



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

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
February 24, 2026  
6:00 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 **February 24, 2026 at 6:00 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, February 24, 2026

Time: 6:00 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 January 27, 2026 Regular Meeting [Exhibit 1](#)
  - B. Acceptance of the January 2026 Financial Statements [Exhibit 2](#)
- V. Business Matters**
  - A. Consideration of Red Cap HVAC Proposal Options [Exhibit 3](#)
    - Heat Kit Repair - \$3,623.50
    - Full Unit Replacement (5 Year Parts Warranty) - \$14,007.00
  - B. Consideration of Johnny Walker Additional Security Camera Proposal [Exhibit 4](#)
    - 1 Camera - \$665.00
    - 2 Cameras - \$925.00
  - C. Consideration of LMP Proposal to Repair Irrigation at Front Entry Median - \$1,538.50 [Exhibit 5](#)
- VI. Staff Reports**
  - A. District Counsel
  - B. District Engineer
    - Presentation & Approval of Agreement for Professional Engineering Services [Exhibit 6](#)
  - C. Facilities Director
    - Facilities Director's Report [Exhibit 7](#)
    - Landscaping Review [Exhibit 8](#)
  - D. District Manager

➤ Next Meeting Quorum Check: March 24, 2026, 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, January 27, 2026 at 6:06 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 Amy Palmer	Lighthouse Engineering
17 Brad Foran	Lighthouse Engineering

18 *The following is a summary of the discussions and actions taken at the January 27, 2026 Panther Trace I*  
19 *CDD Board of Supervisors Regular Meeting.*

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

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 November 25, 2025 Regular Meeting

25 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
26 the Minutes of the November 25, 2025 Regular Meeting, in substantial form, for the Panther Trace I  
27 Community Development District.

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

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

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

32 A. Presentation & Consideration of District Engineer Proposal(s)

- 33 ➤ Exhibit 3: District Engineer RFQ for Reference
- 34 ➤ Exhibit 4: Evaluation Criteria & Grade Sheet
- 35 ➤ Exhibit 5: Lighthouse Engineering

36 Ms. Palmer and Mr. Foran introduced themselves to the Board, and presented on behalf of  
37 Lighthouse Engineering, noting their prior work with SWFWMD and hourly billing  
38 structure. The two fielded questions from the Board regarding permitting knowledge and

39 existing relationships with the water management district, along with their current portfolio  
40 of CDDs and infrastructure involvement therein.

41 The Board filled out the grade sheet based on the received proposal and presentation, and  
42 Lighthouse Engineering received a total score of 391.

43 On a MOTION by Ms. Jones, SECONDED by Mr. O’Neill, WITH ALL IN FAVOR, the Board approved  
44 directing staff to move forward with District Engineer contract negotiations with Lighthouse Engineering,  
45 for the Panther Trace I Community Development District.

46 B. Exhibit 6: Consideration of LMP Landscaping Proposals

47 ➤ Community Mulch - \$29,826.00

48 Two additional proposals were walked onto the agenda, being from Natural Solutions in  
49 the amount of \$24,975.00, and Florida Mulch in the amount of \$24,228.79.

50 There were no comments from the public regarding the walked-on proposals.

51 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
52 the walked-on community mulch proposal from Florida Mulch, in the amount of \$24,228.79, for the Panther  
53 Trace I Community Development District.

54 ➤ Removal of Juniper and Installation of Sod by Amenities Area - \$5,360.00

55 This item was tabled due to current dry weather conditions.

56 ➤ Removal of Dead Sycamore Near Tennis Courts - \$1,152.00

57 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
58 the LMP proposal for the Removal of the Dead Sycamore Near Tennis Courts , in the amount of \$1,152.00,  
59 for the Panther Trace I Community Development District.

60 ➤ Replacement of Viburnum Shrubbery Behind Wildcat Drive - \$195.72

61 This item was tabled.

62 C. Exhibit 7: Consideration of Riverview Pressure Cleaning Amenities Pavers and Sidewalks Proposal  
63 - \$2,425.00

64 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, with Ms. Jones, Mr. O’Neill, and Mr. Magerl  
65 voting “AYE”, and Mr. Staubitz abstaining, the Board approved the Riverview Pressure Cleaning  
66 Amenities Pavers and Sidewalks Proposal, in the amount of \$2,425.00, for the Panther Trace I Community  
67 Development District.

68 There being none, the next item followed.

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

70 A. District Counsel

71 B. District Engineer

72 C. Facilities Director

73 ➤ Exhibit 8: Facilities Director’s Report

74 ➤ Exhibit 9: Review of the OLM Inspection Reports and Grade Sheet

75 D. District Manager

76 ➤ Next Meeting Quorum Check: February 24, 2026, 6:00 PM

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

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

80 Mr. Magerl asked about the outdoor fans continuing to run at all hours, and discussion ensued  
81 regarding looking into switch installation and wiring when it came time to replace the fans or  
82 otherwise remodel.

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

84 There being none, the next item followed.

85 **NINTH ORDER OF BUSINESS – Adjournment**

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

88 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned  
89 the meeting at 6:55 p.m. for the Panther Trace I Community Development District.

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

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

95

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

96 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman

# EXHIBIT 2

*Panther Trace*  
*Community Development District*

*Financial Statements*  
*(Unaudited)*

*January 31, 2026*



**Panther Trace CDD**  
**Balance Sheet**  
**January 31, 2026**

	<b>General Fund</b>	<b>Debt Service 2020</b>	<b>TOTAL</b>
<b>1 ASSETS</b>			
2 Operating Account - NEW	\$ 76,294	\$ -	\$ 76,294
3 Cash - Debit Card	-	-	-
4 Money Market Account - BU	2,741,589	-	2,741,589
5 Trust Accounts:			-
6 Revenue Fund	-	47,177	47,177
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 Assessments Receivable On Roll	45,684	16,257	61,941
11 Due From GF	-	266,217	266,217
12 Undeposited Funds	-	-	-
13 Prepaid	1,250	-	1,250
14 Deposits	16,890	-	16,890
<b>15 TOTAL ASSETS</b>	<b>\$ 2,881,707</b>	<b>\$ 329,651</b>	<b>\$ 3,211,359</b>
<b>16 LIABILITIES</b>			
17 Accounts Payable	\$ 24,573	\$ -	\$ 24,573
18 Security Deposits	-	-	-
19 Accrued Expenses	-	-	-
20 Deferred Revenue On Roll	45,684	16,257	61,941
21 Due To Debt Service	266,217	-	266,217
<b>22 TOTAL LIABILITIES</b>	<b>336,473</b>	<b>16,257</b>	<b>352,731</b>
<b>23 FUND BALANCE</b>			
24 Nonspendable			
25 Prepaid & Deposits	18,140	-	18,140
26 Capital Reserves	73,000	-	73,000
27 Operating Capital	221,512	-	221,512
28 Unassigned	2,232,582	313,394	2,545,976
<b>29 TOTAL FUND BALANCE</b>	<b>2,545,234</b>	<b>313,394</b>	<b>2,858,628</b>
<b>30 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,881,707</b>	<b>\$ 329,651</b>	<b>\$ 3,211,359</b>

