



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

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
March 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 **March 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, March 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 February 24, 2026 Regular Meeting [Exhibit 1](#)

B. Acceptance of the February 2026 Financial Statements [Exhibit 2](#)

**V. Business Matters**

A. Consideration of LMP Proposals [Exhibit 3](#)

- Proposal #389411 – Dead Sycamore Removal - \$2,419.20
- Proposal #386833 – Hydretain Treatment - \$4,934.00
- Proposal #383461 – Community Aeration - \$6,920.00

**VI. Staff Reports**

A. District Counsel

B. District Engineer

C. Facilities Director

➤ Facilities Director’s Report [Exhibit 4](#)

➤ Landscaping Review [Exhibit 5](#)

D. District Manager

➤ Next Meeting Quorum Check: April 28, 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, February 24, 2026 at 6:03 p.m. at Panther Trace I Clubhouse, 12515  
6 Bramfield 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 Michael Staubitz	Board Supervisor, Vice Chairman
12 Dan O’Neill	Board Supervisor, Assistant Secretary
13 Richard Magerl	Board Supervisor, Assistant Secretary

14 Also present were:

15 Barry Jeskewich	District Manager, Vesta District Services
16 Monica Vitale	Facilities Director

17 *The following is a summary of the discussions and actions taken at the February 24, 2026 Panther Trace I*  
18 *CDD Board of Supervisors Regular Meeting.*

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

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

21 There being none, the next item followed.

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

23 A. Exhibit 1: Consideration and Approval of Minutes of the January 27, 2026 Regular Meeting

24 The Board requested that the minutes be updated to indicate that Mr. Staubitz was in attendance.

25 On a MOTION by Mr. O’Neill, SECONDED by Mr. Staubitz, WITH ALL IN FAVOR, the Board approved  
26 the Minutes of the January 27, 2026 Regular Meeting, as amended, for the Panther Trace I Community  
27 Development District.

28 B. Exhibit 2: Acceptance of the January 2026 Financial Statements

29 Mr. Jeskewich noted that the tennis court resurfacing had been incorrectly classified under the  
30 reserve study line item, but that there were no other issues and the District’s spending for this point  
31 in the Fiscal Year was in a good position.

32 On a MOTION by Mr. O’Neill, SECONDED by Mr. Staubitz, WITH ALL IN FAVOR, the Board accepted  
33 the January 2026 Financial Statements, for the Panther Trace I Community Development District.

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

35 A. Exhibit 3: Consideration of Red Cap HVAC Proposal Options

- 36 ➤ Heat Kit Repair - \$3,623.50
- 37 ➤ Full Unit Replacement (5 Year Parts Warranty) - \$14,007.00

38 This proposal was tabled to a later point when the AC portion of the system was nearing end of  
39 life.

40 B. Exhibit 4: Consideration of Johnny Walker Additional Security Camera Proposal

41 ➤ 1 Camera - \$665.00

42 ➤ 2 Cameras - \$925.00

43 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
44 the Johnny Walker Security Camera Proposal for 2 Additional Cameras, in an amount not to exceed  
45 \$925.00, for the Panther Trace I Community Development District.

46 C. Exhibit 5: Consideration of LMP Proposal to Repair Irrigation at Front Entry Median - \$1,538.50

47 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
48 the LMP proposal for irrigation repairs at the front entry median in the amount of \$1,538.50, for the Panther  
49 Trace I Community Development District.

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

51 A. District Counsel

52 B. District Engineer

53 ➤ Exhibit 6: Presentation & Approval of Agreement for Professional Engineering Services

54 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
55 the Lighthouse Engineering Agreement for Professional Engineering Services, as presented, for the Panther  
56 Trace I Community Development District.

57 C. Facilities Director

58 ➤ Exhibit 7: Facilities Director’s Report

59 Ms. Vitale presented her report, noting that she had sought competing proposals with  
60 Riverview Pressure Washing, but that the only response had come in about \$2,000 more  
61 than their bid, so the work had gone ahead with Riverview.

