

PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT

***Agenda Package
Regular Meeting***

***Tuesday
September 22, 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, September 22, 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

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

Staff

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

Revised Meeting Agenda September 22, 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. **Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 25, 2026 [Exhibit 1](#)
 - B. Consideration for Acceptance – The August 2026 Unaudited Financial Statements [Exhibit 2](#)
 - C. Ratification of LMP September 2026 Wet Check Repairs – \$667.59 [Exhibit 3](#)
5. **Business Items**
 - A. Consideration of Playground Mulch Proposals [Exhibit 4](#)
 - American Mulch & Soil, LLC - \$4,950.00
 - Natural Solutions LLC - \$4,230.00
 - B. Consideration of Holiday Lighting Proposals *(quotes to be distributed)* [Exhibit 5](#)

C. Review of Updated Policies & Procedures

➤ **Swimming Pool Policies & Procedures**

[Exhibit 6](#)

➤ **Multipurpose Field and Courts Policies**

[Exhibit 7](#)

6. Staff Reports – Questions from Board Members Only

A. District Counsel

B. District Engineer

C. Facilities Director

➤ Facilities Director's Report

[Exhibit 8](#)

➤ Landscaping Review

[Exhibit 9](#)

D. District Manager

7. Supervisors' Requests

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

9. Next Meeting Quorum Check: October 27, 2026 at 6:00 p.m.

Dan O'Neill	☐ IN PERSON	☐ REMOTE	☐ NO
[VACANT]	☐ IN PERSON	☐ REMOTE	☐ NO
Mike Staubit	☐ IN PERSON	☐ REMOTE	☐ NO
Megan Jones	☐ IN PERSON	☐ REMOTE	☐ NO
Rich Magerl	☐ IN PERSON	☐ REMOTE	☐ NO

10. Adjournment

EXHIBIT 1

1 **MINUTES OF MEETING**

2 **PANTHER TRACE I**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Panther Trace I Community Development
5 District was held on August 25, 2026 at 6:03 p.m. at Panther Trace I Clubhouse, 12515 Bramfield Drive,
6 Riverview, Florida 33579.

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

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

9 Present and constituting a quorum were:

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

14 Also present were:

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

17 *The following is a summary of the discussions and actions taken at the August 25, 2026 Panther Trace I*
18 *CDD Board of Supervisors Regular Meeting.*

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

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

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

22 There being none, the next item followed.

23 **FOURTH ORDER OF BUSINESS – Public Hearing**

24 A. FY 2026-2027 Budget Public Hearing

25 ➤ Open the Public Hearing

26 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved
27 the opening of the FY 2026-2027 Budget Public Hearing at 6:04 p.m. for the Panther Trace I Community
28 Development District.

29 ➤ Exhibit 1: Presentation of FY 2026-2027 Approved Proposed Budget

30 ➤ Public Comments

31 There being none, the next item followed.

32 ➤ Close the Public Hearing

33 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved
34 the closing of the FY 2026-2027 Budget Public Hearing at 6:07 p.m. for the Panther Trace I Community
35 Development District.

36 B. Exhibit 2: Consideration & Adoption of **Resolution 2026-05**, Adopting FY 2026-2027 Budget

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Adopting the FY 2026-2027 Budget for the Panther Trace I Community Development District.

C. Exhibit 3: Consideration & Adoption of **Resolution 2026-06**, Annual Assessments

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Imposing Annual Assessments for the Panther Trace I Community Development District.

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

A. District Counsel

B. District Engineer

C. Facilities Director

➤ Exhibit 4: Facilities Director's Report

➤ Exhibit 5: Landscaping Review

➤ Exhibit 6: Discussion and Review of Updated Amenities Policies

The Board discussed the updates to the amenities policies, with requests being made to expand the "No diving" pool rule to include flips. Ms. Jones additionally suggested limiting rentals to a capacity of 20, and to ensure that the rental was strictly for the duration of the time period established under contract. Ms. Jones also noted that equipment being staked into the Multi-Purpose Field had previously been an issue and may need to be specified in the Field & Court Policies under Item #2 for prohibited items.

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved Updated Playground Policies, Pool Policies, and Field & Court Policies as presented in substantial form, for the Panther Trace I Community Development District.

Following the motion, Mr. Jeskewich requested for Ms. Vitale to provide the updated copy of the policies.

D. District Manager

SIXTH ORDER OF BUSINESS – Consent Agenda

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

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 July 30, 2026, for the Panther Trace I Community Development District.

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

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

SEVENTH ORDER OF BUSINESS – Business Items

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

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Adopting FY 2027 Meeting Schedule for the Panther Trace I Community Development District.

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

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adopted the FY 2027 Goals and Objectives, as presented, for the Panther Trace I Community Development District.

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

The Board requested for a reseeding proposal, questioning the square footage scope of the sod replacement proposal. This item was tabled.

D. Exhibit 12: Consideration of LMP Chinese Fan Palm Pruning Proposal - \$5,800.00

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved the LMP Chinese Fan Palm Pruning Proposal, in an amount not to exceed \$5,800.00, for the Panther Trace I Community Development District.

E. Exhibit 13: Consideration of LMP Proposal for Irrigation Improvements on the Sports Field - \$802.62

On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board approved the LMP Proposal for Irrigation Improvements on the Sports Field, in the amount of \$802.62, for the Panther Trace I Community Development District.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

Ms. Jones expressed concerns about the frequency of lake management crew site visits and the recent appearance of the ponds, with trash being noted in ponds. Ms. Jones additionally provided clarification on the agenda package orders of business, requesting for the meeting minutes and financials to be reviewed first, then any consideration of proposals, then Staff Reports to be placed after Business Items.

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

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 22, 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.

105 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

108 On a MOTION by Mr. O'Neill, SECONDED by Mr. Magerl, WITH ALL IN FAVOR, the Board adjourned
109 the meeting at 6:34 p.m. for the Panther Trace I Community Development District.

