



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

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
May 26, 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 **May 26, 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, May 26, 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 April 28, 2026 Regular Meeting [Exhibit 1](#)
  - B. Acceptance of the April 2026 Financial Statements [Exhibit 2](#)
- V. Business Matters**
  - A. Consideration & Adoption of **Resolution 2026-02**, Approving Proposed FY 2027 Budget and Setting a Public Hearing *(Budget approved at April meeting, corrected Public Hearing date to August 25)* [Exhibit 3](#)
  - B. Discussion and Consideration of Pool Vendors
    - AquaPRO Pool Solutions - \$2,100.00/mo for 3 visits a week service [Exhibit 4](#)
    - Zebra Cleaning Team - \$2,100.00/mo for 3 days a week service [Exhibit 5](#)
  - C. Consideration & Approval of LMP Sports Field Dead Pine Removal Proposal - \$3,140.00** [Exhibit 6](#)
- VI. Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. Facilities Director
    - Facilities Director's Report [Exhibit 7](#)
    - Landscaping Review [Exhibit 8](#)
  - D. District Manager

- Presentation of Panther Trace I CDD Number of Qualified Electors as of April 15, 2026 – F.S. 190.006 – 1,869
- Next Meeting Quorum Check: June 23, 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, April 28, 2026 at 6:02 p.m. at Panther Trace I Clubhouse, 12515 Bramfield  
6 Drive, Riverview, Florida 33579.

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

8 Mr. Jeskewich called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Staubitz	Board Supervisor, Vice Chairman
11 Dan O’Neill ( <i>joined in progress</i> )	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 ( <i>via phone</i> )	District Engineer, Lighthouse Engineering

17 *The following is a summary of the discussions and actions taken at the April 28, 2026 Panther Trace I CDD*  
18 *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 March 24, 2026 Regular Meeting
- 24 B. Exhibit 2: Acceptance of the March 2026 Financial Statements
- 25 C. Exhibit 3: Ratification of the LMP Irrigation Enhancement/Cycle Stop Valve Renovation Invoice  
26 - \$2,427.84

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

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

- 31 A. Exhibit 4: Consideration of Hanley Pools LLC Reservoir Tank Repair Proposal - \$5,300.00

32 Ms. Vitale explained that a leak in the tank was resulting in water coming up to where the motors  
33 sat and had broken four motors thus far, and noted that if motors were damaged by water this  
34 invalidated their warranty. In response to Board questions, Ms. Vitale explained that the initial  
35 motor damage had occurred during the rainy season and had previously been attributed to flooding  
36 before the diagnosis of the tank leak..

37 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved  
38 the Hanley Pools LLC Reservoir Tank Repair proposal, in the amount of \$5,300.00, for the Panther Trace  
39 I Community Development District.

40 B. Exhibit 5: Presentation of Proposed FY 2027 Budget

41 On a MOTION by O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved the  
42 FY 2027 budget, as presented, for the Panther Trace I Community Development District.

43 C. Exhibit 6: Consideration & Adoption of **Resolution 2026-02**, Approving Proposed FY 2027 Budget  
44 and Setting a Public Hearing

45 The public hearing date was stated at this meeting to be set for May 26, 2026, at 6:10 p.m. This  
46 date will be adjusted at the next meeting to fall on the August 25 meeting date.

47 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted  
48 **Resolution 2026-02**, Approving Proposed FY 2027 Budget and Setting a Public Hearing, 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 C. Facilities Director

54 ➤ Exhibit 7: Facilities Director’s Report

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

56 D. District Manager

57 ➤ Next Meeting Quorum Check: May 26, 2026, 6:00 PM

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

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

61 Mr. Magerl discussed sports court access setups with the Board.

62 Mr. O’Neill noted that the Scouts Troop had performed a cleanup around the ponds on April 27,  
63 with 3 bags of trash removed in total.

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

65 There being none, the next item followed.

66 **NINTH ORDER OF BUSINESS – Adjournment**

67 Mr. Jeskewich asked for final questions, comments, or corrections before requesting a motion to  
68 adjourn the meeting. There being none, Mr. O’Neill made a motion to adjourn the meeting.

69 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned  
70 the meeting at 6:17 p.m. for the Panther Trace I Community Development District.

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

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

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**Signature**

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**Signature**

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**Printed Name**

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**Printed Name**

77 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 2

*Panther Trace*  
*Community Development District*

*Financial Statements*  
*(Unaudited)*

*April 30, 2026*



**Panther Trace CDD**  
**Balance Sheet**  
**April 30, 2026**

	<b>General Fund</b>	<b>Debt Service 2020</b>	<b>TOTAL</b>
<b>1 ASSETS</b>			
2 Operating Account - NEW	\$ 153,116	\$ -	\$ 153,116
3 Cash - Debit Card	-	-	-
4 Money Market Account - BU	2,261,550	-	2,261,550
5 Trust Accounts:			-
6 Revenue Fund	-	319,418	319,418
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 Assessments Receivable On Roll	9,028	3,244	12,271
11 Due From GF	-	7,242	7,242
12 Undeposited Funds	-	-	-
13 Prepaid	2,875	-	2,875
14 Deposits	16,890	-	16,890
<b>15 TOTAL ASSETS</b>	<b>\$ 2,443,458</b>	<b>\$ 329,904</b>	<b>\$ 2,773,362</b>
<b>16 LIABILITIES</b>			
17 Accounts Payable	\$ 7,612	\$ -	\$ 7,612
18 Security Deposits	-	-	-
19 Accrued Expenses	-	-	-
20 Deferred Revenue On Roll	9,028	3,244	12,271
21 Due To Debt Service	7,242	-	7,242
<b>22 TOTAL LIABILITIES</b>	<b>23,882</b>	<b>3,244</b>	<b>27,126</b>
<b>23 FUND BALANCE</b>			
24 Nonspendable			
25 Prepaid & Deposits	19,765	-	19,765
26 Capital Reserves	73,000	-	73,000
27 Operating Capital	221,512	-	221,512
28 Unassigned	2,105,300	326,660	2,431,960
<b>29 TOTAL FUND BALANCE</b>	<b>2,419,576</b>	<b>326,660</b>	<b>2,746,237</b>
<b>30 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,443,458</b>	<b>\$ 329,904</b>	<b>\$ 2,773,362</b>