62 ➤ Exhibit 8: Review of the OLM Inspection Reports and Grade Sheet

63 D. District Manager

64 ➤ Next Meeting Quorum Check: March 24, 2026, 6:00 PM

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

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

68 There being none, the next item followed.

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

70 There being none, the next item followed.

71 **NINTH ORDER OF BUSINESS – Adjournment**

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

74 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned  
75 the meeting at 6:26 p.m. for the Panther Trace I Community Development District.

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

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

81

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

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

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

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

82 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 2

*Panther Trace*  
*Community Development District*

*Financial Statements*  
*(Unaudited)*

*February 28, 2026*



**Panther Trace CDD**  
**Balance Sheet**  
**February 28, 2026**

	<b>General Fund</b>	<b>Debt Service 2020</b>	<b>TOTAL</b>
<b>1 ASSETS</b>			
2 Operating Account - NEW	\$ 94,277	\$ -	\$ 94,277
3 Cash - Debit Card	-	-	-
4 Money Market Account - BU	2,659,012	-	2,659,012
5 Trust Accounts:			-
6 Revenue Fund	-	47,310	47,310
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 Assessments Receivable On Roll	37,758	13,443	51,202
11 Due From GF	-	269,030	269,030
12 Undeposited Funds	-	-	-
13 Prepaid	1,750	-	1,750
14 Deposits	16,890	-	16,890
<b>15 TOTAL ASSETS</b>	<b>\$ 2,809,687</b>	<b>\$ 329,784</b>	<b>\$ 3,139,472</b>
<b>16 LIABILITIES</b>			
17 Accounts Payable	\$ 4,565	\$ -	\$ 4,565
18 Security Deposits	-	-	-
19 Accrued Expenses	-	-	-
20 Deferred Revenue On Roll	37,758	13,443	51,202
21 Due To Debt Service	269,030	-	269,030
<b>22 TOTAL LIABILITIES</b>	<b>311,354</b>	<b>13,443</b>	<b>324,797</b>
<b>23 FUND BALANCE</b>			
24 Nonspendable			
25 Prepaid & Deposits	18,640	-	18,640
26 Capital Reserves	73,000	-	73,000
27 Operating Capital	221,512	-	221,512
28 Unassigned	2,185,182	316,341	2,501,523
<b>29 TOTAL FUND BALANCE</b>	<b>2,498,333</b>	<b>316,341</b>	<b>2,814,674</b>
<b>30 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,809,687</b>	<b>\$ 329,784</b>	<b>\$ 3,139,472</b>

