



## **PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT**

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Monday***

***September 23, 2024***

***6:30 p.m.***

***Location:***

***Panther Trace II Clubhouse***

***11518 Newgate Crest Drive,***

***Riverview, FL 33579***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Panther Trace II Community Development District

c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132 x742

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Board of Supervisors  
**Panther Trace II Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Panther Trace II Community Development District is scheduled for **Monday, September 23, 2024 at 6:30 p.m.** at **Panther Trace II Clubhouse – 11518 Newgate Crest Drive, Riverview, FL 33579.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 742 or [kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Kyle Darin*

Kyle Darin  
District Manager

Cc: Attorney  
Engineer  
District Records



**PANTHER TRACE II  
COMMUNITY DEVELOPMENT DISTRICT**

Meeting Date: Monday, September 23, 2024  
Time: 6:30 p.m.  
Location: Panther Trace II Clubhouse  
11518 Newgate Crest Drive,  
Riverview, FL 33579

**AUDIO ONLY**  
Dial-in Number 1-904-348-0776  
Conference ID: 862 156 243#

**Agenda**

*For the full agenda packet, please contact: [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

- I. Roll Call**      Clint Miner (1-VC)      David Steppy (2)      Jeffrey Spiess (3-C)  
Pamela Wood (4)      Scott Ward (5)

**II. Pledge of Allegiance**

**III. Audience Comments – Agenda Items** *(See Comments Policy Below)*

**Comments Policy:**

*Comments will be heard from anyone physically present (limited to 3 minutes per individual) or they may be emailed to the District Manager at least 48 hours prior to the meeting ([kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com) & [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com))*

**IV. Vendor Reports**

- A. Aquatic Maintenance – *Matt Remson, Remson Aquatics*      [Exhibit 1](#)  
B. Landscape Maintenance – *David Manfrin, LMP*      [Exhibit 2](#)

**V. Staff Reports**

- A. District Counsel – *Michael Broadus, Straley, Robin, Vericker*  
B. District Engineer – *Stantec*  
C. District Manager – *Kyle Darin, Vesta District Services*

**VI. Business Matters**

- A. Consideration of FY 2025 Special District Annual Performance Measures and Standards      [Exhibit 3](#)  
B. Review of Tickler File      [Exhibit 4](#)

**VII. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 26, 2024      [Exhibit 5](#)  
B. Consideration and Acceptance of the August 2024 Unaudited Financial Report      [Exhibit 6](#)





**VIII. Facilities Report – Anna Ramirez, Vesta**

[Exhibit 7](#)

**A. Consideration of Proposals for Sod Replacement at Clubhouse, Parking and Roundabout**

[Exhibit 8](#)

1. Bay Area Bobcat - \$8,750.00
2. Eric's Land Management - \$7,125.00
3. LMP - \$4,950.00

**IX. Audience Comments – New Business (See Comments Policy Above)**

**X. Supervisor Requests (Includes Next Meeting Agenda Item Requests)**

**XI. Action Items Summary (For Inclusion in Minutes)**

**XII. Next Meeting Quorum Check**

6:30 p.m. on October 28, 2024

Panther Trace II Clubhouse  
11518 Newgate Crest Drive,  
Riverview, FL 33579

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Clint Miner (1-VC)			
David Steppy (2)			
Jeffrey Spiess (3-C)			
Pamela Wood (4)			
Scott Ward (5)			

**XIII. Adjournment**



# EXHIBIT 1





# **Panther Trace II**

## **Water Way Inspection Report**

Prepared by:

Remson Aquatics LLC, Riverview FL

Matthew Remson Environmental Scientist

11207 Remson Lane, Riverview, FL 33578

Cell: 813-748-2433 Office: 813-671-2851





Pond: 1

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 2

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 3

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 4

**Comments:**

Premature torpedo grass was present and treated.

Liter and debris was removed.





## Pond: 5

**Comments:**

Algae blooms were present and treated.

Patches of grass are diminishing from recent treatments. Any new growth present was treated.

Liter and debris was removed.



## Pond: 6

**Comments:**

Underwater weeds (common pond weed) was present and treated.

Algae blooms were present and treated.

Liter and debris was removed.



Pond: 7

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 8

**Comments:**

Algae blooms were present and treated.

Liter and debris was removed.





Pond: 9

**Comments:**

Little to no Torpedo grass, or shoreline vegetation was present this maintenance event.



Pond: 10

**Comments:**

Premature torpedo grass was present and treated.  
Litter and debris was removed.



Pond: 11

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 12

**Comments:**

Algae blooms were found under the water table and were treated.

Underwater weeds were present and treated.

Liter and debris was removed.





Pond: 13

**Comments:**

Underwater weeds were present and treated.

Algae blooms were present and treated.

Liter and debris was removed.



Pond: 14

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.





Pond: 15

**Comments:**

Little to no Algae blooms were present this maintenance event.

Primrose was present this maintenance event and treated.

Liter and debris was removed.



Pond: 16

**Comments:**

Little to no Torpedo grass, Algae blooms or shoreline vegetation was present this maintenance event.



Pond: 17

**Comments:**

Algae blooms were found under the water table and were treated.

Premature torpedo grass was present and treated.

Liter and debris was removed.



Pond: 18

**Comments:**

Premature torpedo grass was present and treated.

Liter and debris was removed.





## Pond: 19

**Comments:**

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.



## Pond: 20

**Comments:**

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.

Liter and debris was removed.

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## Pond: 21

**Comments:**

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



## Pond: 22

**Comments:**

Algae blooms were found under the water table and were treated.

Premature spatterdock as treated.

Liter and debris was removed.





Pond: 23

**Comments:**

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 24

**Comments:**

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and Debris was removed.