**Panther Trace CDD**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to April 30, 2026**

	FY 2026 Adopted Budget	FY 2026 Month of April	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	\$ 20,400	\$ 778,717	\$ (9,028)	99%
3 Interest Revenue	100,000	6,257	46,334	(53,666)	46%
4 Miscellaneous Revenue	300	-	620	320	207%
5 Clubhouse Rentals	2,500	150	2,175	(325)	87%
<b>6 TOTAL REVENUES</b>	<b>\$ 890,545</b>	<b>\$ 26,807</b>	<b>\$ 827,847</b>	<b>\$ (62,699)</b>	<b>93%</b>
<b>7 EXPENDITURES</b>					
<b>8 GENERAL ADMINISTRATIVE</b>					
9 Board Of Supervisors Payroll	\$ 12,000	\$ 800	\$ 4,600	\$ (7,400)	38%
10 Payroll Taxes - Board Of Supervisors	919	61	352	(567)	38%
11 Payroll Services - Board Of Supervisors	650	50	300	(350)	46%
12 Management Consulting Services	48,195	4,016	28,114	(20,081)	58%
13 Office Supplies	500	30	431	(69)	86%
14 Bank Fees	200	-	-	(200)	0%
15 Mailing	50	-	217	167	435%
16 School Sponsorship	200	-	-	(200)	0%
17 Other Miscellaneous	250	-	172	(78)	69%
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	263	1,583	(5,917)	21%
23 Technology Services And Website Admin.	1,650	42	742	(908)	45%
<b>24 TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>82,039</b>	<b>5,262</b>	<b>37,282</b>	<b>(44,757)</b>	<b>45%</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	13,880	84,858	(85,142)	50%
35 Utilities - Water	12,000	1,280	11,187	(813)	93%
36 Utilities - Solid Waste Disposal	2,244	424	2,263	19	101%
37 Impact Fee Assessment	650	-	-	(650)	0%
<b>38 TOTAL UTILITIES</b>	<b>184,894</b>	<b>15,583</b>	<b>98,308</b>	<b>(86,586)</b>	<b>53%</b>
<b>41 PHYSICAL ENVIRONMENT</b>					
42 Lake & Pond Maintenance	24,127	2,025	14,000	(10,127)	58%
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	110,071	(68,735)	62%
46 Landscape Maintenance - Consulting	15,574	1,260	8,820	(6,754)	57%
47 Landscape Replacement	44,116	-	26,134	(17,982)	59%
48 Tree Maintenance/Removal	25,000	-	1,152	(23,848)	5%
49 Irrigation Maintenance	8,000	186	7,387	(613)	92%
50 Decorative Light Maintenance	1,500	-	-	(1,500)	0%

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of April</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	480	(480)	50%
52 Infrastructure Maint. & Repair	5,000	-	500	(4,500)	10%
53 Field Manager Contingency	16,000	-	425	(15,575)	3%
<b>54 TOTAL PHYSICAL ENVIRONMENT</b>	<b>323,583</b>	<b>18,452</b>	<b>172,022</b>	<b>(151,561)</b>	<b>53%</b>
<b>55 PARKS AND RECREATION</b>					
56 Communications	2,820	185	1,236	(1,584)	44%
57 Clubhouse Staff	80,534	9,148	51,924	(28,610)	64%
58 Clubhouse Staff Taxes	6,161	838	4,375	(1,786)	71%
59 Unemployment Insurance	1,200	-	-	(1,200)	0%
60 Clubhouse Workmens Comp Insurance	1,250	316	1,440	190	115%
61 Clubhouse Staff Payroll Fees	3,000	513	2,709	(291)	90%
62 Club Facility - Interior Furnishings	750	-	-	(750)	0%
63 Club Facility Maintenance	15,000	-	8,757	(6,243)	58%
64 Pool Maintenance - Contract	24,000	2,100	14,700	(9,300)	61%
65 Pool Maintenance - Other	6,000	7,550	13,636	7,636	227%
66 Pool Permit	275	-	-	(275)	0%
67 Amenities Monitor	25,000	-	-	(25,000)	0%
68 Clubhouse Supplies	2,500	15	677	(1,823)	27%
69 Park Facility Maintenance	4,000	-	4,677	677	117%
70 Special Events	25,000	-	16,525	(8,475)	66%
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>20,665</b>	<b>131,088</b>	<b>(76,602)</b>	<b>63%</b>

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of April</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>59,961</b>	<b>538,577</b>	<b>(347,469)</b>	<b>61%</b>
<b>79 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 4,498</b>	<b>\$ (33,154)</b>	<b>\$ 289,270</b>	<b>\$ 284,771</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>(33,154)</b>	<b>289,270</b>	<b>284,771</b>	
85 Fund Balance - Beginning	1,988,220		2,130,307	142,087	
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>\$ 2,419,576</b>	<b>\$ 426,858</b>	
<b>89 FUND BALANCE ANALYSIS</b>					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	19,765		19,765		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,678,441		2,105,300		
<b>95 TOTAL FUND BALANCE</b>	<b>\$ 1,992,718</b>		<b>\$ 2,419,576</b>		

**Panther Trace CDD**  
**Debt Service Fund- Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to April 30, 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	\$ 276,455	\$ (3,244)
3 Interest Revenue	-	1,027	1,027
4 Misc. Revenue	-	-	-
<b>5 TOTAL REVENUES</b>	<b>279,699</b>	<b>277,483</b>	<b>(2,216)</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>246,105</b>	<b>245,631</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>246,105</b>	<b>245,631</b>
20 Fund Balance - Beginning		80,555	80,555
<b>21 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 474</b>	<b>\$ 326,660</b>	<b>\$ 326,186</b>

\* financed by prior year revenues

**Panther Trace CDD  
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		<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 properl...		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
			Invoice: 365953 (Reference: #368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal ...		14,900.48	57,324.65
11/12/2025	120090	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 429506 (Reference: Management services. )		4,057.92	53,266.73
11/12/2025	120091	Vesta District Services	Invoice: PSI213514 (Reference: Annual Lake Maintenance. )		1,966.26	51,300.47
11/12/2025	120092	Solitude Lake Management	CH Cleaning - for week of 11/13/2025		125.00	51,175.47
11/13/2025	3346	Clean Day	Holiday Party Gratuities		700.00	50,475.47
11/14/2025	3353	MONICA VITALE	Invoice: 75 (Reference: Equipment rental Music. )		600.00	49,875.47
11/14/2025	120093	JIM VITALE	Invoice: 16889 (Reference: Train. )		1,295.00	48,580.47
11/14/2025	120094	AirFunGames Event Services LLC	PR 11/14/25		3,915.14	44,665.33
11/14/2025	111425PR1	Decision HR	Phones & Internet 12515 Bramfield Dr 10.26.25- 11.25.25		170.00	44,495.33
11/17/2025	01ACH111725	Spectrum Business	Funds Transfer	50,000.00		94,495.33
11/18/2025			CH Cleaning - for week of 11/20/2025		125.00	94,370.33
11/20/2025	3347	Clean Day	Summary Bill 09.16.25- 10.14.25		14,043.39	80,326.94
11/20/2025	01ACH112025	TECO	FY 2025/2026 Special District Invoice Fee/Update Form		175.00	80,151.94
11/21/2025	3356	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 429442 (Reference: billable Expenses Oct25. )		41.94	80,110.00
11/21/2025	120095	Vesta District Services	Invoice: 5434 (Reference: Resurface 2 tennis courts. )		24,750.00	55,360.00
11/21/2025	120096	Florida Courts, Inc.	Deposit	200.00		55,560.00
11/24/2025			Invoice: 46293 (Reference: monthly landscape inspection. )		1,260.00	54,300.00
11/26/2025	120097	OLM, INC.	Invoice: 378172 (Reference: Pest Control Service. )		80.00	54,220.00
11/26/2025	120098	NVIROTECT PEST CONTROL SERVICES	CH Cleaning - for week of 11/27/2025		125.00	54,095.00
11/27/2025	3348	Clean Day	Pay Period 11/9/25 - 11/22/25 6 Hrs		77.57	54,017.43
11/28/2025	3357	Trenton L. Willis	PR 11/28/25		3,542.16	50,475.27
11/28/2025	112825PR1	Decision HR	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
			Invoice: 369445 (Reference: #334419 - Aeration - Sports Field. ) Invoice: 370475 (Reference: #...		16,450.06	30,084.93
12/02/2025	120101	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	CH Cleaning - for week of 12/04/2025		125.00	29,959.93
12/04/2025	3354	Clean Day	Invoice: PSI221207 (Reference: Annual Lake Maintenance. )		1,966.26	27,993.67
12/04/2025	120102	Solitude Lake Management	BOS MTG 11/24/25		184.70	27,808.97
12/05/2025	120525BOS1	Daniel J O'Neill	PR 12/26/25		141.80	27,667.17
12/05/2025	120525BOS2	Engage PEO	BOS MTG 11/24/25		184.70	27,482.47
12/05/2025	131	Megan Jones	BOS MTG 11/24/25		184.70	27,297.77
12/05/2025	120525BOS3	Richard Magerl	CH Cleaning after Holiday Party 12/07/2025		125.00	27,172.77
12/07/2025	3355	Clean Day	Invoice: 27580 (Reference: legal services. )		741.00	26,431.77
12/09/2025	120103	STRALEY ROBIN VERICKER	Trash P/U - Dec 2025		256.46	26,175.31
12/09/2025	01ACH120925	REPUBLIC SERVICES	Invoice: 4501-1 (Reference: Christmas Lights - Triline. )		3,105.00	23,070.31
12/10/2025	120104	Xcellent Xteriors, LLC	Invoice: 39819 (Reference: Help Desk Technician. )		187.50	22,882.81
12/10/2025	120105	MHD COMMUNICATIONS	12515 Bramfield Dr 10.28.25- 11.25.25		1,765.82	21,116.99
12/10/2025	01ACH121025	BOCC	CH Cleaning after Holiday Party 12/11/2025		125.00	20,991.99
12/11/2025	3358	Clean Day	PR 12/12/25		4,766.73	16,225.26
12/12/2025	121225PR1	Decision HR	Invoice: 39682 (Reference: Gate and WS Laptops. )		2,277.00	13,948.26
12/15/2025	120106	MHD COMMUNICATIONS	Invoice: 23 (Reference: Maintenance work. )		4,013.31	9,934.95
12/15/2025	120107	Thomas Watson				