**Panther Trace CDD**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to February 28, 2026**

	FY 2026 Adopted Budget	FY 2026 Month of February	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	\$ 7,926	\$ 749,987	\$ (37,758)	95%
3 Interest Revenue	100,000	6,692	32,703	(67,297)	33%
4 Miscellaneous Revenue	300	400	620	320	207%
5 Clubhouse Rentals	2,500	375	1,175	(1,325)	47%
<b>6 TOTAL REVENUES</b>	<b>\$ 890,545</b>	<b>\$ 15,393</b>	<b>\$ 784,485</b>	<b>\$ (106,061)</b>	<b>88%</b>
<b>7 EXPENDITURES</b>					
<b>8 GENERAL ADMINISTRATIVE</b>					
9 Board Of Supervisors Payroll	\$ 12,000	\$ 1,600	\$ 3,800	\$ (8,200)	32%
10 Payroll Taxes - Board Of Supervisors	919	122	291	(628)	32%
11 Payroll Services - Board Of Supervisors	650	100	250	(400)	38%
12 Management Consulting Services	48,195	4,016	20,081	(28,114)	42%
13 Office Supplies	500	269	371	(129)	74%
14 Bank Fees	200	-	-	(200)	0%
15 Mailing	50	-	150	100	301%
16 School Sponsorship	200	-	-	(200)	0%
17 Other Miscellaneous	250	425	484	234	194%
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	42	658	(992)	40%
<b>24 TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>82,039</b>	<b>6,575</b>	<b>27,599</b>	<b>(54,440)</b>	<b>34%</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	14,550	71,058	(98,942)	42%
35 Utilities - Water	12,000	1,720	8,711	(3,289)	73%
36 Utilities - Solid Waste Disposal	2,244	332	1,508	(736)	67%
37 Impact Fee Assessment	650	-	-	(650)	0%
<b>38 TOTAL UTILITIES</b>	<b>184,894</b>	<b>16,601</b>	<b>81,276</b>	<b>(103,618)</b>	<b>44%</b>
<b>41 PHYSICAL ENVIRONMENT</b>					
42 Lake & Pond Maintenance	24,127	2,025	9,949	(14,178)	41%
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	77,189	(101,617)	43%
46 Landscape Maintenance - Consulting	15,574	1,260	6,300	(9,274)	40%
47 Landscape Replacement	44,116	23,013	26,134	(17,982)	59%
48 Tree Maintenance/Removal	25,000	-	1,152	(23,848)	5%
49 Irrigation Maintenance	8,000	-	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 February</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	320	(640)	33%
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>41,279</b>	<b>127,332</b>	<b>(196,251)</b>	<b>39%</b>
<b>55 PARKS AND RECREATION</b>					
56 Communications	2,820	185	865	(1,955)	31%
57 Clubhouse Staff	80,534	6,404	35,788	(44,746)	44%
58 Clubhouse Staff Taxes	6,161	524	2,972	(3,189)	48%
59 Unemployment Insurance	1,200	-	-	(1,200)	0%
60 Clubhouse Workmens Comp Insurance	1,250	170	923	(327)	74%
61 Clubhouse Staff Payroll Fees	3,000	315	1,857	(1,143)	62%
62 Club Facility - Interior Furnishings	750	-	-	(750)	0%
63 Club Facility Maintenance	15,000	2,994	7,870	(7,130)	52%
64 Pool Maintenance - Contract	24,000	-	8,400	(15,600)	35%
65 Pool Maintenance - Other	6,000	-	6,087	87	101%
66 Pool Permit	275	-	-	(275)	0%
67 Amenities Monitor	25,000	-	-	(25,000)	0%
68 Clubhouse Supplies	2,500	276	662	(1,838)	26%
69 Park Facility Maintenance	4,000	-	4,677	677	117%
70 Special Events	25,000	-	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>10,868</b>	<b>94,563</b>	<b>(113,127)</b>	<b>46%</b>

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of February</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>75,323</b>	<b>430,648</b>	<b>(455,398)</b>	<b>49%</b>
<b>79 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 4,498</b>	<b>\$ (59,930)</b>	<b>\$ 353,836</b>	<b>\$ 349,338</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>(59,930)</b>	<b>353,836</b>	<b>349,338</b>	
85 Fund Balance - Beginning	1,988,220		2,144,497	156,277	
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>\$ 2,498,333</b>	<b>\$ 505,615</b>	
<b>89 FUND BALANCE ANALYSIS</b>					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	18,640		18,640		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,679,566		2,185,182		
<b>95 TOTAL FUND BALANCE</b>	<b>\$ 1,992,718</b>		<b>\$ 2,498,333</b>		

**Panther Trace CDD**  
**General Fund**  
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<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>
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65 Pool Maintenance - Other	6,000	-	6,087	87	101%
66 Pool Permit	275	-	-	(275)	0%
67 Amenities Monitor	25,000	-	-	(25,000)	0%
68 Clubhouse Supplies	2,500	276	662	(1,838)	26%
69 Park Facility Maintenance	4,000	-	4,677	677	117%
70 Special Events	25,000	-	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>10,868</b>	<b>94,563</b>	<b>(113,127)</b>	<b>46%</b>

