

PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT

*Agenda Package
Regular Meeting*

*Tuesday
June 23, 2026
5:30 p.m.*

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

*Note: The Agenda 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

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Panther Trace I Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hawk's Point Community Development District is scheduled for **Tuesday, June 23, 2026, at 5:30 p.m.** at the **Hawk's Point Clubhouse**, located at **12515 Bramfield Drive, Riverview, FL 33579**.

An 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 me at (321) 263-0132 X-398 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

Cc: Attorney
Engineer
Clubhouse Manager
District Records

Panther Trace I Community Development District

Board of Supervisors

Megan Jones, Chairman
Michael Staubitz, Vice Chairman
Dan O’Neill, Assistant Supervisor
Rich Magerl, Assistant Supervisor

Staff

Barry Jeskewich, District Manager
John Vericker, District Counsel
Amy Palmer, District Engineer
Monica Vitale, Facilities Director

Meeting Agenda
June 23, 2026, 6:00 p.m.

Call-in Number: +1 (904) 348-0776
Meeting ID: 766 858 449#

- 1. **Call to Order/Roll Call**
- 2. **Pledge of Allegiance**
- 3. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- 4. **Staff Reports – Questions from Board Members Only**
 - A. District Counsel
 - B. District Engineer
 - C. Facilities Director
 - Facilities Director’s Report [Exhibit 1](#)
 - Landscaping Review [Exhibit 2](#)
 - Discussion of Amenities Suspension [Exhibit 3](#)
 - D. District Manager
 - Form 1 Filing Reminder – July 1
- 5. **Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on May 26, 2026 [Exhibit 4](#)
 - B. Consideration for Acceptance – The May 2026 Unaudited Financial Statements [Exhibit 5](#)

6. Business Items

A. Consideration of Landscaping Aeration Proposal

To be Distributed

B. Consideration of CustomReserves Reserve Study Proposal

[Exhibit 6](#)

7. Discussion Topics

8. Supervisors' Requests

9. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

10. Action Items Summary

11. Next Meeting Quorum Check: July 28, 2026 at 6:00 p.m.

Dan O'Neill	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
[VACANT]	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Mike Staubitz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Megan Jones	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Rich Magerl	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

12. Adjournment

EXHIBIT 1

June 23, 2026
Panther Trace CDD – Phase I
Facilities Director Report

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 started the transition to the new pool contractor. AquaPro will start in July.
-

Landscape

- The May 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.
 - A proposal for aeration is included in tonight's packet.
-

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 clubhouse has increased usage this year.
-

Events

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

- June 7 & 26 TTRPG Club
- TBD Summer Float Party
- TBD Summer Craft

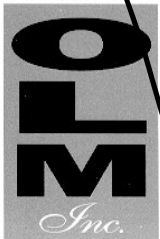
EXHIBIT 2

PANTHER TRACE

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-1.5	Define tree wells with blade edger
WEED CONTROL – TURF AREAS	10	-2.5	Sports , confirm soil moisture
TURF INSECT/DISEASE CONTROL	10		
PRUNING	10	-2.5	Street tree elevation and moss
PLANT FERTILITY	5		
CLEANLINESS	5		
WEED CONTROL – BED AREAS	10		
WATER/IRRIGATION MANAGEMENT	15	-3.5	Confirm irrig coverage at hot spots.
CARRYOVERS	5		

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



Date: 5-19-26 Score: 93.5% Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



PANTHER TRACE CDD

LANDSCAPE INSPECTION

May 19, 2026

ATTENDING:

DAVE MANFRIN – JUNIPER LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
JUNE 16, 2026 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Clubhouse: Investigate the possibility of increasing irrigation run time on the full-sun zone in the front lawn.
2. Clubhouse: Top dress pine fines in seasonal color beds.
3. Exit side of Bramfield Drive at the clubhouse: Elevate the lowest branch on the Magnolias for clear visibility of the stop sign.
4. East end of Panther Trace Blvd: Use a pole to prune and elevate downward growth in trees adjacent to the irrigation controller at Berkshire entrance. Do not stub cut but maintain uniform, balanced tree elevations.
5. Sports field: Increase mow height or adjust mow frequency to accommodate for drought stress.
6. Sports field: I recommend a cycle and soak strategy or a B cycle for cooling on Bermudagrass. I also recommend a laminated sign secured on the well fence regarding time and duration of irrigation B cycle.
7. Huntington: Confirm irrigation coverage in the center island and frontage.
8. Huntington entrance at Barkwin Place: Prune and elevate downward growth, suckering growth, and Spanish Moss up to 15 feet from common area trees.
9. Stratford entrance and westside frontage berm: Confirm irrigation coverage, improving turf condition.

