PANTHER TRACE I
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Tuesday
August 25, 2026
6:00 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 Panther Trace I Community Development District is scheduled for **Tuesday, August 25, 2026, at 6:00 p.m.** at the **Panther Trace I 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	**Staff**
Megan Jones, Chairman	Barry Jeskewich, District Manager
Michael Staubitz, Vice Chairman	John Vericker, District Counsel
Dan O'Neill, Assistant Supervisor	Amy Palmer, District Engineer
Rich Magerl, Assistant Supervisor	Monica Vitale, Facilities Director

Meeting Agenda
August 25, 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. **Public Hearing**
   A. FY 2026-2027 Budget Public Hearing
      - Open the Public Hearing
      - Presentation of FY 2026-2027 Approved Proposed Budget — Exhibit 1
      - Public Comments
      - Close the Public Hearing

   B. Consideration & Adoption of **Resolution 2026-05**, Adopting FY 2026-2027 Budget — Exhibit 2
   C. Consideration & Adoption of **Resolution 2026-06**, Annual Assessments — Exhibit 3
5. **Staff Reports – Questions from Board Members Only**
   A. District Counsel
   B. District Engineer
   C. Facilities Director
      - Facilities Director's Report — Exhibit 4
      - Landscaping Review — Exhibit 5

- Discussion and Review of Updated Amenities Policies — Exhibit 6

D. District Manager

6. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 30, 2026 — Exhibit 7

B. Consideration for Acceptance – The July 2026 Unaudited Financial Statements — Exhibit 8

7. Business Items

A. Consideration & Adoption of **Resolution 2026-07**, Adopting FY 2027 Meeting Schedule — Exhibit 9

B. Presentation & Adoption of FY 2027 Goals and Objectives — Exhibit 10

C. Consideration of LMP Sod Replacement Proposal - $4,557.00 — Exhibit 11

8. Supervisors' Requests

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

10. Next Meeting Quorum Check: September 22, 2026 at 6:00 p.m.

Dan O'Neill	☐ **In Person**	☐ **Remote**	☐ **No**
[VACANT]	☐ **In Person**	☐ **Remote**	☐ **No**
Mike Staubitz	☐ **In Person**	☐ **Remote**	☐ **No**
Megan Jones	☐ **In Person**	☐ **Remote**	☐ **No**
Rich Magerl	☐ **In Person**	☐ **Remote**	☐ **No**

11. Adjournment

EXHIBIT 1

Return to Agenda

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

		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1	**REVENUE**					
2	SPECIAL ASSESSMENTS	$ 797,711	$ 799,221	$ 787,745	$ 787,746	$ -
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	-	-	-	44,910	44,910
8	**TOTAL REVENUE**	**913,033**	**893,317**	**890,545**	**935,456**	**44,910**
9						
10	**EXPENDITURES**					
11	**ADMINISTRATIVE:**					
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	**TOTAL ADMINISTRATIVE**	**71,876**	**76,740**	**82,039**	**83,439**	**1,400**
30						
31	**INSURANCE:**					
32	INSURANCE	34,109	47,203	52,374	49,020	(3,354)
33	**TOTAL INSURANCE**	**34,109**	**47,203**	**52,374**	**49,020**	**(3,354)**
34						
35	**DEBT SERVICE ADMINISTRATION:**					
36	DISCLOSURE REPORT	-	1,000	1,000	1,000	-
37	ARBITRAGE REBATE	-	-	650	650	-

Return to Agenda

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

		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
38	TRUSTEE FEES	3,895	4,041	4,041	3,950	(91)
39	**TOTAL DEBT SERVICE ADMINISTRATION**	**3,895**	**5,041**	**5,691**	**5,600**	**(91)**
40						
41	**UTILITIES:**					
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	**TOTAL UTILITIES**	**181,259**	**152,777**	**184,894**	**206,421**	**21,527**
47						
48	**~~SECURITY:~~**					
49	~~SECURITY SYSTEM - CONTRACT~~	128	54	-	-	-
50	~~SECURITY - MISCELLANEOUS~~	2,183	-	-	-	-
51	**~~TOTAL SECURITY~~**	**2,312**	**54**	**-**	**-**	**-**
52						
53	**PHYSICAL ENVIRONMENT:**					
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	**TOTAL PHYSICAL ENVIRONMENT**	**281,070**	**302,828**	**323,583**	**334,254**	**10,671**
69						
70	**PARKS AND RECREATION:**					
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	-

Return to Agenda

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

		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
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	-	-	
91	**TOTAL PARKS AND RECREATION**	**208,585**	**301,357**	**207,690**	**222,447**	**14,757**
92						
93	**CAPITAL IMPROVEMENTS & RESERVE**					
94	CAPITAL IMPROVEMENTS	-	-	-	-	-
95	RESERVE STUDY	-	-	4,500	4,500	-
96	CAPITAL ASSET RESERVES	-	16,713	-	-	-
97	RESERVE CONTRIBUTION	-	-	29,775	29,775	-
98	**TOTAL RESERVES**	**-**	**16,713**	**34,275**	**34,275**	**-**
99						
100	**TOTAL EXPENDITURES**	**783,107**	**902,714**	**890,545**	**935,456**	**44,910**
101						
102	**EXCESS OF REVENUE OVER (UNDER) EXPEND.**	**128,926**	**(9,398)**	**-**	**-**	**-**
103						
104	**FUND BALANCE - BEGINNING**	**2,024,969**	**2,153,895**	**2,153,895**	**2,144,498**	(9,398)
105	NET CHANGE IN FUND BALANCE	128,926	(9,398)	-	-	-
106	DECREASE FOR FUND BALANCE FORWARD	-	-	-	(44,910)	(44,910)
107	**FUND BALANCE - ENDING - PROJECTED**	**$ 2,153,895**	**$ 2,144,498**	**$ 2,153,895**	**$ 2,099,588**	**$ (54,308)**

Return to Agenda

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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
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; X3 PUBLIC HEARINGS, X1 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 wouldn't 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 REMEIDATION MITIGATION IS $500 ANNUALLY. BUDGETED $250 FOR ANY UNKOWN REMEDIATION - Line item ran $4305 at end of FY25, and billed $1515 at start of Fiscal Year 2026 - may need to look at breeakdown for 10/07/25 invoice
TOTAL ADMINISTRATIVE		**$83,439**	
INSURANCE	EGIS	$49,020	Charisse $49,020 FY26 Rates - FY25 actuals were $47,203, ytd $48,657 (billed october 2025)
TOTAL INSURANCE		**$49,020**	
DEBT SERVICE ADMINISTRATION			
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
TOTAL DEBT SERVICE ADMINISTRATION		**$5,600**	
UTILITIES			
UTILITIES - ELECTRICITY	TAMPA ELECTRIC COMPANY (TECO)	$180,200	FY25 actuals were $146,717. $170000 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 - $170000 + 6% = 180200

Return to Agenda

PANTHER TRACE I CDD
FISCAL YEAR 2026-2027 APPROVED 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	
TOTAL UTILITIES		**$206,421**	
PHYSICAL ENVIRONMENT			
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 MAITNENCE 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.
TOTAL PHYSICAL ENVIRONMENT		**$334,254**	
PARKS AND RECREATION			
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	

Return to Agenda

PANTHER TRACE I CDD
FISCAL YEAR 2026-2027 APPROVED 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 MAINTENACE 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
TOTAL PARKS AND RECREATION		**$222,447**	
CAPITAL IMPROVEMENTS & RESERVE			
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	
TOTAL CAPITAL IMPROCEMENTS & RESERVE		**$34,275**	

Return to Agenda

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

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	**$787,745.55**
COLLECTION COSTS	$16,760.54
EARLY PAYMENT DISCOUNT	$33,521.09
GROSS O&M ASSESSMENT	**$838,027.18**