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

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

115

Signature

Signature

Printed Name

Printed Name

116 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2

Panther Trace
Community Development District

Financial Statements
(Unaudited)

August 31, 2026



Panther Trace CDD
Balance Sheet
August 31, 2026

	General Fund	Debt Service 2020	TOTAL
1 ASSETS			
2 Operating Account - NEW	\$ 135,011	\$ -	\$ 135,011
3 Cash - Debit Card	-	-	-
4 Money Market Account - BU	2,051,622	-	2,051,622
5 Trust Accounts:			-
6 Revenue Fund	-	69,255	69,255
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 Assessments Receivable On Roll	-	-	-
11 Due From GF	-	-	-
12 Undeposited Funds	-	11,540	11,540
13 Prepaid	2,128	-	2,128
14 Deposits	16,628	-	16,628
15 TOTAL ASSETS	\$ 2,205,389	\$ 80,794	\$ 2,286,183
16 LIABILITIES			
17 Accounts Payable	\$ 5,700	\$ -	\$ 5,700
18 Security Deposits	-	-	-
19 Accrued Expenses	-	-	-
20 Deferred Revenue On Roll	-	-	-
21 Due To Debt Service	-	-	-
22 TOTAL LIABILITIES	5,700	-	5,700
23 FUND BALANCE			
24 Nonspendable			
25 Prepaid & Deposits	18,756	-	18,756
26 Capital Reserves	73,000	-	73,000
27 Operating Capital	221,512	-	221,512
28 Unassigned	1,886,421	80,794	1,967,216
29 TOTAL FUND BALANCE	2,199,689	80,794	2,280,483
30 TOTAL LIABILITIES & FUND BALANCE	\$ 2,205,389	\$ 80,794	\$ 2,286,183

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

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessments	\$ 787,745	\$ -	\$ 793,203	\$ 5,458	101%
3 Interest Revenue	100,000	5,672	70,026	(29,974)	70%
4 Miscellaneous Revenue	300	10	800	500	267%
5 Clubhouse Rentals	2,500	700	3,950	1,450	158%
6 TOTAL REVENUES	\$ 890,545	\$ 6,382	\$ 867,979	\$ (22,566)	97%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 Board Of Supervisors Payroll	\$ 12,000	\$ 800	\$ 7,400	\$ (4,600)	62%
10 Payroll Taxes - Board Of Supervisors	919	61	566	(353)	62%
11 Payroll Services - Board Of Supervisors	650	50	500	(150)	77%
12 Management Consulting Services	48,195	4,016	44,179	(4,016)	92%
13 Office Supplies	500	56	734	234	147%
14 Bank Fees	200	-	-	(200)	0%
15 Mailing	50	-	233	183	466%
16 School Sponsorship	200	-	-	(200)	0%
17 Other Miscellaneous	250	-	272	22	109%
18 Auditing	4,050	-	4,050	-	100%
19 Regulatory And Permit Fees	175	-	175	-	100%
20 Legal Advertisements	700	-	829	129	118%
21 Engineering Services	5,000	-	170	(4,830)	3%
22 Legal Services	7,500	-	3,160	(4,341)	42%
23 Technology Services And Website Admin.	1,650	42	1,283	(367)	78%
24 TOTAL FINANCIAL & ADMINISTRATIVE	82,039	5,025	63,551	(18,488)	77%
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	14,006	136,237	(33,763)	80%
35 Utilities - Water	12,000	1,295	15,734	3,734	131%
36 Utilities - Solid Waste Disposal	2,244	332	3,589	1,345	160%
37 Impact Fee Assessment	650	-	-	(650)	0%
38 TOTAL UTILITIES	184,894	15,632	155,560	(29,334)	84%
41 PHYSICAL ENVIRONMENT					
42 Lake & Pond Maintenance	24,127	2,025	22,101	(2,026)	92%
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	163,406	(15,400)	91%
46 Landscape Maintenance - Consulting	15,574	1,260	13,860	(1,714)	89%
47 Landscape Replacement	44,116	-	35,626	(8,490)	81%
48 Tree Maintenance/Removal	25,000	-	4,292	(20,708)	17%
49 Irrigation Maintenance	8,000	3,205	12,651	4,651	158%
50 Decorative Light Maintenance	1,500	-	-	(1,500)	0%

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51 Pest Control	960	96	848	(112)	88%
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	21,486	256,763	(66,820)	79%
55 PARKS AND RECREATION					
56 Communications	2,820	185	1,972	(848)	70%
57 Clubhouse Staff	80,534	11,768	103,269	22,735	128%
58 Clubhouse Staff Taxes	6,161	1,099	9,338	3,177	152%
59 Unemployment Insurance	1,200	-	-	(1,200)	0%
60 Clubhouse Workmens Comp Insurance	1,250	490	3,536	2,286	283%
61 Clubhouse Staff Payroll Fees	3,000	659	5,512	2,512	184%
62 Club Facility - Interior Furnishings	750	-	-	(750)	0%
63 Club Facility Maintenance	15,000	625	16,803	1,803	112%
64 Pool Maintenance - Contract	24,000	2,700	21,600	(2,400)	90%
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	50	6,938	2,938	173%
70 Special Events	25,000	116	16,711	(8,289)	67%
71 Decorative Light/ Holiday	3,600	-	4,140	540	115%
72 Other Amenity Center R&M	6,600	-	6,290	(310)	95%
73 TOTAL PARKS AND RECREATION	207,690	17,693	212,095	4,405	102%

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
74 CAPITAL RESERVES					
75 Reserve Study	4,500	2,050	50,250	45,750	1117%
76 Reserve Contribution	29,775	-	-	(29,775)	0%
77 TOTAL CAPITAL RESERVES	29,775	2,050	50,250	20,475	169%
78 TOTAL EXPENDITURES	886,047	61,886	792,024	(94,022)	89%
79 REVENUES OVER (UNDER) EXPENDITURES	\$ 4,498	\$ (55,505)	\$ 75,955	\$ 71,457	
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	(55,505)	75,955	71,457	
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		\$ 2,199,689	\$ 206,971	
89 FUND BALANCE ANALYSIS					
90 NONSPENDABLE					
91 PREPAID & DEPOSITS	18,756		18,756		
92 CAPITAL RESERVES	73,000		73,000		
93 OPERATING CAPITAL	221,512		221,512		
94 UNASSIGNED	1,679,451		1,886,421		
95 TOTAL FUND BALANCE	\$ 1,992,718		\$ 2,199,689		

Panther Trace CDD
Debt Service Fund- Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For October 1, 2025 to August 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	-	2,242	2,242
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	279,699	283,840	4,141
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	1,084	610
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	474	1,084	610
20 Fund Balance - Beginning		79,710	79,710
21 FUND BALANCE - ENDING - PROJECTED	\$ 474	\$ 80,794	\$ 80,320