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a price to reinstall irrigation and seasonal color around the bullnose at US-301 and Panther Trace Blvd.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Closely monitor Bahia turf. I recommend suspending mowing services until rainfalls return to avoid damaging turf.

cc: Monica Vitale MonicaVitaleCam@gmail.com
Scott Carlson scott.carlson@juniperlandscaping.com
Garth Rinard Garth.rinard@juniperlandscaping.com
ar@juniperlandscaping.com
David Manfrin David.manfrim@juniperlandscaping.com
jim.jordan@juniperlandscaping.com

EXHIBIT 3



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: Monica Vitale
Date: June 23, 2026
Re: Suspended Resident Amenities

Dear Board Members,

Please find attached the letter sent to Panther Trace resident Roselyn Gopaul. The resident repeatedly refused to follow staff directives and used profanity when addressing staff members.

Should the resident choose to appear before the Board of Supervisors, please review the attached information and consider the appropriate length of suspension.

Thank you,

Monica Vitale, LCAM
Facilities Director



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 250 International Parkway ♦ Suite 280 ♦ Lake Mary, FL 32746

June 9, 2026
Roselyn Gopaul
10853 Newbridge Dr
Riverview, FL 33579

Re: Pool Policy Violations Unauthorized use of flotation device, vaping in pool area and using profanity towards staff.

Event Date: June 6, 2026

Dear Ms. Gopaul,

Per the swimming pool policies and procedures, of Panther Trace CDD, there is no use of flotation devices other than those used by small children. Additionally, the Panther Trace CDD pool is a nonsmoking facility which includes vaping. Your non-adherence to these pool policies and the use of profanity directed at staff has resulted in the suspension of pool use. For reinstatement of access, you will need to appear before the Board of Supervisors at the next scheduled meeting. That meeting is on June 23, 2026, at 6pm here at the clubhouse. Records indicate that the lease associated with your access has expired. An updated lease will be required as well for reinstatement.

Regards,

Panther Trace CDD-Phase I

Enclosure:
Copy of Pool Policies

EXHIBIT 4

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, May 26, 2026 at 6:03 p.m. at Panther Trace I Clubhouse, 12515 Bramfield
6 Drive, Riverview, Florida 33579.

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

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

9 Present and constituting a quorum were:

10 Megan Jones	Board Supervisor, Chairwoman
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 May 26, 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 April 28, 2026 Regular Meeting

24 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved
25 the Minutes of the April 28, 2026 Regular Meeting for the Panther Trace I Community Development
26 District.

27 B. Exhibit 2: Acceptance of the April 2026 Financial Statements

28 Ms. Jones inquired about a bank debit dated April 9, 2026, and Mr. Jeskewich stated that he would
29 review this item.

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

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

34 A. Exhibit 3: Consideration & Adoption of **Resolution 2026-02**, Approving Proposed FY 2027
35 Budget and Setting a Public Hearing (*Budget approved at April meeting, corrected Public Hearing*
36 *date to August 25*)

37 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted
38 **Resolution 2026-02**, Approving Proposed FY 2027 Budget and Setting a Public Hearing, for the Panther
39 Trace I Community Development District.

40 B. Discussion and Consideration of Pool Vendors

- 41 ➤ Exhibit 4: AquaPRO Pool Solutions - \$2,100.00/mo for 3 visits a week service

42 On a MOTION by Mr. O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved
43 the AquaPRO Pool Solutions proposal for pool maintenance services 3 times a week, in the monthly amount
44 of \$2,100.00, for the Panther Trace I Community Development District.

- 45 ➤ Exhibit 5: Zebra Cleaning Team - \$2,100.00/mo for 3 days a week service

46 On a MOTION by Ms. Jones, SECONDED by Mr. O’Neill, WITH ALL IN FAVOR, the Board approved
47 initiating the termination of the agreement with Zebra Cleaning Team and issuing a letter, for the Panther
48 Trace I Community Development District.

- 49 C. Exhibit 6: Consideration & Approval of LMP Sports Field Dead Pine Removal Proposal -
50 \$3,140.00

51 On a MOTION by O’Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved the
52 LMP Sports Field Dead Pine Removal Proposal, in the amount of \$3,140.00, for the Panther Trace I
53 Community Development District.