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2020 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
Single Family 40'	195	195	1.00	195.0	20.2%	$169,035.74	$866.85
Single Family 50'	353	353	1.25	441.3	45.6%	$382,497.53	$1,083.56
Single Family 60'	99	99	1.50	148.5	15.4%	$128,727.22	$1,300.27
Single Family 70'	104	104	1.75	182.0	18.8%	$157,766.69	$1,516.99
	751	751		966.8	100.0%	$838,027.18	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT			FY 2026 PER LOT	VARIANCE FY26 - FY27	VARIANCE PER MONTH
	O&M	SERIES 2020 DEBT SERVICE (2)	**FY 2027 TOTAL PER LOT(3)**			
Single Family 40'	$866.85	$310.28	**$1,177.13**	$1,177.13	$0.00	$0.00
Single Family 50'	$1,083.56	$387.85	**$1,471.41**	$1,471.41	$0.00	$0.00
Single Family 60'	$1,300.27	$465.42	**$1,765.70**	$1,765.70	$0.00	$0.00
Single Family 70'	$1,516.99	$542.99	**$2,059.98**	$2,059.98	$0.00	$0.00

(1) Reflects the total number of lots with Series 2020 debt outstanding.

(2) 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.

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

Return to Agenda

PANTHER TRACE PHASE 1 CDD

FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET

DEBT SERVICE REQUIREMENT

	FY 2027 PROPOSED
REVENUE	
ASSESSMENTS ON-ROLL (NET)	279,699
INTEREST--INVESTMENT	-
TOTAL REVENUE	**279,699**
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2027	27,847
November 1, 2027	24,236
PRINCIPAL RETIREMENT	
May 1, 2027	225,000
TOTAL EXPENDITURES	**277,082**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	2,617

NET MAXIMUM ANNUAL DEBT SERVICE (MADS)	279,699
COUNTY COLLECTION COSTS & EARLY PAYMENT DISC.	17,853.14
TOTAL GROSS DEBT SERVICE	**297,552.39**

Return to Agenda

PANTHER TRACE CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
$2,960,000 Special Assessment Refunding Note, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
3/24/2020						2,960,000
5/1/2020		3.2100%	9,766	9,766		2,960,000
11/1/2020	-	3.2100%	47,508	47,508	57,274	2,960,000
5/1/2021	190,000	3.2100%	47,508	237,508		2,770,000
11/1/2021	-	3.2100%	44,459	44,459	281,967	2,770,000
5/1/2022	195,000	3.2100%	44,459	239,459		2,575,000
11/1/2022	-	3.2100%	41,329	41,329	280,787	2,575,000
5/1/2023	200,000	3.2100%	41,329	241,329		2,375,000
11/1/2023	-	3.2100%	38,119	38,119	279,448	2,375,000
5/1/2024	205,000	3.2100%	38,119	243,119		2,170,000
11/1/2024	-	3.2100%	34,829	34,829	277,947	2,170,000
5/1/2025	215,000	3.2100%	34,829	249,829		1,955,000
11/1/2025	-	3.2100%	31,378	31,378	281,206	1,955,000
5/1/2026	220,000	3.2100%	31,378	251,378		1,735,000
11/1/2026	-	3.2100%	27,847	27,847	279,225	1,735,000
5/1/2027	225,000	3.2100%	27,847	252,847		1,510,000
11/1/2027	-	3.2100%	24,236	24,236	277,082	1,510,000
5/1/2028	235,000	3.2100%	24,236	259,236		1,275,000
11/1/2028	-	3.2100%	20,464	20,464	279,699	1,275,000
5/1/2029	240,000	3.2100%	20,464	260,464		1,035,000
11/1/2029	-	3.2100%	16,612	16,612	277,076	1,035,000
5/1/2030	250,000	3.2100%	16,612	266,612		785,000
11/1/2030	-	3.2100%	12,599	12,599	279,211	785,000
5/1/2031	255,000	3.2100%	12,599	267,599		530,000
11/1/2031	-	3.2100%	8,507	8,507	276,106	530,000
5/1/2032	260,000	3.2100%	8,507	268,507		270,000
11/1/2032	-	3.2100%	4,334	4,334	272,840	270,000
5/1/2033	270,000	3.2100%	4,334	274,334		-
11/1/2033	-	3.2100%	-	-	274,334	-
	2,960,000		**714,200**	**3,674,200**	**3,674,200**	

MADS: 279,699

Return to Agenda

EXHIBIT 2

Return to Agenda

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Panther Trace Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Panther

Return to Agenda

Trace Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $1,147,501 which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$838,027
Total Reserve Fund [if Applicable]	$29,775
Total Debt Service Funds	$279,699
Total All Funds*	**$1,147,501**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Return to Agenda

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 25, 2026.

Attested By:	**Panther Trace Community Development District**
____________________________ Print Name:____________________ ☐Secretary/☐Assistant Secretary	__________________________________ Print Name:_________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Return to Agenda

EXHIBIT 3

Return to Agenda

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Panther Trace Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

Return to Agenda

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Return to Agenda

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 25, 2026.

Attested By:	**Panther Trace** **Community Development District**
___________________________ Print Name:____________________ ☐Secretary/☐Assistant Secretary	_________________________________ Print Name:__________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Return to Agenda

EXHIBIT 4

Return to Agenda

August 25, 2026
Panther Trace CDD – Phase I
Facilities Director Report

Aquatics

- Aquatics reports are available to Supervisors upon request.
- The new pool vendor, AquaPro, has been providing excellent service.
- They are working on cleaning everything up and will be requesting updates to the equipment.

Landscape

- The July 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

- Staffing has been reduced to meet the current needs of the facility, 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.

The Friday Float party at the end of July had a great turnout! The Food Truck Kracken Smoke House did an excellent job.

- August TTRPG Club 9th & 28th
- September 11th Adult Craft Night Welcome Mats
- October 16th Adult Craft Night phone Charms & Sun Catchers
- November 20th Adult Craft Night Decorate 2027 Planners
- November 7th Fall Festival 3pm-6pm
- December 5th Holiday Party 5pm-8pm

Return to Agenda

EXHIBIT 5

Return to Agenda

PANTHER TRACE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-10	Sports turf
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Quote tree pruning at east bound PT Blvd. "Tunnel" area.
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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

Date: 7-21-26 Score: 93.5% *Performance Payment™* % 100

Contractor Signature:

Inspector Signature:

Property Representative Signature:

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com

Return to Agenda

PANTHER TRACE CDD

LANDSCAPE INSPECTION
July 21, 2026

ATTENDING:
MONICA VITALE – PANTHER TRACE
DAVE MANFRIN – JUNIPER LANDSCAPING
PAUL WOODS – OLM, INC.

SCORE: 93.5%

NEXT INSPECTION
AUGUST 18, 2026 AT 12:30 PM

PLEASE NOTE CHANGE IN START TIME

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Top dress seasonal color beds.
2. Near the playground: Monitor chlorosis in Queen palms and fertilize.
3. Playground: Prune the Viburnum suspensum growing through the fence.

COMMONS

4. Repair pest damage in Blvd. St. Augustine under warranty. This is not related to irrigation outage.
5. Prune downward growth, suckering growth, and Spanish Moss in trees.
6. Along the frontage berm: Continue to remove dead and declining Parsonii Juniper.
7. Groom spent foliage from Chinese Fan palms on center median islands.
8. North of Huntington: Confirm irrigation coverage on center island.
9. Parkway exit side: Elevate trees being stuck by service vehicles.
10. 301 frontage: Control grassy weeds in Liriope.
11. 301 frontage: Remove Spanish Moss and viney growth in Eugenia.

GREYSTONE

12. Monitor recovery of Fakahatchee Grass from mite injury.

SPORTS FIELD

13. **Control broadleaf weeds**.