** financed by prior year revenues*

**Panther Trace CDD
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				123,101.90
10/01/2025	01ACH100125	BANK UNITED VISA CC			398.56	122,703.34
10/02/2025	3333	Clean Day	CH Cleaning - for week of 10/02/2025		125.00	122,578.34
10/03/2025	100325BOS1	Daniel J O'Neill	BOS MTG 9/23/25		184.70	122,393.64
10/03/2025	100325BOS2	Engage PEO	BOS MTG 9/23/25		172.40	122,221.24
10/03/2025	127	Megan Jones	BOS MTG 9/23/25		184.70	122,036.54
10/03/2025	128	Michael J. Staubitz	BOS MTG 9/23/25		184.70	121,851.84
10/03/2025	100325BOS3	Richard Magerl	BOS MTG 9/23/25		184.70	121,667.14
10/03/2025	100325PR1	Decision HR	PR 10/3/25		3,576.53	118,090.61
10/07/2025	3340	Farm To You Revue, LLC	Fall Festival & Petting Zoo		1,337.50	116,753.11
10/07/2025	3341	TAMPA BOUNCE LLC	Fall Festival 11/1/25		2,678.75	114,074.36
10/07/2025	3342	WAGNER EVENTS	Fall Festival Entertainment Plus Gratuity		1,400.00	112,674.36
			Invoice: 360067 (Reference: #299694 - Panther Trace CDD- Landscape Maintenance Agreement -2024 O...		16,618.82	96,055.54
10/07/2025	120066	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 372603 (Reference: pest control service.)		80.00	95,975.54
10/07/2025	120067	NVIROTECT PEST CONTROL SERVICES	Invoice: PSI206692 (Reference: annual Maintenance Oct25.)		1,966.26	94,009.28
10/07/2025	120068	Solitude Lake Management	Invoice: 8178 (Reference: Monthly Full Service.)		2,100.00	91,909.28
10/07/2025	120069	ZEBRA CLEANING TEAM, INC.	Invoice: INV-SN-964 (Reference: Website Hosting.)		1,515.00	90,394.28
10/07/2025	120070	SchoolNow	Invoice: 428938 (Reference: management services.)		4,057.92	86,336.36
10/07/2025	120071	Vesta District Services	Insurance FY Policy# 100125584 10/01/25-10/01/26		48,657.00	37,679.36
10/08/2025	3343	Egis Insurance & Risk Advisors	Funds Transfer	100,000.00		137,679.36
10/08/2025			Invoice: 415421693 (Reference: Replace fill valve and unisex restroom was not filling up properl...		325.00	137,354.36
10/08/2025	120072	Red Cap Plumbing & Air, LLC	Invoice: 74 (Reference: Equipment Rental for Fall Festival Set and Clean up.)		600.00	136,754.36
10/08/2025	120073	JIM VITALE	12515 Bramfield Dr 08.26.25- 09.25.25		1,173.77	135,580.59
10/08/2025	01ACH100825	BOCC	Trash P/U - Oct 2025		256.46	135,324.13
10/08/2025	02ACH100825	REPUBLIC SERVICES	CH Cleaning - for week of 10/09/2025		125.00	135,199.13
10/09/2025	3334	Clean Day	Invoice: 428981 (Reference: FY2026 Dissemination Agent Fee.)		1,000.00	134,199.13
10/09/2025	120074	Vesta District Services	Invoice: 21 (Reference: Maintenance Work.)		400.00	133,799.13
10/09/2025	120075	Thomas Watson				
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
			Invoice: 362893 (Reference: #367558 - Well B - pump repair.) Invoice: 362892 (Reference: #367...		2,031.82	109,376.42
10/23/2025	120082	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 427602 (Reference: Billable Expenses - Jun2025.)		20.73	109,355.69
10/24/2025	120083	Vesta District Services	1st 25%- Resurface two tennis courts		11,725.00	97,630.69
10/27/2025	3349	Florida Courts, Inc.	2nd 25%- Upon Commencement of work.		11,725.00	85,905.69
10/28/2025	3350	Florida Courts, Inc.	Invoice: 8236 (Reference: Top step on far side of pool replacement.)		541.48	85,364.21
10/28/2025	120084	ZEBRA CLEANING TEAM, INC.	Reimbursement project supplies from Lowes		151.83	85,212.38
10/29/2025	3351	Megan Jones	Deposit	270.00		85,482.38
10/29/2025			CH Cleaning - for week of 10/30/2025		125.00	85,357.38
10/30/2025	3337	Clean Day	Invoice: 8238 (Reference: Phosphates Remover (fl oz) 1 gallon jug.)		200.00	85,157.38
10/30/2025	120085	ZEBRA CLEANING TEAM, INC.				
10/30/2025	120086	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12704 (Reference: Change breaker for two 2 pole 40 and receptacles.)		816.55	84,340.83