**Panther Trace CDD**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to January 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUES</b>					
2 Special Assessments	\$ 787,745	\$ 15,791	\$ 742,061	\$ (45,684)	94%
3 Interest Revenue	100,000	7,547	26,011	(73,989)	26%
4 Miscellaneous Revenue	300	-	220	(80)	73%
5 Clubhouse Rentals	2,500	200	800	(1,700)	32%
<b>6 TOTAL REVENUES</b>	<b>\$ 890,545</b>	<b>\$ 23,538</b>	<b>\$ 769,092</b>	<b>\$ (121,453)</b>	<b>86%</b>
<b>7 EXPENDITURES</b>					
<b>8 GENERAL ADMINISTRATIVE</b>					
9 Board Of Supervisors Payroll	\$ 12,000	\$ -	\$ 2,200	\$ (9,800)	18%
10 Payroll Taxes - Board Of Supervisors	919	-	168	(751)	18%
11 Payroll Services - Board Of Supervisors	650	-	150	(500)	23%
12 Management Consulting Services	48,195	4,016	16,065	(32,130)	33%
13 Office Supplies	500	54	101	(399)	20%
14 Bank Fees	200	-	-	(200)	0%
15 Mailing	50	-	150	100	301%
16 School Sponsorship	200	-	-	(200)	0%
17 Other Miscellaneous	250	45	59	(191)	24%
18 Auditing	4,050	-	-	(4,050)	0%
19 Regulatory And Permit Fees	175	-	175	-	100%
20 Legal Advertisements	700	-	597	(103)	85%
21 Engineering Services	5,000	-	-	(5,000)	0%
22 Legal Services	7,500	-	741	(6,759)	10%
23 Technology Services And Website Admin.	1,650	304	617	(1,033)	37%
<b>24 TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>82,039</b>	<b>4,420</b>	<b>21,024</b>	<b>(61,015)</b>	<b>26%</b>
<b>25 INSURANCE</b>					
26 Insurance	52,374	-	48,657	(3,717)	93%
<b>27 TOTAL INSURANCE</b>	<b>52,374</b>	<b>-</b>	<b>48,657</b>	<b>(3,717)</b>	<b>93%</b>
<b>28 DEBT SERVICE ADMINISTRATION</b>					
29 Disclosure Report	1,000	-	1,000	-	100%
30 Arbitrage Rebate	650	-	-	(650)	0%
31 Trustee Fees	4,041	-	2,020	(2,021)	50%
<b>32 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>5,691</b>	<b>-</b>	<b>3,020</b>	<b>(2,671)</b>	<b>53%</b>
<b>33 UTILITIES</b>					
34 Utilities - Electricity	170,000	14,063	56,507	(113,493)	33%
35 Utilities - Water	12,000	1,732	6,991	(5,009)	58%
36 Utilities - Solid Waste Disposal	2,244	-	845	(1,399)	38%
37 Impact Fee Assessment	650	-	-	(650)	0%
<b>38 TOTAL UTILITIES</b>	<b>184,894</b>	<b>15,795</b>	<b>64,343</b>	<b>(120,551)</b>	<b>35%</b>
<b>41 PHYSICAL ENVIRONMENT</b>					
42 Lake & Pond Maintenance	24,127	2,025	7,924	(16,203)	33%
43 Lake & Pond Maintenance - Other	2,000	-	-	(2,000)	0%
44 Entry & Walls Maintenance	2,500	-	3,054	554	122%
45 Landscape Maintenance - Contract	178,806	14,900	62,288	(116,518)	35%
46 Landscape Maintenance - Consulting	15,574	1,260	5,040	(10,534)	32%
47 Landscape Replacement	44,116	278	3,121	(40,995)	7%
48 Tree Maintenance/Removal	25,000	1,152	1,152	(23,848)	5%
49 Irrigation Maintenance	8,000	121	3,234	(4,766)	40%
50 Decorative Light Maintenance	1,500	-	-	(1,500)	0%

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of January</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
51 Pest Control	960	80	240	(720)	25%
52 Infrastructure Maint. & Repair	5,000	-	-	(5,000)	0%
53 Field Manager Contingency	16,000	-	-	(16,000)	0%
<b>54 TOTAL PHYSICAL ENVIRONMENT</b>	<b>323,583</b>	<b>19,817</b>	<b>86,054</b>	<b>(237,529)</b>	<b>27%</b>
<b>55 PARKS AND RECREATION</b>					
56 Communications	2,820	170	680	(2,140)	24%
57 Clubhouse Staff	80,534	6,354	29,385	(51,149)	36%
58 Clubhouse Staff Taxes	6,161	760	2,448	(3,713)	40%
59 Unemployment Insurance	1,200	-	-	(1,200)	0%
60 Clubhouse Workmens Comp Insurance	1,250	168	752	(498)	60%
61 Clubhouse Staff Payroll Fees	3,000	312	1,542	(1,458)	51%
62 Club Facility - Interior Furnishings	750	-	-	(750)	0%
63 Club Facility Maintenance	15,000	3,000	4,876	(10,124)	33%
64 Pool Maintenance - Contract	24,000	2,100	8,400	(15,600)	35%
65 Pool Maintenance - Other	6,000	3,191	6,087	87	101%
66 Pool Permit	275	-	-	(275)	0%
67 Amenities Monitor	25,000	-	-	(25,000)	0%
68 Clubhouse Supplies	2,500	173	387	(2,113)	15%
69 Park Facility Maintenance	4,000	-	4,677	677	117%
70 Special Events	25,000	200	14,031	(10,969)	56%
71 Decorative Light/ Holiday	3,600	-	4,140	540	115%
72 Other Amenity Center R&M	6,600	-	6,290	(310)	95%
<b>73 TOTAL PARKS AND RECREATION</b>	<b>207,690</b>	<b>16,429</b>	<b>83,695</b>	<b>(123,995)</b>	<b>40%</b>

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of January</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>74 CAPITAL RESERVES</b>					
75 Reserve Study	4,500	-	48,200	43,700	1071%
76 Reserve Contribution	29,775	-	-	(29,775)	0%
<b>77 TOTAL CAPITAL RESERVES</b>	<b>29,775</b>	<b>-</b>	<b>48,200</b>	<b>18,425</b>	<b>162%</b>
<b>78 TOTAL EXPENDITURES</b>	<b>886,047</b>	<b>56,461</b>	<b>354,994</b>	<b>(531,052)</b>	<b>40%</b>
<b>79 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 4,498</b>	<b>\$ (32,923)</b>	<b>\$ 414,098</b>	<b>\$ 409,600</b>	
<b>80 OTHER FINANCING SOURCES &amp; USES</b>					
81 Transfers In	-	-	-	-	
82 Transfers Out	-	-	-	-	
<b>83 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>84 NET CHANGE IN FUND BALANCE</b>	<b>4,498</b>	<b>(32,923)</b>	<b>414,098</b>	<b>409,600</b>	
85 Fund Balance - Beginning	1,988,220		2,131,136	142,916	
86 Increase In Reserves For Renewal	-		-	-	
87 Decrease For Fund Balance Forward	-		-	-	
<b>88 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 1,992,718</b>		<b>\$ 2,545,234</b>	<b>\$ 552,516</b>	
<b>89 FUND BALANCE ANALYSIS</b>					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	18,140		18,140		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,680,066		2,232,582		
<b>95 TOTAL FUND BALANCE</b>	<b>\$ 1,992,718</b>		<b>\$ 2,545,234</b>		

**Panther Trace CDD**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
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<b>7 EXPENDITURES</b>					
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9 Board Of Supervisors Payroll	\$ 12,000	\$ -	\$ 2,200	\$ (9,800)	18%
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20 Legal Advertisements	700	-	597	(103)	85%
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<b>25 INSURANCE</b>					
26 Insurance	52,374	-	48,657	(3,717)	93%
<b>27 TOTAL INSURANCE</b>	<b>52,374</b>	<b>-</b>	<b>48,657</b>	<b>(3,717)</b>	<b>93%</b>
<b>28 DEBT SERVICE ADMINISTRATION</b>					
29 Disclosure Report	1,000	-	1,000	-	100%
30 Arbitrage Rebate	650	-	-	(650)	0%
31 Trustee Fees	4,041	-	2,020	(2,021)	50%
<b>32 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>5,691</b>	<b>-</b>	<b>3,020</b>	<b>(2,671)</b>	<b>53%</b>
<b>33 UTILITIES</b>					
34 Utilities - Electricity	170,000	14,063	56,507	(113,493)	33%
35 Utilities - Water	12,000	1,732	6,991	(5,009)	58%
36 Utilities - Solid Waste Disposal	2,244	-	845	(1,399)	38%
37 Impact Fee Assessment	650	-	-	(650)	0%
<b>38 TOTAL UTILITIES</b>	<b>184,894</b>	<b>15,795</b>	<b>64,343</b>	<b>(120,551)</b>	<b>35%</b>
<b>41 PHYSICAL ENVIRONMENT</b>					
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45 Landscape Maintenance - Contract	178,806	14,900	62,288	(116,518)	35%
46 Landscape Maintenance - Consulting	15,574	1,260	5,040	(10,534)	32%
47 Landscape Replacement	44,116	278	3,121	(40,995)	7%
48 Tree Maintenance/Removal	25,000	1,152	1,152	(23,848)	5%
49 Irrigation Maintenance	8,000	121	3,234	(4,766)	40%
50 Decorative Light Maintenance	1,500	-	-	(1,500)	0%

