Tennis Courts

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

USTA - USPTA  
ASBA - TIY

## ALL-WEATHER (ASPHALT) TENNIS COURT RECONSTRUCTION PROPOSAL

Welch Tennis Courts (hereinafter referred to as the “Contractor”) proposes to furnish the labor, materials, equipment, and services necessary to reconstruct two (2) All-Weather Tennis Courts at Panther Trace Clubhouse and Pool (hereinafter referred to as the “Owner”) in Riverview, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the work is referred to in this proposal as the “Project.”

**1. CONSTRUCTION REQUIREMENTS:** The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs more than this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the Contractor with an onsite dumpster during the Project.

The Contractor shall provide the required contractor licensing to perform the work described herein, along with general liability and workers’ compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance more than the limits of liability coverage usually carried by the Contractor, such additional coverage and bonding will be provided to the Owner at the Contractor’s cost.

**2. COURT CONSTRUCTION:** The Contractor shall reconstruct two (2) all-weather tennis courts, in a battery measuring 119 feet by 119 feet into one (1) all-weather tennis court and three (3) all-weather pickleball courts.

- a. **Removal:** The Contractor shall remove the existing asphalt surface (up to one and a half (1.5”) inch thick) nets, net posts, net post foundations and disposed of off-site. **If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner.**
- b. **Base:** The remaining base material shall be re-graded and compacted in preparation for installation of new asphalt surface. One and one-half (1½) inches of new compacted asphalt hot mix shall be placed over the entire court area. **NOTE: Welch Tennis Courts cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**

- c. Surface: After the asphalt has properly cured, a fiberglass membrane shall be installed to minimize cracking over the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner’s choice of standard colors. No “birdbath” deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- d. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. For the tennis court net posts, WTC 3.0 DTS net with polyester head band, synthetic center strap and anchor shall be installed. For the pickleball courts permanent external-wind net posts with WTC pickleball nets shall be installed.

3. **FENCING:** The Contractor shall access the courts by removing a portion of the existing fence, which shall be re-installed at completion of the Project. The Contractor shall provide and install approximately 100 lineal feet of four-foot-high black vinyl divider fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be 1<sup>5</sup>/<sub>8</sub>-inch PC Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- c. Fence fabric will be 1¾-inch #8-gauge vinyl mesh on all ten-foot-high fence and 2-inch #8-gauge vinyl mesh on all four-foot-high fencing.
- d. Bottom tension wire will be installed on all fencing.

4. **CONTRACT PRICE:** The Contractor shall complete the Project described herein for the following contract prices:

<b>COURT RECONSTRUCTION</b>	<b>\$136,505.00</b>
<b>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</b>	<b>\$ _____ .00</b>
<b>TOTAL</b>	<b>\$136,505.00</b>

**OPTION 1:** Remove and replace bottom wire on fencing of 2 tennis courts.

Add+600.00 \_\_\_\_\_ Initials

**OPTION 2:** The Contractor shall apply one (1) set of pickleball lines onto one (1) court.

Quantity \_\_\_\_\_ \$600.00/EA \_\_\_\_\_ Initials

5. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 50% deposit will be due upon execution of this agreement. NOTE: Payment of Contractor’s invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

6. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

**7. ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

**8. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

**9. BUILDING REQUIREMENTS. The Owner shall provide access to the court and site for tractor-trailers and other vehicles with a weight more than twenty tons;** provide staked corners for each court (or court battery); provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an onsite dumpster for the Contractor's use during the Project. In the event the Owner is unable to or would like the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

**The Owner is responsible for the removal and installation of all shrubs, bushes, trees, curbs, benches, pavers, sodding around the perimeter of the Courts (or other suitable provisions for preventing erosion)** If sod is used, it should be placed approximately one inch below the surface level of the Courts to allow for adequate courts drainage.

**10. WARRANTY:** Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

11. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, successors, and assigns of either party.

12. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

**SALES REPRESENTATIVE:**

Chris Hagman (813.520.8320)

ACCEPTED BY:

\_\_\_\_\_ (OWNER)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and approved by:

WELCH TENNIS COURTS

\_\_\_\_\_  
George Todd, Jr., President

DATE: \_\_\_\_\_

**ADDENDUM #1**

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

---

---

**Project Information Sheet**

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Primary Contact:

Accts Payable Contact:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*\*\*\*\*

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

\*\*\*\*\*

***Hard Court Contracts Only***

**Deco Colors:**

**Exterior Color**

**Interior Color**

**Pickleball Line Color**

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# DecoTurf®

THE SURFACE OF CHAMPIONS



**CALIFORNIA**®  
SPORTS SURFACES

# DecoTurf®

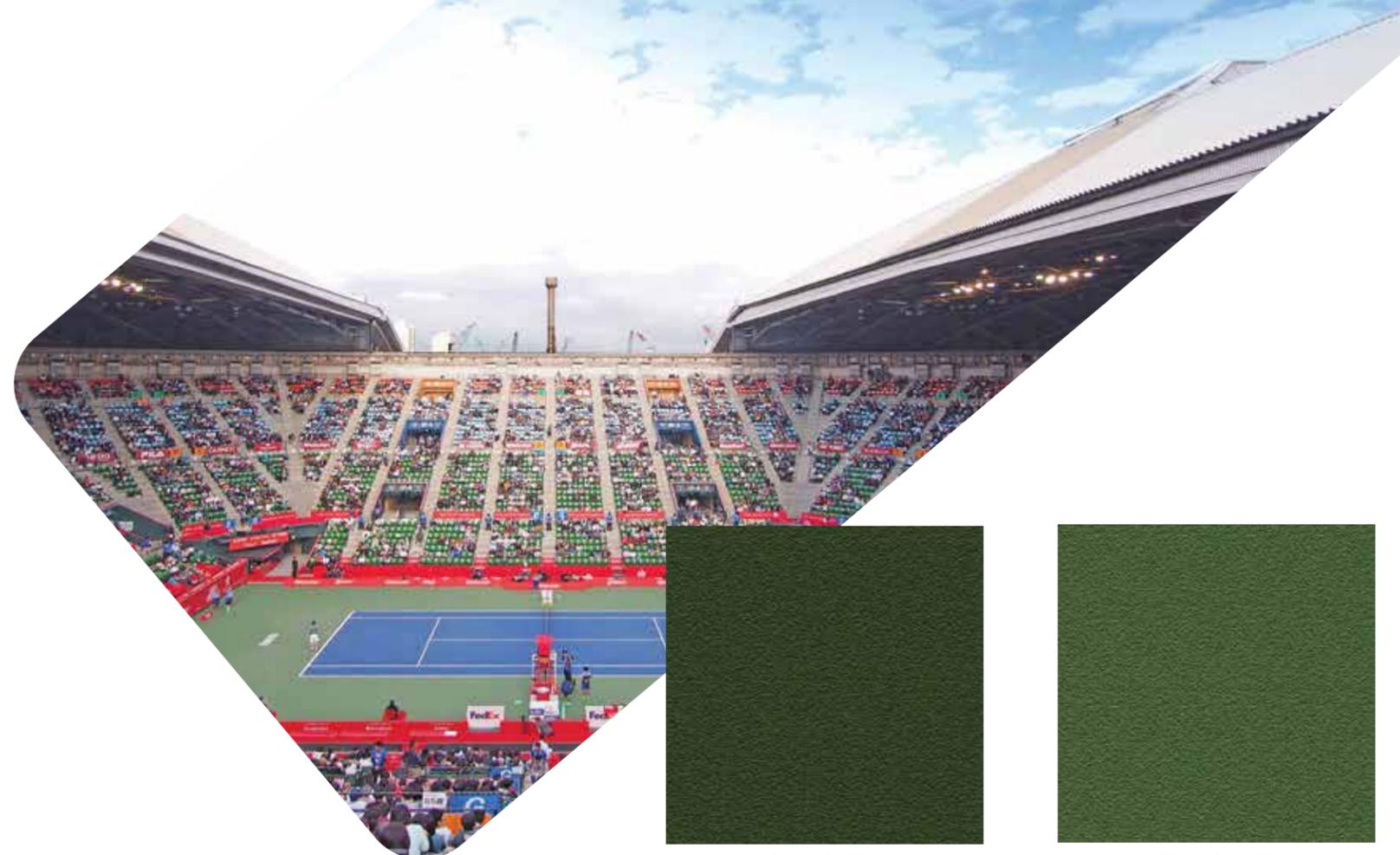
## A NEW COLOR PALETTE AT YOUR FINGERTIPS

DecoTurf's new Ultra Performance formulation, engineered to provide better UV resistance and color retention, endures the toughest conditions out there.