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 - Trimeline.		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
02/06/2026	133	Michael J. Staubitz	BOS MTG 1/27/26		184.70	42,676.91

Date	Number	Name	Memo	Deposits	Payments	Balance
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>
03/02/2026	120135	OLM, INC.	Invoice: 46840 (Reference: Feb26 Monthly Landscape inspection. )		1,260.00	93,017.33
03/02/2026	120136	Vesta District Services	Invoice: 431102 (Reference: Management fee services Mar26. )		4,057.92	88,959.41
03/02/2026	120137	Johnny Walker	Invoice: 21326PT1D (Reference: ADD 2 ADDITIONAL CAMERAS TO CAMERA SYSTEM. )		425.00	88,534.41
03/02/2026	01ACH030226	BANK UNITED VISA CC			563.92	87,970.49
03/04/2026	120138	NVIROTECT PEST CONTROL SERVICES	Invoice: 386561 (Reference: Pest Control Service. )		80.00	87,890.49
03/04/2026	120139	Solitude Lake Management	Invoice: PSI241284 (Reference: Annual maintenance Mar26. )		2,025.25	85,865.24
03/04/2026	120140	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 385571 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal M...		14,900.47	70,964.77
03/05/2026	3371	Clean Day	CH Cleaning - for week of 03/05/26		125.00	70,839.77
03/06/2026			Deposit	250.00		71,089.77
03/06/2026	030626PR1	Decision HR	PR 3/6/26		4,077.47	67,012.30
03/10/2026	01ACH031026	BOCC	12515 Bramfield Dr 01.25.26- 02.24.26		1,719.61	65,292.69
03/10/2026	02ACH031026	REPUBLIC SERVICES	Trash P/U - MAR 2026		331.61	64,961.08
03/11/2026	120141	JIM VITALE	Invoice: 76 (Reference: Equipment Rental for Spring Fling Set and Clean up Music. )		250.00	64,711.08
03/12/2026	3372	Clean Day	CH Cleaning - for week of 03/12/26		125.00	64,586.08
03/12/2026	120142	Vesta District Services	Invoice: 431341 (Reference: Billable Expenses -Jan 2026. )		66.99	64,519.09
03/13/2026			Deposit	150.00		64,669.09
03/16/2026	120143	ZEBRA CLEANING TEAM, INC.	Invoice: 8457 (Reference: Monthly Full Service. ) Invoice: 8510 (Reference: Commercial Pool Se...		4,200.00	60,469.09
03/16/2026	120144	TAMPA BOUNCE LLC	Invoice: 42 (Reference: Special events 4/4/26. )		902.88	59,566.21
03/16/2026	01ACH031626	Spectrum Business	Phones & Internet 12515 Bramfield Dr 02.26.26- 03.25.26		185.33	59,380.88
03/18/2026	3375	Farm To You Revue, LLC	Gratuity for Spring Egg Hunt		200.00	59,180.88
03/18/2026	3376	TAMPA BOUNCE LLC	Gratuity for Spring Egg Hunt		150.00	59,030.88
03/19/2026	3373	Clean Day	CH Cleaning - for week of 03/19/26		125.00	58,905.88
03/20/2026	032026PR1	Decision HR	PR 3/20/26		4,015.23	54,890.65
03/23/2026			Deposit	2,561.97		57,452.62
03/23/2026			Deposit	150.00		57,602.62
03/23/2026			Deposit	300.00		57,902.62
03/23/2026	120145	Johnny Walker	Invoice: 21326PT1B (Reference: Camera Installation. )		500.00	57,402.62
03/24/2026	120146	OLM, INC.	Invoice: 46998 (Reference: Mar26 monthly landscape inspection. )		1,260.00	56,142.62
03/25/2026	01ACH032526	TECO	Summary Bill 01.16.26- 02.16.26		14,110.76	42,031.86
03/26/2026	3374	Clean Day	CH Cleaning - for week of 03/26/26		125.00	41,906.86
03/26/2026	120147	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 388019 (Reference: Needed Irrigation Repairs - Eliminate Driplines & Install Sprayheads...		1,538.50	40,368.36