Return to Agenda

14. Control soil insects.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to supplement Flax Lilies that did not recovery from freeze damage.

2. Clubhouse: Provide a price to resod dead turf areas due to irrigation outage.

3. Commons; Panther Trace Blvd. east of the sports field: Provide a price to remove declining Oaks.

4. Berkshire small park: Provide a price for Bahia sod.

5. Hawthorn entrance: Provide a price to supplement Society Garlic.

CATEGORY IV: NOTES TO OWNER

1. If at the end of FY2026 and no emergency tree removals are needed, I recommend utilizing the funding to improve by pruning tree canopy along the east bound portion of Panther Trace Boulevard south of the sports field. Deep shade has resulted in decline of existing material and poor light conditions to enable turf and most other plants. Increasing light penetration, reducing weak attachments and poor branch structure would be a noticeable improvement. Thank you.

CATEGORY V: NOTES TO CONTRACTOR

1. See Category IV, item 1 and prepare general cost information for client.

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

Return to Agenda

EXHIBIT 6

Return to Agenda

PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT

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

To: Board of Supervisors
From: Monica Vitale
Date: August 25, 2026
Re: Updated Amenities Policies

Dear Board Members,

I have been working to update the amenities policies. I would like to clarify the wording and update them with additional rules. The original version is first, the update second. Please review and advise.

Thank you,

Monica Vitale, LCAM
Facilities Director

Return to Agenda

PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 250 International Parkway ♦ Suite 280 ♦ Lake Mary, Florida ♦ (813) 374-9105

MULTI-PURPOSE FIELD AND COURTS POLICIES

1. All people using the Multi-Purpose Field, tennis or basketball courts do so at their own risk. No Cleats are permitted at any time.
2. Alcohol is NOT permitted at the Multi-Purpose Field, tennis or basketball courts (THERE WILL BE NO EXCEPTIONS)
3. Glass beverage containers are NOT permitted at the Multi-Purpose Field, tennis or basketball courts. **No Grilling** permitted on District property.
4. All equipment and property of the District shall be found in the same condition after use of the Multi-Purpose Field.
5. It shall be the responsibility of any resident using the Multi-Purpose Field, tennis or basketball courts to remove equipment or other items.
6. Items left on the Multi-Purpose Field, tennis or basketball courts after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
7. All persons using the Multi-Purpose Field, tennis or basketball courts shall obey the Hillsborough County Noise Ordinance.
8. Residents and their guests must park only in designated parking spots.
9. No Electricity may be used to power stereos, sound equipment or other small equipment. **ALL** facilities close at **DUSK**.
10. The setup of inflatable equipment on the grounds would require prior approval by the Board of Supervisor and a certificate of liability insurance naming the District as an additional insured.
11. Any vendors providing equipment for an event must provide a certificate of liability insurance naming the District as an additional insured.
12. Use of the Multi- Purpose Field tennis or basketball courts, for parties or other group functions will require the execution of an indemnification agreement and a security deposit. This would be nonexclusive use.
13. Use of the Multi-Purpose Field is STRICTLY limited to the confines of the field and adjacent parking area.
14. Please respect all landscaping and surface areas of the Multi-Purpose Field, tennis or basketball courts as you would your own property: DO NOT DIG HOLES OR PLACE STAKES WITHOUT PRIOR DISTRICT MANAGER APPROVAL. DO NOT USE FIELD IF WET.
15. ALL TRASH CLEANUP MUST BE COMPLETED
16. No person may use the Multi-Purpose Field, tennis or basketball courts in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the field in such a manner that creates excessive noise, profanity, or boisterous action.
17. Approval of all events is subject to the discretion of the District Manager.
18. Call 911 in the event of an emergency.
19. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors.
20. Violation of any of the above rules will result in the forfeiture of all their security deposit and assessment of any damages, at the discretion of the District Manager.
21. The applicant shall reimburse the District for the deposit to repair any damage caused at the courts by the applicant during the event held at the facilities.
22. The applicant shall pay the District all costs of attorney fees incurred on the interpretation or the enforcement of the agreement.
23. Only items that are for information purposes or special events; materials that have the primary effect to inform the members of the District shall be permitted to be distributed. In general, no items devoted solely to the sale, advertising, solicitation or promotion of commercial products or services for a single profit-making business may be distributed or displayed.

Return to Agenda

Panther Trace CDD Field & Court Policies

District Office ♦ 250 International Parkway ♦ Suite 280 ♦ Lake Mary, Florida ♦ (813) 374-9105

1. Use of the Multi-Purpose Field, tennis courts, and multipurpose court is at the user's own risk.
2. **Prohibited Items include but are not limited to CLEATS, no hitting golf balls, no javelins or similar items are to be used on District property.**
3. No Alcohol or Glass containers are permitted at the Multi-Purpose Field, tennis courts, and multipurpose court. **No Grilling** on District property.
4. District property and equipment shall be left in the same condition in which it was found. Users are responsible for removing all personal belongings and equipment upon completion of their use of the facilities. Lost items will be retained for one (1) week. Any unclaimed items after that time will be discarded.
5. All users shall comply with the Hillsborough County Noise Ordinance.
6. Residents and their guests must park only in designated parking areas.
7. Use of District electricity to power stereos, sound systems, or other equipment is prohibited. All facilities close at dusk.
8. Inflatable equipment is not permitted unless the event is sponsored by the District and Vendors providing equipment or services for an event must provide a Certificate of Liability Insurance naming the District as an Additional Insured.
9. Residents wishing to reserve the Multi-Purpose Field, tennis courts, or multipurpose court for lessons, training or practices must submit their request to District staff at least two (2) weeks prior to the start date. District staff will review the applicable policies and procedures with the applicant. Reservations are for non-exclusive use unless otherwise approved. A signed indemnification agreement and payment of the required security deposit and fees is required upon approval.
10. Use of the Multi-Purpose Field is limited to the field and adjacent parking area. Please respect all landscaping and playing surfaces. Do not dig holes or install stakes without prior approval from the District Manager.
11. **The Multi-Purpose Field shall not be used when wet.**
12. Users are responsible for removing all trash and leaving the facilities clean.
13. The facilities shall not be used in any manner that interferes with the rights, comfort, convenience, or peaceful enjoyment of other residents. Excessive noise, profanity, disorderly conduct, or other disruptive behavior is prohibited.
14. Approval of all special events is subject to the discretion of the District Manager.
15. **In the event of an emergency, call 911.**
16. Violations of these policies may result in suspension of amenity privileges, as determined by the Board of Supervisors.
17. Violations may also result in forfeiture of the security deposit and assessment of any damage, as determined by the District Manager. The applicant shall reimburse the District for all costs associated with repairing any damage caused during the event that exceeds the security deposit. The applicant shall be responsible for all attorney fees and costs incurred by the District in the interpretation or enforcement of these policies or any related agreement.
18. Only informational materials and notices for community events may be distributed or displayed on District property. Materials whose primary purpose is advertising, solicitation, or promotion of commercial products or services for a for-profit business are prohibited.