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

- 55 A. District Counsel
56 B. District Engineer
57 C. Facilities Director

- 58 ➤ Exhibit 7: Facilities Director’s Report

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

60 Ms. Vitale presented the reports, noting that preparations for the summer were ongoing,
61 and that landscaping was continuing to score well despite difficulties with dry weather
62 patterns.

- 63 D. District Manager

64 Mr. Jeskewich commented on direct deposits for Supervisors, and provided information on the
65 seats up for election in 2026, being Seats #4 and #5, held by Ms. Jones and Mr. Magerl respectively.

- 66 ➤ Exhibit 9: Presentation of Panther Trace I CDD Number of Qualified Electors as of April
67 15, 2026 – F.S. 190.006 – 1,869

- 68 ➤ Next Meeting Quorum Check: June 23, 2026, 6:00 PM

69 Ms. Jones, Mr. O’Neill, and Mr. Magerl stated that they would be able to attend the next
70 meeting in person, which would constitute a quorum. Mr. Staubitz stated that he would not
71 be able to attend.

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

73 There being none, the next item followed.

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

75 There being none, the next item followed.

76 **NINTH ORDER OF BUSINESS – Adjournment**

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

79 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned
80 the meeting at 6:25 p.m. for the Panther Trace I Community Development District.

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

84 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
85 **meeting held on _____.**

86

Signature

Signature

Printed Name

Printed Name

87 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 5

Panther Trace
Community Development District

Financial Statements
(Unaudited)

May 31, 2026



Panther Trace CDD
Balance Sheet
May 31, 2026

	General Fund	Debt Service 2020	TOTAL
1 ASSETS			
2 Operating Account - NEW	\$ 84,814	\$ -	\$ 84,814
3 Cash - Debit Card	-	-	-
4 Money Market Account - BU	2,269,244	-	2,269,244
5 Trust Accounts:			-
6 Revenue Fund	-	68,691	68,691
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 Assessments Receivable On Roll	5,565	2,015	7,580
11 Due From GF	-	7,626	7,626
12 Undeposited Funds	-	-	-
13 Prepaid	2,338	-	2,338
14 Deposits	17,928	-	17,928
15 TOTAL ASSETS	\$ 2,379,888	\$ 78,332	\$ 2,458,220
16 LIABILITIES			
17 Accounts Payable	\$ 6,305	\$ -	\$ 6,305
18 Security Deposits	-	-	-
19 Accrued Expenses	4,212	-	4,212
20 Deferred Revenue On Roll	5,565	2,015	7,580
21 Due To Debt Service	7,626	-	7,626
22 TOTAL LIABILITIES	23,708	2,015	25,723
23 FUND BALANCE			
24 Nonspendable			
25 Prepaid & Deposits	20,265	-	20,265
26 Capital Reserves	73,000	-	73,000
27 Operating Capital	221,512	-	221,512
28 Unassigned	2,041,404	76,317	2,117,721
29 TOTAL FUND BALANCE	2,356,180	76,317	2,432,497
30 TOTAL LIABILITIES & FUND BALANCE	\$ 2,379,888	\$ 78,332	\$ 2,458,220