Date	Number	Name	Memo	Deposits	Payments	Balance
03/31/2026	120148	NVIROTECT PEST CONTROL SERVICES	Invoice: 389338 (Reference: Pest Control Service. )		80.00	40,288.36
03/31/2026			Interest	5.64		40,294.00
<b>03/31/2026</b>		<b>End of Month</b>		<b>3,417.61</b>	<b>57,400.94</b>	<b>40,294.00</b>
04/01/2026	01ACH040126	BANK UNITED VISA CC			3,583.19	36,710.81
04/02/2026	3377	Clean Day	CH Cleaning - for week of 04/02/26		125.00	36,585.81
04/03/2026	3382	STRALEY ROBIN VERICKER	Reference: legal services.		579.50	36,006.31
04/03/2026	120149	ZEBRA CLEANING TEAM, INC.	Invoice: 8573 (Reference: Apr26 Full-service pool cleaning. )		2,100.00	33,906.31
04/03/2026	120150	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 389138 (Reference: 388358 - Spring Annuals. )		3,081.00	30,825.31
04/03/2026	040326PR1	Decision HR	PR 4/3/26		5,708.77	25,116.54
04/03/2026	040326BOS1	Daniel J O'Neill	BOS MTG 3/24/26		184.70	24,931.84
04/03/2026	040326BOS2	Engage PEO	BOS MTG 3/24/26		172.40	24,759.44
04/03/2026	136	Megan Jones	BOS MTG 3/24/26		184.70	24,574.74
04/03/2026	040326BOS3	Richard Magerl	BOS MTG 3/24/26		184.70	24,390.04
04/06/2026			Funds Transfer	150,000.00		174,390.04
04/07/2026			Funds Transfer	300,000.00		474,390.04
04/07/2026	01ACH040726	REPUBLIC SERVICES	Trash P/U - APR 2026		331.61	474,058.43
04/08/2026	01ACH040826	BOCC	12515 Bramfield Dr 02.24.26- 03.26.26		1,196.39	472,862.04
04/08/2026	120151	Vesta District Services	Invoice: 431783 (Reference: Apr26 Management and website fees. )		4,057.92	468,804.12
04/08/2026	120152	Solitude Lake Management	Invoice: PSI252469 (Reference: APR26 Annual maintenance. )		2,025.25	466,778.87
04/08/2026	120153	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 390058 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal A...		17,328.32	449,450.55
04/09/2026	3378	Clean Day	CH Cleaning - for week of 04/09/26		125.00	449,325.55
04/09/2026	3383	US Bank Tax distribution	Tax Distribution DS 2020		271,987.84	177,337.71
04/10/2026	120154	ZEBRA CLEANING TEAM, INC.	Invoice: 8590 (Reference: Pressure gauge installed. ) Invoice: 8589 (Reference: Flow Meter rep...		1,839.91	175,497.80
04/10/2026	120155	Red Cap Plumbing & Air, LLC	Invoice: 462436886 (Reference: Pool bathroom men?s restroom. )		887.00	174,610.80
04/15/2026	01ACH041526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 03.26.26- 04.25.26		185.33	174,425.47
04/16/2026	3379	Clean Day	CH Cleaning - for week of 04/16/26		125.00	174,300.47
04/17/2026			Deposit	150.00		174,450.47
04/17/2026	120156	ZEBRA CLEANING TEAM, INC.	Invoice: 8596 (Reference: Chemical Barrel- 30Gallon. )		409.67	174,040.80
04/17/2026	041726PR1	Decision HR	PR 4/17/26		5,106.48	168,934.32
04/23/2026	3380	Clean Day	CH Cleaning - for week of 04/23/26		125.00	168,809.32
04/23/2026	01ACH042326	TECO	Summary Bill 02.17.26- 03.17.26		13,879.52	154,929.80
04/24/2026	120157	STRALEY ROBIN VERICKER	Invoice: 28221 (Reference: Legal Services Mar. )		262.50	154,667.30
04/29/2026	3388	Michael J. Staubitz	BOS MTG 3/24/26		184.70	154,482.60
04/29/2026	120158	OLM, INC.	Invoice: 47159 (Reference: monthly landscape inspection. )		1,260.00	153,222.60
04/30/2026	3381	Clean Day	CH Cleaning - for week of 04/30/26		125.00	153,097.60
04/30/2026			Interest	18.41		153,116.01
<b>04/30/2026</b>		<b>End of Month</b>		<b>450,168.41</b>	<b>337,346.40</b>	<b>153,116.01</b>

# EXHIBIT 3

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Panther Trace Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 25, 2026 at 6:00pm at Panther Trace Clubhouse located at 12515 Bramfield Drive, Riverview, Florida 33579.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 26, 2026.**

Attest:

**Panther Trace Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

**PANTHER TRACE I CDD**  
**FISCAL YEAR 2026-2027 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 <b>REVENUE</b>					
2 SPECIAL ASSESSMENTS	\$ 797,711	\$ 799,221	\$ 787,745	\$ 832,656	\$ 44,910
3 INTEREST REVENUE	110,118	89,689	100,000	100,000	-
4 MISCELLANEOUS REVENUE	40	37	300	300	-
5 CLUBHOUSE RENTALS	5,165	4,000	2,500	2,500	-
6 ACCESS CARDS	-	370	-	-	-
7 FUND BALANCE FORWARD	-	-	-	-	-
8 <b>TOTAL REVENUE</b>	<b>913,033</b>	<b>893,317</b>	<b>890,545</b>	<b>935,456</b>	<b>44,910</b>
9					
10 <b>EXPENDITURES</b>					
11 <b>ADMINISTRATIVE:</b>					
12 BOARD OF SUPERVISORS PAYROLL	6,415	7,800	12,000	12,000	-
13 PAYROLL TAXES - BOARD OF SUPERVISORS	475	597	919	919	-
14 PAYROLL SERVICES - BOARD OF SUPERVISORS	500	550	650	650	-
15 MANAGEMENT CONSULTING SERVICES	47,250	47,250	48,195	48,195	-
16 OFFICE SUPPLIES	1	788	500	1,000	500
17 BANK FEES	10	84	200	200	-
18 MISCELLANEOUS ADMIN					
19 MAILING	413	539	50	550	500
20 SCHOOL SPONSORSHIP	300	250	200	250	50
21 OTHER MISCELLANEOUS	50	204	250	500	250
22 AUDITING	3,900	3,900	4,050	4,150	100
23 REGULATORY AND PERMIT FEES	175	175	175	175	-
24 LEGAL ADVERTISEMENTS	-	396	700	700	-
25 ENGINEERING SERVICES	1,259	4,989	5,000	5,000	-
26 LEGAL SERVICES	9,126	4,540	7,500	7,500	-
27 TECHNOLOGY SERVICES AND WEBSITE ADMIN.	1,665	4,315	1,650	1,650	-
28 SALES TAX	337	364	-	-	-
29 <b>TOTAL ADMINISTRATIVE</b>	<b>71,876</b>	<b>76,740</b>	<b>82,039</b>	<b>83,439</b>	<b>1,400</b>
30					
31 <b>INSURANCE:</b>					
32 INSURANCE	34,109	47,203	52,374	49,020	(3,354)
33 <b>TOTAL INSURANCE</b>	<b>34,109</b>	<b>47,203</b>	<b>52,374</b>	<b>49,020</b>	<b>(3,354)</b>
34					
35 <b>DEBT SERVICE ADMINISTRATION:</b>					
36 DISCLOSURE REPORT	-	1,000	1,000	1,000	-
37 ARBITRAGE REBATE	-	-	650	650	-