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of January</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
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52 Infrastructure Maint. & Repair	5,000	-	-	(5,000)	0%
53 Field Manager Contingency	16,000	-	-	(16,000)	0%
<b>54 TOTAL PHYSICAL ENVIRONMENT</b>	<b>323,583</b>	<b>19,817</b>	<b>86,054</b>	<b>(237,529)</b>	<b>27%</b>
<b>55 PARKS AND RECREATION</b>					
56 Communications	2,820	170	680	(2,140)	24%
57 Clubhouse Staff	80,534	6,354	29,385	(51,149)	36%
58 Clubhouse Staff Taxes	6,161	760	2,448	(3,713)	40%
59 Unemployment Insurance	1,200	-	-	(1,200)	0%
60 Clubhouse Workmens Comp Insurance	1,250	168	752	(498)	60%
61 Clubhouse Staff Payroll Fees	3,000	312	1,542	(1,458)	51%
62 Club Facility - Interior Furnishings	750	-	-	(750)	0%
63 Club Facility Maintenance	15,000	3,000	4,876	(10,124)	33%
64 Pool Maintenance - Contract	24,000	2,100	8,400	(15,600)	35%
65 Pool Maintenance - Other	6,000	3,191	6,087	87	101%
66 Pool Permit	275	-	-	(275)	0%
67 Amenities Monitor	25,000	-	-	(25,000)	0%
68 Clubhouse Supplies	2,500	173	387	(2,113)	15%
69 Park Facility Maintenance	4,000	-	4,677	677	117%
70 Special Events	25,000	200	14,031	(10,969)	56%
71 Decorative Light/ Holiday	3,600	-	4,140	540	115%
72 Other Amenity Center R&M	6,600	-	6,290	(310)	95%
<b>73 TOTAL PARKS AND RECREATION</b>	<b>207,690</b>	<b>16,429</b>	<b>83,695</b>	<b>(123,995)</b>	<b>40%</b>

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of January</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>74 CAPITAL RESERVES</b>					
75 Reserve Study	4,500	-	48,200	43,700	1071%
76 Reserve Contribution	29,775	-	-	(29,775)	0%
<b>77 TOTAL CAPITAL RESERVES</b>	<b>29,775</b>	<b>-</b>	<b>48,200</b>	<b>18,425</b>	<b>162%</b>
<b>78 TOTAL EXPENDITURES</b>	<b>886,047</b>	<b>56,461</b>	<b>354,994</b>	<b>(531,052)</b>	<b>40%</b>
<b>79 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 4,498</b>	<b>\$ (32,923)</b>	<b>\$ 414,098</b>	<b>\$ 409,600</b>	
<b>80 OTHER FINANCING SOURCES &amp; USES</b>					
81 Transfers In	-	-	-	-	
82 Transfers Out	-	-	-	-	
<b>83 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>84 NET CHANGE IN FUND BALANCE</b>	<b>4,498</b>	<b>(32,923)</b>	<b>414,098</b>	<b>409,600</b>	
85 Fund Balance - Beginning	1,988,220		2,131,136	142,916	
86 Increase In Reserves For Renewal	-		-	-	
87 Decrease For Fund Balance Forward	-		-	-	
<b>88 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 1,992,718</b>		<b>\$ 2,545,234</b>	<b>\$ 552,516</b>	
<b>89 FUND BALANCE ANALYSIS</b>					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	18,140		18,140		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,680,066		2,232,582		
<b>95 TOTAL FUND BALANCE</b>	<b>\$ 1,992,718</b>		<b>\$ 2,545,234</b>		

**Panther Trace CDD**  
**Debt Service Fund- Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to January 31, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Special Assessments - On Roll (Net)	\$ 279,699	\$ 263,442	\$ (16,257)
3 Interest Revenue	-	775	775
4 Misc. Revenue	-	-	-
<b>5 TOTAL REVENUES</b>	<b>279,699</b>	<b>264,216</b>	<b>(15,483)</b>
<b>6 EXPENDITURES</b>			
7 Interest Expense			
8 * November 1, 2025	31,378	31,378	0
9 May 1, 2026	31,378	-	31,378
10 November 1, 2026	27,847	-	27,847
11 Principal Retirement			
12 May 1, 2026	220,000	-	220,000
<b>13 TOTAL EXPENDITURES</b>	<b>279,225</b>	<b>31,378</b>	<b>(247,847)</b>
<b>14 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>474</b>	<b>232,839</b>	<b>232,365</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>474</b>	<b>232,839</b>	<b>232,365</b>
20 Fund Balance - Beginning		80,555	80,555
<b>21 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 474</b>	<b>\$ 313,394</b>	<b>\$ 312,920</b>

\* financed by prior year revenues

**Panther Trace CDD  
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
<b>09/30/2025</b>		<b>Beginning of Year</b>				<b>123,101.90</b>
10/01/2025	01ACH100125	BANK UNITED VISA CC			398.56	122,703.34
10/02/2025	3333	Clean Day	CH Cleaning - for week of 10/02/2025		125.00	122,578.34
10/03/2025	100325BOS1	Daniel J O'Neill	BOS MTG 9/23/25		184.70	122,393.64
10/03/2025	100325BOS2	Engage PEO	BOS MTG 9/23/25		172.40	122,221.24
10/03/2025	127	Megan Jones	BOS MTG 9/23/25		184.70	122,036.54
10/03/2025	128	Michael J. Staubitz	BOS MTG 9/23/25		184.70	121,851.84
10/03/2025	100325BOS3	Richard Magerl	BOS MTG 9/23/25		184.70	121,667.14
10/03/2025	100325PR1	Decision HR	PR 10/3/25		3,576.53	118,090.61
10/07/2025	3340	Farm To You Revue, LLC	Fall Festival & Petting Zoo		1,337.50	116,753.11
10/07/2025	3341	TAMPA BOUNCE LLC	Fall Festival 11/1/25		2,678.75	114,074.36
10/07/2025	3342	WAGNER EVENTS	Fall Festival Entertainment Plus Gratuity		1,400.00	112,674.36
10/07/2025	120066	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 360067 (Reference: #299694 - Panther Trace CDD- Landscape Maintenance Agreement -2024 O...		16,618.82	96,055.54
10/07/2025	120067	NVIROTECT PEST CONTROL SERVICES	Invoice: 372603 (Reference: pest control service. )		80.00	95,975.54
10/07/2025	120068	Solitude Lake Management	Invoice: PSI206692 (Reference: annual Maintenance Oct25. )		1,966.26	94,009.28
10/07/2025	120069	ZEBRA CLEANING TEAM, INC.	Invoice: 8178 (Reference: Monthly Full Service. )		2,100.00	91,909.28
10/07/2025	120070	SchoolNow	Invoice: INV-SN-964 (Reference: Website Hosting. )		1,515.00	90,394.28
10/07/2025	120071	Vesta District Services	Invoice: 428938 (Reference: management services. )		4,057.92	86,336.36
10/08/2025	3343	Egis Insurance & Risk Advisors	Insurance FY Policy# 100125584 10/01/25-10/01/26		48,657.00	37,679.36
10/08/2025			Funds Transfer	100,000.00		137,679.36
10/08/2025	120072	Red Cap Plumbing & Air, LLC	Invoice: 415421693 (Reference: Replace fill valve and unisex restroom was not filling up proper...		325.00	137,354.36
10/08/2025	120073	JIM VITALE	Invoice: 74 (Reference: Equipment Rental for Fall Festival Set and Clean up. )		600.00	136,754.36
10/08/2025	01ACH100825	BOCC	12515 Bramfield Dr 08.26.25- 09.25.25		1,173.77	135,580.59
10/08/2025	02ACH100825	REPUBLIC SERVICES	Trash P/U - Oct 2025		256.46	135,324.13
10/09/2025	3334	Clean Day	CH Cleaning - for week of 10/09/2025		125.00	135,199.13
10/09/2025	120074	Vesta District Services	Invoice: 428981 (Reference: FY2026 Dissemination Agent Fee. )		1,000.00	134,199.13
10/09/2025	120075	Thomas Watson	Invoice: 21 (Reference: Maintenance Work. )		400.00	133,799.13
10/09/2025	120076	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 361617 (Reference: #365837 - Valve repair completed on 10-3-2025. )		91.00	133,708.13
10/10/2025			Deposit	200.00		133,908.13
10/15/2025	120077	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 362032 (Reference: #365438 - New Crosswalks construction damage -10-1-25. )		900.37	133,007.76
10/15/2025	120078	Megan Jones	Invoice: 03 (Reference: Concessions, games, support staff. )		600.00	132,407.76
10/15/2025	120079	Vesta District Services	Invoice: 429053 (Reference: Billable Expenses - SEP 2025. )		55.62	132,352.14
10/15/2025	01ACH101525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 09.26.25- 10.25.25		170.00	132,182.14
10/16/2025	3335	Clean Day	CH Cleaning - for week of 10/16/2025		125.00	132,057.14
10/17/2025	3344	MONICA VITALE	Payroll shortpaid for Increase		63.45	131,993.69
10/17/2025	101725PR1	Decision HR	PR 10/17/25		3,446.28	128,547.41
10/17/2025	EFT101725	FLORIDA DEPARTMENT OF REVENUE	2nd Qtr 2025 Sales Tax		13.89	128,533.52
10/21/2025	120080	OLM, INC.	Invoice: 45995 (Reference: monthly landscape inspection. )		1,260.00	127,273.52
10/21/2025	120081	Riverview Pressure Cleaning	Invoice: 2326 (Reference: Pressure Wash Monuments (11 medium, 2 extra large). )		1,550.00	125,723.52
10/22/2025	01ACH102225	TECO	Summary Bill 08.15.25- 09.15.25		14,190.28	111,533.24
10/23/2025	3336	Clean Day	CH Cleaning - for week of 10/23/2025		125.00	111,408.24
10/23/2025	120082	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 362893 (Reference: #367558 - Well B - pump repair. ) Invoice: 362892 (Reference: #367...		2,031.82	109,376.42
10/24/2025	120083	Vesta District Services	Invoice: 427602 (Reference: Billable Expenses - Jun2025. )		20.73	109,355.69
10/27/2025	3349	Florida Courts, Inc.	1st 25%- Resurface two tennis courts		11,725.00	97,630.69
10/28/2025	3350	Florida Courts, Inc.	2nd 25%- Upon Commencement of work.		11,725.00	85,905.69
10/28/2025	120084	ZEBRA CLEANING TEAM, INC.	Invoice: 8236 (Reference: Top step on far side of pool replacement. )		541.48	85,364.21
10/29/2025	3351	Megan Jones	Reimbursement project supplies from Lowes		151.83	85,212.38
10/29/2025			Deposit	270.00		85,482.38
10/30/2025	3337	Clean Day	CH Cleaning - for week of 10/30/2025		125.00	85,357.38
10/30/2025	120085	ZEBRA CLEANING TEAM, INC.	Invoice: 8238 (Reference: Phosphates Remover (fl oz) 1 gallon jug. )		200.00	85,157.38
10/30/2025	120086	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12704 (Reference: Change breaker for two 2 pole 40 and receptacles. )		816.55	84,340.83