## Pond: 25

### Comments:

Spatterdock and Torpedo grass has diminished greatly from recent treatments



## Pond: 26

### Comments:

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.

Underwater weeds (common pond weed) were present and treated.

Liter and Debris was removed.



## Pond: 27

**Comments:**

Torpedo grass was present this maintenance event and treated.

Algae blooms were present and treated.

Liter and debris was removed.

Bio block added to this pond, lasts 30-60 days.



## Pond: 29

**Comments:**

Underwater weeds (Hydrilla) were present and treated this maintenance event.

Will return in 14 days for another treatment.





Pond: 30

**Comments:**

Torpedo grass was present this maintenance event and treated.

Algae blooms were present and treated.

Will return in 14 days for another treatment.



Pond: 31

**Comments:**

Treated for underwater weeds and emergent species.



## Pond: 32

### Comments:

Spatterdock was present and treated.

Algae blooms were present and treated.

Torpedo grass was present and treated.

Liter and debris was removed.



## Pond: 33

### Comments:

Algae blooms were present this maintenance event.

Torpedo grass was present this maintenance event and treated.

Underwater weeds (hydrilla) were present and treated this maintenance event.

Liter and debris was removed.





Pond: 34

**Comments:**

Algae blooms were present this maintenance event.

Liter and debris was removed.



Pond: 35

**Comments:**

Algae blooms were present this maintenance event.

Liter and debris was removed.

Treated multiple times this month. Will schedule a date to treat by boat this month.





Pond: 36

**Comments:**

Underwater weeds (common pond weed) were present and treated this maintenance event.

Liter and debris was removed.



Pond: 37

**Comments:**

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 38

**Comments:**

Algae blooms were present this maintenance event.

Liter and debris was removed.



Pond: 39

**Comments:**

Little to no Torpedo grass, Algae blooms, or shoreline vegetation was present this maintenance event.

Liter and debris was removed.





## Panther Trace II Stormwater Map



## Lake/Pond Recommendations and Summary

The aquatic inspection/maintenance event was on September 5<sup>th</sup>, 7<sup>th</sup>, 11<sup>th</sup>, and the 13<sup>th</sup> 2024. Below is a list of ponds that had more growth than usual compared to other ponds in the community. If necessary, we will return 14 days from the initial treatment to retreat these ponds.

### Ponds with Underwater Weeds and Algae ( Hydrilla, Baby Tears, etc):

5, 6, 8, 12, 17, 26, 27, 29, 30, 33, 35,

### Ponds with Torpedo Grass/Shoreline Vegetation:

5, 30, 32, 36

### Pounds of Liter/Debris Removed this maintenance event:

Around 80 pounds of Liter/Debris was Removed

We have had many rain events in the past two months, flushing your stormwater systems. Flushing these systems will send mass amounts of nutrients to your ponds, causing vegetation growth. We will monitor and treat the sites for potential blooms throughout the month.

# EXHIBIT 2



Anna Ramirez, Facilities Director  
Panther Trace CDD II

For your review, below is a summary of activity of landscape maintenance related items completed through September 16<sup>th</sup>. These include:

1. Mow, edge, line trim, blow common area St. Augustine Bahia and pond locations.

	Jan	Feb	Mar	Apr	May	Jne	Jly	Aug	Sep	Oct	Nov	Dec	Ttl
24	1	1	1	2	2	5	4	3	2	1	1	1	24

2. Spring schedule: Mow, edge, line trim, blow common areas, St. Augustine, Bahia and pond locations
3. Dogi-pot station bags replenished as needed. Cleaned.
4. Round-up weed control from Summerwood to Clubhouse. Selective hand removal within bedding materials & annual bed.
5. Continued elevations of Oak trees along Panther Blvd medians from Balm Riverview
6. Continued trimming as needed of few Crape along Panther Blvd
7. Trimmed oaks at Newgate monument
8. Trimming & cleaning out of Chinese fan palms in medians as needed.
9. Note: Florida Automated Weather Network (FAWN) — Balm/ Riverview Station reports rainfall measurements for the month of August at 16.15". Soil temperatures reported as an average of 84.57, 1.06 degrees cooler than the previous month.
10. Panther Trace Weather Station (KFLRIVER99 Panther Trace-Adventure) reports a total rainfall amount of 12.85" for the month of August. Month-to-date rainfall is 6.69"
11. August MQI (Monthly Quality Inspection) included
12. Proposals: 91715 Sod Replacement

*David Manfrin*

David Manfrin, Account Manager  
813-436-6090

*Garth Rinard*

Garth Rinard, Branch Manager  
813-478-9678







P.O. BOX 267 SEFFNER, FL 33583 - (877) 567-7761 - FAX (813) 757-6501 - SALES@LMPPRO.COM

## Maintenance Quality Inspection (MQI) NEW 8-2022

18378398746

Reference Number:

**20240830-18378398746**

Form Name:

**Maintenance Quality Inspection (MQI) NEW 8-2022**

Submitter Name:

**Garth Rinard | garth.rinard@lmppro.com**

Date Sent on Device:

**Aug 30, 2024 1:54:18 PM EDT**

Location:

## GENERAL INFORMATION

### Section 1

**PROPERTY NAME**

Panther Trace II CDD

**LOCATION**

DOVER

**Supervisor Email**

david.manfrin@lmppro.com

**Branch Manager**

garth.rinard@lmppro.com

**Supervisor First Name**

David

**Supervisor Last Name**

Manfrin

**DATE OF INSPECTION**

Aug 26, 2024

## INSPECTION DETAILS

### Monthly Maintenance

**1 DETAILS**

8

**1 DETAILS NOTES**

Deadwood

Dead material removed (grasses along PTB berm)

Moss removal from trees (reachable) and ornamentals

**2 MOWING FUNCTIONS -**

7

**EDGING,MOW,STRING TRIM,BLOW**

**2.1 MOWING FUNCTIONS -**

**EDGING,MOW,STRING TRIM,BLOW NOTES**

Improve definition and shaping of bed edges along Panther Trace Blvd.