**PANTHER TRACE I CDD**  
**FISCAL YEAR 2026-2027 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ACTUALS</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
38 TRUSTEE FEES	3,895	4,041	4,041	3,950	(91)
39 <b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>3,895</b>	<b>5,041</b>	<b>5,691</b>	<b>5,600</b>	<b>(91)</b>
40					
41 <b>UTILITIES:</b>					
42 UTILITIES - ELECTRICITY	166,552	133,356	170,000	180,200	10,200
43 UTILITIES - WATER	12,504	16,443	12,000	21,952	9,952
44 UTILITIES - SOLID WASTE DISPOSAL	2,203	2,977	2,244	3,619	1,375
45 IMPACT FEE ASSESSMENT	-	-	650	650	-
46 <b>TOTAL UTILITIES</b>	<b>181,259</b>	<b>152,777</b>	<b>184,894</b>	<b>206,421</b>	<b>21,527</b>
47					
48 <b>SECURITY:</b>					
49 SECURITY SYSTEM - CONTRACT	128	54	-	-	-
50 SECURITY - MISCELLANEOUS	2,183	-	-	-	-
51 <b>TOTAL SECURITY</b>	<b>2,312</b>	<b>54</b>	<b>-</b>	<b>-</b>	<b>-</b>
52					
53 <b>PHYSICAL ENVIRONMENT:</b>					
54 LAKE & POND MAINTENANCE	22,741	23,423	24,127	24,851	724
55 LAKE & POND MAINTENANCE - OTHER	-	4,074	2,000	2,000	-
56 ENTRY & WALLS MAINTENANCE	-	-	2,500	2,500	-
57 LANDSCAPE MAINTENANCE - CONTRACT	159,656	172,810	178,806	187,746	8,940
58 LANDSCAPE MAINTENANCE - CONSULTING	15,120	15,120	15,574	15,876	302
59 LANDSCAPE REPLACEMENT	32,870	9,858	44,116	46,321	2,205
60 TREE MAINTENANCE/REMOVAL	27,315	26,940	25,000	25,000	-
61 OTHER LANDSCAPE MISCELLANEOUS	17,967	23,185	-	-	-
62 IRRIGATION MAINTENANCE	4,441	5,243	8,000	8,000	-
63 IRRIGATION USAGE REPORTING	-	600	-	-	-
64 DECORATIVE LIGHT MAINTENANCE	-	-	1,500	-	(1,500)
65 PEST CONTROL	960	960	960	960	-
66 INFRASTRUCTURE MAINTENANCE & REPAIRS	-	7,577	5,000	-	(5,000)
67 PHYSICAL ENVIRONMENT CONTINGENCY	-	13,038	16,000	21,000	5,000
68 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>281,070</b>	<b>302,828</b>	<b>323,583</b>	<b>334,254</b>	<b>10,671</b>
69					
70 <b>PARKS AND RECREATION:</b>					
71 COMMUNICATIONS	1,803	1,984	2,820	2,820	-
72 CLUBHOUSE MANAGER	103,521	108,872	80,534	82,950	2,416
73 CLUBHOUSE STAFF TAXES	8,635	9,886	6,161	6,161	-
74 UNEMPLOYMENT INSURANCE	-	-	1,200	1,200	-

**PANTHER TRACE I CDD**  
**FISCAL YEAR 2026-2027 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ACTUALS</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
75 CLUBHOUSE WORKMENS COMP INSURANCE	3,296	3,713	1,250	1,250	-
76 CLUBHOUSE STAFF PAYROLL FEES	4,356	5,489	3,000	4,456	1,456
77 CLUBHOUSE FACILITY - INTERIOR FURNISHINGS	38	2,439	750	-	(750)
78 CLUBHOUSE FACILITY MAINTENANCE	8,445	45,309	15,000	15,000	-
79 POOL MAINTENANCE - CONTRACT	24,000	24,000	24,000	25,200	1,200
80 POOL MAINTENANCE - OTHER	11,104	10,535	6,000	10,535	4,535
81 POOL PERMIT	275	275	275	275	-
82 AMENITIES STAFF	-	1,774	25,000	25,000	-
83 CLUBHOUSE SUPPLIES	1,951	12,261	2,500	2,500	-
84 PARK FACILITY MAINTENANCE	10,017	47,043	4,000	8,000	4,000
85 CAPITAL IMPROVEMENTS	-	18,308	-	-	-
86 SPECIAL EVENTS	19,941	6,210	25,000	25,000	-
87 DECORATIVE HOLIDAY LIGHTING	2,355	-	3,600	5,100	1,500
88 MISCELLANEOUS					
89 OTHER AMENITY CENTER REPAIRS & MAINTENANCE	4,079	-	6,600	7,000	400
90 OTHER PARK AND RECREATION	4,770	3,259	-	-	
<b>91 TOTAL PARKS AND RECREATION</b>	<b>208,585</b>	<b>301,357</b>	<b>207,690</b>	<b>222,447</b>	<b>14,757</b>
92					
<b>93 CAPITAL IMPROVEMENTS &amp; RESERVE</b>					
94 CAPITAL IMPROVEMENTS	-	-	-	-	-
95 RESERVE STUDY	-	-	4,500	4,500	-
96 CAPITAL ASSET RESERVES	-	16,713	-	-	-
97 RESERVE CONTRIBUTION	-	-	29,775	29,775	-
<b>98 TOTAL RESERVES</b>	<b>-</b>	<b>16,713</b>	<b>34,275</b>	<b>34,275</b>	<b>-</b>
99					
<b>100 TOTAL EXPENDITURES</b>	<b>783,107</b>	<b>902,714</b>	<b>890,545</b>	<b>935,456</b>	<b>44,910</b>
101					
<b>102 EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>128,926</b>	<b>(9,398)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>
103					
<b>104 FUND BALANCE - BEGINNING</b>	<b>2,024,969</b>	<b>2,153,895</b>	<b>2,153,895</b>	<b>2,144,498</b>	<b>(9,398)</b>
105 NET CHANGE IN FUND BALANCE	128,926	(9,398)	-	-	-
106 DECREASE FOR FUND BALANCE FORWARD	-	-	-	-	-
<b>107 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 2,153,895</b>	<b>\$ 2,144,498</b>	<b>\$ 2,153,895</b>	<b>\$ 2,144,498</b>	<b>\$ (9,398)</b>