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

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessments	\$ 787,745	\$ 20,400	\$ 782,180	\$ (5,565)	99%
3 Interest Revenue	100,000	6,257	52,554	(47,446)	53%
4 Miscellaneous Revenue	300	-	770	470	257%
5 Clubhouse Rentals	2,500	150	2,550	50	102%
6 TOTAL REVENUES	\$ 890,545	\$ 26,807	\$ 838,053	\$ (52,492)	94%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 Board Of Supervisors Payroll	\$ 12,000	\$ 800	\$ 6,000	\$ (6,000)	50%
10 Payroll Taxes - Board Of Supervisors	919	61	459	(460)	50%
11 Payroll Services - Board Of Supervisors	650	50	400	(250)	62%
12 Management Consulting Services	48,195	4,016	32,130	(16,065)	67%
13 Office Supplies	500	30	581	81	116%
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	2,186	(5,314)	29%
23 Technology Services And Website Admin.	1,650	42	783	(867)	47%
24 TOTAL FINANCIAL & ADMINISTRATIVE	82,039	5,262	43,700	(38,339)	53%
25 INSURANCE					
26 Insurance	52,374	-	48,657	(3,717)	93%
27 TOTAL INSURANCE	52,374	-	48,657	(3,717)	93%
28 DEBT SERVICE ADMINISTRATION					
29 Disclosure Report	1,000	-	1,000	-	100%
30 Arbitrage Rebate	650	-	-	(650)	0%
31 Trustee Fees	4,041	-	2,020	(2,021)	50%
32 TOTAL DEBT SERVICE ADMINISTRATION	5,691	-	3,020	(2,671)	53%
33 UTILITIES					
34 Utilities - Electricity	170,000	13,880	98,988	(71,012)	58%
35 Utilities - Water	12,000	1,280	12,248	248	102%
36 Utilities - Solid Waste Disposal	2,244	424	2,595	351	116%
37 Impact Fee Assessment	650	-	-	(650)	0%
38 TOTAL UTILITIES	184,894	15,583	113,830	(71,064)	62%
41 PHYSICAL ENVIRONMENT					
42 Lake & Pond Maintenance	24,127	2,025	16,025	(8,102)	66%
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	124,971	(53,835)	70%
46 Landscape Maintenance - Consulting	15,574	1,260	10,080	(5,494)	65%
47 Landscape Replacement	44,116	-	26,134	(17,982)	59%
48 Tree Maintenance/Removal	25,000	-	4,292	(20,708)	17%
49 Irrigation Maintenance	8,000	186	8,424	424	105%
50 Decorative Light Maintenance	1,500	-	-	(1,500)	0%

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51 Pest Control	960	80	560	(400)	58%
52 Infrastructure Maint. & Repair	5,000	-	500	(4,500)	10%
53 Field Manager Contingency	16,000	-	425	(15,575)	3%
54 TOTAL PHYSICAL ENVIRONMENT	323,583	18,452	194,466	(129,117)	60%
55 PARKS AND RECREATION					
56 Communications	2,820	185	1,421	(1,399)	50%
57 Clubhouse Staff	80,534	9,148	66,031	(14,503)	82%
58 Clubhouse Staff Taxes	6,161	838	5,685	(476)	92%
59 Unemployment Insurance	1,200	-	-	(1,200)	0%
60 Clubhouse Workmens Comp Insurance	1,250	316	1,909	659	153%
61 Clubhouse Staff Payroll Fees	3,000	513	3,502	502	117%
62 Club Facility - Interior Furnishings	750	-	-	(750)	0%
63 Club Facility Maintenance	15,000	-	9,039	(5,961)	60%
64 Pool Maintenance - Contract	24,000	2,100	16,800	(7,200)	70%
65 Pool Maintenance - Other	6,000	7,550	14,036	8,036	234%
66 Pool Permit	275	400	400	125	146%
67 Amenities Monitor	25,000	-	-	(25,000)	0%
68 Clubhouse Supplies	2,500	15	752	(1,748)	30%
69 Park Facility Maintenance	4,000	-	6,877	2,877	172%
70 Special Events	25,000	-	16,849	(8,151)	67%
71 Decorative Light/ Holiday	3,600	-	4,140	540	115%
72 Other Amenity Center R&M	6,600	-	6,290	(310)	95%
73 TOTAL PARKS AND RECREATION	207,690	21,065	153,733	(53,957)	74%

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
74 CAPITAL RESERVES					
75 Reserve Study	4,500	-	48,200	43,700	1071%
76 Reserve Contribution	29,775	-	-	(29,775)	0%
77 TOTAL CAPITAL RESERVES	29,775	-	48,200	18,425	162%
78 TOTAL EXPENDITURES	886,047	60,362	605,607	(280,439)	68%
79 REVENUES OVER (UNDER) EXPENDITURES	\$ 4,498	\$ (33,555)	\$ 232,447	\$ 227,948	
80 OTHER FINANCING SOURCES & USES					
81 Transfers In	-	-	-	-	
82 Transfers Out	-	-	-	-	
83 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
84 NET CHANGE IN FUND BALANCE	4,498	(33,555)	232,447	227,948	
85 Fund Balance - Beginning	1,988,220		2,123,734	135,514	
86 Increase In Reserves For Renewal	-		-	-	
87 Decrease For Fund Balance Forward	-		-	-	
88 FUND BALANCE - ENDING - PROJECTED	\$ 1,992,718		\$ 2,356,180	\$ 363,462	
89 FUND BALANCE ANALYSIS					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	20,265		20,265		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,677,941		2,041,404		
95 TOTAL FUND BALANCE	\$ 1,992,718		\$ 2,356,180		