Pond line trimming. No buffering

**3 SHRUB PRUNING**

7

**3 SHRUB PRUNING NOTES**

Trim along Panther Trace Blvd. Tip hedges. Trim lift stations

**4 TREES/PALMS UP TO 15' TRIMMING**

2

**4 TREES/PALMS UP TO 15' TRIMMING NOTES**

Fan palm pruning - brown, dead, roadway intrusions

Ligustrum prune - old stubs, roadway intrusion

Oak elevations throughout.

Elevate Crape Myrtles at east end pf PTB to 10/2 position

**5 OVERALL CLEANLINESS**

5

**5 OVERALL CLEANLINESS NOTES**

Clean at the time of inspection

**6 TURF INSECT/DISEASE CONTROL**

5

**7 TURF WEED CONTROL – TURF AREAS**

5

**8 PLANT INSECT/DISEASE CONTROL**

5

**9 WEED CONTROL – BED AREAS**

18

**9 WEED CONTROL – BED AREAS NOTES**

Balm-Riverview entrance median weeds.

Suckering growth in tree rings

**10 TURF FERTILITY**

10

**11 PLANT FERTILITY**

10

**12 CARRYOVERS**

5

**Deductions**

13

**OVERALL MONTHLY MAINTENANCE SCORE 87%****Additional Services****PALM PRUNING**

10

**PALM PRUNING NOTES**

N/A

**MULCHING**

10

**MULCHING NOTES**

Needed

**WATER/IRRIGATION MANAGEMENT**

10

**WATER/IRRIGATION MANAGEMENT NOTES**

No obvious sing of problems at time of inspection

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)**

10

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES**

Good color

Pinch

# EXHIBIT 3





**Panther Trace II  
Community Development District  
Performance Measures/Standards  
& Annual Reporting Form  
October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐



**Panther Trace II Community Development District  
Performance Measures/Standards & Annual Reporting Form  
October 1, 2024 – September 30, 2025**

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐



**Panther Trace II Community Development District**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair:\_\_\_\_\_

Print Name:\_\_\_\_\_

Panther Trace II Community Development District

Date:\_\_\_\_\_

District Manager:\_\_\_\_\_

Print Name:\_\_\_\_\_

Panther Trace II Community Development District

Date:\_\_\_\_\_





# EXHIBIT 4



## **Panther Trace II Community Development District**

Tickler File (in no particular order)

1. Balm Riverview/Panther Trace Blvd. N.E. Entrance Signage
2. PT2 Sign at Summerfield
3. Monument Landscape Improvements
  - a. Subdivision entrances
  - b. Balm Riverview primary entrance
4. Clubhouse Landscape Improvements
5. Landscape Replacement Warranty



# EXHIBIT 5





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**FIRST ORDER OF BUSINESS: Roll Call**

Mr. Darin called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Jeff Spiess (S3)	Board Supervisor, Chairman
R. Clinton Miner (S1)	Board Supervisor, Vice Chairman
David Steppy (S2)	Board Supervisor, Assistant Secretary
Pamela Wood (S4)	Board Supervisor, Assistant Secretary
Scott Ward (S5)	Board Supervisor, Assistant Secretary

Kyle Darin	District Manager, Vesta District Services
Anna Ramirez	Facilities Director, Vesta Amenity Services
Matt Remson	Remson Aquatics
David Manfrin	Landscape Maintenance Professionals
Michael Gallo	Premier Technologies ( <i>Virtually</i> )

**THIRD ORDER OF BUSINESS:** *Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)*

**FOURTH ORDER OF BUSINESS:** **Guest Presentation** – *Michael Gallo, Premier Technologies*

On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved Premier Technologies to repair the security equipment struck by lightning in an amount not to exceed \$5,500.00, for Panther Trace II Community Development District.

A. District Counsel – *Michael Broadus, Straley, Robin, Vericker*  
Mr. Broadus was not present. There were no questions or action items for District Counsel.

B. District Engineer – *Vanessa Nurse/Tyson Waag, Stantec*

A Stantec representative was not present. There were no questions or action items for the District Engineer.

C. District Manager – *Kyle Darin, Vesta District Services*

1. Update on Panther Trace Blvd Access Request and Safety Concerns

Mr. Darin updated the Board on communications from Hillsborough County. They expect the crosswalk to be installed within 60 days and interim static pedestrian crossing signs will be included until the flashing signs can be installed. A County traffic study and a separate traffic study by the Church are in progress. Findings will be presented at the October meeting. Previous communications between the County, site owners, and Panther Trace II in 2016 were discussed.

**SIXTH ORDER OF BUSINESS: Vendor Reports**

A. Exhibit 1: Aquatic Maintenance – *Matt Remson, Remson Aquatics*

Mr. Remson presented the Aquatic Maintenance report noting rains are depositing nutrients into the ponds which has encouraged algae blooms; the algae is under treatment.

B. Exhibit 2: Landscape Maintenance – *David Manfrin, LMP*

Mr. Manfrin reviewed the landscape maintenance projects completed since the storm and responded to Supervisor questions.

1. Consideration of Landscape Proposals

a. Exhibit 3: Sod Replacement at Clubhouse and Roundabout - \$5,400.00

Mr. Manfrin outlined the locations for the sod replacement and noted the predominant cause was due to the drought. Price includes labor to remove and dispose of existing and install new sod. This item was tabled pending additional quotes from other vendors. Mr. Manfrin advised that vendors who don't maintain irrigation and the sod usually will not warranty the plant materials. LMP warranties their plants for a year.

b. Exhibit 4: I-Core Facepack (Faceplate) Replacement at Clubhouse Controller - \$351.34

This item will be added to the insurance claim.