Date	Number	Name	Memo	Deposits	Payments	Balance
10/30/2025	120087	Thomas Watson	Invoice: 22 (Reference: Maintenance Work. )		895.34	83,445.49
10/31/2025	103125PR1	Decision HR	PR 10/31/25		3,588.03	79,857.46
10/31/2025			Interest	11.98		79,869.44
<b>10/31/2025</b>	<b>End of Month</b>			<b>100,481.98 #</b>	<b>143,714.44</b>	<b>79,869.44</b>
11/03/2025	120088	NVIROTECT PEST CONTROL SERVICES	Invoice: 375310 (Reference: pest control service. )		80.00	79,789.44
11/03/2025	01ACH110325	BANK UNITED VISA CC	Oct Office Items		899.41	78,890.03
11/04/2025	120089	ZEBRA CLEANING TEAM, INC.	Invoice: 8265 (Reference: Commercial Pool Service. )		2,100.00	76,790.03
11/06/2025	3345	Clean Day	CH Cleaning - for week of 11/06/2025		125.00	76,665.03
11/07/2025	01ACH110725	REPUBLIC SERVICES	Trash P/U - Nov 2025		256.46	76,408.57
11/07/2025	110725BOS1	Daniel J O'Neill	BOS MTG 10/28/25		184.70	76,223.87
11/07/2025	110725BOS2	Engage PEO	BOS MTG 10/28/25		172.40	76,051.47
11/07/2025	129	Megan Jones	BOS MTG 10/28/25		184.70	75,866.77
11/07/2025	130	Michael J. Staubitz	BOS MTG 10/28/25		184.70	75,682.07
11/07/2025	110725BOS3	Richard Magerl	BOS MTG 10/28/25		184.70	75,497.37
11/10/2025	01ACH111025	BOCC	12515 Bramfield Dr 09.25.25- 10.28.25		1,872.24	73,625.13
11/12/2025	3352	WAGNER EVENTS	Holiday Party Entertainment Plus Gratuity		1,400.00	72,225.13
11/12/2025	120090	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 365953 (Reference: #368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal ...)		14,900.48	57,324.65
11/12/2025	120091	Vesta District Services	Invoice: 429506 (Reference: Management services. )		4,057.92	53,266.73
11/12/2025	120092	Solitude Lake Management	Invoice: PSI213514 (Reference: Annual Lake Maintenance. )		1,966.26	51,300.47
11/13/2025	3346	Clean Day	CH Cleaning - for week of 11/13/2025		125.00	51,175.47
11/14/2025	3353	MONICA VITALE	Holiday Party Gratuities		700.00	50,475.47
11/14/2025	120093	JIM VITALE	Invoice: 75 (Reference: Equipment rental Music. )		600.00	49,875.47
11/14/2025	120094	AirFunGames Event Services LLC	Invoice: 16889 (Reference: Train. )		1,295.00	48,580.47
11/14/2025	111425PR1	Decision HR	PR 11/14/25		3,915.14	44,665.33
11/17/2025	01ACH111725	Spectrum Business	Phones & Internet 12515 Bramfield Dr 10.26.25- 11.25.25		170.00	44,495.33
11/18/2025			Funds Transfer	50,000.00		94,495.33
11/20/2025	3347	Clean Day	CH Cleaning - for week of 11/20/2025		125.00	94,370.33
11/20/2025	01ACH112025	TECO	Summary Bill 09.16.25- 10.14.25		14,043.39	80,326.94
11/21/2025	3356	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Invoice Fee/Update Form		175.00	80,151.94
11/21/2025	120095	Vesta District Services	Invoice: 429442 (Reference: billable Expenses Oct25. )		41.94	80,110.00
11/21/2025	120096	Florida Courts, Inc.	Invoice: 5434 (Reference: Resurface 2 tennis courts. )		24,750.00	55,360.00
11/24/2025			Deposit	200.00		55,560.00
11/26/2025	120097	OLM, INC.	Invoice: 46293 (Reference: monthly landscape inspection. )		1,260.00	54,300.00
11/26/2025	120098	NVIROTECT PEST CONTROL SERVICES	Invoice: 378172 (Reference: Pest Control Service. )		80.00	54,220.00
11/27/2025	3348	Clean Day	CH Cleaning - for week of 11/27/2025		125.00	54,095.00
11/28/2025	3357	Trenton L. Willis	Pay Period 11/9/25 - 11/22/25 6 Hrs		77.57	54,017.43
11/28/2025	112825PR1	Decision HR	PR 11/28/25		3,542.16	50,475.27
11/28/2025			Interest	6.70		50,481.97
<b>11/30/2025</b>	<b>End of Month</b>			<b>50,206.70</b>	<b>79,594.17</b>	<b>50,481.97</b>
12/01/2025	01ACH120125	BANK UNITED VISA CC			509.48	49,972.49
12/02/2025	120099	ZEBRA CLEANING TEAM, INC.	Invoice: 8302 (Reference: Max-E-Pro Seal Plate Kit and Hydronic Arms. )		1,337.50	48,634.99
12/02/2025	120100	ZEBRA CLEANING TEAM, INC.	Invoice: 8332 (Reference: Commercial Pool Service. )		2,100.00	46,534.99
12/02/2025	120101	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 369445 (Reference: #334419 - Aeration - Sports Field. ) Invoice: 370475 (Reference: #...		16,450.06	30,084.93
12/04/2025	3354	Clean Day	CH Cleaning - for week of 12/04/2025		125.00	29,959.93
12/04/2025	120102	Solitude Lake Management	Invoice: PSI221207 (Reference: Annual Lake Maintenance. )		1,966.26	27,993.67
12/05/2025	120525BOS1	Daniel J O'Neill	BOS MTG 11/24/25		184.70	27,808.97
12/05/2025	120525BOS2	Engage PEO	PR 12/26/25		141.80	27,667.17
12/05/2025	131	Megan Jones	BOS MTG 11/24/25		184.70	27,482.47
12/05/2025	120525BOS3	Richard Magerl	BOS MTG 11/24/25		184.70	27,297.77
12/07/2025	3355	Clean Day	CH Cleaning after Holiday Party 12/07/2025		125.00	27,172.77
12/09/2025	120103	STRALEY ROBIN VERICKER	Invoice: 27580 (Reference: legal services. )		741.00	26,431.77
12/09/2025	01ACH120925	REPUBLIC SERVICES	Trash P/U - Dec 2025		256.46	26,175.31
12/10/2025	120104	Xcellent Xteriors, LLC	Invoice: 4501-1 (Reference: Christmas Lights - Triline. )		3,105.00	23,070.31
12/10/2025	120105	MHD COMMUNICATIONS	Invoice: 39819 (Reference: Help Desk Technician. )		187.50	22,882.81
12/10/2025	01ACH121025	BOCC	12515 Bramfield Dr 10.28.25- 11.25.25		1,765.82	21,116.99
12/11/2025	3358	Clean Day	CH Cleaning after Holiday Party 12/11/2025		125.00	20,991.99
12/12/2025	121225PR1	Decision HR	PR 12/12/25		4,766.73	16,225.26
12/15/2025	120106	MHD COMMUNICATIONS	Invoice: 39682 (Reference: Gate and WS Laptops. )		2,277.00	13,948.26
12/15/2025	120107	Thomas Watson	Invoice: 23 (Reference: Maintenance work. )		4,013.31	9,934.95