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

Date	Number	Name	Memo	Deposits	Payments	Balance
12/15/2025	120108	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	Invoice: 12812 (Reference: Light, Photo cell & GFCI Inspections.)		1,504.45	8,430.50
12/15/2025	01ACH121525	Spectrum Business	Phones & Internet 12515 Bramfield Dr 11.26.25- 12.25.25		170.00	8,260.50
12/17/2025	120109	Vesta District Services	Invoice: 429994 (Reference: Management Fees Dec 25.)		4,057.92	4,202.58
12/17/2025			Funds Transfer	150,000.00		154,202.58
12/18/2025	3359	Clean Day	CH Cleaning after Holiday Party 12/18/2025		125.00	154,077.58
12/18/2025	120110	Red Cap Plumbing & Air, LLC	Invoice: 449183731 (Reference: Installed water fountains.)		3,600.00	150,477.58
12/19/2025	3366	Xcellent Xteriors, LLC	Final Payment Christmas Lights - Trinline.		1,035.00	149,442.58
12/22/2025			Deposit	150.00		149,592.58
12/23/2025	120111	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373628 (Reference: Landscape Enhancement.)		3,186.00	146,406.58
12/24/2025	3360	Clean Day	CH Cleaning after Holiday Party 12/24/2025		125.00	146,281.58
12/24/2025	120112	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373863 (Reference: #376930 - Completed Irrigation Repairs - Controller A wired into lig...		90.00	146,191.58
12/24/2025	120113	OLM, INC.	Invoice: 46491 (Reference: Dec Monthly Landscape.)		1,260.00	144,931.58
12/26/2025	01ACH122625	TECO	Summary Bill 10.15.25 - 11.13.25		14,210.81	130,720.77
12/26/2025	122625PR1	Decision HR	PR 12/26/25		3,542.17	127,178.60
12/31/2025			Interest	7.67		127,186.27
12/31/2025	End of Month			150,157.67	73,453.37	127,186.27
01/01/2026	3365	Clean Day	CH Cleaning - for week of 01/01/26		125.00	127,061.27
01/02/2026	01ACH010226	BANK UNITED VISA CC	Office supplies and Events		1,105.19	125,956.08
01/06/2026	120114	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 375543 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal J...		14,900.48	111,055.60
01/06/2026	120115	Solitude Lake Management	Invoice: PSI228095 (Reference: JAN25 Annual Maintenance.)		2,025.25	109,030.35
01/07/2026	01ACH010726	REPUBLIC SERVICES	Trash P/U - Jan 2025		331.61	108,698.74
01/08/2026	3361	Clean Day	CH Cleaning - for week of 01/08/26		125.00	108,573.74
01/08/2026	120116	ZEBRA CLEANING TEAM, INC.	Invoice: 8386 (Reference: JAN26 Commercial Pool Service.)		2,100.00	106,473.74
01/08/2026	120117	Vesta District Services	Invoice: 430312 (Reference: JAN26 District Management services.)		4,057.92	102,415.82
01/08/2026	120118	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 376391 (Reference: #365294 - Panther Trace Sports Field - Seeding.)		1,292.76	101,123.06
01/08/2026	01ACH010826	BOCC	12515 Bramfield Dr 11.25.25- 12.23.25		1,621.19	99,501.87
01/09/2026	010926PR1	Decision HR	PR 1/9/26		3,944.31	95,557.56
01/12/2026	120119	MHD COMMUNICATIONS	Invoice: 40042 (Reference: Panther Trace CDD-Phase I Computer Issues.)		262.50	95,295.06
01/15/2026	3362	Clean Day	CH Cleaning - for week of 01/15/26		125.00	95,170.06
01/15/2026	01ACH011526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 12.26.25- 01.25.26		170.00	95,000.06
01/16/2026	EFT011626	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2025 Sales Tax		45.34	94,954.72
01/20/2026	120120	Vesta District Services	Invoice: 430401 (Reference: Billable Expenses -Dec 2025.)		641.23	94,313.49
01/20/2026	120121	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 377716 (Reference: #379124 - Needed Irrigation Repairs - South Side of US 301 Entrance.)		121.09	94,192.40
01/22/2026	3363	Clean Day	CH Cleaning - for week of 01/22/26		125.00	94,067.40
01/23/2026	012326PR1	Decision HR	PR 1/9/26		3,649.54	90,417.86
01/26/2026			Deposit	200.00		90,617.86
01/26/2026	01ACH012626	TECO	Summary Bill 11.14.25- 12.15.25		14,063.01	76,554.85
01/28/2026	120122	NVIROTECT PEST CONTROL SERVICES	Invoice: 383692 (Reference: Pest Control Service.)		80.00	76,474.85
01/28/2026	120123	Vesta District Services	Invoice: 429884 (Reference: Billable Expenses - Nov 2025.)		64.29	76,410.56
01/29/2026	3364	Clean Day	CH Cleaning - for week of 01/29/26		125.00	76,285.56
01/30/2026			Interest	8.54		76,294.10
01/31/2026	End of Month			208.54	51,100.71	76,294.10
02/02/2026	120124	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 378983 (Reference: #377761 - Huntington - Utility box.)		278.40	76,015.70
02/02/2026	120125	OLM, INC.	Invoice: 46666 (Reference: Jan26 monthly landscape inspection.)		1,260.00	74,755.70
02/02/2026	120126	Solitude Lake Management	Invoice: PSI234651 (Reference: Feb26 Annual Maintenance.)		2,025.25	72,730.45
02/02/2026	120127	Vesta District Services	Invoice: 430656 (Reference: FEB26 District Management services.)		4,057.92	68,672.53
02/02/2026	01ACH020226	BANK UNITED VISA CC	office supplies and special event		427.66	68,244.87
02/04/2026	120128	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 380736 (Reference: #380289 - Lunch Gazebo.) Invoice: 381117 (Reference: 368134 - Pan...		16,052.47	52,192.40
02/04/2026	120129	Red Cap Plumbing & Air, LLC	Invoice: 462173630 (Reference: Captura Dual UV Lamp remote and Drain Repair.)		3,000.00	49,192.40
02/05/2026	3367	Clean Day	CH Cleaning - for week of 02/05/26		125.00	49,067.40
02/06/2026	01ACH020626	BOCC	12515 Bramfield Dr 12.23.25- 01.25.26		1,732.14	47,335.26
02/06/2026	020626PR1	Decision HR	PR 2/6/26		3,931.85	43,403.41
02/06/2026	020626BOS1	Daniel J O'Neill	BOS MTG 1/27/26		184.70	43,218.71
02/06/2026	020626BOS2	Engage PEO	BOS MTG 1/27/26		172.40	43,046.31
02/06/2026	132	Megan Jones	BOS MTG 1/27/26		184.70	42,861.61
02/06/2026	133	Michael J. Staubitz	BOS MTG 1/27/26		184.70	42,676.91