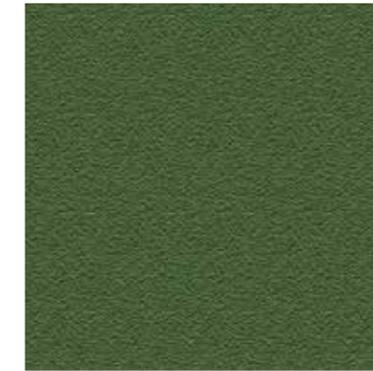
Choose any combination from our new palette of vibrant, eye-catching colors and bring your project to life.

DECOTURF® TENNIS SURFACES ARE AVAILABLE IN THIS ITF COURT PACE RATING CATEGORY

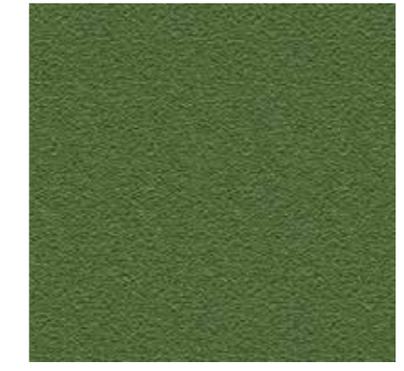
They can also be customized based on your personal preferences.



DARK GREEN



MEDIUM GREEN



LIGHT GREEN



DARK BLUE



LIGHT BLUE



PURPLE



RED



GRAY

### LINE PAINT

Also available in White and Textured White.



RED



ORANGE



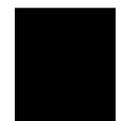
YELLOW



GREEN



BLUE



BLACK

## MULTI-SPORT SURFACE SOLUTIONS FOR:



BASKETBALL



PICKLEBALL



ROLLER SPORTS



TENNIS



NETBALL



MULTI-PURPOSE

### AFFILIATIONS

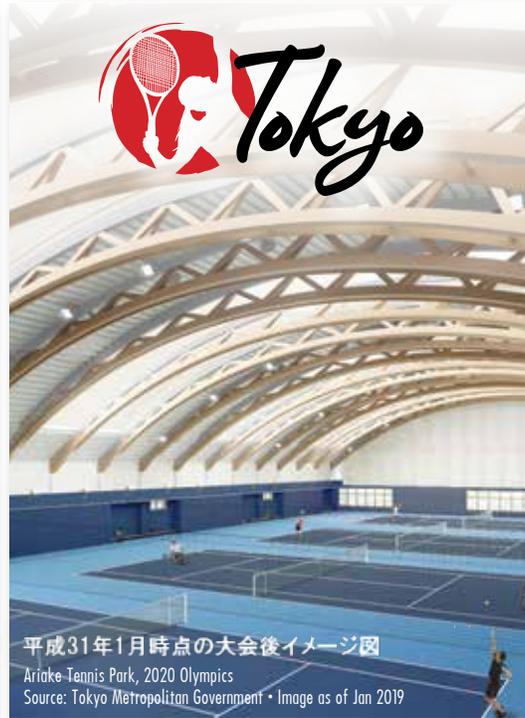
Chips on this card may vary in color and texture from the actual product. Special colors are available at a higher price based on pigments needed and production quantities.