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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 279,699	\$ 277,684	\$ (2,015)
3 Interest Revenue	-	1,678	1,678
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	279,699	279,362	(337)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	31,378	31,378	0
9 May 1, 2026	31,378	31,378	0
10 November 1, 2026	27,847	-	27,847
11 Principal Retirement			
12 May 1, 2026	220,000	220,000	-
13 TOTAL EXPENDITURES	279,225	282,756	3,531
14 REVENUES OVER (UNDER) EXPENDITURES	474	(3,393)	(3,867)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	474	(3,393)	(3,867)
20 Fund Balance - Beginning		79,710	79,710
21 FUND BALANCE - ENDING - PROJECTED	\$ 474	\$ 76,317	\$ 75,843

* financed by prior year revenues

**Panther Trace CDD
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				123,101.90
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
10/31/2025	End of Month			100,481.98 #	143,714.44	79,869.44
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
11/28/2025						50,481.97
11/30/2025	End of Month			50,206.70	79,594.17	50,481.97
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				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 - 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
12/31/2025		End of Month		150,157.67	73,453.37	127,186.27
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
01/31/2026		End of Month		208.54	51,100.71	76,294.10
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
02/28/2026		End of Month		100,783.50	82,800.27	94,277.33
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
03/31/2026		End of Month		3,417.61	57,400.94	40,294.00
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
			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
			Invoice: 8590 (Reference: Pressure gauge installed.) Invoice: 8589 (Reference: Flow Meter rep...		1,839.91	175,497.80
04/10/2026	120154	ZEBRA CLEANING TEAM, INC.	Invoice: 462436886 (Reference: Pool bathroom men?s restroom.)		887.00	174,610.80
04/10/2026	120155	Red Cap Plumbing & Air, LLC	Phones & Internet 12515 Bramfield Dr 03.26.26- 04.25.26		185.33	174,425.47
04/15/2026	01ACH041526	Spectrum Business	CH Cleaning - for week of 04/16/26		125.00	174,300.47
04/16/2026	3379	Clean Day	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. Staubit	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
04/30/2026		End of Month		450,168.41	337,346.40	153,116.01
05/01/2026	120159	NVIROTECT PEST CONTROL SERVICES	Invoice: 392071 (Reference: Pest Control Service.)		80.00	153,036.01
05/01/2026	120160	Hanley Pools LLC	Invoice: 1443 (Reference: Down payment 50%-reservoir tank.)		2,650.00	150,386.01
05/01/2026	050126BOS1	Daniel J O'Neill	BOS MTG 4/28/26		184.70	150,201.31
05/01/2026	050126BOS2	Engage PEO	BOS MTG 3/24/26		141.80	150,059.51
05/01/2026	138	Michael J. Staubit	BOS MTG 4/28/26		184.70	149,874.81
05/01/2026	050126BOS4	Richard Magerl	BOS MTG 4/28/26		184.70	149,690.11
05/01/2026	050126PR1	Decision HR	PR 5/1/26		4,847.86	144,842.25
05/01/2026	01ACH050126	BANK UNITED VISA CC			45.01	144,797.24
05/04/2026	120161	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 394587 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal M...		14,900.47	129,896.77
05/04/2026	120162	Solitude Lake Management	Invoice: PSI260707 (Reference: Annual Lake Maintenance May26.)		2,025.25	127,871.52
05/04/2026	120163	ZEBRA CLEANING TEAM, INC.	Invoice: 8636 (Reference: Pool monthly maintenance.)		2,100.00	125,771.52
05/07/2026	3384	Clean Day	CH Cleaning - for week of 04/07/26		125.00	125,646.52
05/07/2026	120164	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 395656 (Reference: #394052 - Irrigation Enhancement- Service Calls & Proposals.)		186.10	125,460.42
05/07/2026	120165	ZEBRA CLEANING TEAM, INC.	Invoice: 8650 (Reference: Repair to the 2 holes in the pavers that the Health Inspector wanted c...		100.00	125,360.42
05/08/2026	01ACH050826	BOCC	12515 Bramfield Dr 003.26.26- 04.27.26		1,279.54	124,080.88
05/08/2026	02ACH050826	REPUBLIC SERVICES	Trash P/U - MAY 026		423.61	123,657.27
05/12/2026	120166	Vesta District Services	Invoice: 432475 (Reference: Management fees May26.)		4,057.92	119,599.35
05/12/2026	120167	Hanley Pools LLC	Invoice: 1471 (Reference: Final Payment Reservoir Tank.)		2,650.00	116,949.35
05/14/2026	3385	Clean Day	CH Cleaning - for week of 05/14/26		125.00	116,824.35
05/14/2026			Deposit	825.00		117,649.35
05/15/2026	01ACH051526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 04.26.26- 05.25.26		185.29	117,464.06
05/15/2026	120168	MHD COMMUNICATIONS	Invoice: 40651 (Reference: Panther Trace CDD-Phase I Laptop Issue- Remote - Business Hours.)		112.50	117,351.56