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of February</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>75,323</b>	<b>430,648</b>	<b>(455,398)</b>	<b>49%</b>
<b>79 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 4,498</b>	<b>\$ (59,930)</b>	<b>\$ 353,836</b>	<b>\$ 349,338</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>(59,930)</b>	<b>353,836</b>	<b>349,338</b>	
85 Fund Balance - Beginning	1,988,220		2,144,497	156,277	
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>\$ 2,498,333</b>	<b>\$ 505,615</b>	
<b>89 FUND BALANCE ANALYSIS</b>					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	18,640		18,640		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,679,566		2,185,182		
<b>95 TOTAL FUND BALANCE</b>	<b>\$ 1,992,718</b>		<b>\$ 2,498,333</b>		

**Panther Trace CDD**  
**Debt Service Fund- Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to February 28, 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	\$ 266,256	\$ (13,443)
3 Interest Revenue	-	908	908
4 Misc. Revenue	-	-	-
<b>5 TOTAL REVENUES</b>	<b>279,699</b>	<b>267,163</b>	<b>(12,536)</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>235,786</b>	<b>235,312</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>235,786</b>	<b>235,312</b>
20 Fund Balance - Beginning		80,555	80,555
<b>21 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 474</b>	<b>\$ 316,341</b>	<b>\$ 315,867</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>
02/02/2026	120124	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 378983 (Reference: #377761 - Huntington - Utility box. )		278.40	76,015.70
02/02/2026	120125	OLM, INC.	Invoice: 46666 (Reference: Jan26 monthly landscape inspection. )		1,260.00	74,755.70
02/02/2026	120126	Solitude Lake Management	Invoice: PSI234651 (Reference: Feb26 Annual Maintenance. )		2,025.25	72,730.45
02/02/2026	120127	Vesta District Services	Invoice: 430656 (Reference: FEB26 District Management services. )		4,057.92	68,672.53
02/02/2026	01ACH020226	BANK UNITED VISA CC	office supplies and special event		427.66	68,244.87
02/04/2026	120128	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 380736 (Reference: #380289 - Lunch Gazebo. ) Invoice: 381117 (Reference: 368134 - Pan...		16,052.47	52,192.40
02/04/2026	120129	Red Cap Plumbing & Air, LLC	Invoice: 462173630 (Reference: Captura Dual UV Lamp remote and Drain Repair. )		3,000.00	49,192.40
02/05/2026	3367	Clean Day	CH Cleaning - for week of 02/05/26		125.00	49,067.40
02/06/2026	01ACH020626	BOCC	12515 Bramfield Dr 12.23.25- 01.25.26		1,732.14	47,335.26
02/06/2026	020626PR1	Decision HR	PR 2/6/26		3,931.85	43,403.41
02/06/2026	020626BOS1	Daniel J O'Neill	BOS MTG 1/27/26		184.70	43,218.71
02/06/2026	020626BOS2	Engage PEO	BOS MTG 1/27/26		172.40	43,046.31
02/06/2026	132	Megan Jones	BOS MTG 1/27/26		184.70	42,861.61