On a MOTION by Mr. Ward, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved LMP's proposal to replace the I-Core facepack on the clubhouse controller in the amount of \$351.34, for Panther Trace II Community Development District.

A resident's inquiry regarding pine trees on CDD property was discussed. Mr. Darin will draft a letter that the CDD will not address the trees.

**SEVENTH ORDER OF BUSINESS: Business Matters**

A. Exhibit 5: Review of Tickler File

**EIGHTH ORDER OF BUSINESS: Consent Agenda**

- A. Exhibit 6: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 22, 2024
- B. Exhibit 7: Consideration and Acceptance of the July 2024 Unaudited Financial Report
- C. Exhibit 8: Consideration and Acceptance of the FY 2023 Audited Financial Report

On a MOTION by Mr. Steppy, SECONDED by Mr. Spiess, WITH ALL IN FAVOR, the Board approved the Consent Agenda – items A-C as presented, for Panther Trace II Community Development District.

**NINTH ORDER OF BUSINESS: Facilities Report**

- A. Exhibit 9: Facilities Director – *Anna Ramirez, Vesta*
- Ms. Ramirez was complimented on the success of the recent splashpad event.
- Ms. Ramirez presented the Facilities Report, including pool hours changing in September, and proposed events.
1. Consideration of Proposals to Resurface East and West Tennis Courts and Convert to One Tennis Court and Four Pickleball Courts
- a. Exhibit 10: Florida Courts Inc. - \$171,300.00 - \$184,800.00
- b. Exhibit 11: Welch Tennis Courts Inc - \$131,650.00 – \$155,770.00
- Ms. Ramirez explained the current issues with the court and the need for reconstruction rather than just resurfacing, as reflected in the proposals. After discussing the scope of the project and options for funding, the Board tabled this item. The possibility of sponsorship and fundraising efforts was raised.
- Mr. Darin will request a proposal for an updated reserve study.
2. Exhibit 12: Consideration of Collins PreK-8 PTSA Request
- Ms. Ramirez advised this was a different request from the run that has been presented to the Board previously. Ms. Wood noted that the CDD is not a business. Mr. Miner noted his belief that this benefits the community at large. Discussion followed. It was requested that Panther Trace I be contacted regarding their interest in sharing the funding of the request.

On a MOTION by Mr. Miner, SECONDED by Mr. Ward, with Ms. Wood opposed, the Board approved the funding request by Collins PreK-8 PTSA in the amount of \$1,000.00, for Panther Trace II Community Development District.

**TENTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)**

There being none, the next item followed.



**ELEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)**

Mr. Ward shared a comparable sod estimate from another landscape vendor for sod replacement.

Mr. Spiess asked about an animal on property. Ms. Ramirez has reached out to the County to address.

**TWELFTH ORDER OF BUSINESS: Action Items Summary**

**Facilities Director**

- Obtain additional sod quotes

**District Manager**

- Send letter to resident requesting pine trees explaining that the District will not be addressing the pine trees.
- Obtain proposal for updated reserve study

**THIRTEENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

*The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on September 23, 2024 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, Florida 33579.*

Supervisors acknowledge their intent to attend the meeting in person.

**FOURTEENTH ORDER OF BUSINESS: Adjournment**

On a MOTION by Mr. Steppy, SECONDED by Mr. Ward, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:58 p.m., for Panther Trace II Community Development District.

*\*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 September 23, 2024.**

☐ Kyle Darin, Secretary

☐ \_\_\_\_\_, Assistant Secretary

☐ Jeff Spiess, Chair

☐ R. Clinton Miner, Vice Chair

# EXHIBIT 6



# Panther Trace II Community Development District

Financial Statements  
(Unaudited)

August 31, 2024



**Panther Trace II CDD**  
**Balance Sheet**  
**August 31, 2024**

	<b>General Fund</b>	<b>Debt Service 2014</b>	<b>TOTAL</b>
<b>1 ASSETS</b>			
2 OPERATING ACCOUNT	\$ 118,180	\$ -	\$ 118,180
3 CASH - DEBIT CARD	-	-	-
4 MONEY MARKET ACCOUNT	968,664	-	968,664
5 PETTY CASH	100	-	100
6 TRUST ACCOUNTS:			
7 REVENUE FUND	-	407,094	407,094
8 INTEREST FUND	-	-	-
9 RESERVE FUND	-	327,553	327,553
10 REDEMPTION - PREPAYMENT FUND	-	31	31
11 SINKING FUND	-	-	-
12 ACCOUNTS RECEIVABLE	-	-	-
13 ASSESSMENTS RECEIVABLE (TAX ROLL)	-	-	-
14 DUE FROM GF	-	34	34
15 PREPAID EXPENSES	-	-	-
16 DEPOSITS	2,867	-	2,867
<b>17 TOTAL ASSETS</b>	<b>\$ 1,089,811</b>	<b>\$ 734,711</b>	<b>\$ 1,824,522</b>
<b>18 LIABILITIES</b>			
19 ACCOUNTS PAYABLE	\$ 6,218	\$ -	\$ 6,218
20 SALES TAX PAYABLE	-	-	-
21 DEFERRED REVENUE (TAX ROLL)	-	-	-
22 ACCRUED EXPENDITURES	-	-	-
23 DUE TO DEVELOPER	-	-	-
24 DUE TO OTHER FUNDS	34	-	34
<b>25 TOTAL LIABILITIES</b>	<b>6,252</b>	<b>-</b>	<b>6,252</b>
<b>26 FUND BALANCE</b>			
27 NONSPENDABLE			
28 PREPAID & DEPOSITS	2,867	-	2,867
29 CAPITAL RESERVES	424,140	-	424,140
30 OPERATING CAPITAL	269,296	628,663	897,959
31 UNASSIGNED	387,256	106,048	493,304
<b>32 TOTAL FUND BALANCE</b>	<b>1,083,559</b>	<b>734,711</b>	<b>1,818,270</b>
<b>33 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,089,811</b>	<b>\$ 734,711</b>	<b>\$ 1,824,522</b>