SETTING  
THE  
STANDARD  
SINCE  
1978

## DECOTURF SELECTED AS THE TENNIS COURT SURFACE FOR THE 2020 OLYMPIC GAMES IN TOKYO.

This is the fifth time a brand from California Sports Surfaces' portfolio is chosen for use in the Olympic Games.

Whether it's the Olympics, the NCAA Championships, or countless other notable events around the world, professional organizers need a reliable, state-of-the-art surface that they can trust for safe, comfortable game play.



平成31年1月時点の大会後イメージ図  
Ariake Tennis Park, 2020 Olympics  
Source: Tokyo Metropolitan Government • Image as of Jan 2019



### OUR COMMITMENT TO QUALITY

Since 1953, California Sports Surfaces has provided customers with a premier offering of acrylic surface systems. Our products include DecoTurf, Plexipave, Rebound Ace, Premier Sports Coatings, Plexitrac, SignaSports, Sport Tough and StreetScape. We provide the world with comfortable, high-performance cushioned surfaces for a variety of professional, collegiate and recreational sports as well as decorative projects, bike lanes, parking lots and more.



#### EVEN OUR ITF CERTIFICATION IS IN A CLASS ALL ITS OWN

We are proud to be recognized as the only manufacturer to receive the prestigious ITF Elite Silver Certification

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United States: 150 Dascomb Rd., Andover, MA 01810 • Phone 978.623.9980

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**FLORIDA COURTS, INC.**  
**6820 HUDSON AVE.**  
**HUDSON, FL 34667**  
**727-861-0004**

[www.floridacourtsinc.com](http://www.floridacourtsinc.com)

**PROPOSAL A**  
**PAGE 1 OF 3**

**AGREEMENT**

**DATE: 8/20/25**

**CONTACT: Monica Vitale ( Facilities Director ) ph# 813-671-8023**  
Email: [monicavitalecam@gmail.com](mailto:monicavitalecam@gmail.com)

**LOCATION: Panther Trace CDD - 12515 Bramfield Drive - Riverview, FL 33579**

**CONDITIONS: Resurface two tennis courts with a full fiberglass mesh overlay on the inside playing area and fiberglass strips on the out side playing area ( to help the existing cracks from reappearing ). Repair one loose center strap eyebolt.**

1. Florida Courts will first **pressure wash any mildew off** the courts to provide a proper base for adhesion of resurfacing materials.
2. Florida Courts will **flood the courts** and check for puddles where standing water covers 1/8" in depth (thickness of a nickel) after the surface has been able to dry, under sunny conditions, for 1 hour. We will then **patch these areas with Acrylic Patch Binder cement mix to reduce the amount of standing water.** Water that does not cover a nickel after an hour is in tolerance.
3. Florida Courts will **repair the one loose center anchor eyebolt with Hydraulic Cement.**
4. Florida courts will **resurface the ( 2 ) existing inside ( Dark Green ) playing court areas with a fiberglass mesh overlay ( to help the numerous existing cracks from reappearing ). We will apply 12" wide strips of fiberglass mesh covering the length of each crack in the ( Light Green ) outside play areas.** We will coat the courts with **Sport Master** specifications and materials with a **4 coat color system**, in the colors chosen by the client, (no additional charge for two-tone). **2 coats of Acrylic Resurfacer, fortified with sand,** will first be applied to cover the installed fiberglass mesh, and prepare the court surface for the following color coats. This will be followed by the application of **2 coats of Color Concentrate, fortified with sand,** to provide uniformity & depth of color.
5. Florida Courts will **re-stripe all tennis game lines with 1 coat of Stripe Right Primer and 1 coat of heavy bodied Textured T/C White Line Paint** ( this will make for sharp edged clean lines ). Florida Courts will **re-paint tennis net posts.**
6. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **\$46,900.** Payment schedule as follows: 50% (\$23,450.) due before work is to begin, 50% (\$23,450.) due upon completion.
7. Client agrees to **provide water and electricity** for construction purposes.