Date	Number	Name	Memo	Deposits	Payments	Balance
12/15/2025	120108	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12812 (Reference: Light, Photo cell & GFCI Inspections. )		1,504.45	8,430.50
12/15/2025	01ACH121525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 11.26.25- 12.25.25		170.00	8,260.50
12/17/2025	120109	Vesta District Services	Invoice: 429994 (Reference: Management Fees Dec 25. )		4,057.92	4,202.58
12/17/2025			Funds Transfer	150,000.00		154,202.58
12/18/2025	3359	Clean Day	CH Cleaning after Holiday Party 12/18/2025		125.00	154,077.58
12/18/2025	120110	Red Cap Plumbing & Air, LLC	Invoice: 449183731 (Reference: Installed water fountains. )		3,600.00	150,477.58
12/19/2025	3366	Xcellent Xteriors, LLC	Final Payment Christmas Lights - Trimline.		1,035.00	149,442.58
12/22/2025			Deposit	150.00		149,592.58
12/23/2025	120111	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373628 (Reference: Landscape Enhancement. )		3,186.00	146,406.58
12/24/2025	3360	Clean Day	CH Cleaning after Holiday Party 12/24/2025		125.00	146,281.58
12/24/2025	120112	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373863 (Reference: #376930 - Completed Irrigation Repairs - Controller A wired into lig...		90.00	146,191.58
12/24/2025	120113	OLM, INC.	Invoice: 46491 (Reference: Dec Monthly Landscape. )		1,260.00	144,931.58
12/26/2025	01ACH122625	TECO	Summary Bill 10.15.25 - 11.13.25		14,210.81	130,720.77
12/26/2025	122625PR1	Decision HR	PR 12/26/25		3,542.17	127,178.60
12/31/2025			Interest	7.67		127,186.27
<b>12/31/2025</b>		<b>End of Month</b>		<b>150,157.67</b>	<b>73,453.37</b>	<b>127,186.27</b>
01/01/2026	3365	Clean Day	CH Cleaning - for week of 01/01/26		125.00	127,061.27
01/02/2026	01ACH010226	BANK UNITED VISA CC	Office supplies and Events		1,105.19	125,956.08
01/06/2026	120114	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 375543 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal J...		14,900.48	111,055.60
01/06/2026	120115	Solitude Lake Management	Invoice: PSI228095 (Reference: JAN25 Annual Maintenance. )		2,025.25	109,030.35
01/07/2026	01ACH010726	REPUBLIC SERVICES	Trash P/U - Jan 2025		331.61	108,698.74
01/08/2026	3361	Clean Day	CH Cleaning - for week of 01/08/26		125.00	108,573.74
01/08/2026	120116	ZEBRA CLEANING TEAM, INC.	Invoice: 8386 (Reference: JAN26 Commercial Pool Service. )		2,100.00	106,473.74
01/08/2026	120117	Vesta District Services	Invoice: 430312 (Reference: JAN26 District Management services. )		4,057.92	102,415.82
01/08/2026	120118	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 376391 (Reference: #365294 - Panther Trace Sports Field - Seeding. )		1,292.76	101,123.06
01/08/2026	01ACH010826	BOCC	12515 Bramfield Dr 11.25.25- 12.23.25		1,621.19	99,501.87
01/09/2026	010926PR1	Decision HR	PR 1/9/26		3,944.31	95,557.56
01/12/2026	120119	MHD COMMUNICATIONS	Invoice: 40042 (Reference: Panther Trace CDD-Phase I Computer Issues. )		262.50	95,295.06
01/15/2026	3362	Clean Day	CH Cleaning - for week of 01/15/26		125.00	95,170.06
01/15/2026	01ACH011526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 12.26.25- 01.25.26		170.00	95,000.06
01/16/2026	EFT011626	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2025 Sales Tax		45.34	94,954.72
01/20/2026	120120	Vesta District Services	Invoice: 430401 (Reference: Billable Expenses -Dec 2025. )		641.23	94,313.49
01/20/2026	120121	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 377716 (Reference: #379124 - Needed Irrigation Repairs - South Side of US 301 Entrance. )		121.09	94,192.40
01/22/2026	3363	Clean Day	CH Cleaning - for week of 01/22/26		125.00	94,067.40
01/23/2026	012326PR1	Decision HR	PR 1/9/26		3,649.54	90,417.86
01/26/2026			Deposit	200.00		90,617.86
01/26/2026	01ACH012626	TECO	Summary Bill 11.14.25- 12.15.25		14,063.01	76,554.85
01/28/2026	120122	NVIROTECT PEST CONTROL SERVICES	Invoice: 383692 (Reference: Pest Control Service. )		80.00	76,474.85
01/28/2026	120123	Vesta District Services	Invoice: 429884 (Reference: Billable Expenses - Nov 2025. )		64.29	76,410.56
01/29/2026	3364	Clean Day	CH Cleaning - for week of 01/29/26		125.00	76,285.56
01/30/2026			Interest	8.54		76,294.10
<b>01/31/2026</b>		<b>End of Month</b>		<b>208.54</b>	<b>51,100.71</b>	<b>76,294.10</b>

# EXHIBIT 3



**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: February 24, 2026  
Re: Proposal to Repair or Replace Heating System

Dear Board,

Please find attached a proposal I requested for the replacement and/or repair of the HVAC system. The heating element is not functioning because it is not the appropriate type for this unit's intended use. It was installed with a straight electric heating element rather than a heat pump.

The unit carried a one-year warranty, which has since expired, so this issue is not covered. We have the option to either repair the existing unit or replace it and install the correct type of system, specifically an HVAC unit with a heat pump. This would include a 5 year warranty.

Please review the attached proposal and advise on how you would like to proceed.

Thank you,

Monica Vitale  
Facilities Director



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 466419952  
Project 466398020  
Estimate Date 2/9/2026  
Customer PO

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

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

#### Estimate Details

Heater Replacement. : removal of air handler, replacement of heat kit, installing air handler back into accessible area. Unable to replace heat kit without removal of air handler due to lack of placement during the installation of the air handler in 2018.

Service #	Description	Quantity	Your Price	Your Total
HVAC 6A	HEAT STRIPS INCLUDES TWO TRIPS	1.00	\$986.00	\$986.00
HVAC 2D	Remove entire air handler and re install unit.	1.25	\$2,110.00	\$2,637.50
			<b>Potential Savings</b>	\$619.25
			<b>Sub-Total</b>	\$3,623.50
			<b>Total</b>	\$3,623.50

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.