**Panther Trace II CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to August 31, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Month of August</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>					
2 ASSESSMENTS - ON ROLL	\$ 1,073,883	\$ -	\$ 1,077,747	\$ 3,864	100%
3 INTEREST REVENUE	300	4,113	62,946	62,646	20982%
4 RENTAL INCOME	3,000	-	3,350	350	112%
5 MISCELLANEOUS REVENUE (Rentals, Access Keys )	-	-	1,813	1,813	
<b>6 TOTAL REVENUE</b>	<b>\$ 1,077,183</b>	<b>\$ 4,113</b>	<b>\$ 1,145,856</b>	<b>\$ 68,672</b>	<b>106%</b>
<b>7 EXPENDITURES</b>					
<b>8 ADMINISTRATIVE</b>					
9 BOARD OF SUPERVISORS PAYROLL	\$ 12,000	\$ 1,000	\$ 10,200	\$ (1,800)	85%
10 PAYROLL TAXES	918	77	780	(138)	85%
11 PAYROLL SERVICES FEE	650	50	550	(100)	85%
12 TRAVEL PER DIEM	350	-	-	(350)	0%
13 MANAGEMENT CONSULTING SERVICES	49,440	4,120	45,320	(4,120)	92%
14 OFFICE SUPPLIES	500	700	1,148	648	230%
15 BANK FEES	300	-	-	(300)	0%
16 MASS MAILING	1,500	-	1,563	63	104%
17 AUDITING	3,650	-	3,650	-	100%
18 REGULATORY AND PERMIT FEES	175	-	224	49	128%
19 LEGAL ADVERTISEMENTS	2,000	-	462	(1,538)	23%
20 ENGINEERING SERVICES	4,500	-	1,698	(2,803)	38%
21 LEGAL SERVICES	20,000	2,249	9,839	(10,162)	49%
22 SALES TAX	600	-	256	(344)	43%
23 WEBSITE HOSTING	2,015	42	1,973	(42)	98%
<b>24 TOTAL ADMINISTRATIVE</b>	<b>98,598</b>	<b>8,237</b>	<b>77,662</b>	<b>(20,936)</b>	<b>79%</b>
<b>25 INSURANCE</b>					
26 INSURANCE (GENERAL LIABILITY)	25,000	-	31,041	6,041	124%
<b>27 TOTAL INSURANCE</b>	<b>25,000</b>	<b>-</b>	<b>31,041</b>	<b>6,041</b>	<b>124%</b>
<b>28 DEBT SERVICE ADMINISTRATION</b>					
29 DISSEMINATION AGENT - BONDS	1,000	-	1,000	-	100%
30 ARBITRAGE REBATE	650	-	650	-	100%
31 TRUSTEE FEES	6,000	-	4,148	(1,852)	69%
<b>32 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>7,650</b>	<b>-</b>	<b>5,798</b>	<b>(1,852)</b>	<b>76%</b>
<b>33 SECURITY</b>					
34 SECURITY SYSTEM - MAINTENANCE & IMPROVE.	1,500	-	8,055	6,555	537%
<b>35 TOTAL SECURITY</b>	<b>1,500</b>	<b>-</b>	<b>8,055</b>	<b>6,555</b>	<b>537%</b>
<b>36 PHYSICAL ENVIRONMENT</b>					
37 ELECTRICITY	33,958	2,687	30,909	(3,049)	91%
38 STREETLIGHTING LEASE	242,746	19,655	215,099	(27,647)	89%
39 WATER	15,600	645	15,272	(328)	98%
40 SOLID WASTE DISPOSAL	1,730	163	1,796	65	104%
41 PEST CONTROL	800	350	1,314	514	164%
42 COMMUNICATIONS (Tel, Internet, Tech, Etc.)	1,978	381	4,041	2,063	204%
43 FACILITY MAINTENANCE ( lighting, etc)	3,000	-	63	(2,937)	2%
44 WATERWAY MANAGEMENT PROGRAM - CONTRACT	22,799	-	18,685	(4,114)	82%
45 WATERWAY MANAGEMENT PROGRAM - OTHER	4,000	-	4,125	125	103%
46 LANDSCAPE MAINTENANCE - CONTRACT	306,816	-	218,053	(88,763)	71%
47 LANDSCAPE MAINTENANCE - OTHER	35,000	371	3,202	(31,798)	9%
48 IRRIGATION MAINTENANCE	15,600	821	12,402	(3,198)	79%
49 IRRIGATION COMPLIANCE REPORTING	2,700	-	-	(2,700)	0%
50 DECORATIVE LIGHTS & MAINTENANCE	9,000	-	8,580	(420)	95%