Date	Number	Name	Memo	Deposits	Payments	Balance
02/06/2026	133	Michael J. Staubitz	BOS MTG 1/27/26		184.70	42,676.91
02/06/2026	020626BOS3	Richard Magerl	BOS MTG 1/27/26		184.70	42,492.21
02/09/2026			Funds Transfer	100,000.00		142,492.21
02/09/2026	120130	ZEBRA CLEANING TEAM, INC.	Invoice: 8471 (Reference: Pool Maintenance. )		3,191.32	139,300.89
02/09/2026	120131	Florida Mulch Inc.	Invoice: 16536 (Reference: Labor Installation- Certified Pine Bark Mini. )		23,012.82	116,288.07
02/09/2026	01ACH020926	REPUBLIC SERVICES	Trash P/U - Jan 2026		331.61	115,956.46
02/12/2026	3368	Clean Day	CH Cleaning - for week of 02/12/26		125.00	115,831.46
02/17/2026	01ACH021726	Spectrum Business	Phones & Internet 12515 Bramfield Dr 01.26.26- 02.25.26		170.00	115,661.46
02/18/2026			Deposit	400.00		116,061.46
02/18/2026	120132	Johnny Walker	Invoice: 21026PT1 (Reference: REPLACED THE 2 TB HARD DRIVE IT MALFUNCTIONED and INSTALLED A 4TB...		225.00	115,836.46
02/19/2026	3369	Clean Day	CH Cleaning - for week of 02/19/26		125.00	115,711.46
02/19/2026	120133	Red Cap Plumbing & Air, LLC	Invoice: 468854599 (Reference: The euro was running due to the diaphragm being warped change tha...		325.00	115,386.46
02/20/2026	022026PR1	Decision HR	PR 2/20/26		3,481.20	111,905.26
02/24/2026	01ACH022426	TECO	Summary Bill 12.16.25- 01.15.26		14,550.23	97,355.03
02/25/2026			Deposit	375.00		97,730.03
02/25/2026	120134	Riverview Pressure Cleaning	Invoice: 2363 (Reference: clubhouse facility maintenance. )		2,425.00	95,305.03
02/26/2026	3370	Clean Day	CH Cleaning - for week of 02/26/26		125.00	95,180.03
02/27/2026	022726BOS1	Daniel J O'Neill	BOS MTG 2/24/26		184.70	94,995.33
02/27/2026	022726BOS2	Engage PEO	BOS MTG 2/24/26		172.40	94,822.93
02/27/2026	134	Megan Jones	BOS MTG 2/24/26		184.70	94,638.23
02/27/2026	135	Michael J. Staubitz	BOS MTG 2/24/26		184.70	94,453.53
02/27/2026	022726BOS3	Richard Magerl	BOS MTG 2/24/26		184.70	94,268.83
02/27/2026			Interest	8.50		94,277.33
<b>02/28/2026</b>		<b>End of Month</b>		<b>100,783.50</b>	<b>82,800.27</b>	<b>94,277.33</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: March 24, 2026  
Re: Landscape Proposals

Dear Board Members,

Please find attached several proposals from LMP for your review:

- **Proposal #389411** – Dead Sycamore Removal: \$2,419.20
- **Proposal #386833** – Hydretain Treatment: \$4,934.00
- **Proposal #383461** – Community Aeration: \$6,920.00

At your convenience, please review the attached proposals and advise on how you would like to proceed.

Thank you,  
Monica Vitale  
Facilities Director



**Proposal**

**Proposal No.:** 389411  
**Proposed Date:** 03/13/26

PROPERTY:	FOR:
Panther Trace I CDD Monica Vitale 12515 Bramfield Drive Riverview, FL 33579	Sycamore Removal

**Removal of Sycamore that was damaged during storm, tree continues to lean more after any storms**

This tree is located directly across from the Greystone community.



ITEM	QTY	UOM	TOTAL
<b>Arbor Care Services</b>			
<b>Tree Removal</b>			\$2,304.00
Tree Removal - (Flush Cut)	1.00	CT	
<b>Fuel Surcharge</b>			
<b>Fuel Surcharge 5.0%</b>			\$115.20
Fuel Surcharge	1.00	EA	
<b>Total:</b>			<b>\$2,419.20</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**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

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

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

\_\_\_\_\_  
**Signature - Representative**

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



**Proposal**

**Proposal No.:** 386833  
**Proposed Date:** 03/16/26

PROPERTY:	FOR:
Panther Trace I CDD Monica Vitale 12515 Bramfield Drive Riverview, FL 33579	Hydretain

Proposal provides for the application of Hydretain soil moisture conditioner to aid in mitigating the recent tightening of water restriction by Hillsborough County. Application covers all common area turf inclusive of Sports Field.

**Hydretain Soil Moisture Management:**

- **Understanding Current Watering Restrictions**

Properties regulated by **SWFWMD** or city ordinances are often limited to:

- Irrigation **1 day per week**
- Seasonal time-of-day watering windows
- Enforcement fines for non-compliance
- Limited irrigation during drought declarations

These restrictions place significant stress on turfgrass — particularly St. Augustine and Bermuda — during high heat and sandy soil conditions common in Florida.

**Proposed Solution: Hydretain Soil Moisture Management Program**

We propose the application of **Hydretain Liquid Soil Moisture Management Solution** to extend soil moisture availability between irrigation events and help turf remain healthy under restricted watering schedules.