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 467829071  
Project 466398020  
Estimate Date 2/11/2026  
Customer PO

**Billing Address**

PANTHER TRACE CDD  
12515 Bramfield Drive  
Riverview, FL 33579 USA

**Job Address**

PANTHER TRACE CDD  
12515 Bramfield Drive  
Riverview, FL 33579 USA

**Estimate Details**

Carrier 5 Ton Heat Pump: 5 Year Parts warranty  
1 Year Labor warranty

New indoor air handler customized to fit closet space properly  
New indoor electrical whip  
Modified supply and return plenums to accommodate proper installation and future service work

New outdoor condensing system  
New outdoor surge protection  
New outdoor electrical whip

Turn Air handler and run fresh air intake to return riser in attic per code

1 Year Red Cap 360 Maintenance plan included

Service #	Description	Quantity	Your Price	Your Total
GH5SAN5-60	Single Stage 14+ SEER 5 Ton 60,000 BTU	1.00	\$14,007.00	\$14,007.00

GH5SAN5 CONDENSER  
FT5ANX AIR HANDLER

**SYSTEM SPECIFICATIONS:**

- 14+ SEER Rated
- Variable Speed Air Handler
- R-454b Refrigerant
- Programmable Thermostat

**INSTALLATION:**

- All associates have criminal background checks and random drug testing
- All permits pulled and inspections complete
- Customized energy calculations
- Only Red Cap employees will be in your home (No Subcontractors)
- Flush and Purge copper line set
- Braze copper with nitrogen
- Evacuate the system to 500 microns (No Leaks)
- Flush condensate drain line

**WARRANTY**

10 Year Parts Warranty  
10 Year Labor Warranty

Red Cap Exceptional Guarantees  
"No Excuse" Guarantee  
"No Nightmares" Guarantee  
"Safe and Secure" Guarantee  
"Property Protection" Guarantee  
"No Lemon" Protection Guarantee

<b>Potential Savings</b>	\$0.00
<b>Sub-Total</b>	\$14,007.00
<b>Total</b>	<u>\$14,007.00</u>

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

# EXHIBIT 4



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors  
From: Monica Vitale  
Date: February 24, 2026  
Re: Additional Security Cameras

Dear Board,

Please find attached a proposal I requested for the installation of additional security cameras. One camera would provide coverage of the dumpster area to help deter illegal dumping. The second camera would be positioned at the front of the clubhouse to monitor vehicles and individuals entering the parking lot.

Please review the attached proposal and advise on how you would like to proceed.

Thank you,

Monica Vitale  
Facilities Director





# EXHIBIT 5



**Proposal**

**Proposal No.:** 386212  
**Proposed Date:** 02/17/26

PROPERTY:	FOR:
Panther Trace I CDD Monica Vitale 12515 Bramfield Drive Riverview, FL 33579	Needed Irrigation Repairs - Eliminate Driplines & Install Sprayheads

Proposal for needed irrigation repairs - Dripline constantly being damaged by rodents. This is causing pressure issues and inadequate coverage on the Mexican Petunia and Jasmine. Eliminate driplines and install 12" sprayheads.

ITEM	QTY	UOM	TOTAL
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**Irrigation Renovation**

<b>Lateral Components</b>			<b>\$1,538.50</b>
Irrigation Tech Labor	16.00	HR	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	10.00	EA	
Sch 40 PVC Tee 1/2 in. Socket	10.00	EA	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	10.00	EA	
Sch 40 PVC Female Adapter 1/2 in. Socket x FIPT	10.00	EA	
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	10.00	EA	
Rusco Poly Nipple 1/2 in. x Close MIPT	10.00	EA	
Sch 40 PVC Cap 1/2 in. Socket	5.00	EA	
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	150.00	FT	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	20.00	EA	
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree	10.00	EA	

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**Total: \$1,538.50**

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: Juniper agrees 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 is 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 Juniper 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. Juniper 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**

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**Signature (Owner/Property Manager)**

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**Date**

---

**Printed Name (Owner/Property Manager)**

---

**Signature - Representative**

---

**Date**

# EXHIBIT 6

# Agreement for Professional Engineering Services

This Agreement for Professional Engineering Services (this "**Agreement**") is entered into as of February 23, 2026 between the **Panther Trace Community Development District** (the "**District**") and **Lighthouse Engineering Inc.**, a Florida profit corporation ("**Engineer**"), in accordance with the scope of services and for the fees set forth below.

## SCOPE OF SERVICES

The Engineer shall be the District's engineer, and in that capacity, shall perform the following:

1. General Consultation, Meetings, and District Representation:
  - a) Consult with the Board of Supervisors of the District ("**Board**") and its designated representative and participate in such meetings, discussions, project site visits, workshops and hearings as may be necessary for the administration, accomplishment and fulfillment of the professional services set forth herein with regard to those projects authorized by the Board;
  - b) Consultation and representation before the Southwest Florida Water Management District and such other public agencies and private individuals as may be necessary in connection with the interests of the District and when so directed to do so by the Board or its designated representative;
  - c) Engineer's contract administration services, including: establishing and maintaining project records, files and permitting documents; planning, scheduling, production and quality control; coordinating and invoicing management; coordinating and administrating of various professional service elements; and
  - d) Such other professional and technical services as may be requested by the Board, in accordance with generally accepted engineering practices and procedures.
2. Meetings of the Board. At the District's direction, the Engineer shall attend regular and special meetings of the Board.
3. Operating and Maintenance of District Facilities and Infrastructure. The Engineer shall consult with and advise the Board, or its designated representative, on the operation and maintenance of all District facilities and infrastructure.
4. Inspection of District Facilities and Infrastructure. The Engineer shall make periodic inspections of the District's facilities and infrastructure, at the direction of the Board, and shall provide reports to the Board of these observations.
5. Maintenance Work. The Engineer shall recommend to the Board, such maintenance as is necessary for the District's facilities and infrastructure and shall prepare a project task report for such purposes.
6. Annual Maintenance Budget. The Engineer shall assist in the preparation of the District's annual maintenance budget.

7. Permitting. The Engineer shall prepare and submit to the appropriate regulatory agency those permit application materials needed for environmental, design and construction elements of the District's facilities and infrastructure and shall assist the District with the processing of such applications.
8. Construction Project Plans and Specifications. The Engineer shall prepare plans and specifications, contract documents, cost estimates, bid evaluations and other allied engineering work for these construction projects undertaken by the District.
9. Surveying Services. The Engineer, or a subconsultant to the Engineer, shall provide boundary, land, topographic construction master control, construction staking and excavation quantity surveys in support of the projects and services described herein, as requested by the Board.
10. Construction Project Oversight. The Engineer shall provide project oversight services for the District on all District construction projects for which the Engineer prepared or assisted in the preparation of construction drawings and specifications, District construction projects for which a work certification or permit is required by a regulatory agency, and all other construction projects for which the Board has requested the Engineer to provide oversight services in the interest of the District ("**Construction Project(s)**"). Project oversight services shall be performed by the Engineer or by persons in the employ of and working under the direction and control of the Engineer. The performance of project oversight services may require one or more full or part-time project representative, depending upon the requirements of the Construction Project. The Engineer, or its representative, shall endeavor to protect the District against all defects and deficiencies in all Construction Projects. However, the Engineer's furnishing of project oversight services does not guarantee the work of any contractor, nor represent the assumption by the Engineer of any obligation for job safety. The Engineer shall not be responsible for the enforcement of safety regulations involving any contract to the District. The Engineer shall file oversight reports with the District, as necessary, based on the length and complexity of the Construction Project, except that the Engineer shall file oversight reports at least monthly.
11. Litigation and Legal Proceedings. The Engineer shall assist the District in all litigation or legal action, or shall act as an expert witness on behalf of the District, as needed.
12. Engineering Records. The Engineer shall maintain copies of all such designs, plans, specifications, construction documents, reports, permits, correspondence, records and other data produced by the Engineer in the performance of services under this agreement. Upon the request of the District, the Engineer shall transfer duplicates of appropriate engineering records to the District's office, and the Engineer shall be reimbursed for the cost of reproduction.
13. Additional Services. The Engineer shall provide such other additional services as may be required by the District and mutually agreed to.

### **ENGINEERING SERVICES WORK AUTHORIZATION**

Performance by the Engineer of the work described in paragraphs 1 through 6, of the Scope of Services shall be approved and authorized upon execution of this Agreement.