**Panther Trace II CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to August 31, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Month of August</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
51 SIGNAGE REPAIRS	1,200	-	1,266	66	105%
52 FIELD MISCELLANEOUS	2,500	-	2,805	305	112%
53 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>699,427</b>	<b>25,073</b>	<b>537,611</b>	<b>(161,816)</b>	<b>77%</b>
54 <b>CLUBHOUSE &amp; AMENITY ADMINISTRATION</b>					
55 AMENITY MANAGEMENT	59,950	6,919	60,874	924	102%
56 AMENITY MANAGEMENT - (cell phone & reimb expenses)	600	50	500	(100)	83%
57 AMENITY MAINTENANCE & IMPROVEMENTS	1,500	-	3,807	2,307	254%
58 AMENITY EMPLOYEE FICA TAXES	4,586	529	4,720	134	103%
59 AMENITY EMPLOYEE PAYROLL SERVICES FEE	1,350	150	1,200	(150)	89%
60 CLUBHOUSE FACILITY MAINTENANCE (Cleaning )	5,820	-	4,132	(1,688)	71%
61 CLUBHOUSE FACILITY MAINTENANCE - Other	15,000	-	3,091	(11,909)	21%
62 POOL MAINTENANCE - Contract	25,515	-	25,775	260	101%
63 POOL PERMITS	425	-	425	0	100%
64 POOL MAINTENANCE & MONITORING	34,879	2,866	30,487	(4,392)	87%
65 CLUBHOUSE MISCELLANEOUS SUPPLIES	4,000	100	1,555	(2,445)	39%
66 SPECIAL EVENTS	10,000	311	8,919	(1,081)	89%
67 PLAYGROUND MAINTENANCE	3,000	-	3,445	445	115%
68 CAPITAL OUTLAY ALLOWANCE	78,383	-	100,961	22,578	129%
69 <b>TOTAL CLUBHOUSE &amp; AMENITY ADMINISTRATION</b>	<b>245,008</b>	<b>10,926</b>	<b>249,893</b>	<b>4,885</b>	<b>102%</b>
70 <b>TOTAL EXPENDITURES</b>	<b>1,077,183</b>	<b>44,236</b>	<b>910,060</b>	<b>(167,123)</b>	<b>84%</b>
71 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(40,122)</b>	<b>235,796</b>	<b>235,796</b>	
72 <b>OTHER FINANCING SOURCES &amp; USES</b>					
73 TRANSFERS IN	-	-	-		
74 TRANSFERS OUT	-	-	-		
75 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
74 <b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>(40,122)</b>	<b>235,796</b>	<b>235,796</b>	
75 <b>FUND BALANCE - BEGINNING - UNAUDITED</b>	<b>685,880</b>		<b>847,764</b>	<b>847,764</b>	
76 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 685,880</b>		<b>\$ 1,083,559</b>	<b>\$ 1,319,355</b>	
77 <b>ANALYSIS OF FUND BALANCE</b>					
78 NONSPENDABLE	3,572		2,162		
79 PREPAID & DEPOSITS	-		-		
80 CAPITAL RESERVES	424,140		424,140		
81 OPERATING CAPITAL	269,296		269,296		
82 UNASSIGNED	(11,128)		387,961		
83 <b>TOTAL FUND BALANCE</b>	<b>685,880</b>		<b>1,083,559</b>		



**Panther Trace II CDD**  
**Debt Service Fund - Series 2014**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to August 31, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL	\$ 818,606	\$ 821,702	\$ 3,095
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST	-	32,171	32,171
<b>5 TOTAL REVENUE</b>	<b>818,606</b>	<b>853,873</b>	<b>35,267</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2023	-	154,846	154,846
9 May 1, 2024	154,846	154,846	0
10 November 1, 2024	145,833	-	(145,833)
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	515,000	515,000	-
<b>13 TOTAL EXPENDITURES</b>	<b>815,679</b>	<b>824,691</b>	<b>9,013</b>
<b>14 EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>2,928</b>	<b>29,182</b>	<b>26,254</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>19 NET CHANGE IN FUND BALANCE</b>	<b>2,928</b>	<b>29,182</b>	<b>26,254</b>
20 FUND BALANCE - BEGINNING	705,529	705,529	-
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 708,457</b>	<b>\$ 734,711</b>	<b>\$ 26,254</b>