Date	Number	Name	Memo	Deposits	Payments	Balance
02/06/2026	020626BOS3	Richard Magerl	BOS MTG 1/27/26		184.70	42,492.21
02/09/2026			Funds Transfer	100,000.00		142,492.21
02/09/2026	120130	ZEBRA CLEANING TEAM, INC.	Invoice: 8471 (Reference: Pool Maintenance.)		3,191.32	139,300.89
02/09/2026	120131	Florida Mulch Inc.	Invoice: 16536 (Reference: Labor Installation- Certified Pine Bark Mini.)		23,012.82	116,288.07
02/09/2026	01ACH020926	REPUBLIC SERVICES	Trash P/U - Jan 2026		331.61	115,956.46
02/12/2026	3368	Clean Day	CH Cleaning - for week of 02/12/26		125.00	115,831.46
02/17/2026	01ACH021726	Spectrum Business	Phones & Internet 12515 Bramfield Dr 01.26.26- 02.25.26		170.00	115,661.46
02/18/2026			Deposit	400.00		116,061.46
			Invoice: 21026PT1 (Reference: REPLACED THE 2 TB HARD DRIVE IT MALFUNCTIONED and INSTALLED A 4TB...		225.00	115,836.46
02/18/2026	120132	Johnny Walker			225.00	115,836.46
02/19/2026	3369	Clean Day	CH Cleaning - for week of 02/19/26		125.00	115,711.46
			Invoice: 468854599 (Reference: The euro was running due to the diaphragm being warped change tha...		325.00	115,386.46
02/19/2026	120133	Red Cap Plumbing & Air, LLC			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
			Invoice: 21326PT1D (Reference: ADD 2 ADDITIONAL CAMERAS TO CAMERA SYSTEM.)		425.00	88,534.41
03/02/2026	120137	Johnny Walker			563.92	87,970.49
03/02/2026	01ACH030226	BANK UNITED VISA CC			80.00	87,890.49
03/04/2026	120138	NVIROTECT PEST CONTROL SERVICES	Invoice: 386561 (Reference: Pest Control Service.)		2,025.25	85,865.24
03/04/2026	120139	Solitude Lake Management	Invoice: PSI241284 (Reference: Annual maintenance Mar26.)			85,865.24
			Invoice: 385571 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal M...		14,900.47	70,964.77
03/04/2026	120140	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.			125.00	70,839.77
03/05/2026	3371	Clean Day	CH Cleaning - for week of 03/05/26			71,089.77
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
			Invoice: 8457 (Reference: Monthly Full Service.) Invoice: 8510 (Reference: Commercial Pool Se...		4,200.00	60,469.09
03/16/2026	120143	ZEBRA CLEANING TEAM, INC.			902.88	59,566.21
03/16/2026	120144	TAMPA BOUNCE LLC	Invoice: 42 (Reference: Special events 4/4/26.)		185.33	59,380.88
03/16/2026	01ACH031626	Spectrum Business	Phones & Internet 12515 Bramfield Dr 02.26.26- 03.25.26		200.00	59,180.88
03/18/2026	3375	Farm To You Revue, LLC	Gratuity for Spring Egg Hunt		150.00	59,030.88
03/18/2026	3376	TAMPA BOUNCE LLC	Gratuity for Spring Egg Hunt		125.00	58,905.88
03/19/2026	3373	Clean Day	CH Cleaning - for week of 03/19/26		4,015.23	54,890.65
03/20/2026	032026PR1	Decision HR	PR 3/20/26			57,452.62
03/23/2026			Deposit	2,561.97		57,452.62
03/23/2026			Deposit	150.00		57,602.62
03/23/2026			Deposit	300.00		57,902.62
03/23/2026	120145	Johnny Walker	Invoice: 21326PT1B (Reference: Camera Installation.)		500.00	57,402.62
03/24/2026	120146	OLM, INC.	Invoice: 46998 (Reference: Mar26 monthly landscape inspection.)		1,260.00	56,142.62
03/25/2026	01ACH032526	TECO	Summary Bill 01.16.26- 02.16.26		14,110.76	42,031.86
03/26/2026	3374	Clean Day	CH Cleaning - for week of 03/26/26		125.00	41,906.86
			Invoice: 388019 (Reference: Needed Irrigation Repairs - Eliminate Driplines & Install Sprayheads...		1,538.50	40,368.36
03/26/2026	120147	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.				40,368.36

Date	Number	Name	Memo	Deposits	Payments	Balance
03/31/2026	120148	NVIROTECT PEST CONTROL SERVICES	Invoice: 389338 (Reference: Pest Control Service.)		80.00	40,288.36
03/31/2026			Interest	5.64		40,294.00
03/31/2026		End of Month		3,417.61	57,400.94	40,294.00
04/01/2026	01ACH040126	BANK UNITED VISA CC			3,583.19	36,710.81
04/02/2026	3377	Clean Day	CH Cleaning - for week of 04/02/26		125.00	36,585.81
04/03/2026	3382	STRALEY ROBIN VERICKER	Reference: legal services.		579.50	36,006.31
04/03/2026	120149	ZEBRA CLEANING TEAM, INC.	Invoice: 8573 (Reference: Apr26 Full-service pool cleaning.)		2,100.00	33,906.31
04/03/2026	120150	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 389138 (Reference: 388358 - Spring Annuals.)		3,081.00	30,825.31
04/03/2026	040326PR1	Decision HR	PR 4/3/26		5,708.77	25,116.54
04/03/2026	040326BOS1	Daniel J O'Neill	BOS MTG 3/24/26		184.70	24,931.84
04/03/2026	040326BOS2	Engage PEO	BOS MTG 3/24/26		172.40	24,759.44
04/03/2026	136	Megan Jones	BOS MTG 3/24/26		184.70	24,574.74
04/03/2026	040326BOS3	Richard Magerl	BOS MTG 3/24/26		184.70	24,390.04
04/06/2026			Funds Transfer	150,000.00		174,390.04
04/07/2026			Funds Transfer	300,000.00		474,390.04
04/07/2026	01ACH040726	REPUBLIC SERVICES	Trash P/U - APR 2026		331.61	474,058.43
04/08/2026	01ACH040826	BOCC	12515 Bramfield Dr 02.24.26- 03.26.26		1,196.39	472,862.04
04/08/2026	120151	Vesta District Services	Invoice: 431783 (Reference: Apr26 Management and website fees.)		4,057.92	468,804.12
04/08/2026	120152	Solitude Lake Management	Invoice: PSI252469 (Reference: APR26 Annual maintenance.)		2,025.25	466,778.87
			Invoice: 390058 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal A...		17,328.32	449,450.55
04/08/2026	120153	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	CH Cleaning - for week of 04/09/26		125.00	449,325.55
04/09/2026	3378	Clean Day	Tax Distribution DS 2020		271,987.84	177,337.71
04/09/2026	3383	US Bank Tax distribution	Invoice: 8590 (Reference: Pressure gauge installed.) Invoice: 8589 (Reference: Flow Meter rep...		1,839.91	175,497.80
04/10/2026	120154	ZEBRA CLEANING TEAM, INC.	Invoice: 462436886 (Reference: Pool bathroom men's restroom.)		887.00	174,610.80
04/10/2026	120155	Red Cap Plumbing & Air, LLC	Phones & Internet 12515 Bramfield Dr 03.26.26- 04.25.26		185.33	174,425.47
04/15/2026	01ACH041526	Spectrum Business	CH Cleaning - for week of 04/16/26		125.00	174,300.47
04/16/2026	3379	Clean Day	Deposit	150.00		174,450.47
04/17/2026	120156	ZEBRA CLEANING TEAM, INC.	Invoice: 8596 (Reference: Chemical Barrel- 30Gallon.)		409.67	174,040.80
04/17/2026	041726PR1	Decision HR	PR 4/17/26		5,106.48	168,934.32
04/23/2026	3380	Clean Day	CH Cleaning - for week of 04/23/26		125.00	168,809.32
04/23/2026	01ACH042326	TECO	Summary Bill 02.17.26- 03.17.26		13,879.52	154,929.80
04/24/2026	120157	STRALEY ROBIN VERICKER	Invoice: 28221 (Reference: Legal Services Mar.)		262.50	154,667.30
04/29/2026	3388	Michael J. Staubit	BOS MTG 3/24/26		184.70	154,482.60
04/29/2026	120158	OLM, INC.	Invoice: 47159 (Reference: monthly landscape inspection.)		1,260.00	153,222.60
04/30/2026	3381	Clean Day	CH Cleaning - for week of 04/30/26		125.00	153,097.60
04/30/2026			Interest	18.41		153,116.01
04/30/2026		End of Month		450,168.41	337,346.40	153,116.01
05/01/2026	120159	NVIROTECT PEST CONTROL SERVICES	Invoice: 392071 (Reference: Pest Control Service.)		80.00	153,036.01
05/01/2026	120160	Hanley Pools LLC	Invoice: 1443 (Reference: Down payment 50%-reservoir tank.)		2,650.00	150,386.01
05/01/2026	050126BOS1	Daniel J O'Neill	BOS MTG 4/28/26		184.70	150,201.31
05/01/2026	050126BOS2	Engage PEO	BOS MTG 3/24/26		141.80	150,059.51
05/01/2026	138	Michael J. Staubit	BOS MTG 4/28/26		184.70	149,874.81
05/01/2026	050126BOS4	Richard Magerl	BOS MTG 4/28/26		184.70	149,690.11
05/01/2026	050126PR1	Decision HR	PR 5/1/26		4,847.86	144,842.25
05/01/2026	01ACH050126	BANK UNITED VISA CC			45.01	144,797.24
05/04/2026	120161	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 394587 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal M...		14,900.47	129,896.77
05/04/2026	120162	Solitude Lake Management	Invoice: PSI260707 (Reference: Annual Lake Maintenance May26.)		2,025.25	127,871.52
05/04/2026	120163	ZEBRA CLEANING TEAM, INC.	Invoice: 8636 (Reference: Pool monthly maintenance.)		2,100.00	125,771.52
05/07/2026	3384	Clean Day	CH Cleaning - for week of 04/07/26		125.00	125,646.52
05/07/2026	120164	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 395656 (Reference: #394052 - Irrigation Enhancement- Service Calls & Proposals.)		186.10	125,460.42
05/07/2026	120165	ZEBRA CLEANING TEAM, INC.	Invoice: 8650 (Reference: Repair to the 2 holes in the pavers that the Health Inspector wanted c...		100.00	125,360.42
05/08/2026	01ACH050826	BOCC	12515 Bramfield Dr 003.26.26- 04.27.26		1,279.54	124,080.88
05/08/2026	02ACH050826	REPUBLIC SERVICES	Trash P/U - MAY 026		423.61	123,657.27
05/12/2026	120166	Vesta District Services	Invoice: 432475 (Reference: Management fees May26.)		4,057.92	119,599.35
05/12/2026	120167	Hanley Pools LLC	Invoice: 1471 (Reference: Final Payment Reservoir Tank.)		2,650.00	116,949.35
05/14/2026	3385	Clean Day	CH Cleaning - for week of 05/14/26		125.00	116,824.35
05/14/2026			Deposit	825.00		117,649.35
05/15/2026	01ACH051526	Spectrum Business	Phones & Internet 12515 Bramfield Dr 04.26.26- 05.25.26		185.29	117,464.06
05/15/2026	120168	MHD COMMUNICATIONS	Invoice: 40651 (Reference: Panther Trace CDD-Phase I Laptop Issue- Remote - Business Hours.)		112.50	117,351.56