**WARRANTY:**

Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base “settling”, structural or shrinkage cracks, cracks of any kind, growth of mushrooms and or tree roots under the asphalt, fading of paint, hydrostatic pressure bubbles, intrusion of ants, grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

**CONDITION OF SALE:**

The Purchaser and Seller or its assigns agree to the purchase and sale of before described property on the following conditions:

- 1) That Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- 2) That if the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- 3) That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- 4) Buyer hereby assigns without recourse Florida Courts, Inc. the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.

IN WITNESS WHERE OF, the parties here to have executed this Contract by their proper officers or duly authorized agents on the day and year first above written.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by the contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees ( including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals ), and interest at the rate of 1½% per month, 18% per year.

In the event of litigation of this contract, venue of same shall lie in Pasco County, Florida and the prevailing party shall be entitled to an award of reasonable attorney's fees and costs from the non-prevailing party. Insurance Certificates and Licenses Provided upon request \*any changes or additions to standard coverage at additional cost.

**PAGE 3 OF 3**

**\* Please note: a Start date cannot be scheduled without our receipt of a fully executed signed contract.**

**ACCEPTED BY** \_\_\_\_\_  
**CLIENT SIGNATURE**

**DATE ACCEPTED:** \_\_\_\_\_

**PRINT NAME** \_\_\_\_\_

\_\_\_\_\_  
**GREGORY A. VIRCHAU**  
**PRESIDENT**  
**FLORIDA COURTS, INC.**

**Please email or mail signed agreement to:**

**Email: [floridacourts@verizon.net](mailto:floridacourts@verizon.net)**

**Florida Courts, Inc.  
6820 Hudson Avenue  
Hudson, Fl. 34667**

# Premium Sport Surfacing Products

All colors available in all SportMaster® Systems when using ColorPlus™ pigment dispersion.



**Dark Green**



**Light Green**

LEED credit (SRI = 31)\*



**Forest Green**



**Blue**



**Beige**

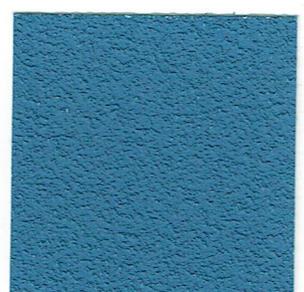


**Brown**



**Red**

LEED credit (SRI = 36)\*



**Light Blue**



**Sandstone**

LEED credit (SRI = 46)\*



**Tournament Purple**

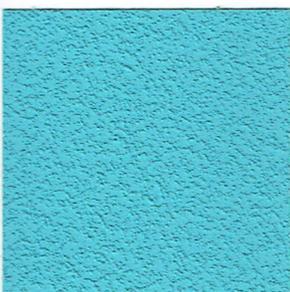
(Premium Additional Cost)



**Maroon**



**Gray**



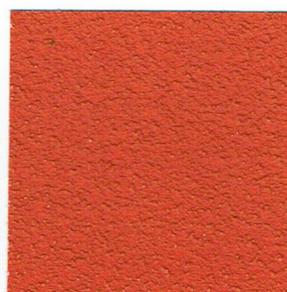
**Ice Blue**

LEED credit (SRI = 62)\*



**Dove Gray**

LEED credit (SRI = 33)\*



**Orange**



**Yellow**

\*Solar Reflectance Index (SRI) is the percentage of solar energy that is reflected by a surface. SportMaster® colors with an SRI of 29 or higher are indicated on the color chip card. These specific colors qualify for the LEED (Leadership in Energy and Environmental Design) program under Section 5S Credit 7.1: Heat Island Effect: Non-Roof. For more information visit [www.usgbc.org](http://www.usgbc.org) or contact a LEED accredited professional.

Chips on this card may vary slightly in color or finish from the actual product in the container, due to age, light, heat and printing process. Color samples based on SportMaster® products.