**Panther Trace II CDD  
Check Register - FY2024**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2023</b>		<b>BOY Balance</b>				<b>\$ 49,140.62</b>
10/01/2023	2570	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/23 - 10/1/24 - Policy #100123586		30,179.00	18,961.62
10/02/2023			Funds Transfer	100,000.00		118,961.62
10/03/2023	EFT100323	FCC Environmental Services Florida LLC	Monthly Service Fee		136.03	118,825.59
10/03/2023	100192	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 178823 (Reference: Monthly Maintenance - Oct 2023. )		21,881.14	96,944.45
10/03/2023	100194	Vesta District Services	Invoice: 413519 (Reference: Monthly Mgmt. Fee. ) Invoice: 413520 (Reference: Annual Fee: Disse...)		5,161.67	91,782.78
10/06/2023	100195	Innersync	Invoice: 21600 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024. )		1,515.00	90,267.78
10/06/2023	100196	MHD COMMUNICATIONS	Invoice: 31735 (Reference: Service Call 09.28.23. )		46.25	90,221.53
10/06/2023	100197	REMSON AQUATICS	Invoice: 116467 (Reference: Monthly Lake Maintenance - Oct 2023. )		1,585.00	88,636.53
10/06/2023	100198	ZEBRA CLEANING TEAM, INC.	Invoice: 6521 (Reference: Monthly Pool Service - Oct 2023. )		1,900.00	86,736.53
10/11/2023	1ACH101123	TECO	12821 Balm Riverview Road Well 08/15-09/14/23		185.10	86,551.43
10/11/2023	2ACH101123	TECO	Summary Bill - 08/16- 9/17		2,756.76	83,794.67
10/12/2023	3ACH101223	TECO	12451 Evington Point Dr Pmp 8/16-9/15/23		279.05	83,515.62
10/12/2023	2571	Thomas Hicks	CDD Holiday Party 12.17.2023		225.00	83,290.62
10/13/2023	1013ACH1	ANNA RAMIREZ	Payroll 9/25/23 - 10/8/23		1,945.22	81,345.40
10/13/2023	1013ACH2	Engage PEO	Payroll 9/25/23 - 10/8/23		696.42	80,648.98
10/13/2023	1013ACH3	Sarah Milligan	Payroll 9/25/23 - 10/8/23		339.39	80,309.59
10/18/2023	ACH101823	BOCC	11518 Newgate Crest Dr 8/24- 9/25		952.30	79,357.29
10/18/2023	100199	ADVANCED ENERGY SOLUTIONS	Invoice: 11367 (Reference: Check Equipment for Shocking, Added Plugs. )		180.00	79,177.29
10/18/2023	100200	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 179034 (Reference: Repair two 3" Main Line Leaks. ) Invoice: 179200 (Reference: Remov...		1,356.76	77,820.53
10/18/2023	100201	MHD COMMUNICATIONS	Invoice: 31924 (Reference: Ax Trax Issue. )		75.00	77,745.53
10/18/2023	100202	REMSON AQUATICS	Invoice: 116544 (Reference: Quarterly Svc, Jul-Sep 2023. )		945.00	76,800.53
10/19/2023	ACH1019232	TECO	Summary Bill - 08/16/23-09/15/23		19,245.38	57,555.15
10/20/2023	EFT102023	FLORIDA DEPARTMENT OF REVENUE	3rd Qtr 2023 Sales & Use Tax		0.96	57,554.19
10/24/2023	ACH102423	BANK UNITED VISA CC			628.19	56,926.00
10/24/2023	100203	BUSINESS OBSERVER	Invoice: 23-03132H (Reference: Legal Advertising. )		83.13	56,842.87
10/24/2023	100204	HOME TEAM PEST DEFENSE	Invoice: 96249126 (Reference: Pest Control. )		119.80	56,723.07
10/24/2023	100205	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 179270 (Reference: Replace faulty 2" valve. ) Invoice: 179269 (Reference: Replace fau...		1,210.02	55,513.05
10/24/2023	100206	STRALEY ROBIN VERICKER	Invoice: 23586 (Reference: Prof. Svcs. thru 09.15.23. )		427.00	55,086.05
10/24/2023	100207	FCC Environmental Services Florida LLC	Invoice: FCCFL/23/182181 (Reference: Monthly Fee - Oct 2023. )		163.24	54,922.81
10/24/2023	100208	American Mulch & Soil, LLC	Invoice: 2697 (Reference: Playground Mulch. )		3,445.00	51,477.81
10/25/2023	ACH102523	FRONTIER COMMUNICATIONS	Internet/Phone 10/01/23-10/31/23		345.00	51,132.81
10/27/2023	1027ACH1	ANNA RAMIREZ	Payroll 10/9/23 - 10/22/23		1,895.23	49,237.58
10/27/2023	1027ACH2	Engage PEO	Payroll 10/9/23 - 10/22/23		666.41	48,571.17
10/27/2023	1027ACH3	Sarah Milligan	Payroll 10/9/23 - 10/22/23		166.23	48,404.94
10/31/2023			Interest	7.18		48,412.12
<b>10/31/2023</b>		<b>EOM Balance</b>		<b>\$ 100,007.18</b>	<b>\$ 100,735.68</b>	<b>\$ 48,412.12</b>
11/01/2023			Funds Transfer	100,000.00		148,412.12
11/06/2023	100209	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 179555 (Reference: MONTHLY GROUND MAINTENANCE. ) Invoice: 179700 (Reference: Irrigati...		21,849.32	126,562.80