Hydretain works differently than traditional wetting agents. It captures soil moisture vapor and converts it into usable water droplets in the root zone — effectively increasing available moisture without increasing irrigation.

**Scope of Work**

- Full-property broadcast application of Hydretain
- Applied at labeled rate for maximum moisture retention
- Follow-up applications every 90 days during peak stress periods
- Compatible with fertilization and pest control programs

## Why This Matters Under SWFWMD Restrictions

- Extends the Benefit of Your 1 Watering Day

Hydretain allows turf to stay hydrated longer after its scheduled irrigation cycle.

- Reduces Heat & Drought Stress

Critical during summer when irrigation frequency is limited.

- Protects Root System Integrity

Helps prevent turf thinning, root dieback, and decline caused by moisture stress.

- Reduces Risk of Turf Replacement Cost.

ITEM	QTY	UOM	TOTAL
<b>All St Augustine &amp; Sports Field</b>			
<b>HydretainTreatment</b>			\$4,934.00
LESCO Moisture Manager Granular 40lb Bag	1261.00	Lb	
Agronomy Tech	24.00	HR	
<b>Total:</b>			<b>\$4,934.00</b>

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\_\_\_\_\_  
**Signature (Owner/Property Manager)**

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

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

\_\_\_\_\_  
**Signature - Representative**

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



**Proposal**

**Proposal No.:** 383461  
**Proposed Date:** 03/16/26

PROPERTY:	FOR:
Panther Trace I CDD Monica Vitale 12515 Bramfield Drive Riverview, FL 33579	Core Aeration /Soil Ammendments

**Service Description:**

Over time, soil becomes compacted and thatch builds up, blocking water, air, and nutrients from reaching the roots. Our professional core aeration service solves this problem by revitalizing your lawn from the ground up. May take multiple treatments depending upon severity of the conditions of the lawn. We will continue to monitor the conditions and advise accordingly.

**. Benefits of Lawn Aeration / Soil Amendment with Command Soil:**

- Breaks down thatch buildup that chokes turf
- Relieves compacted soil so roots can expand and strengthen
- Increases water and fertilizer absorption—no more runoff or waste
- Reduces the chance for Disease, Insects, and Weeds.
- Delivers oxygen directly to the root zone for faster recovery
- Promotes thicker, greener grass and fewer bare spots
- Improves drought tolerance and overall lawn resilience
- COMAND Soil adds beneficial bacteria and fungi that compete with pathogens like those causing Brown Patch or Take-All Root Rot.

- Moisture Management: It (Command Soil ) holds 6x its weight in water, helping damaged roots stay hydrated while they recover.

**Service Includes:**

- Professional core aeration of the entire lawn area
- Clean, uniform coverage for maximum results
- All irrigation heads flagged to prevent damage.
- Natural soil enrichment as cores break down
- Noticeable improvement in lawn health and color

**Best Time to Aerate:**

Spring or fall—especially before fertilization for maximum impact.

ITEM	QTY	UOM	TOTAL
<b>(TYPE IN LOCATION AND QUICK DESCRIPTION)</b>			
<b>ME: Aeration / Soil Amendment</b>			\$6,920.00
Command Soil	60.00	Yard	
Agronomy Labor	40.00	HR	
<b>Total:</b>			<b>\$6,920.00</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.

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\_\_\_\_\_  
**Signature (Owner/Property Manager)**

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

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

\_\_\_\_\_  
**Signature - Representative**

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

# EXHIBIT 4

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

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**Aquatics**

- Aquatics reports are available to Supervisors upon request.
  - The pool vendor continues to perform routine weekly maintenance in accordance with the contract, including water quality testing, chemical balancing, and equipment inspections.
- 

**Landscape**

- The February inspection reports and corresponding grade sheets are included in this month's agenda packet for review.
  - Overall landscape conditions remain stable; however, routine maintenance and seasonal adjustments continue as needed.
  - Three proposals from the landscape vendor are included for Board consideration, addressing tree removal, turf treatment, and community aeration to maintain and improve overall site conditions.
- 