Return to Agenda

Clubhouse Office ♦ 12515 Bramfield Drive ♦ Riverview, Florida 33579

SWIMMING POOL POLICIES & PROCEDURES

1. **No Smoking including electronic cigarettes** is permitted within the facilities except in the designated smoking area at the front of the clubhouse.
2. The swimming pool facilities are open from ½ hour after dawn and will close respectively at dusk.
3. Each membership household may bring up to **THREE** guests for use of the pool facilities. The resident pictured on the amenities access ID must be in attendance while the card is in use and accompany guests at ALL times. (If a cabana is reserved through the District, and all guests must check in with staff prior to entering the pool area. Guests are then limited to TWENTY.)
4. Lifeguards will not be present at the pool facilities. All persons using the pool and other facilities do so at their own risk.
5. Individuals **under** the age of **SIXTEEN must be accompanied by an adult** at all times while using the pool facilities.
6. Parents are responsible for ensuring that their children do not urinate or defecate in the pool. (Swim diapers MUST be worn or rubber briefs MUST be placed over diapers). Parents will be held monetarily responsible for any clean up or other fees incurred as a result of non-adherence to this rule.
7. All persons using the pool facilities shall obey the capacity requirements as defined by Hillsborough County (100 persons for the pool).
8. Proper swimming attire must be worn by all persons including children while using the pool facilities. (Bathing suits only)
9. Showering is MANDATORY before use of the pool facilities.
10. **No running** is allowed within the gated pool facilities.
11. **No diving** is allowed.
12. **No flotation** devices are allowed in the pool **except for water wings and swim rings** used by **small children** or personal flotation devices approved by the United States Coast Guard. **No** "Boogie" boards, Skim Boards or the like are permitted at any time.
13. No rough housing, "chicken" fighting or horseplay is allowed in the swimming pool. Any person(s) exhibiting dangerous or disrespectful behavior may be asked to leave. **Residents and their guests are expected to treat all staff, representatives or agents of the Panther Trace CDD with respect. Failure to do so will result in the loss of amenities privileges**.
14. **No balls** or toys should be **thrown or project water** within the pool or pool area.
15. **No animals** are allowed in the pool facilities except service animals as defined by Florida Statues.
16. **No food** or **drinks** are allowed within **TEN FEET** of the pool edges. **NO GRILLING** permitted on District property.
17. **No alcoholic beverages** are allowed in the pool facilities.
18. **No glass** containers are allowed in the pool area.
19. In consideration of others using the pool facilities only personal devices utilizing headphones will be permittedno speakers or other devices, so as to not interfere with the peaceful enjoyment of the facilities.
20. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. The use of removable shade covers (i.e. pop up tents etc.) is not permitted.
21. Non-adherence to these (Pool) Rules or failure to follow instructions of personnel will result in the suspension of pool use by offender(s).
22. All of the above POLICIES, where applicable, shall apply to the playground areas.
23. No bicycles, rollerblades/in-line skates to include "heelys" or the likes, skateboards or scooters.
24. No use of profanity or harassment of any kind will be tolerated.
25. Lightening Policy: The pool will be vacated at the first sound of thunder. Residents may return to the pool no sooner than 30 minutes after the last sighting of lightening or hearing thunder. Failure to adhere to staff, agents or representatives requests to vacate the premises will result in a loss or suspension of pool privileges.
26. Call 911 in the event of an emergency. *The Panther Trace CDD has an installed an AED Device for Emergency purposes. It is located near the restrooms.
27. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors.

Return to Agenda

Panther Trace CDD Pool Policies & Procedures

District Office ♦ 250 International Parkway ♦ Suite 280 ♦ Lake Mary, Florida ♦ (813) 374-9105

1. **No Smoking** including the use of e-cigarettes or vaping, is permitted within the facilities except in the designated smoking area at the front of the clubhouse.
2. The swimming pool facilities are open 30 minutes after dawn and will close 30 minutes before dusk.
3. The resident pictured on the amenities access ID must be in attendance while the card is in use and must accompany guests at **ALL** times. Each membership household may bring up to **THREE** guests for use of the pool facilities. If a cabana is reserved through the District, all guests must check in with staff prior to entering the pool area, and guests are then limited to **TWENTY**. Individuals under the age of **SIXTEEN** must be accompanied by an adult at all times while using the pool facilities. Residents sixteen or under may not bring guests to the pool.
4. **No Lifeguards** will not be present at the pool facilities. All persons using the pool and other facilities do so at their own risk.
5. **Diaper Policy:** Parents are responsible for ensuring that their children do not urinate or defecate in the pool. Swim diapers MUST be worn, or rubber briefs MUST be placed over standard diapers. Parents will be held monetarily responsible for any cleanup or other fees incurred as a result of non-adherence to this rule.
6. All persons using the pool facilities shall obey the capacity requirements as defined by Hillsborough County (**100 persons** for the pool).
7. **Attire:** Proper swimming attire (bathing suits only) must be worn by all persons, including children, while using the pool facilities.
8. **Showering** is **MANDATORY** before using the pool facilities.
9. **No Running** allowed within the gated pool facilities.
10. **No Diving** is allowed.
11. **Accepted Floatation Devices:** water wings, noodles, infant floats or personal flotation devices approved by the United States Coast Guard. No "boogie" boards, skim boards, large floats or the like are permitted at any time.
12. No rough housing, "chicken" fighting, or horseplay is allowed in the swimming pool. Any person(s) exhibiting dangerous or disrespectful behavior may be asked to leave. Residents and their guests are expected to treat all staff, representatives, or agents of the Panther Trace CDD with respect. Failure to do so will result in the loss of amenities privileges. No use of profanity or harassment of any kind will be tolerated.
13. **Toys and Balls:** No balls permitted. No toys or balls should be thrown, nor should any toys project water within the pool or pool area.
14. No animals are allowed in the pool facilities except service animals as defined by Florida Statutes.
15. No food or drinks are allowed within **TEN FEET** of the pool edges. **NO GRILLING** is permitted on District property. No Glass Containers. **NO ALCOHOLIC** beverages are allowed in the pool facilities.
16. In consideration of others using the pool facilities, **only personal devices utilizing headphones** will be permitted. No speakers or other loud devices are allowed, so as to not to interfere with the peaceful enjoyment of the facilities.
17. Pool furniture shall not be removed from the pool deck area or placed in the swimming pool. The use of removable shade covers (i.e., pop-up tents, etc.) is not permitted.
18. Non-adherence to these pool rules or failure to follow the instructions of personnel will result in the suspension of pool use for the offender(s).
19. No bicycles, rollerblades/in-line skates (to include "Heelys" or the like), skateboards, or scooters are permitted.
20. **Lightning Policy:** The pool and deck will be vacated at the first sound of thunder or if lightning is detected within 10 miles utilizing the approved app. The pool will remain closed until there has not been thunder or lightning for 30 minutes. Failure to adhere to requests from staff, agents, or representatives to vacate the premises will result in a loss or suspension of pool privileges.
21. All of the above policies, where applicable, shall apply to the playground areas.
22. **Emergencies:** Call 911 in the event of an emergency.
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. Reinstatement will require attendance at a scheduled Board of Supervisors meeting.

Return to Agenda

PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT

Clubhouse Office ♦ 12515 Bramfield Drive ♦ Riverview, Florida 33579

PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT
COMMUNITY CENTER PLAYGROUND POLICIES

1. Children must be supervised by an adult (18 years or older) or legal guardian at all times.

2. Each membership household may bring up to THREE guests for use of the playground facilities, but must accompany their guests at ALL times.

3. Children over the age of 12 years old are not permitted to use playground equipment at any time. No Loitering.

4. Playground hours are from dawn until dusk. Residents will be asked to leave if they are on the playground after hours.

5. Absolutely no glass containers are allowed within the playground area. **NO GRILLING** permitted on District property.

6. Any items left on the playground and/or turned in to the Community Center staff shall remain in the Community Center lost and found for a period of one week. The items will then be discarded.

7. No pets are allowed in the playground area, with exception of service animals or seeing-eye dogs as defined by Florida Statutes.