**PANTHER TRACE I CDD  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>ADMINISTRATIVE:</b>			
BOARD OF SUPERVISORS PAYROLL	BOARD OF SUPERVISORS	\$12,000	PER MEETING, 5 BOARD MEMBERS @ 200 EACH - note that the board has been operating with 4 board members for some time now without any urgent need to fill the remaining vacancy
PAYROLL TAXES, BOS	FICA & FUTA	\$919	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
PAYROLL SERVICES-BOS	ENGAGED PEO	\$650	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
MANAGEMENT CONSULTING SERVICES	VESTA	\$48,195	FY26 budget had a 2% increase
OFFICE SUPPLIES	VARIOUS	\$1,000	ESTIMATED - BASED ON YTD FY26 ACTUALS
BANK FEES	BANK UNITED	\$200	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
MISCELLANEOUS:			
MAILING	VARIOUS	\$550	this line was \$516 at end of FY 2025 - Increase due to actuals
SCHOOL SPONSORSHIPS	VARIOUS	\$250	ESTIMATED - FY 2025 sponsorship was at \$250, reflected in September financials
OTHER MISCELLANEOUS	VARIOUS	\$500	ESTIMATED - \$568 (227%) FY25 actuals, \$484 (194%) YTD - Increased based on actuals
AUDITING	DMHB	\$4,150	Contractual Annual Rate Increase - FY25 Audit \$4050 - FY26 Audit \$4150 - FY27 Audit \$4300 - FY28 Audit \$4400
REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUN	\$175	STATUTORILY FIXED
LEGAL ADVERTISEMENTS	BUSINESS OBSERVER	\$700	ESTIMATED; AS PUBLIC HEARINGS, XI YEARLY MEETING SCHEDULE - currently at 85% YTD and public hearing ads haven't gone out yet, but this may be because election notices were not accounted for in this estimate which would be applicable for FY27
ENGINEERING SERVICES	STANTEC CONSULTING	\$5,000	Rate schedule as of January 1 2026 is included on Page 12 of agreement in budget planning folder. \$195/hr project manager, \$160/hr engineer, 3% annual rate increase
LEGAL SERVICES	STRALEY & ROBIN	\$7,500	ESTIMATED; \$140-225 PER HOUR
TECHNOLOGY SERVICES AND WEBSITE ADMINISTRATION	CAMPUS SUITES	\$1,650	CAMPUS SUITE - \$900 INCLUDES WEBSITE COMPLIANCE & REMEDIATION OF 750 DOCUMENTS, VESTA REMEDIATION MITIGATION IS \$500 ANNUALLY. BUDGETED \$250 FOR ANY UNKNOWN REMEDIATION - Line item ran \$4305 at end of FY25, and billed \$1515 at start of Fiscal Year 2026 - may need to look at breakdown for 10/07/25 invoice
<b>TOTAL ADMINISTRATIVE</b>		<b>\$83,439</b>	
INSURANCE	EGIS	\$49,020	Charisse \$49,020 FY26 Rates - FY25 actuals were \$47,203, ytd \$48,657 (billed october 2025)
<b>TOTAL INSURANCE</b>		<b>\$49,020</b>	
<b>DEBT SERVICE ADMINISTRATION</b>			
DISCLOSURE REPORT	PRAEGER SEALY	\$1,000	PER PRAGER AGREEMENT. DISCLOSURE REPORT IS DONE APRIL OF EACH YEAR
ARBITRAGE REBATE	LLS TAX SOLUTIONS	\$650	CONTACTED LLS TAX SOLUTIONS TO CONFIRM
TRUSTEE FEES	US BANK	\$3,950	Trustee letter dated February 10, 2026, mentions fee amount increasing from \$3750 to \$3950. \$2020 charged YTD. Oddly FY26 budget had \$4,041
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>		<b>\$5,600</b>	
<b>UTILITIES</b>			
UTILITIES - ELECTRICITY	TAMPA ELECTRIC COMPANY (TECO)	\$180,200	FY25 actuals were \$146,717. \$170,000 budgeted for FY26, 3/26 Shirley email says 2-10% increase from TECO depending on usage levels. We're about on target for the 170k amount but I think usage tends to be lower in the winter? So let's say a 6% increase - \$170,000 + 6% = 180,200

**PANTHER TRACE I CDD  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
UTILITIES - WATER	HILLSBOROUGH COUNTRY	\$21,952	BASED ON ACTUAL EXPENDITURES FROM CURRENT fy Sept-Feb at \$1742/month = \$20906 estimate. Plus Shirley email 5% approved increase from Hillsborough for next year = \$21951.30
UTILITIES - SOLID WASTE DISPOSAL	REPUBLIC SERVICES	\$3,619	*Subject to County Fines/Fees ESTIMATED Based on FY25 Actuals YTD - \$310.60/mth
IMPACT FEE ASSESSMENT	BOARD OF COUNTY COMMISSIONERS	\$650	
<b>TOTAL UTILITIES</b>		<b>\$206,421</b>	
<b>PHYSICAL ENVIRONMENT</b>			
LAKE & POND MAINTENANCE	LAKE SOLITUDE	\$24,851	FIXED RATE OF \$1,747 MONTHLY - INCREASE OF 3% IN FY2026
LAKE MAINTENANCE - OTHER	LAKE SOLITUDE	\$2,000	ESTIMATED; NON-ROUTINE SERVICES NOT ANTICIPATED UNDER AGREEMENT WITH AQUATIC SYSTEMS SUCH AS POND BANK EROSION.
ENTRY & WALLS MAINTENANCE	RIVERVIEW PRESSURE WASHING	\$2,500	ESTIMATED AS NEEDED FOR ITEMS LIKE PRESSURE WASHING. \$1515/WASH - NO SIDEWALKS IN FY27
LANDSCAPE MAINTENANCE - CONTRACT	LANDSCAPE MAINTNENCE PROFESSIONALS	\$187,746	Based on a 5% speculation of increaser per David - FY25 \$178,806 = 5% increase of \$8,940 = \$187,746
LANDSCAPE MAINTENANCE - CONSULTING	OLM INC.	\$15,876	PURSUANT TO FY 2018 AMENDMENT AGREEMENT, CONTRACT AUTO RENEWS AT \$1,260 PER MONTH - ANTICIPATE A 5% INCREASE FOR FY27 AT \$1323
LANDSCAPE REPLACEMENT	LANDSCAPE MAINTENANCE PROFESSIONALS	\$46,321	Based on a 5% speculation of increaser per David - FY25 \$44,116 = %5 increase \$2,205 = \$46,321
TREE MAINTENANCE/REMOVAL	LANDSCAPE MAINTENANCE PROFESSIONALS	\$25,000	ESTIMATED
OTHER LANDSCAPE MISCELLANEOUS		\$0	
IRRIGATION MAINTENANCE	LANDSCAPE MAINTENANCE PROFESSIONALS	\$8,000	Based on a 5% speculation of increaser per David - FY25 \$8,000 = %5 increase \$400 = \$8,400
IRRIGATION USAGE REPORTING		\$0	
DECORATIVE LIGHT MAINTENANCE	VARIOUS SERVICES	\$0	COMBINING Decorative Light Maintenance
PEST CONTROL	NVIROTECT PEST CONTROL	\$960	\$80 PER MONTH + EXTRA SERVICE
INFRASTRUCTURE MAINTENANCE & REPAIRS		\$0	COMBINING INFRASTRUCTURE MAIN & REPAIRS W/PHYS ENV.
PHYSICAL ENVIRONMENT CONTINGENCY	VARIOUS	\$21,000	COMBINING INFRASTRUCTURE MAIN & REPAIRS W/PHYS ENV.
<b>TOTAL PHYSICAL ENVIRONMENT</b>		<b>\$334,254</b>	
<b>PARKS AND RECREATION</b>			
COMMUNICATIONS	SPECTRUM	\$2,820	FY26 \$160 per month plus GM Cell Phone \$75/mth
CLUBHOUSE MANAGER	CDD ON-SITE STAFFING	\$82,950	PAYROLL Onsite GM plus annual increase of 3%
CLUBHOUSE STAFF TAXES - FICA	DECISION HR	\$6,161	7.65% OF TOTAL PAYROLL
CLUBHOUSE UNEMPLOYMENT INSURANCE	DECISION HR	\$1,200	Unused for FY25 and YTD, but I don't know what this would be adjusted to if anything
CLUBHOUSE STAFF WORKMENS COMP	DECISION HR	\$1,250	APPROXIMATES \$48 PER PAYROLL, ASSUMES 26 PAYROLLS - \$3713 (297%) for FY25 actuals, currently running at \$923 (74%) YTD
CLUBHOUSE STAFF PAYROLL PROCESSING FEES	DECISION HR	\$4,456	APPROXIMATES BASED on FY26 Actuals, ASSUMES 26 PAYROLLS
CLUBHOUSE FACILITY - INTERIOR FURNISHINGS	VARIOUS	\$0	