Date	Number	Name	Memo	Deposits	Payments	Balance
05/15/2026	120169	Riverview Pressure Cleaning	Invoice: 2382 (Reference: Pool Deck Pavers, Tables, Chairs, Gazebo & Children's Play Area Sidewa...		2,200.00	115,151.56
05/15/2026	051526PR1	Decision HR	PR 5/15/26		5,706.38	109,445.18
05/19/2026	120170	ZEBRA CLEANING TEAM, INC.	Invoice: 8661 (Reference: Black Algae Treatment.)		300.00	109,145.18
05/21/2026	3386	Clean Day	CH Cleaning - for week of 05/21/26		125.00	109,020.18
05/21/2026	3391	Murlande Jerome / Cendy Jerome	REFUND: Cancel event on 6/6/26		300.00	108,720.18
05/22/2026	120171	STRALEY ROBIN VERICKER	Invoice: 28328 (Reference: legal services.)		603.00	108,117.18
05/26/2026	01ACH052626	TECO	Summary Bill 03.18.26- 04.16.26		14,130.15	93,987.03
05/27/2026	052726ACH1	FL Dept of Health in Hillsborough County	Panther Trace I Pool Permit		400.35	93,586.68
05/28/2026	3387	Clean Day	CH Cleaning - for week of 05/28/26		125.00	93,461.68
05/29/2026	120172	NVIROTECT PEST CONTROL SERVICES	Invoice: 394910 (Reference: Pest Control.)		80.00	93,381.68
05/29/2026	120173	Johnny Walker	Invoice: 52626PT1 (Reference: CAMERAS 7 AND 8 DISTOTING AND NOW OFF LINE.)		100.00	93,281.68
05/29/2026	120174	Impact Fire Service, LLC	Invoice: 29041866 (Reference: Annual Fire Extinguisher Inspection.)		182.00	93,099.68
05/29/2026	120175	OLM, INC.	Invoice: 47390 (Reference: Monthly Landscape Inspection.)		1,260.00	91,839.68
05/29/2026	052926BOS1	Daniel J O'Neill	BOS MTG 5/26/26		184.70	91,654.98
05/29/2026	052926BOS2	Engage PEO	BOS MTG 5/26/26		172.40	91,482.58
05/29/2026	139	Megan Jones	BOS MTG 5/26/26		184.70	91,297.88
05/29/2026	140	Michael J. Staubitz	BOS MTG 5/26/26		184.70	91,113.18
05/29/2026	052926BOS3	Richard Magerl	BOS MTG 5/26/26		184.70	90,928.48
05/29/2026	0152926PR1	Decision HR	PR 5/29/26		6,124.80	84,803.68
05/29/2026			Interest	10.11		84,813.79
05/31/2026		End of Month		835.11	69,137.33	84,813.79

EXHIBIT 6

PREPARED FOR:

Panther Trace 1 Community

Development District

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Panther Trace 1 Community Development District Reserve Study Proposal

Panther Trace 1 Community Development District
Reference #989

12515 Bramfield Dr
Riverview, FL 33579

Barry Jeskewich
District Manager

A diamond-shaped graphic containing the text "30+ YEARS OF EXPERIENCE" in a blue, 3D-style font.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