8. Any damaged or unsafe equipment shall be immediately reported to Community Center staff.

9. No smoking shall be permitted in the playground area.

10. No use of profanity will be tolerated.

11. No roller-blades, skateboards, skates (to include “heelys”) are allowed.

12. Children must be clothed at all times to include footwear.

13. Violations will be subject to suspension of privileges as deemed appropriate by the District Manager.

Return to Agenda

PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT
AMENITIES PLAYGROUND POLICIES

1. **Adult Supervision:** Children must be supervised by an adult (18 years of age or older) or legal guardian at all times.
2. Each membership household may bring up to **THREE (3) guests** to use the playground facilities. Residents must accompany their guests at all times.
3. Children **12 years of age and under** are permitted to use the playground equipment. Children over the age of 12 are not permitted to use the playground equipment. **No loitering is permitted.**
4. **Hours of Operation:** Playground hours are from **dawn until dusk**. Residents and guests will be required to leave the playground area after hours.
5. **Glass Containers & Grilling:** Glass containers are strictly prohibited within the playground area. **Grilling is not permitted anywhere on District property.**
6. **Lost and Found:** Items left in the playground area or turned into Amenities Center staff will be placed in the Amenities Center's Lost and Found for **one (1) week**. Items not claimed within one week will be discarded.
7. **Pets** are not permitted within the playground area, with the exception of service animals as defined by Florida Statutes.
8. Any damaged, broken, or unsafe playground equipment must be reported to Amenities Center staff immediately.
9. **Smoking and Vaping:** Smoking, vaping, and the use of electronic cigarettes are strictly prohibited within the playground area.
10. Profanity or abusive language will not be tolerated.
11. **Wheeled Equipment:** Rollerblades, skateboards, skates (including "Heelys"), electric bicycles, motorized bicycles, electric scooters, and motorized scooters are not permitted within the playground area.
12. **Proper Attire:** Children must remain appropriately clothed at all times, including wearing footwear.
13. **Violations:** Violations of these rules may result in the suspension of facility privileges, as determined by the Board of Supervisors.

Return to Agenda

EXHIBIT 7

Return to Agenda

MINUTES OF MEETING
PANTHER TRACE I
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Panther Trace I Community Development District was held on July 30, 2026 at 6:08 p.m. at Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida 33579.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Megan Jones	Board Supervisor, Chairwoman
Michael Staubitz	Board Supervisor, Vice Chairman
Dan O'Neill	Board Supervisor, Assistant Secretary
Richard Magerl	Board Supervisor, Assistant Secretary

Also present were:

Barry Jeskewich	District Manager, Vesta District Services

The following is a summary of the discussions and actions taken at the July 30, 2026 Panther Trace I CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Jones led all present in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS – Audience Comments

An audience member asked about the current status of the basketball courts. Ms. Jones explained that resurfacing was on the docket as the CDD's major project for the next fiscal year, and that the instruction from the insurer had been to not promote use due to the current uneven surface. Ms. Jones additionally noted some discussion regarding potentially converting the court from basketball to more of a multi-use area, adding that the Board would begin to revisit the topic with the start of the next fiscal year in October.

FOURTH ORDER OF BUSINESS – Staff Reports – Questions From Board Members Only

A. District Counsel

B. District Engineer

C. Facilities Director

- Exhibit 1: Facilities Director's Report
- Exhibit 2: Landscaping Review

D. District Manager

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 23, 2026

Return to Agenda

> On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held on June 23, 2026, for the Panther Trace I Community Development District.

B. Exhibit 4: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

Mr. Jeskewich noted that staff had no concerns on the CDD's financial conditions heading into Q4 of the current fiscal year.

> On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board accepted the June 2026 Unaudited Financial Statements, as presented, for the Panther Trace I Community Development District.

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 5: Consideration of LMP Pool Equipment Cage Drainage Install Proposal - $844.10

> On a MOTION by Ms. Jones, SECONDED by Mr. O'Neill, WITH ALL IN FAVOR, the Board approved the LMP Pool Equipment Cage Drainage Install proposal, in the amount of $844.10, for the Panther Trace I Community Development District.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Ms. Jones noted that there had been a proposed Eagle Scout project to install a helmet stand by the two bike racks, explaining that the proposed design would involve PVC and paracord that could be easily removed for hurricanes and inclement weather. The Board expressed support for the project.

Ms. Jones additionally commented on the agenda not appearing to line up with the packet.

EIGHTH ORDER OF BUSINESS – Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

An audience member commented negatively on the staff's strict adherence to the 2-hour limit. Comments were heard from the Board indicating that this was established policy and that staff was doing as instructed.

Additional audience comments were heard inquiring about the CDD meeting schedule, which the Board and Mr. Jeskewich noted was posted on the CDD website and published via legal ad in the *Business Observer*.

NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 25, 2026 at 6:00 p.m.

All Board members present stated that they planned on attending the next meeting in person, which would constitute a quorum.

TENTH ORDER OF BUSINESS – Adjournment

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

> On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:21 p.m. for the Panther Trace I Community Development District.

Return to Agenda

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on ________________________.

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

Return to Agenda

EXHIBIT 8

Return to Agenda

Panther Trace

Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Return to Agenda

Panther Trace CDD
Balance Sheet
July 31, 2026

		General Fund	Debt Service 2020	TOTAL
1	**ASSETS**			
2	Operating Account - NEW	$ 89,883	$ -	$ 89,883
3	Cash - Debit Card	-	-	-
4	Money Market Account - BU	2,165,963	-	2,165,963
5	Trust Accounts:			-
6	Revenue Fund	-	69,064	69,064
7	Sinking Fund	-	-	-
8	Interest Fund	-	-	-
9	Accounts Receivable	-	-	-
10	Assessments Receivable On Roll	-	-	-
11	Due From GF	-	11,540	11,540
12	Undeposited Funds	-	-	-
13	Prepaid	2,128	-	2,128
14	Deposits	17,087	-	17,087
15	**TOTAL ASSETS**	**$ 2,275,061**	**$ 80,604**	**$ 2,355,664**
16	**LIABILITIES**			
17	Accounts Payable	$ 7,853	$ -	$ 7,853
18	Security Deposits	-	-	-
19	Accrued Expenses	4,212	-	4,212
20	Deferred Revenue On Roll	-	-	-
21	Due To Debt Service	11,540	-	11,540
22	**TOTAL LIABILITIES**	**23,604**	**-**	**23,604**
23	**FUND BALANCE**			
24	Nonspendable			
25	Prepaid & Deposits	19,215	-	19,215
26	Capital Reserves	73,000	-	73,000
27	Operating Capital	221,512	-	221,512
28	Unassigned	1,937,730	80,604	2,018,334
29	**TOTAL FUND BALANCE**	**2,251,456**	**80,604**	**2,332,060**
30	**TOTAL LIABILITIES & FUND BALANCE**	**$ 2,275,061**	**$ 80,604**	**$ 2,355,664**