Date	Number	Name	Memo	Deposits	Payments	Balance
05/15/2026	120169	Riverview Pressure Cleaning	Invoice: 2382 (Reference: Pool Deck Pavers, Tables, Chairs, Gazebo & Children's Play Area Sidewa...		2,200.00	115,151.56
05/15/2026	051526PR1	Decision HR	PR 5/15/26		5,706.38	109,445.18
05/19/2026	120170	ZEBRA CLEANING TEAM, INC.	Invoice: 8661 (Reference: Black Algae Treatment.)		300.00	109,145.18
05/21/2026	3386	Clean Day	CH Cleaning - for week of 05/21/26		125.00	109,020.18
05/21/2026	3391	Murlande Jerome / Cendy Jerome	REFUND: Cancel event on 6/6/26		300.00	108,720.18
05/22/2026	120171	STRALEY ROBIN VERICKER	Invoice: 28328 (Reference: legal services.)		603.00	108,117.18
05/26/2026	01ACH052626	TECO	Summary Bill 03.18.26- 04.16.26		14,130.15	93,987.03
05/27/2026	052726ACH1	FL Dept of Health in Hillsborough County	Panther Trace I Pool Permit		400.35	93,586.68
05/28/2026	3387	Clean Day	CH Cleaning - for week of 05/28/26		125.00	93,461.68
05/29/2026	120172	NVIROTECT PEST CONTROL SERVICES	Invoice: 394910 (Reference: Pest Control.)		80.00	93,381.68
05/29/2026	120173	Johnny Walker	Invoice: 52626PT1 (Reference: CAMERAS 7 AND 8 DISTOTING AND NOW OFF LINE.)		100.00	93,281.68
05/29/2026	120174	Impact Fire Service, LLC	Invoice: 29041866 (Reference: Annual Fire Extinguisher Inspection.)		182.00	93,099.68
05/29/2026	120175	OLM, INC.	Invoice: 47390 (Reference: Monthly Landscape Inspection.)		1,260.00	91,839.68
05/29/2026	052926BOS1	Daniel J O'Neill	BOS MTG 5/26/26		184.70	91,654.98
05/29/2026	052926BOS2	Engage PEO	BOS MTG 5/26/26		172.40	91,482.58
05/29/2026	139	Megan Jones	BOS MTG 5/26/26		184.70	91,297.88
05/29/2026	140	Michael J. Staubitz	BOS MTG 5/26/26		184.70	91,113.18
05/29/2026	052926BOS3	Richard Magerl	BOS MTG 5/26/26		184.70	90,928.48
05/29/2026	0152926PR1	Decision HR	PR 5/29/26		6,124.80	84,803.68
05/29/2026			Interest	10.11		84,813.79
05/31/2026	End of Month			835.11	69,137.33	84,813.79
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: PS1269738 (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
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: PS1278511 (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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
08/03/2026	120207	Clean Day	Invoice: 080326 (Reference: Clubhouse cleaning 8/6/26.)		125.00	89,757.88
08/03/2026	01ACH080326	BANK UNITED VISA CC	Office Supplies		928.92	88,828.96
08/04/2026	120208	BUSINESS OBSERVER	Invoice: 26-02681H (Reference: Legal Advertising - Public Hearing.)		157.50	88,671.46
08/04/2026	120209	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 408558 (Reference: #404813 - Summer Annuals.)		3,225.00	85,446.46
08/04/2026	120210	OLM, INC.	Invoice: 47778 (Reference: Landscape Maintenance Jul26.)		1,260.00	84,186.46
08/04/2026	120211	Vesta District Services	Invoice: 433776 (Reference: Management fee services Aug26.)		4,057.92	80,128.54
08/04/2026	120212	NVIROTECT PEST CONTROL SERVICES	Invoice: 400699 (Reference: Monthly Pest control service Jul26.)		96.00	80,032.54
08/04/2026	120213	Solitude Lake Management	Invoice: PSI287460 (Reference: Monthly Lake management Aug26.)		2,025.25	78,007.29
08/04/2026	120214	Red Cap Plumbing & Air, LLC	Invoice: 511260344 (Reference: Vacuum out drain line..)		416.00	77,591.29
08/06/2026	120215	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 410103 (Reference: 368134 - Panther Trace CDD 2025/2026 Landscape Maintenance Renewal A...		14,900.48	62,690.81
08/07/2026			Funds Transfer	120,000.00		182,690.81
08/07/2026	01ACH080726	REPUBLIC SERVICES	Trash P/U - AUG 2026		331.61	182,359.20
08/07/2026	080726BOS1	Daniel J O'Neill	BOS MTG 8/7/26		184.70	182,174.50
08/07/2026	080726BOS2	Megan Jones	BOS MTG 8/7/26		184.70	181,989.80
08/07/2026	080726BOS3	Michael J. Staubitz	BOS MTG 8/7/26		184.70	181,805.10
08/07/2026	080726BOS4	Richard Magerl	BOS MTG 8/7/26		184.70	181,620.40
08/07/2026	080726BOS5	Engage PEO	BOS MTG 8/7/26		172.40	181,448.00
08/07/2026	080726PR1	Decision HR	PR 8/7/26		7,400.82	174,047.18
08/10/2026	120216	Clean Day	Invoice: 081026 (Reference: Clubhouse cleaning 8/13/26.)		125.00	173,922.18
08/12/2026			Deposit	260.00		174,182.18
08/13/2026	120217	Vesta District Services	Invoice: 434137 (Reference: Billable Expenses -Jul 2026.)		15.60	174,166.58
08/14/2026	120218	AquaPRO Pool Solutions LLC	Invoice: 1752 (Reference: Panther Trace Monthly Pool Service.)		2,700.00	171,466.58
08/14/2026	120219	Custom Reserves	Invoice: R989.26 (Reference: Retainer Payment - Site visits are prioritized based on receipt dat...		2,050.00	169,416.58
08/17/2026	120220	Clean Day	Invoice: 081726 (Reference: Clubhouse cleaning 8/20/26.)		125.00	169,291.58
08/17/2026	01ACH081726	Spectrum Business	Phones & Internet 12515 Bramfield Dr 07.26.26- 08.25.26		185.44	169,106.14
08/20/2026	120221	Affordable Backflow Testing	Invoice: 24474 (Reference: Backflow preventer test.)		50.00	169,056.14
08/20/2026	120222	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 412707 (Reference: #407930 - Drain for pool equipment.)		844.10	168,212.04
08/20/2026	01ACH082026	BOCC	12515 Bramfield Dr 06.29.26- 07.28.26		1,252.34	166,959.70
08/21/2026	082126ACH1	Decision HR	PR 8/21/26		6,615.69	160,344.01
08/24/2026			Deposit	450.00		160,794.01
08/24/2026	3392	US Bank Tax distribution	Tax Distribution DS 2020		11,539.77	149,254.24
08/24/2026	120223	Clean Day	Invoice: 082426 (Reference: Clubhouse cleaning 8/27/26.)		125.00	149,129.24
08/24/2026	01ACH082426	TECO	Summary Bill 06.17.26- 07.16.26		14,005.53	135,123.71
08/31/2026	120224	Clean Day	Invoice: 083126 (Reference: Cleaning Service 09/03/26.)		125.00	134,998.71
08/31/2026			Interest	12.73		135,011.44
08/31/2026		End of Month		120,722.73	75,594.17	135,011.44