Performance by the Engineer of the work described in paragraphs 7 through 13 of the Scope of Services shall be subject to the reasonable approval and direction of the Board, and the issuance of an approved work authorization ("**WA**"). Each WA issued shall delineate the scope of work to be

performed, including that work described in the Scope of Services, that is to be performed; all work set forth in the WA shall have been established at the time the work was requested and shall not be exceeded, except with the prior written approval of the Board. The Board may increase the maximum fee set forth in a WA when the scope of work, as delineated in the WA, is changed, or when additional work must be performed which could not have been reasonably foreseen or anticipated at the time the WA was authorized and issued.

### **INSURANCE**

The Engineer shall provide the District with evidence of insurance with limits of liability not less than the amounts described below and such insurance policy may not be canceled without a 30-day written notice to the District.

1. Workmen's Compensation: As required by law.
2. General Liability
  - a. Bodily Injury (including contractual): \$2,000,000.00
  - b. Property Damage (including contractual): \$1,000,000.00 Umbrella
3. Automobile Liability
  - a. Bodily Injury/Property Damage: \$2,000,000.00 Combined Single Limit
4. Professional Liability for Errors & Omissions: \$1,000,000.00

### **CODE AND REGULATORY COMPLIANCE**

The Engineer shall prepare all documents in accordance with current, existing and applicable codes and ordinances, resolutions, and laws. The District relies on the Engineer's expertise to evaluate the applicability of these codes, resolutions and laws to the designs, products, studies and decisions that are part of the Scope of Services performed by the Engineer on behalf of the District.

The Engineer shall maintain in the Engineer's office a complete, current updated library of all of the materials, technical manuals, books, memoranda, including but not limited to codes, laws and ordinances, in Engineer's possession, necessary for Engineer to provide complete, competent services to the District.

The interpretation of codes and regulations may vary within local jurisdictions and may require input from these authorities having jurisdiction over the project. During the permit processing phase, specific interpretations of these codes and resolutions may be made by local authorities that can impact the cost and/or scheduling of the Construction Project and which are largely outside the control of the Engineer, including but not limited to:

1. The application to the construction project of codes and/or after regulatory criteria not published or enacted at the time the WA between the Engineer and the District was entered into,
2. Changes in agency staff, conflict or changes in official interpretations of existing codes and regulations, or the application of a particular code or regulation to the Construction Project, made after the WA was entered into, or
3. Conflicting interpretations of agency inspectors or representatives during or after construction of the Construction Project.

In the event of the occurrence of any of the above-described interpretations, the District may not rely upon any existing contract documents as a basis for it to proceed, with any activity that will cause

the District to incur costs or liability above those set forth in the Engineer's cost estimates, prior to receipt of permits or agency approvals.

### **DISTRICT RESPONSIBILITIES**

The District shall:

1. Furnish all permit and governmental inspection fees.
2. The District Manager is authorized to act as the District's representative, for the services to be performed under this Agreement, who shall have the authority to transmit instructions, receive information, interpret and define the policies and decisions of the District with respect to those materials, equipment, elements and systems pertinent to the Engineer's services, except as limited by those special conditions for invoicing items necessary to perform the services, that are ordered or purchased by the Engineer and are furnished by the District under the section entitled "Fees to be Paid".

### **TIME OF PERFORMANCE**

The Engineer shall provide those professional services described in the above Scope of Services, until this Agreement is terminated in accordance with the terms of this Agreement described below.

### **FEES TO BE PAID**

1. Professional Services:

In consideration of the performance of the services set forth in items 1 through 13 of the Scope of Services, or for such additional services as may be agreed to in writing by both parties, the Engineer shall be compensated on the actual hours worked, in accordance with the rate schedule set forth on **Exhibit A**.

In addition, the Engineer shall be reimbursed for direct non-salary expenses at cost, including, but not limited to, testing of materials, and subsurface explorations, equipment rental, automobile travel, per State of Florida mileage rates, printing and reproduction, plus Florida sales taxes, if applicable.

2. Litigation Support Services:

When requested by the District to assist in any litigation as an expert witness or in any other professional manner, the fee paid to the Engineer for such service shall be the fee set forth in **Exhibit A**, which is a reasonable fee, which need not be limited by the finding of any Court concerning the adequacy or inadequacy of the fee.

Invoices for services rendered shall be prepared monthly and submitted to the District for review and payment. The District will pay invoices in accordance with the Florida Prompt Payment Act.

All bills and invoices for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

All bills and invoices for any travel expenses shall be submitted in accordance with Section 112.061, Florida Statutes.

In no event shall the Engineer be permitted to discontinue or slow down service for any project under this Agreement for any reason whatsoever, without the written approval of the District.

If items are to be sublet, confirmed, certified, or updated, the Engineer shall order the work after receiving the approval of the District. No change in the list of subcontractors submitted as part of Engineer's proposal shall be made without the prior review and approval of the District.

When the Engineer is assisting the District in the applications for permits, or other approvals, the Engineer's fee for such services will not be contingent upon final approval or denial.

### **PROJECT REVIEW SERVICES**

When the Engineer is required to perform services on a Construction Project site that include evaluating the conditions of items such as paving, structural, architectural, building envelope, roofing, mechanical and/or electrical systems, the Engineer's services are limited to the identification of observable conditions only. Systems not visible from within the building envelope or from accessible exterior elements of the project are not part of the Engineer's observations. Review of these systems by the Engineer will occur only when specific and detailed descriptions of the system to be evaluated and the manner in which access is to be provided are detailed in the WA.

### **SHOP DRAWING AND SAMPLING REVIEW**

When required by the District to provide shop drawing and sample review services as part of the construction administration phase of a project, the Engineer's responsibilities shall be to review the quality and quantity of materials, drawings, methods and means of construction for conformance with the design criteria required in the contract documents.

### **ESTIMATES**

Because the Engineer has no control over the cost of labor and materials, or competitive bidding and market conditions, all estimates of construction cost provided for herein are to be made on the basis of experience and qualifications. Accordingly, the Engineer does not guarantee the accuracy of such estimates when compared with a contractors' bid or the project construction cost.

### **TERMINATION**

This Agreement may be terminated by the District's giving of 30 days advance written notice. Unless there is an active project that the Engineer is involved in or overseeing, this Agreement may be terminated by the Engineer's giving of 30 days advance written notice. If there is an active project that the Engineer is involved in or overseeing, then the Engineer may terminate this Agreement for all other services except for the active project by giving 30 days advance written notice. The Engineer will complete the active project or may negotiate with the District a mutually acceptable separation to account for any detriment or delays for the active project. The Engineer shall be paid the reasonable value of

such services or portion of service satisfactorily completed prior to the date of termination and for any unpaid reimbursable expenses.

The District shall further have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Engineer in conjunction with this Agreement.

### **PUBLIC RECORDS AND USE OF DOCUMENTS**

All documents, including, but not limited to, drawings, specifications, electronic data files, correspondence and contracts, as instruments of service are public records and shall be treated as such in accordance with Florida law. As required under Section 119.0701, Florida Statutes, the Engineer shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Engineer upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. The drawings and specifications may be used by the District on other construction projects, additions to the construction project, or for completion of the construction project by others, provided that the Engineer will owe no duty to or have any liability to the District as to such other projects, or for use of the Engineer's designs for purposes other than as specifically designed in the project. The District agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of the District's reuse or modification of the documents. Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132 EXT. 398, OR BY EMAIL AT [PUBLICRECORDS@VESTAPROPERTYSERVICES.COM](mailto:PUBLICRECORDS@VESTAPROPERTYSERVICES.COM), OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY FL 32746.**

### **PROHIBITION AGAINST CONTINGENCY FEES**

The Engineer warrants that the Engineer has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer to solicit or secure this Agreement and that the Engineer has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

## **TRUTH IN NEGOTIATION**

In conformance with Section 287.055(5), Florida Statutes, a truth in negotiation certificate shall be executed by Engineer, and any contract price and any additions thereto approved by the District shall be adjusted to exclude any significant sums by which the District determines that the contract price was increased due to inaccurate, incomplete, or on-current wage rates and other factual unit costs. All such adjustments shall be made within 1 year following the end of the completion of the project for which such services were rendered.

## **AUDIT**

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of 3 years after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or 3 years after completion of all services under this Agreement.

## **NONDISCRIMINATION**

The Engineer covenants and agrees that they shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement with respect to hiring, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of age, sex, or physical handicap (except where based on a bona fide occupational qualification); or because of marital status, race, color, religion, national origin, or ancestry.