Panther Trace 1 Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

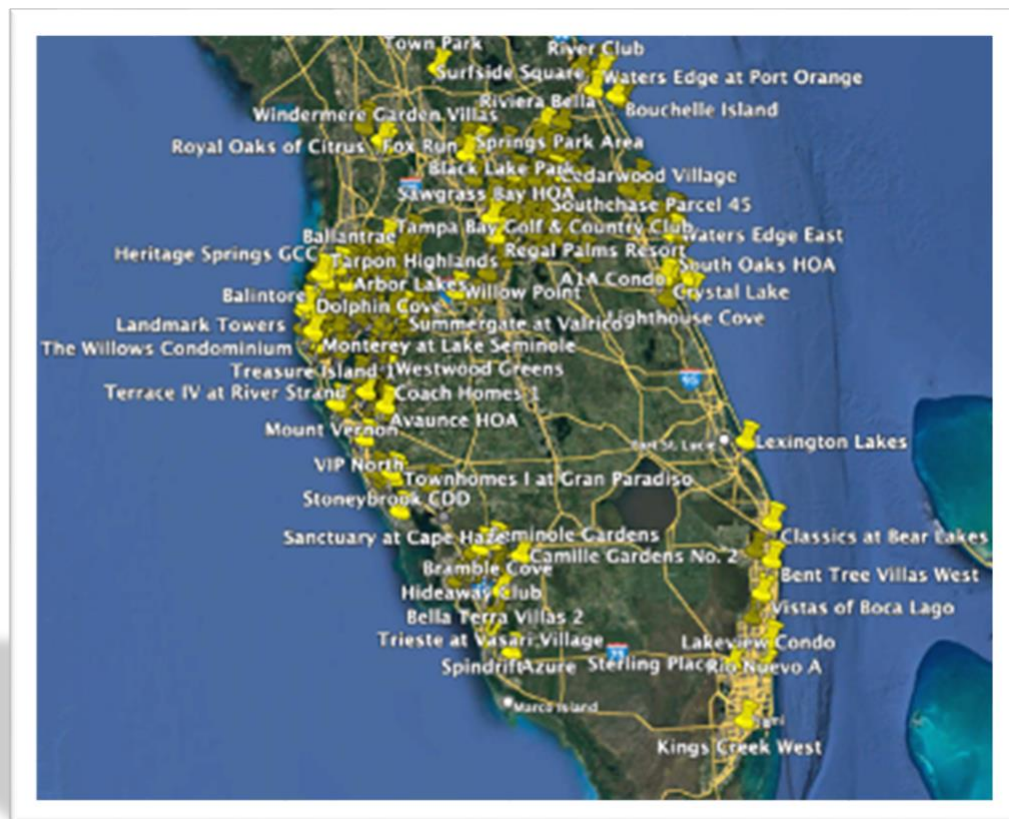
- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

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Florida Clients Served



Panther Trace 1 Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool	Pool, Fence, Metal, Replacement	5	!	2028
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	5	!	2028
Pool	Pool, Structure and Deck, Total Replacement	5	!	2028
Pool	Pool, Trash Receptacles	5	!	2028

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL				REMAINING COMPONENTS (O)	
COMPONENT	COMMON COMPONENTS (X)			OWNER	OTHER
	RESERVES	OPERATING	LONG-LIVED		
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Concrete Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Other Components Less Than \$7,000		X			
Other Components					O
Other Components (s)			X		
Other Components and Associated Components					O
Downspouts, Serving Cluster Homes				O	
System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

Panther Trace 1 Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Panther Trace 1 Community Development District Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Panther Trace 1 Community Development District Reserve Study Proposal

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For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment
Property Site	Asphalt Parking Fences Gazebos Irrigation System Pavers Playground Equipment Storm Water System Signage Recreational Courts

Panther Trace 1 Community Development District Reserve Study Proposal

Confirmation of Services

REF #: 989

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is **\$4,100.**

Available option below:

 **Reserve Plan Software** **\$750**

Annual subscription for Reserve Plan software allows users to adjust for various scenarios.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the community and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Panther Trace 1 Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

Southshore Falls Homeowners Association is a planned unit development established in 2004 and located in Apollo Beach, FL and is responsible for the common elements shared by 866 homes within 308 Single Family, 58 Quad and 163 Villa buildings. The amenity center includes a 14,000 square foot clubhouse, lagoon-style pool, fitness center, café, tennis and bocce courts.

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Terra Bella Community Development District is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

Venetian Community Development District is a local unit of special purpose government located within North Venice, FL built from 2003 through 2015 shared by 1,377 property owners. The development contains over 11 miles of roadways, fencing, gate systems, guard house, security system, perimeter wall, irrigation, pavers, signage ponds and storm water system, over 15,000 square feet of clubhouse and amenity center that includes resort style pools and recreational courts.