**PANTHER TRACE I CDD  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
CLUBHOUSE FACILITY MAINTENANCE	SUZANNA KIMBALL-CLEANING SERVICE	\$15,000	WEEKLY FIXED TREND OF \$125, PLUS ADDITIONAL FOR MISC LIKE PRESSURE WASHING & GROUT CLEANING - \$45309 for FY25 actuals with a \$27375 bill for September 2025??? Cannot locate in check register
POOL MAINTENANCE - CONTRACT	ZEBRA CLEANING	\$25,200	Based on YTD Actuals
POOL MAINTENANCE - OTHER		\$10,535	ESTIMATED; NON-ROUTINE SERVICES SUCH AS FILTER GRIDS WHICH WERE \$1,700 IN APRIL 2016 - \$10535 for FY25 actuals, \$6087 YTD. Both above budgeted amounts
POOL PERMIT	HILLSBOROUGH COUNTY HEALTH DEPT.	\$275	PERMIT REQUIRED FOR POOL \$275 PER YEAR
AMENITIES STAFF	DECISION HR	\$25,000	8 MONTHS AT 150 HOURS EA. (1,200 HOURS), AS NEEDED SUMMER & SPRING PAYRATE IS \$13-15/HOUR. - went unused for FY25 actuals
CLUBHOUSE SUPPLIES	VARIOUS	\$2,500	ESTIMATED
PARK FACILITY MAINTENANCE	VARIOUS	\$8,000	ESTIMATED AS NEEDED MAINTENANCE OF PARKS - \$12261 FY25 actuals, \$4,677 YTD. Both in excess of respective budgeted amounts ...FY27 to accommodate fy26 actual trend
SPECIAL EVENTS	VARIOUS	\$25,000	ESTIMATED; VARIOUS ENTERTAINMENT VENDORS AS NEEDED
DECORATIVE HOLIDAY LIGHTING		\$5,100	BASED ON PRIOR YEAR EXPERIENCE - COMBINING Decorative Light Maintenance
OTHER AMENITY CENTER REPAIRS & MAINTENANCE	VARIOUS	\$7,000	AS NEEDED - \$6210 FY25 actuals, \$4140 YTD
OTHER PARK AND RECREATION	VARIOUS	\$0	AS NEEDED
<b>TOTAL PARKS AND RECREATION</b>		<b>\$222,447</b>	
<b>CAPITAL IMPROVEMENTS &amp; RESERVE</b>			
CAPITAL IMPROVEMENTS		\$0	Necessary for aging community. Apply funds per board/Monica's direction at meeting.
RESERVE STUDY		\$4,500	Reserve Study to be performed in FY26 - tennis courts were classed to this for some reason FY26
RESERVE CONTRIBUTION		\$29,775	
<b>TOTAL CAPITAL IMPROCEMENTS &amp; RESERVE</b>		<b>\$34,275</b>	

**PANTHER TRACE I CDD  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>NET OPERATIONS &amp; MAINTENANCE (O&amp;M) BUDGET</b>	<b>\$832,655.55</b>
COLLECTION COSTS	\$17,716.08
EARLY PAYMENT DISCOUNT	\$35,432.15
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$885,803.77</u></b>

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2020 DEBT SERVICE <sup>(1)</sup>
Single Family 40'	195	195
Single Family 50'	353	353
Single Family 60'	99	99
Single Family 70'	104	104
	<b>751</b>	<b>751</b>

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
1.00	195.0	20.2%	\$178,672.60	\$916.27
1.25	441.3	45.6%	\$404,304.02	\$1,145.34
1.50	148.5	15.4%	\$136,066.06	\$1,374.40
1.75	182.0	18.8%	\$166,761.09	\$1,603.47
	<b>966.8</b>	<b>100.0%</b>	<b><u>\$885,803.77</u></b>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2020 DEBT SERVICE <sup>(2)</sup>	FY 2027 TOTAL PER LOT <sup>(3)</sup>
Single Family 40'	\$916.27	\$310.28	<b>\$1,226.55</b>
Single Family 50'	\$1,145.34	\$387.85	<b>\$1,533.19</b>
Single Family 60'	\$1,374.40	\$465.42	<b>\$1,839.83</b>
Single Family 70'	\$1,603.47	\$542.99	<b>\$2,146.46</b>

FY 2026 PER LOT	VARIANCE FY26 - FY27	VARIANCE PER MONTH
\$1,177.13	\$49.42	\$4.12
\$1,471.41	\$61.78	\$5.15
\$1,765.70	\$74.13	\$6.18
\$2,059.98	\$86.49	\$7.21

<sup>(1)</sup> Reflects the total number of lots with Series 2020 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 20120 bond issuance. Includes principal, interest, County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2026 County property tax bill.

# EXHIBIT 4



**AquaPRO**  
Pool Solutions

**QUOTE**

**Jorge Lopez**

Owner

EXPIRATION DATE: JULY 5, 2026  
DATE: MAY 4, 2026

2513 DAKOTA ROCK DR.  
RUSKIN, FL 33570  
Phone: (813)482-1932  
Email: aquapro.pool.solutions@gmail.com

**TO PANTHER TRACE CDD**  
12515 Bramfield Dr  
Riverview FL 33579  
813-671-8023

**QUOTE: 2026 MONTHLY POOL  
3-DAY MAINTENANCE**

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	POOL MAINTENANCE MONTHLY PACKAGE	\$2,100.00	\$2,100.00
	<ul style="list-style-type: none"> <li>3-Visits per Week</li> </ul>		
	<ul style="list-style-type: none"> <li>Chemicals</li> </ul>		
	<ul style="list-style-type: none"> <li>Filtration Cleaning</li> </ul>		
	<ul style="list-style-type: none"> <li>Pool Vacuuming, Skimming, &amp; Tile Cleaning</li> </ul>		
	<ul style="list-style-type: none"> <li>Water Testing and Balancing</li> </ul>		
	<ul style="list-style-type: none"> <li>Daily Visit Equipment Inspection</li> </ul>		
	<ul style="list-style-type: none"> <li>Free Minor Equipment Repair</li> </ul>		

**NOTES:** ANY SPECIALTY CHEMICAL TREATMENTS INCLUDING: ALGAE TREATMENT, STAIN REMOVAL TREATMENT, ENZYME TREATMENTS, OR SEQUESTER TREATMENT WILL COST EXTRA FROM THIS QUOTE. WE LOOK FORWARD INTO WORKING WITH YOU SOON.

<b>SUBTOTAL</b>	\$2,100.00
<b>SALES TAX</b>	EXEMPT
<b>TOTAL</b>	<b>\$2,100.00</b>

TO ACCEPT THIS QUOTE PLEASE CONTACT US VIA EMAIL OR PHONE  
**THANK YOU FOR YOUR BUSINESS!**

# EXHIBIT 5

# **Pool Maintenance Contract**

## **Panther Trace I**

THIS Contract made during the month of May 2026, is between Panther Trace I, the (Proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

**Engagement:** Contractor agrees to provide pool service to Panther Trace I and to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of October 2026 and shall terminate on the 31st of September 2027. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with thirty days' written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Panther Trace I shall have the right to add to, change or modify the specifications during the term of this contract and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

**Labor and Supervision:** All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or subcontracted labor may be utilized but all required insurances will be provided prior to any sub-contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and follow all safety procedures related to the scope of work as defined in this agreement.

### **5. Disclaimers and Limitations of Liability**

- a. The Proprietor agrees that the Contractor is not responsible for any repair of any present damages at the facility.