EXHIBIT 3



Proposal

Proposal No.: 417580

Proposed Date: 09/17/26

PROPERTY:	FOR:
Panther Trace I CDD Monica Vitale 12515 Bramfield Drive Riverview, FL 33579	Panther Trace I Oppt# 417580 Wet Chek Repairs Sept 2026

Proposal for Needed Irrigation Repairs

Controller A

Zones 11- need replace 2 broken spray 6" and zone lines under oak tree heavy roots

Zone 13- need replace 2 broken spray 6" and zone lines under oak tree heavy roots

**Concrete contractor damaged*

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$635.80
Irrigation Tech Labor	8.00	HR	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00	EA	
Rain Bird Nozzle 15 ft. Side Strip	4.00	EA	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	4.00	EA	
Sch 40 PVC Coupling 1/2 in. Socket	4.00	EA	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	8.00	EA	

Fuel Surcharge 5%

\$31.79

Fuel Surcharge

635.80

EA

Total:**\$667.59**

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 is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by 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

Barry Jeskewich

17/09/2026

Signature (Owner/Property Manager)**Date**Barry Jeskewich**Printed Name (Owner/Property Manager)**

9/17/2026

Signature - Representative**Date**

EXHIBIT 4



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: Monica Vitale
Date: September 22, 2026
Re: Playground Mulch Proposals

Dear Board Members,

Please see the attached proposal for topping off the playground mulch. This is needed to bring the mulch levels to compliance. Please review and advise.