Return to Agenda

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

		FY 2026 Adopted Budget	FY 2026 Month of July	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessments	$ 787,745	$ 62	$ 793,203	$ 5,458	101%
3	Interest Revenue	100,000	5,917	64,355	(35,645)	64%
4	Miscellaneous Revenue	300	-	790	490	263%
5	Clubhouse Rentals	2,500	-	3,250	750	130%
6	**TOTAL REVENUES**	**$ 890,545**	**$ 5,979**	**$ 861,598**	**$ (28,947)**	**97%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Board Of Supervisors Payroll	$ 12,000	$ 600	$ 6,600	$ (5,400)	55%
10	Payroll Taxes - Board Of Supervisors	919	46	505	(414)	55%
11	Payroll Services - Board Of Supervisors	650	50	450	(200)	69%
12	Management Consulting Services	48,195	4,016	40,163	(8,033)	83%
13	Office Supplies	500	36	679	179	136%
14	Bank Fees	200	-	-	(200)	0%
15	Mailing	50	-	217	167	435%
16	School Sponsorship	200	-	-	(200)	0%
17	Other Miscellaneous	250	100	272	22	109%
18	Auditing	4,050	-	4,050	-	100%
19	Regulatory And Permit Fees	175	-	175	-	100%
20	Legal Advertisements	700	158	829	129	118%
21	Engineering Services	5,000	-	170	(4,830)	3%
22	Legal Services	7,500	183	3,160	(4,341)	42%
23	Technology Services And Website Admin.	1,650	42	1,242	(408)	75%
24	**TOTAL FINANCIAL & ADMINISTRATIVE**	**82,039**	**5,230**	**58,510**	**(23,529)**	**71%**
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	-	4,148	107	103%
32	**TOTAL DEBT SERVICE ADMINISTRATION**	**5,691**	**-**	**5,148**	**(543)**	**90%**
33	**UTILITIES**					
34	Utilities - Electricity	170,000	13,218	125,984	(44,016)	74%
35	Utilities - Water	12,000	1,252	14,439	2,439	120%
36	Utilities - Solid Waste Disposal	2,244	332	3,258	1,014	145%
37	Impact Fee Assessment	650	-	-	(650)	0%
38	**TOTAL UTILITIES**	**184,894**	**14,802**	**143,681**	**(41,213)**	**78%**
41	**PHYSICAL ENVIRONMENT**					
42	Lake & Pond Maintenance	24,127	2,025	20,076	(4,051)	83%
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	148,505	(30,301)	83%
46	Landscape Maintenance - Consulting	15,574	1,260	12,600	(2,974)	81%
47	Landscape Replacement	44,116	3,225	35,626	(8,490)	81%
48	Tree Maintenance/Removal	25,000	-	4,292	(20,708)	17%
49	Irrigation Maintenance	8,000	580	9,447	1,447	118%
50	Decorative Light Maintenance	1,500	-	-	(1,500)	0%

Return to Agenda

		FY 2026 Adopted Budget	FY 2026 Month of July	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51	Pest Control	960	96	752	(208)	78%
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**	**22,087**	**235,276**	**(88,307)**	**73%**
55	**PARKS AND RECREATION**					
56	Communications	2,820	185	1,787	(1,033)	63%
57	Clubhouse Staff	80,534	12,792	91,501	10,967	114%
58	Clubhouse Staff Taxes	6,161	1,270	8,239	2,078	134%
59	Unemployment Insurance	1,200	-	-	(1,200)	0%
60	Clubhouse Workmens Comp Insurance	1,250	601	3,046	1,796	244%
61	Clubhouse Staff Payroll Fees	3,000	649	4,853	1,853	162%
62	Club Facility - Interior Furnishings	750	-	-	(750)	0%
63	Club Facility Maintenance	15,000	916	16,178	1,178	108%
64	Pool Maintenance - Contract	24,000	-	18,900	(5,100)	79%
65	Pool Maintenance - Other	6,000	-	14,036	8,036	234%
66	Pool Permit	275	-	400	125	146%
67	Amenities Monitor	25,000	-	-	(25,000)	0%
68	Clubhouse Supplies	2,500	-	1,550	(950)	62%
69	Park Facility Maintenance	4,000	10	6,888	2,888	172%
70	Special Events	25,000	783	16,595	(8,405)	66%
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**	**17,206**	**194,402**	**(13,288)**	**94%**

Return to Agenda

		FY 2026 Adopted Budget	FY 2026 Month of July	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**	**59,325**	**733,875**	**(152,171)**	**83%**
79	**REVENUES OVER (UNDER) EXPENDITURES**	**$ 4,498**	**$ (53,345)**	**$ 127,723**	**$ 123,224**	
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	(53,345)	127,723	123,224	
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**		**$ 2,251,456**	**$ 258,738**	
89	**FUND BALANCE ANALYSIS**					
90	NONSPENDABLE					
91	PREPAID & DEPOSITS	19,215		19,215		
92	CAPITAL RESERVES	73,000		73,000		
93	OPERATING CAPITAL	221,512		221,512		
94	UNASSIGNED	1,678,992		1,937,730		
95	**TOTAL FUND BALANCE**	**$ 1,992,718**		**$ 2,251,456**		

Return to Agenda

Panther Trace CDD
Debt Service Fund- Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For October 1, 2025 to July 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	$ 281,598	$ 1,899
3	Interest Revenue	-	2,051	2,051
4	Misc. Revenue	-	-	-
5	**TOTAL REVENUES**	**279,699**	**283,649**	**3,950**
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**	**893**	**419**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**474**	**893**	**419**
20	Fund Balance - Beginning		79,710	79,710
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 474**	**$ 80,604**	**$ 80,130**

** financed by prior year revenues*

Return to Agenda

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 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: FY?2026 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

Return to Agenda

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
11/12/2025	120090	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 365953 (Reference: #368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal ...		14,900.48	57,324.65
11/12/2025	120091	Vesta District Services	Invoice: 429506 (Reference: Management services.)		4,057.92	53,266.73
11/12/2025	120092	Solitude Lake Management	Invoice: PSI213514 (Reference: Annual Lake Maintenance.)		1,966.26	51,300.47
11/13/2025	3346	Clean Day	CH Cleaning - for week of 11/13/2025		125.00	51,175.47
11/14/2025	3353	MONICA VITALE	Holiday Party Gratuties		700.00	50,475.47
11/14/2025	120093	JIM VITALE	Invoice: 75 (Reference: Equipment rental Music.)		600.00	49,875.47
11/14/2025	120094	AirFunGames Event Services LLC	Invoice: 16889 (Reference: Train.)		1,295.00	48,580.47
11/14/2025	111425PR1	Decision HR	PR 11/14/25		3,915.14	44,665.33
11/17/2025	01ACH111725	Spectrum Business	Phones & Internet 12515 Bramfield Dr 10.26.25- 11.25.25		170.00	44,495.33
11/18/2025			Funds Transfer	50,000.00		94,495.33
11/20/2025	3347	Clean Day	CH Cleaning - for week of 11/20/2025		125.00	94,370.33
11/20/2025	01ACH112025	TECO	Summary Bill 09.16.25- 10.14.25		14,043.39	80,326.94
11/21/2025	3356	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Invoice Fee/Update Form		175.00	80,151.94
11/21/2025	120095	Vesta District Services	Invoice: 429442 (Reference: billable Expenses Oct25.)		41.94	80,110.00
11/21/2025	120096	Florida Courts, Inc.	Invoice: 5434 (Reference: Resurface 2 tennis courts.)		24,750.00	55,360.00
11/24/2025			Deposit	200.00		55,560.00
11/26/2025	120097	OLM, INC.	Invoice: 46293 (Reference: monthly landscape inspection.)		1,260.00	54,300.00
11/26/2025	120098	NVIROTECT PEST CONTROL SERVICES	Invoice: 378172 (Reference: Pest Control Service.)		80.00	54,220.00
11/27/2025	3348	Clean Day	CH Cleaning - for week of 11/27/2025		125.00	54,095.00
11/28/2025	3357	Trenton L. Willis	Pay Period 11/9/25 - 11/22/25 6 Hrs		77.57	54,017.43
11/28/2025	112825PR1	Decision HR	PR 11/28/25		3,542.16	50,475.27
11/28/2025			Interest	6.70		50,481.97
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
12/02/2025	120101	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 369445 (Reference: #334419 - Aeration - Sports Field.) Invoice: 370475 (Reference: #...		16,450.06	30,084.93
12/04/2025	3354	Clean Day	CH Cleaning - for week of 12/04/2025		125.00	29,959.93
12/04/2025	120102	Solitude Lake Management	Invoice: PSI221207 (Reference: Annual Lake Maintenance.)		1,966.26	27,993.67
12/05/2025	120525BOS1	Daniel J O'Neill	BOS MTG 11/24/25		184.70	27,808.97
12/05/2025	120525BOS2	Engage PEO	PR 12/26/25		141.80	27,667.17
12/05/2025	131	Megan Jones	BOS MTG 11/24/25		184.70	27,482.47
12/05/2025	120525BOS3	Richard Magerl	BOS MTG 11/24/25		184.70	27,297.77
12/07/2025	3355	Clean Day	CH Cleaning after Holiday Party 12/07/2025		125.00	27,172.77
12/09/2025	120103	STRALEY ROBIN VERICKER	Invoice: 27580 (Reference: legal services.)		741.00	26,431.77
12/09/2025	01ACH120925	REPUBLIC SERVICES	Trash P/U - Dec 2025		256.46	26,175.31
12/10/2025	120104	Xcellent Xteriors, LLC	Invoice: 4501-1 (Reference: Christmas Lights - Trimline.)		3,105.00	23,070.31
12/10/2025	120105	MHD COMMUNICATIONS	Invoice: 39819 (Reference: Help Desk Technician.)		187.50	22,882.81
12/10/2025	01ACH121025	BOCC	12515 Bramfield Dr 10.28.25- 11.25.25		1,765.82	21,116.99
12/11/2025	3358	Clean Day	CH Cleaning after Holiday Party 12/11/2025		125.00	20,991.99
12/12/2025	121225PR1	Decision HR	PR 12/12/25		4,766.73	16,225.26
12/15/2025	120106	MHD COMMUNICATIONS	Invoice: 39682 (Reference: Gate and WS Laptops.)		2,277.00	13,948.26