- b. The Proprietor agrees that the Contractor assumes no responsibility for damages to the Proprietor's property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Contractor waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Contractor, with the sole exception of claims for damages due to gross negligence on the part of the Contractor and/or its employees.

**6. Arbitration**

The Contractor and the Proprietor herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsborough County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Contractor from the Proprietor, or for any to amounts due to the Proprietor from the Contractor. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

**7. Governing Law:** This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

**8. Insurance:** Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$1,000,000 Property Damage \$1,000,000 and Workers Compensation Statutory Minimum. \$100,000**

**9. Payment:** As compensation for monthly service for pool service performed by Contractor as follows:

Three (3) Days a Week Service

October 1, 2026- September 31, 2027          \$2100 monthly

The Contractor will invoice monthly service fees on the 1<sup>st</sup> of the month and payable on or before the 30<sup>th</sup> day of the month. The proprietor must agree to make all repairs so Contractor may maintain the pool within the guidelines set forth by the local Health Department.

**10. ASSIGNMENT:** This Contract may not be assigned by either party without the expressed written consent of the other.

**11. NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

12. **ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

13. **HOURS OF OPERATION:** The hours of operation for the pool will be 6:00am to 11:00pm. The normal scheduled cleaning and maintenance of the pool is to be completed during this time. We reserve the right to miss 4 days throughout the year due to inclement weather, holidays or things outside of our control. Our holidays are New Years Day, Jan 2, Thanksgiving Day, Christmas Eve, Christmas Day.

14. **CERTIFICATION REQUIRED:** Certified Pool Operator

## **STATEMENT OF WORK**

**The Contractor shall furnish all labor, material and equipment to perform the following services.**

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. The pool floor will be vacuumed as needed.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance is conducted to meet the requirements of Hillsborough County Health Dept.
14. Maintain a service logbook and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

**Following is a list of chemicals provided by contractor:**

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM.
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed.

**Additional chemicals-special chemicals additives such as:**

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to the pool at no additional cost.

- Phosphate treatment \$200 per treatment.
- Black algae remover at cost of \$300 per treatment.

**Additional fees for services such as:**

- Labor hourly rate for repairs \$200.00
- Minimum Repair Charge \$100.00
- Fecal Clean-up Pool (Loose, Blood, Vomit) \$200.00
- Fecal Clean-up Pool (Solid) \$200.00
- Filter grids to be changed at minimum every two years.
- Hurricane, Tropical Storm and/or Acts of God clean-up fees with priority service to commercial contracts. \$500 Cleanup fee

**Additional services such as:**

- Pool Filter and Equipment shall be inspected, and any necessary repairs shall be reported to the Operations Manager. Any repairs not included in the contract must be submitted in the form of bid (whether in-house or outsourced) and must have prior approval of the management over the amount of \$100.
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.
- Contact us via phone call or text if it is an emergency. Please do not email emergencies.
  - Lance Wood 813-291-0456
  - Misty McCormick 813-446-0151

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Panther Trace I  
12515 Bramfield Dr  
Riverview, FL 33569

Zebra Cleaning Team, Inc  
P.O. Box 3456  
Apollo Beach, FL 33572

# EXHIBIT 6



**Proposal**

**Proposal No.:** 400651  
**Proposed Date:** 05/21/26

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

Removal of dead pines including stump grinding due to these trees being at the sports field, amount of foot traffic this would be a safety concern. There is evidence these trees died due to Southern Pine Bore Beetles. Proposal includes clean up & removal of debris generated during the course of work.



ITEM	QTY	UOM	TOTAL
<b>Pine Tree Removal: Sports Field</b>			
<b>Arbor Services</b>			\$3,140.00
Tree Removal (Including stump grinding)	4.00	EA	
<b>Total:</b>			<b>\$3,140.00</b>

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

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

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

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

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

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

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

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

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

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

# EXHIBIT 7

**May 26, 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. We have rectified all requirements from our recent Health Department Inspection.**
  - **Pool Proposals Included for Review**
- 

**Landscape**

- **The April 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.**
  - **Ongoing maintenance to irrigation continues to ensure we are able to sufficiently water during the current restrictions.**
- 

**Clubhouse / Pool / Playground**

- **Staff continues 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.**
  - **The pool deck, planter boxes and furniture have been pressure washed**
  - **The playground sidewalk and gazebo have also been pressure washed.**
- 

**Events**

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

- **May 22 TTRPG Club**
- **June 7 & 26 TTRPG Club**

# EXHIBIT 8

# PANTHER TRACE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		Prior to June 1
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-5	Fungus warranty
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Curb sidewalk crack weeds
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Tree suckering, oak low branched
CLEANLINESS	10	-5	Heavy oak leaf build up
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

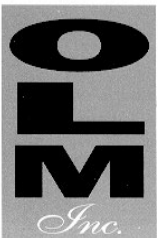
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Marigolds
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 4-14-26 Score: 92.5% *Performance Payment™ %* 100

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

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

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





# PANTHER TRACE CDD

LANDSCAPE INSPECTION

April 14, 2026

ATTENDING:

MONICA VITALE – PANTHER TRACE CDD

DAVE MANFRIN – LMP

PAUL WOODS – OLM, INC.

**SCORE: 92.5%**

**NEXT INSPECTION  
MAY 19, 2026 AT 1:00 PM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

1. Front right of clubhouse: Improve vigor of turf.
2. Clubhouse: Install pine fines in seasonal color planting beds. Improve vigor of Marigolds.
3. Clubhouse, near the pool side planters: I recommend removing any remaining and nonproductive Gold Mound Duranta that did not recover from the freeze.
4. Panther Trace Blvd: Confirm irrigation is operating properly in the median island adjacent to Huntington entrance.
5. Redefine tree wells with metal blade edgers, establishing circular pattern where possible, or connecting sidewalk to curb in a rectangular form where needed, eliminating unserviceable grass strips.
6. Main entrance: Remove Magnolia pruning debris at the entrance side monument.
7. Panther Trace Blvd median island: Prune suckering growth, downward growth, and attachments that can only grow into travel lanes from trees.
8. Greystone: Confirm irrigation coverage at the base of the monument sign. I recommend hand pruning Parsonii Juniper, maintaining the stairstep presentation below Indian Hawthorn.
9. Greystone: Control crack weeds along curb lines in the vicinity of Standbridge Drive.
10. Greystone: Prune back wood line overgrowth along Standbridge Drive, maintaining an uninterrupted mowable.
11. **Greystone: Control disease in turf along the inbound right-of-way.**
12. **Improve fertility to King Sago Palms in the Bramfield Drive median island.**
13. Ferncroft: Prune downward growth in street side Oak tree adjacent to 12613 Adventure Drive.

14. Ferncroft frontage: Remove heavy Oak leaf accumulations matted in turf.
15. **Control disease in turf throughout the triangle park near the east end of Panther Trace II.**
16. Stratford inbound right of way: Improve or repair failed turf under warranty.

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

1. Huntington park: Provide a price to grade and level area where Pine trees were removed and schedule installation of Bahia sod during the rainy season.

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

NONE

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

1. For May inspection, please confirm irrigation runs are adequate and effective and/or any areas of concern. Thank you.

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)

# EXHIBIT 9



Craig Latimer  
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Panther Trace CDD	1869

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services