## **VERIFICATION OF EMPLOYMENT STATUS**

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Pursuant to Section 448.095(2), Florida Statutes, Engineer represents that Engineer is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

If the District has a good faith belief that the Engineer has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Engineer otherwise complied with its obligations thereunder, the District shall

promptly notify the Engineer and the Engineer will immediately terminate its contract with the subcontractor.

### **ANTI-HUMAN TRAFFICKING**

Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

### **PUBLIC ENTITY CRIMES**

Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Engineer represents that in entering into this Agreement, the Engineer has not been placed on the convicted vendor list within the last 36 months and, in the event that the Engineer is placed on the convicted vendor list, the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

### **SCRUTINIZED COMPANIES**

Pursuant to Section 287.135, Florida Statutes, Engineer represents that in entering into this Agreement, the Engineer has not been designated as a “scrutinized company” under the statute and, in the event that the Engineer is designated as a “scrutinized company”, the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

### **INDEMNIFICATION**

The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, losses or damages arising from the negligent acts, errors, or omissions of the Engineer, the Engineer’s agents, or its employees, in the performance of professional services under this Agreement; provided, however, that the liability of the Engineer hereunder shall not exceed \$1,000,000 or the amount of the Engineer’s professional liability insurance coverage, whichever is greater.

**PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, NO INDIVIDUAL EMPLOYEE OF CONSULTANT OR ENGINEER OR DESIGN PROFESSIONAL PERFORMING PROFESSIONAL SERVICES IN CONNECTION WITH THIS AGREEMENT MAY BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

**GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Florida. The venue for any actions arising out of this Agreement shall be in the county the District located.

**CLAIMS AND ATTORNEYS FEES**

In the event of any claim or cause of action asserted by the District against the Engineer, the District agrees that such claims or causes of action shall be directed or asserted solely against the Engineer and not against any of Engineer's employees, officers or directors. In any claim or dispute arising from the performance of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and all related costs and expenses, including, without limitation, attorneys' fees and costs for all appeals and in bankruptcy proceedings.

**STANDARD OF CARE**

Because of the Engineer's many years of background and experience in design and construction, the Engineer is qualified to make recommendations and master designs which, in the Engineer's opinion, will meet the needs of the situation. These services will be performed to the best of the Engineer's skill and ability and commensurate with the economics of the situation.

The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of Engineer's profession practicing under similar conditions at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services.

**ARM'S LENGTH TRANSACTION.**

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

**MODIFICATION TO THE TERMS OF THIS AGREEMENT**

There is no modification or waiver of any of the terms and conditions herein unless agreed to in writing and signed by both parties.

**NOTICE**

Where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail or email to the other party at the addresses listed below and shall be deemed received upon actual receipt:

**To the District:**

c/o Vesta Property Services  
250 Interanational Parkway  
Suite 208  
Lake Mary, FL 32746  
Attn: Barry Jeskewich  
[bjeskewich@vestapropertyservices.com](mailto:bjeskewich@vestapropertyservices.com)

**To Engineer:**

701 Enterprise Road East  
Suite 410  
Safety Harbor, FL 34695  
Attn: Bradley Foran  
[bforan@lighthouseenginc.com](mailto:bforan@lighthouseenginc.com)

**ENTIRE AGREEMENT**

This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement as of the date above.

**Lighthouse Engineering Inc.**

**Panther Trace  
Community Development District**

\_\_\_\_\_  
Bradley S. Foran, P.E.  
President

\_\_\_\_\_  
Megan Jones  
Chair of the Board of Supervisors

# Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of Lighthouse Engineering, Inc. (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Panther Trace Community Development District (“CDD”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

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

\_\_\_\_\_  
Notary Stamp

EXHIBIT A

Lighthouse Engineering, Inc.  
701 Enterprise Road East, Suite 410  
Safety Harbor, FL 34695



Lighthouse Engineering

Rate Schedule

(As of 1/1/2026)

Project Manager	\$ 195 / Hour
Chief Engineer	\$ 205 / Hour
Senior Engineer	\$ 174 / Hour
Operations Manager	\$ 170 / Hour
Engineer	\$ 160 / Hour
Senior Designer	\$ 147 / Hour
Cadd Technician	\$130/ Hour
Clerical	\$ 120 / Hour

- We propose to tie our rate increase to the CP Index. This increase has typically been in the range of approximately 3% annually

Note: Expenses for projects / task assignments will be negotiated on a project by project basis or be billed to the CDD as a direct expense.

Signed Bradley S. Foran

Bradley S. Foran, P.E., President

# EXHIBIT 7

**February 24, 2026**  
**Panther Trace CDD – Phase I**  
**Facilities Director Report**

**Aquatics Reports**

- Reports are available to Supervisors upon request.
- Monthly maintenance is ongoing in accordance with the contract.

**Landscape**

- The January inspection reports and grade sheets are included in this month's packet.
- The related proposal will be reviewed at the March meeting.

**Clubhouse / Pool / Playground**

- Per the Board's request, I contacted four additional pressure washing companies to obtain proposals for cleaning the amenity sidewalks and curbs. Only one contractor responded and submitted a proposal, which was \$2,000 higher than the original proposal from Riverview Pressure Washing. Based on this, I proceeded with Riverview Pressure Washing.
- Pressure washing of the pool deck and furniture is being scheduled in preparation for Spring Break.
- Staff is currently being rehired and hired to prepare for Spring and Summer Break.

**Events**

- March 6 & 29 – TTRPG Club
- March 14 – Pokémon Event
- April 4 – Spring Egg Hunt

Respectfully submitted,  
Monica Vitale  
Facilities Director

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# EXHIBIT 8

# 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	4	Fungus
PLANT FERTILITY	5	2	Eugenia, croton proceed with bed fertility
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10	1	Hibiscus at pool seating
PRUNING	10		Tree work needed to reduce shade and turf loss
CLEANLINESS	10	2	Windfall
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

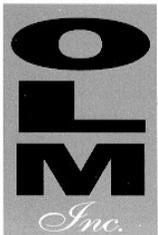
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 1-20-26 Score: 94% *Performance Payment™* % 100

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

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

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





# PANTHER TRACE CDD

LANDSCAPE INSPECTION

January 20, 2026

ATTENDING:

MONICA VITALE – PANTHER TRACE CDD

DAVE MANFRIN – LMP

PAUL WOODS – OLM, INC.

**SCORE: 94%**

**NEXT INSPECTION  
FEBRUARY 17, 2026 AT 1:00 PM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Remove leaf accumulations throughout playground and clubhouse beds, redistributing mulch.
2. Improve fertility to Queen Palms near the pool seating area.
3. Redistribute remaining mulch in beds when displaced by mower/blower activity.
4. **Improve fertility to the pool side Hibiscus. I recommend stagger pruning the shrub below windowsill height.**
5. Remove Spanish Moss up to 15 feet from common area trees.

### COMMONS

6. Panther Trace Blvd eastbound right-of-way berm: I recommend removing any remnant Parsonii Juniper, maintaining a mulched bed on the berm embankment.
7. Throughout: Remove leaf accumulations from mulch beds at village entrances.
8. Near the east side irrigation controller: I recommend lifting the valve box assembly to eliminate the step-off hole.
9. Berkshire: Prune and elevate Oak trees along Rodeo Lane near the west side entrance.
10. Repurpose pine needle drop in the Hawthorne cul-de-sac as bed mulch at the gazebo.
11. Hawthorne entrance median island: Remove leaf accumulations from Ligustrum.
12. Panther Trace Blvd westbound across from Greystone: Elevate the leaning Sycamore tree.
13. Huntington frontage: Repair areas of failed turf due to previous pest injury.
14. Greystone frontage berm: Consider merging the Crape Myrtle tree wells into a single

mulched bed to eliminate the irregular appearance.

15. Sports field: Closely monitor for soil insects.

### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Ferncroft entrance: Provide a price to remove the declining Parsonii Juniper and replace with Ilex 'Schillings'.
2. Hawthorne east frontage: Provide a price to install shade tolerant sod along the berm to reduce erosion occurring underneath the trees.

### **CATEGORY IV: NOTES TO OWNER**

1. Exit side of main entrance at US 301: The rail fence is damaged.
2. Arbor care would involved targeted removal of specific branching, reducing canopies by approximately 25%. This improved light penetration can help support turf and plantings along Panther Trace Blvd right-of-ways.

### **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)  
[jim.jordan@juniperlandscaping.com](mailto:jim.jordan@juniperlandscaping.com)