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
12/15/2025	120107	Thomas Watson	Invoice: 23 (Reference: Maintenance work.)		4,013.31	9,934.95
12/15/2025	120108	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12812 (Reference: Light, Photo cell & GFCI Inspections.)		1,504.45	8,430.50
12/15/2025	01ACH121525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 11.26.25- 12.25.25		170.00	8,260.50
12/17/2025	120109	Vesta District Services	Invoice: 429994 (Reference: Management Fees Dec 25.)		4,057.92	4,202.58
12/17/2025			Funds Transfer	150,000.00		154,202.58
12/18/2025	3359	Clean Day	CH Cleaning after Holiday Party 12/18/2025		125.00	154,077.58
12/18/2025	120110	Red Cap Plumbing & Air, LLC	Invoice: 449183731 (Reference: Installed water fountains.)		3,600.00	150,477.58
12/19/2025	3366	Xcellent Xteriors, LLC	Final Payment Christmas Lights - Trimline.		1,035.00	149,442.58
12/22/2025			Deposit	150.00		149,592.58
12/23/2025	120111	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373628 (Reference: Landscape Enhancement.)		3,186.00	146,406.58
12/24/2025	3360	Clean Day	CH Cleaning after Holiday Party 12/24/2025		125.00	146,281.58
12/24/2025	120112	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373863 (Reference: #376930 - Completed Irrigation Repairs - Controller A wired into lig...		90.00	146,191.58
12/24/2025	120113	OLM, INC.	Invoice: 46491 (Reference: Dec Monthly Landscape.)		1,260.00	144,931.58
12/26/2025	01ACH122625	TECO	Summary Bill 10.15.25 - 11.13.25		14,210.81	130,720.77
12/26/2025	122625PR1	Decision HR	PR 12/26/25		3,542.17	127,178.60
12/31/2025			Interest	7.67		127,186.27
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

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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
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
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. Staubitz	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

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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**
06/01/2026	120176	Clean Day	Invoice: 060126 (Reference: Cleaning Service 6/4/26.)		125.00	84,688.79
06/01/2026	01ACH060126	BANK UNITED VISA CC	Office Supplies and Special Event items		474.04	84,214.75
06/03/2026	120177	MHD COMMUNICATIONS	Invoice: 41017 (Reference: IT Support.)		75.00	84,139.75
06/03/2026	120178	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 398211 (Reference: Irrigation Repairs.)		344.11	83,795.64
06/04/2026	120179	Solitude Lake Management	Invoice: PSI269738 (Reference: Lake Maintenance June 26.)		2,025.25	81,770.39
06/04/2026	120180	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 399983 (Reference: Irrigation Repairs.) Invoice: 399984 (Reference: Irrigation Repai...		18,733.97	63,036.42
06/05/2026	120181	Lighthouse Engineering, Inc.	Invoice: 00001 (Reference: Engineering Services Mar 26.)		170.00	62,866.42
06/08/2026	120182	Clean Day	Invoice: 060826 (Reference: Cleaning service 6/11/26.)		125.00	62,741.42
06/09/2026	120183	STRALEY ROBIN VERICKER	Invoice: 28525 (Reference: Legal Services May 26.)		790.50	61,950.92
06/09/2026	01ACH060926	REPUBLIC SERVICES	Trash P/U - JUNE 2026		331.61	61,619.31
06/11/2026	120184	Vesta District Services	Invoice: 433042 (Reference: Management Fees June 26.)		4,057.92	57,561.39
06/12/2026	061226PR1	Decision HR	PR 6/12/26		7,656.30	49,905.09
06/12/2026			Deposit	520.00		50,425.09
06/15/2026	120185	Clean Day	Invoice: 061526 (Reference: Cleaning Service 6/18/26.)		125.00	50,300.09
06/15/2026	01ACH061526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 05.26.26- 06.25.26		185.29	50,114.80
06/18/2026	120186	MHD COMMUNICATIONS	Invoice: 41454 (Reference: Replacement Main Entry Combination Handles.)		2,222.58	47,892.22
06/18/2026	120187	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119493 (Reference: Audit Services thru September 2025.)		4,050.00	43,842.22
06/18/2026			Funds Transfer	130,000.00		173,842.22
06/18/2026	120188	US BANK	Invoice: 8160383 (Reference: trustee fees.)		4,256.13	169,586.09
06/22/2026	01ACH062226	BOCC	12515 Bramfield Dr 04.27.26- 05.28.26		1,061.05	168,525.04
06/22/2026	120189	Clean Day	Invoice: 062226 (Reference: Cleaning Service 6/25/26.)		125.00	168,400.04
06/24/2026	01ACH062426	TECO	Summary Bill 04.17.26- 05.15.26		13,778.32	154,621.72
06/25/2026			Deposit	200.00		154,821.72
06/26/2026	120190	OLM, INC.	Invoice: 47583 (Reference: monthly landscape inspection jun26.)		1,260.00	153,561.72
06/26/2026	120191	MHD COMMUNICATIONS	Invoice: 41116 (Reference: Panther Trace CDD-Phase I HP Printer Issues.)		375.00	153,186.72
06/26/2026	062626PR1	Decision HR	PR 6/26/26		7,544.10	145,642.62
06/29/2026	120192	BUSINESS OBSERVER	Invoice: 26-02257H (Reference: Legal Adv.-Notice of Board of Supervisors Meeting.)		74.38	145,568.24
06/29/2026	120193	Clean Day	Invoice: 062926 (Reference: Cleaning Service 7/2/26.)		125.00	145,443.24
06/30/2026			Interest	9.10		145,452.34
06/30/2026		**End of Month**		**130,729.10**	**70,090.55**	**145,452.34**
07/01/2026	120194	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 403320 (Reference: Irrigation Repairs.) Invoice: 403322 (Reference: Irrigation Repai...		442.29	145,010.05
07/01/2026	120195	NVIROTECT PEST CONTROL SERVICES	Invoice: 397811 (Reference: Pest Control.)		96.00	144,914.05
07/01/2026	01ACH070126	BANK UNITED VISA CC	Office Supplies		149.46	144,764.59
07/02/2026	070226BOS1	Daniel J O'Neill	BOS MTG 6/23/26		184.70	144,579.89
07/02/2026	070226BOS2	Engage PEO	BOS MTG 6/23/26		141.80	144,438.09