# EXHIBIT 9

**September 23, 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 completed the necessary repairs. Additional repairs were needed and approved.**

### **LANDSCAPE**

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

### **Clubhouse Pool Playground**

- **Interior repairs and painting will start on September 24.**
- **Blinds are scheduled for installation October 1<sup>st</sup>.**

### **Events**

- **Fall Community Yard Sale October**
- **Craft night Welcome Mats October 7<sup>th</sup>**
- **Fall Festival November 1<sup>st</sup>**

# EXHIBIT 10

# PANTHER TRACE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2	Golden rain trees
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Street/ sidewalk clearance
CLEANLINESS	10	-2	Bed litter, windfall
MULCHING	5	-2	Redistribute
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

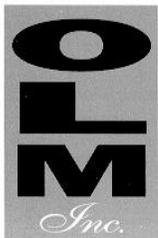
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Fertilize Coleus
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 8-19-25 Score: 95 % Performance Payment™ % 100

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_





# PANTHER TRACE CDD

LANDSCAPE INSPECTION

August 19, 2025

ATTENDING:

DAVE MANFRIN – LMP

PAUL WOODS – OLM, INC.

**SCORE: 95%**

**NEXT INSPECTION  
SEPTEMBER 16, 2025 AT 1:00 PM**

---

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

1. Throughout: Remove trash along hedgerows weekly.

### CLUBHOUSE

2. Playground perimeter: Remove debris along the hedgerow.
3. Pool: Elevate low branches up to 15 feet in the Oaks.
4. Hand prune Arboricola Trinette in the center median island.
5. Rejuvenate prune Fountain Grass now that blooms are spent.
6. Near the pool and playground: Improve chlorosis in Queen palms.

### HUNTINGTON

7. Frontage berm: Control bed weeds.

### ENTRANCE

8. Along the exit side: Prune suckering and downward growth in Oaks.
9. Remove leaves in beds.
10. Control weeds in seasonal color beds and top with fresh pin fins to cover bare soil.
11. Liquid fertilize seasonal color.

### COMMONS

12. Remove commercial signage along right of ways.
13. Maintain uniform soft edges inside the berm.
14. Adjacent to Adventure Drive intersection: Improve fertility to Golden Rain tree.

15. Triangle island: Control broadleaf weeds in turf.
16. Elevate downward growth in the Oaks obstructing mower traffic.

**SPORTS FIELD**

17. Around the perimeter: Control grassy and broadleaf weeds in St. Augustine.
18. Control turf weed in Bermuda.
19. Exit side of the north entrance: Prune downward growth being stuck by vehicles.

**CATEGORY III: IMPROVEMENTS – PRICING**

NONE

**CATEGORY IV: NOTES TO OWNER**

NONE

**CATEGORY V: NOTES TO CONTRACTOR**

NONE

cc: Monica Vitale [MonicaVitaleCam@gmail.com](mailto:MonicaVitaleCam@gmail.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
Garth Rinard [garth.rinard@lmppro.com](mailto:garth.rinard@lmppro.com)  
[ar@juniperlandscaping.com](mailto:ar@juniperlandscaping.com)  
David Manfrin [david.manfrin@lmppro.com](mailto:david.manfrin@lmppro.com)

# EXHIBIT 11



# INVOICE

<b>Customer</b>	Panther Trace I Community Development District
<b>Acct #</b>	519
<b>Date</b>	09/16/2025
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

**Panther Trace I Community Development District**  
**c/o Development Planning & Financing Group**  
**250 International Parkway, Suite 208**  
**Lake Mary, FL 32746**

Payment Information	
<b>Invoice Summary</b>	\$ 48,657.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29323
	100125584

Thank You

Please detach and return with payment



Customer: Panther Trace I Community Development District

Invoice	Effective	Transaction	Description	Amount
29323	10/01/2025	Renew policy	Policy #100125584 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/16/2025	48,657.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total
\$ 48,657.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	accounting@egisadvisors.com	09/16/2025
Atlanta, GA 30374-8555		



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Panther Trace I Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Panther Trace I Community Development District  
c/o Development Planning & Financing Group  
250 International Parkway, Suite 280  
Lake Mary, FL 32746**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125584**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,343,972
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$30,003**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000

**EXCESS LIABILITY COVERAGE**

Aggregate Limit	Aggregate	\$3,000,000
Retention		\$0

Excess liability applies over and above the following underlying lines of coverage in this quote:

General Liability  
Public Officials Liability  
Auto Liability

\*\*Excess coverage does not apply to Employment Practices Liability Insurance (EPLI).