**Clubhouse / Pool / Playground**

- Staff has initiated spring break pool monitoring to accommodate increased resident usage and to help maintain a safe and orderly environment.
  - The clubhouse and playground areas continue to be maintained and inspected regularly, with no major issues to report at this time.
  - Additional proposals are being solicited to complete pressure washing of the pool deck and furniture to ensure the facilities remain clean and presentable heading into peak season.
- 

**Events**

- **March 29** – TTRPG Club
- **April 4** – Spring Egg Hunt
- **April 24** – Adult Craft Night

Staff continues to coordinate and prepare for upcoming events to encourage resident engagement and community participation.

# EXHIBIT 5

# PANTHER TRACE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-2.5	Soft edges, tree wells
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		Tree, shrub and palm due
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1.5	Ground pruning on succulent growth, stagger prune affected areas, street tree in travel
CLEANLINESS	10	-7.5	Improve site cleanliness, oak leaf drop off turf, Spanish moss
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: 2-17-26 Score: 92% *Performance Payment™* % 100

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

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

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





# PANTHER TRACE CDD

LANDSCAPE INSPECTION

February 17, 2026

ATTENDING:

MONICA VITALE – PANTHER TRACE CDD

DAVE MANFRIN – LMP

PAUL WOODS – OLM, INC.

**SCORE: 92%**

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

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Pool side gate entrance: Redistribute and top dress mulch as needed to cover bare soil.
2. Proceed with palm, shrub, and tree fertilizations.
3. Parking lot: Remove Spanish Moss up to 15 feet from Elm trees.
4. Drench King Sago Palms at the island with systemic fungicides and fertilizers.
5. Remove weak attachments and stubs from Ligustrum Privets.
6. Clubhouse entrance: Rejuvenate prune Snow on the Mountain to 1 foot.

### COMMONS

7. Panther Trace Blvd westbound right-of-way across from Greystone: Remove windfall and branches from conservation easement.
8. Panther Trace Blvd approaching Huntington: Target prune Oak limbs behind struck by service trucks.
9. Huntington roundabout: Confirm irrigation coverage. Closely monitor the affected stem on the Ligustrum Privet at the south side of the island.
10. Panther Trace Blvd between Huntington and US 301: Prune downward growth and weak attachments up to 15 feet in the row of Oak trees. Remove tree limbs being struck by service vehicles at the Huntington exit and adjacent to the bike path sign.
11. US 301 frontage: Continue and complete removal of Sycamore and Oak leaves from the berm front area.
12. Panther Trace Blvd inbound right-of-way adjacent to the urgent care center entrance: Confirm irrigation coverage. Apply pre and post-emergent herbicides to suppress grassy weeds in St. Augustine berm and right-of-way.

13. Greystone: Prune back Brazilian Pepper extending into the mowable areas on the rear of the US 301 berm at the south retention pond.
14. Stratford frontage: Repair pest damaged turf at the inbound right-of-way under warranty.
15. At the tringle: Prune dead wood from Golden Raintrees. Ground prune and remove the stumps.
16. Gazebo pocket park: Remove Oak leaves and windfall.
17. Rodeo Lane entrance: Prune to elevate downward growth in Oak trees along the fence line.
18. Throughout: Redefine tree wells and other soft lines.
19. Sports field: Elevate Sycamore trees around the perimeter, improving light penetration.
20. South side of the tennis courts: I recommend removing the branches growing towards the chain link fence.
21. Sports field parking lot: Remove Oak leaves matted in the Viburnum hedgerow.
22. Remove Spanish Moss up to 15 feet from common area trees.
23. Hawthorne entrance cul-de-sac: Confirm irrigation.

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

1. Provide a price to resod park areas with Bahia during the rainy season.
2. Hawthorne center island: Provide a price to enhance Asiatic Jasmine.

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

NONE

### **CATEGORY V: NOTES TO CONTRACTOR**

1. Confirm services including irrigation interruption for the April 4<sup>th</sup> spring event.

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)