Date	Number	Name	Memo	Deposits	Payments	Balance
07/02/2026	070226BOS3	Megan Jones	BOS MTG 6/23/26		184.70	144,253.39
07/02/2026	070226BOS4	Richard Magerl	BOS MTG 6/23/26		184.70	144,068.69
07/06/2026	120196	Clean Day	Invoice: 070626 (Reference: Cleaning services 7/9/26.)		125.00	143,943.69
07/06/2026	120197	Solitude Lake Management	Invoice: PSI278511 (Reference: Annual Lake Maintenance Jul26.)		2,025.25	141,918.44
07/06/2026	120198	Vesta District Services	Invoice: 433149 (Reference: JUL26 District Management services.)		4,057.92	137,860.52
07/06/2026	120199	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 405199 (Reference: #368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal ...		14,900.47	122,960.05
07/07/2026	120200	MHD COMMUNICATIONS	Invoice: 41261 (Reference: Access Cards.)		710.00	122,250.05
07/08/2026	01ACH070826	REPUBLIC SERVICES	Trash P/U - JULY 2026		331.61	121,918.44
07/10/2026	071026PR1	Decision HR	PR 7/10/26		7,912.91	114,005.53
07/13/2026	120201	Clean Day	Invoice: 071326 (Reference: Cleaning Service 7/16/26.)		125.00	113,880.53
07/15/2026	120202	STRALEY ROBIN VERICKER	Invoice: 28650 (Reference: Legal Services June 26.)		183.00	113,697.53
07/15/2026	01ACH071526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 06.26.26- 07.25.26		180.29	113,517.24
07/17/2026	120203	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 407270 (Reference: #408412 - July 2026 Wet Check Repairs - Completed Repairs Controller...		580.06	112,937.18
07/20/2026	120204	Clean Day	Invoice: 072026 (Reference: Cleaning Service 7/23/26.)		125.00	112,812.18
07/22/2026	120205	ZEBRA CLEANING TEAM, INC.	Invoice: 8701-1 (Reference: Pool Service June 26.)		2,100.00	110,712.18
07/22/2026	01ACH072226	BOCC	12515 Bramfield Dr 05.28.26- 06.29.26		938.94	109,773.24
07/23/2026	01ACH072326	TECO	Summary Bill 05.16.26- 06.16.26		12,376.68	97,396.56
07/24/2026	072426PR1	Decision HR	PR 7/24/26		7,398.53	89,998.03
07/27/2026	120206	Clean Day	Invoice: 072726 (Reference: Cleaning service 7/30/26.)		125.00	89,873.03
07/31/2026			Interest	9.85		89,882.88
07/31/2026		**End of Month**		**9.85**	**55,579.31**	**89,882.88**

Return to Agenda

EXHIBIT 9

Return to Agenda

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Panther Trace Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board"), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026 and ending on September 30, 2027 (the "FY 2026-2027"), attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026-2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 25, 2026.

ATTEST:

PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT

____
Print Name: ____________________
Secretary/ Assistant Secretary

____
Megan Jones
Chair of the Board of Supervisors

Return to Agenda

Exhibit A

Notice of Meetings
Fiscal Year 2026-2027
Panther Trace Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026-2027 Regular Meetings of the Board of Supervisors of the Panther Trace Community Development District shall be held at 6:00 p.m. at the Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida on the following dates:

October 27, 2026
November 24, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Extension 398, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132, Extension 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vesta District Services, District Management

Return to Agenda

EXHIBIT 10

Return to Agenda

Panther Trace I
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2026 - September 30, 2027

Statutory Requirement: 189.0694 Special Districts – The following goals and objectives are established for the Fiscal Year 2026 – 2027 in accordance with HB 7013.

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

Goal: Access to Records Compliance
Objective: Ensure meeting minutes and other public records are readily available and accessible to the public by conducting monthly Community Development District (CDD) website reviews and verifying that all required records are posted and current.
Measurement: Confirm that public records, including meeting minutes, agendas, and other required documents, are accurate, current, and publicly accessible.
Standard: 100% of assigned monthly website compliance reviews are completed on time, and all identified record-posting deficiencies are addressed promptly.
Achieved: Yes ☐ No ☐

Goal: Notice of Meeting Compliance
Objective: Ensure that public notice of all Community Development District (CDD) meetings is provided at least seven (7) days in advance, in accordance with Section 190.007(1), Florida Statutes, using a minimum of two approved communication methods.
Measurement: Monitor the timeliness and distribution of meeting notices through verification of postings on the CDD Website, publication in local newspapers, and electronic communications, as applicable.
Standard: All meetings are advertised at least seven (7) days prior to the meeting date, and communicated through a minimum of two communication methods.
Achieved: Yes ☐ No ☐

Goal: Annual Budget Preparation and Adoption
Objective: Prepare and obtain Board approval of the proposed annual budget by June 15th and ensure the final budget is adopted by September 15th, in accordance with applicable statutory requirements.
Measurement: Track the timely preparation, Board approval, and adoption of the annual budget as evidenced by approved meeting minutes, adopted budget documents, and required postings on the Community Development District (CDD) website and/or within district records.
Standard: The proposed budget is approved by the Board on or before June 15th, and 100% of the final budgets are adopted on or before September 15th. All approved and adopted budget documents are posted and maintained in accordance with statutory and district record keeping requirements.
Achieved: Yes ☐ No ☐

Return to Agenda

Panther Trace I
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2026 - September 30, 2027

Goal: Financial Reporting Transparency

Objective: Maintain public access to key financial information by ensuring the most current versions of the annual audit, fiscal year budget (including any amendments), and financial reports are published and readily accessible on the Community Development District (CDD) website.

Measurement: Verify that required financial documents are available to the public through the CDD website, including the most recent annual audit, current budget and any amendments, and the latest agenda package containing current financial statements.

Standard: 100% of required financial documents are posted and maintained on the CDD website, including: (1) the most recent annual audit, (2) the currently adopted fiscal year budget and any approved amendments, and (3) the most recent agenda package containing updated financial statements.

Achieved: Yes ☐ No ☐

Goal: Annual Financial Audit Compliance

Objective: Conduct an annual independent financial audit in accordance with statutory requirements, publish the completed audit report on the Community Development District (CDD) website for public inspection, and transmit the audit report to the State of Florida within all required deadlines.

Measurement: Monitor the completion, Board acceptance, publication, and submission of the annual audit as evidence by meeting minutes, the audit report posted on the CDD website, and confirmation of the transmission to the State of Florida.

Standard: 100% of annual audits are completed by an independent auditing firm in accordance with statutory requirements, accepted by the Board, posted on the CDD website for public access, and submitted to the State of Florida within all applicable deadlines.

Achieved: Yes ☐ No ☐

Return to Agenda

EXHIBIT 11

Return to Agenda

PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT

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

To: Board of Supervisors
From: Monica Vitale
Date: August 25, 2026
Re: Sod Replacement

Dear Board Members,

Please review the attached proposal for sod replacement. It is not covered under warranty as it was due to irrigation issues. Please advise.

Thank you,

Monica Vitale, LCAM
Facilities Director

Return to Agenda

A Juniper Company

Proposal

Proposal No.: **413850**
Proposed Date: 08/18/26

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

Replacement of sod in areas where pump was down & missed run cycles.



ITEM	QTY	UOM	TOTAL
Sod Replacement			
Site Prep			$1,040.00
Sod Prep	16.00	HR	
Landscape Material			$3,300.00

Return to Agenda

Floratam Saint Augustine, 01 Square Foot - 01SF	2000.00	01SF	
Fuel Surcharge 5.0%			$217.00
Fuel Surcharge	1.00	EA	
		Total:	**$4,557.00**

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)

8/18/2026

Signature - Representative **Date**

Return to Agenda