Thank you,

Monica Vitale, LCAM
Facilities Director

American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
8/25/2026	7218

Name / Address
Panther Trace CDD Monica Vitale

Ship To
Panther Trace CDD 12515 Bramfield Drive Riverview FL 33579

Rep	P.O. No.	Terms	Due Date	Ordered By
LT		Cash Up front	8/25/2026	Monica

Description	Qty	Rate	Total
EWf Playground Mulch	90	53.00	4,770.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	90	2.00	180.00
Contact: Monica 813.671.8023 CALL IN ROUTE			
E: monicavitalecam@gmail.com			
PLEASE SEE MAP			
PLAYGROUNDS - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
PAYMENT IS DUE PRIOR TO INSTALLATION. Check, ACH or Credit Card Accepted. ** A convenience fee will charge for all credit card payments **			
Quantity provided by customer. AMS is not liable for material shortages			
Certified EWf Playground Mulch - For any questions or concerns regarding certified playground mulch quality or complaints please contact our sales representative at yardsales@americanmulch.com or email info@americanmulch.com to receive a formal complaint document			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$4,950.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
sam@mulchinstalled.com
www.mulchinstalled.com



natural solutions

ADDRESS

Panther Trace I CDD
250 International Pkwy #208
Lake Mary, FL 32746

SHIP TO

Panther Trace I CDD
12515 Bramfield Dr.
Riverview, FL 33579

Estimate 1293

DATE 09/18/2026

TERMS

Net 30

SALES REP

SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Certified	Certified Woodchip Installation Service	90	47.00	4,230.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing of the playground at the District clubhouse to ensure compliance. All material is certified to meet IPEMA and ASTM standards.

SUBTOTAL	4,230.00
TAX	0.00

TOTAL	\$4,230.00
--------------	-------------------

Accepted By

Accepted Date

EXHIBIT 5



**PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: Monica Vitale
Date: September 22, 2026
Re: Holiday Lighting Proposals

Dear Board Members,

Please see the attached proposal for Holiday Lights. Please review and advise.

Thank you,

Monica Vitale, LCAM
Facilities Director

EXHIBIT 6

Panther Trace CDD Pool Policies & Procedures

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

1. **Smoking is strictly prohibited inside the facilities, except within the designated smoking area located at the front of the clubhouse.** This policy applies to traditional cigarettes, e-cigarettes, vaping devices, and all other tobacco or nicotine-delivery products.
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 guests for the duration of the contracted time period**. Individuals under the age of **SIXTEEN** must be accompanied by an adult at all times while using the pool facilities. Residents under eighteen may not bring guests to the pool.
4. **No Lifeguards** will 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 financially 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** is allowed within the gated pool facilities.
10. **No Diving or Flipping** is allowed.
11. **Accepted Floatation Devices:** Water wings, noodles, infant flotation devices, and personal flotation devices approved by the United States Coast Guard are permitted. No boogie boards, skim boards, large floats or the like are permitted at any time.
12. No roughhousing, "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. Glass Containers are prohibited. **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. **No electric vehicles.**
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.

EXHIBIT 7

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. **Grilling is prohibited** 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 conditions are wet or may result in damage to the playing surface.**
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 immediately.**
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.

EXHIBIT 8

Aquatics

- Aquatics reports are available to Supervisors upon request.
 - The new pool vendor, AquaPro, has been providing excellent service.
 - They are working on removing the remaining black algae and assuring that the heat pumps are operational ahead of the fall/winter season.
-

Landscape

- The August inspection reports and corresponding grade sheets are included in this month's agenda packet for review.
 - Approved landscape proposals have been completed.
 - Palm tree pruning will be starting.
-

Clubhouse / Pool / Playground

- 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. We are booked through the end of 2026.
 - Monument cleaning has been scheduled in preparation for holiday lights.
-

Events

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

- October 16th Adult Craft Night phone Charms & Sun Catchers
- November 20th Adult Craft Night Decorate 2027 Planners or Journals
- November 7th Fall Festival 3pm-6pm
- December 5th Holiday Party 5pm-8pm

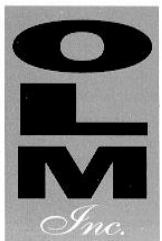
EXHIBIT 9

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	-2.5	Street trees along blvd
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 8-18-26 _Score: 91.5%_ *Performance Payment™* % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



PANTHER TRACE CDD

LANDSCAPE INSPECTION

August 18, 2026

ATTENDING:

MONICA VITALE – PANTHER TRACE

DAVE MANFRIN – JUNIPER LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 91.5%

NEXT INSPECTION

SEPTEMBER 22, 2026 AT 12:30 PM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Improve fertility in Queen Palms along the perimeter of the playground.
2. Deadhead Bird of Paradise.
3. West of the gazebo: Target prune and elevate undercanopy of Ligustrum and prune suckering growth from Oak tree to improve pedestrian clearance.
4. Control Snow Scale on Muhly Grass near the pool shower.
5. Improve quality of repair in the common lawn between the side pool entrance and the bike rack.

COMMONS

6. Huntington: Control weeds in turf in the cul-de-sac.
7. Panther Trace Blvd: Target prune downward growth up to 15 feet from street trees, removing weak attachments at limbs or trunk. Do not leave stub cuts.
8. Berkshire entrance: Reduce height of Ilex 'Schillings' so crossing traffic is not obstructed.
9. Rejuvenate prune Purple Fountain Grass once bloom cycle is complete.
10. Panther Trace Blvd: Confirm irrigation coverage along the westbound right of way across from the north sports field entrance.
11. **Sports field: Control weeds in turf.**
12. Hawthorne entrance median island: Confirm irrigation coverage.
13. Throughout: Control Mite injury in Fakahatchee Grass stands.
14. Greystone: Rejuvenate prune Fakahatchee Grass across the berm tops to flush new

growth.

15. Panther Trace Blvd median island at Greystone: Monitor the 2nd Sycamore tree and target prune the branch extending over the eastbound travel lane.
16. **Proceed with palm pruning, completing this work prior to the next inspection. For scheduling purposes I recommend November and July.**

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to resod the area in the front lawn damaged by the snow maker machine.
2. Clubhouse pool: Provide a price to install a suitable groundcover to replace Dwarf Agapanthus.
3. Panther Trace Blvd south of the sports field: Provide a price for any elevated arbor care not within the contract scope to alleviate deep shade.
4. Hawthorne entrance: Provide a price to restore Asiatic Jasmine.
5. Provide a price for supplemental Slash Pine trees to infill areas where hurricane for vehicle damage has resulted in the loss along the canal, Greystone, and entrance right of way. I recommend using grow bags as temporary watering devices to facilitate establishment.

CATEGORY IV: NOTES TO OWNER

1. On the proposal to prune Chinese Fan Palms at Greystone, I believe the architectural design was to create a low screening using the Fan Palms. I recommend removal of mature palms, allowing the 2nd generation to flush to preserve the architectural design of this bed area.

CATEGORY V: NOTES TO CONTRACTOR

1. Update Monica on the lightning strike irrigation system outage.

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