## PREMIUM SUMMARY

**Panther Trace I Community Development District  
c/o Development Planning & Financing Group  
250 International Parkway, Suite 280  
Lake Mary, FL 32746**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125584**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$30,003
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,342
Public Officials and Employment Practices Liability	\$3,585
Deadly Weapon Protection Coverage	Included
Excess Liability	\$10,727
<b>TOTAL PREMIUM DUE</b>	<b>\$48,657</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

#### Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance (“FIA”) for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA’s duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys’ fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Panther Trace I Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: \_\_\_\_\_  
Administrator



PROPERTY VALUATION AUTHORIZATION

Panther Trace I Community Development District
c/o Development Planning & Financing Group
250 International Parkway, Suite 280
Lake Mary, FL 32746

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- Building and Content TIV \$2,343,972 As per schedule attached
Inland Marine Not Included
Auto Physical Damage Not Included

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**Panther Trace I Community Development District**

Policy No.: 100125584  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value			
	Address				Const Type	Term Date		Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch								
1	Pool Fence		2003	10/01/2025	\$56,375		\$56,375			
	12515 Bramfield Dr Riverview FL 33579		Frame	10/01/2026						
2	Pool - In Ground		2003	10/01/2025	\$720,678		\$720,678			
	12515 Bramfield Dr Riverview FL 33579		Fire resistive	10/01/2026						
3	Irrigation Systems		2003	10/01/2025	\$56,375		\$56,375			
	12515 Bramfield Dr Riverview FL 33579		Pump / lift station	10/01/2026						
4	Gazebo by the Pool		2003	10/01/2025	\$56,375		\$56,375			
	12515 Bramfield Dr Riverview FL 33579		Joisted masonry	10/01/2026						
	Pyramid hip			Clay / concrete tiles						
5	Pool Pump and Equipment		2003	10/01/2025	\$11,275		\$11,275			
	12515 Bramfield Dr Riverview FL 33579		Pump / lift station	10/01/2026						
6	Park Benches		2003	10/01/2025	\$11,275		\$11,275			
	12515 Bramfield Dr Riverview FL 33579		Property in the Open	10/01/2026						
7	Clubhouse		2003	10/01/2025	\$947,613		\$1,029,818			
	12515 Bramfield Dr Riverview FL 33579		Joisted masonry	10/01/2026	\$82,205					
	Cross hip			Clay / concrete tiles						

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Panther Trace I Community Development District**

Policy No.: 100125584  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch					Roof Covering
8	Cabana Building (Playground)			10/01/2025	\$28,188		\$28,188
	12515 Bramfield Dr Riverview FL 33569		Joisted masonry	10/01/2026			
	Pyramid hip			Clay / concrete tiles			
9	Cabana Building (Athletic Courts)		2003	10/01/2025	\$28,188		\$28,188
	12515 Bramfield Dr Riverview FL 33579		Joisted masonry	10/01/2026			
	Pyramid hip			Clay / concrete tiles			
10	Large Entranceway Monuments (2) - Panther Trace			10/01/2025	\$169,125		\$169,125
	US 301 & Panther Trace Blvd Riverview FL 33579		Masonry non combustible	10/01/2026			
11	Pool Furniture in the Open		2003	10/01/2025	\$27,675		\$27,675
	12515 Bramfield Dr Riverview FL 33579		Property in the Open	10/01/2026			
12	Dumpster Enclosure		2003	10/01/2025	\$35,875		\$35,875
	12515 Bramfield Dr Riverview FL 33579		Masonry non combustible	10/01/2026			
13	Playground Equipment			10/01/2025	\$112,750		\$112,750
	12515 Bramfield Dr Riverview FL 33569		Non combustible	10/01/2026			
<b>Total:</b>					Building Value	Contents Value	Insured Value
					\$2,261,767	\$82,205	\$2,343,972

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_