**Panther Trace II CDD**  
**Check Register - FY2024**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/07/2023	100210	GHS ENVIRONMENTAL, LLC	Invoice: 2023-503 (Reference: Monthly Meter Readings. )		225.00	126,337.80
11/07/2023	100211	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 179702 (Reference: Replace irrigation valve. ) Invoice: 179701 (Reference: Irrigation...		710.01	125,627.79
11/07/2023	100212	LLS TAX SOLUTIONS, INC.	Invoice: 003178 (Reference: Arbitrage Services. )		650.00	124,977.79
11/07/2023	100213	VANGUARD CLEANING SYSTEMS	Invoice: 108191 (Reference: Monthly Service Charge. )		410.00	124,567.79
11/07/2023	100214	Vesta District Services	Invoice: 414394 (Reference: Monthly contracted management fees,. )		4,161.67	120,406.12
11/09/2023	ACH110923	TECO	12821 Balm Riverview Road Well 09/15-10/13/23		163.41	120,242.71
11/09/2023	1109ACH1	ANNA RAMIREZ	Payroll 10/23/23 - 11/05/23		1,945.24	118,297.47
11/09/2023	1109ACH2	Engage PEO	Payroll 10/23/23 - 11/05/23		665.20	117,632.27
11/09/2023	1109ACH3	Sarah Milligan	Payroll 10/23/23 - 11/05/23		159.30	117,472.97
11/10/2023	\$111023	TECO	Summary Bill - 09/16- 10/16		2,756.76	114,716.21
11/10/2023	ACH111023	TECO	12451 Evington Point Dr Pmp 9/16-10/16/23		230.69	114,485.52
11/13/2023	2572	Charles Harrilal	Batting Cage Fence Repairs, Sign Installation, Poop Station Stabilization		1,100.00	113,385.52
11/14/2023	2573	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	113,210.52
11/14/2023	2574	EGIS INSURANCE & RISK ADVISORS	Policy # WC100123586 10.01.23-10.01.24		861.74	112,348.78
11/15/2023	2577	ADVANCED ENERGY SOLUTIONS			1,637.23	110,711.55
11/15/2023	2578	Johnny Walker - CCTV Specialist	Replace Security Camera Video/Power Cable		465.00	110,246.55
11/16/2023			Deposit	935.00		111,181.55
11/17/2023	ACH111723	TECO	Summary Bill - 09/16/23-10/16/23		19,390.30	91,791.25
11/17/2023	100215	ADVANCED ENERGY SOLUTIONS	Invoice: 11390 (Reference: GFCI Repairs at Belcot & Balfour Monuments. )		317.50	91,473.75
11/17/2023	100216	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 179874 (Reference: Control Valve Replacement. ) Invoice: 179925 (Reference: Irrigatio...		452.20	91,021.55
11/17/2023	100217	STRALEY ROBIN VERICKER	Invoice: 23741 (Reference: General Legal Matters - thru 10.15.23. )		715.00	90,306.55
11/17/2023	100218	Galaxy Pro Pools LLC	Invoice: 2879 (Reference: October 2023 Splash Pad/ Pool Service prorated amount 3 services made....		2,338.88	87,967.67
11/21/2023	ACH112123	BOCC	11518 Newgate Crest Dr 9/25- 10/20		717.11	87,250.56
11/21/2023	2579	US BANK	Trustee Fees 10/01/23 - 09/30/24		4,148.38	83,102.18
11/22/2023	1122ACH1	ANNA RAMIREZ	Payroll 10/23/23 - 11/05/23		1,895.22	81,206.96
11/22/2023	1122ACH2	Engage PEO	Payroll 11/6/23 - 11/19/23		695.23	80,511.73
11/22/2023	1122ACH3	Sarah Milligan	Payroll 11/6/23 - 11/19/23		332.46	80,179.27
11/24/2023	ACH112423	BANK UNITED VISA CC			2,273.49	77,905.78
11/27/2023	ACH112723	FRONTIER COMMUNICATIONS	Internet/Phone 11/01/23-11/30/23		345.26	77,560.52
11/28/2023	2580	Edward Williams (Jerry The DJ)	Holiday Event 12.17.23		375.00	77,185.52
11/28/2023	2581	Fat Chihuahua Entertainment	Holiday Event 12.17.23		624.00	76,561.52
11/28/2023	2582	Fred H. Photography LLC	Holiday Event 12.17.23		600.00	75,961.52
11/28/2023	2583	Neighborhood Barista	Holiday Event 12.17.23		700.00	75,261.52
11/30/2023	ACH113023	FCC Environmental Services Florida LLC	Monthly Fee - Nov 2023		163.24	75,098.28
11/30/2023			Interest	9.40		75,107.68
<b>11/30/2023</b>		<b>EOM Balance</b>		<b>100,944.40</b>	<b>74,248.84</b>	<b>75,107.68</b>
12/01/2023	1201ACH1	DAVID STEPPY	BOS MTG 10/23/23		184.70	74,922.98
12/01/2023	1201ACH2	Engage PEO	BOS MTG 10/23/23		203.00	74,719.98
12/01/2023	65	JEFFREY A. SPIESS	BOS MTG 10/23/23		184.70	74,535.28
12/01/2023	1201ACH3	Pamela S. Wood	BOS MTG 10/23/23		184.70	74,350.58

**Panther Trace II CDD  
Check Register - FY2024**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/01/2023	1201ACH4	Rowland C. Miner	BOS MTG 10/23/23		184.70	74,165.88
12/01/2023	1201ACH5	SCOTT WARD	BOS MTG 10/23/23		184.70	73,981.18
12/04/2023	100219	GHS ENVIRONMENTAL, LLC	Invoice: 2023-561 (Reference: Monthly Fee - Nov 2023. )		225.00	73,756.18
12/04/2023	100220	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 180007 (Reference: Replacement of plant material from vehicle damage at Lyndhurst monum...		23,930.81	49,825.37
12/04/2023	100221	REMSON AQUATICS	Invoice: 116565 (Reference: Monthly Maintenance - Nov 2023. )		1,585.00	48,240.37
12/04/2023	100222	VANGUARD CLEANING SYSTEMS	Invoice: 108566 (Reference: Monthly Cleaning Service - Dec 2023. )		410.00	47,830.37
12/05/2023	2584	STRALEY ROBIN VERICKER	General Matters		701.50	47,128.87
12/08/2023	1ACH120823	TECO	12821 Balm Riverview Road Well 10/14-11/13/23		260.14	46,868.73
12/08/2023	1208ACH1	DAVID STEPPY	BOS MTG 9/25/23		184.70	46,684.03
12/08/2023	1208ACH2	Engage PEO	BOS MTG 9/25/23		203.00	46,481.03
12/08/2023	67	JEFFREY A. SPIESS	BOS MTG 9/25/23		184.70	46,296.33
12/08/2023	1208ACH3	Pamela S. Wood	BOS MTG 9/25/23		184.70	46,111.63
12/08/2023	1208ACH4	Rowland C. Miner	BOS MTG 9/25/23		184.70	45,926.93
12/08/2023	1208ACH5	SCOTT WARD	BOS MTG 9/25/23		184.70	45,742.23
12/08/2023	120823ACH1	DAVID STEPPY	BOS MTG 11/27/23		184.70	45,557.53
12/08/2023	120823ACH2	Engage PEO	BOS MTG 11/27/23		203.00	45,354.53
12/08/2023	66	JEFFREY A. SPIESS	BOS MTG 11/27/23		184.70	45,169.83
12/08/2023	120823ACH3	Pamela S. Wood	BOS MTG 11/27/23		184.70	44,985.13
12/08/2023	120823ACH4	Rowland C. Miner	BOS MTG 11/27/23		184.70	44,800.43
12/08/2023	120823ACH5	SCOTT WARD	BOS MTG 11/27/23		184.70	44,615.73
12/08/2023	ACH11208	ANNA RAMIREZ	Payroll 11/20/23 - 12/03/23		1,945.23	42,670.50
12/08/2023	ACH21208	Engage PEO	Payroll 11/20/23 - 12/03/23		673.61	41,996.89
12/08/2023	ACH31208	Sarah Milligan	Payroll 11/20/23 - 12/03/23		207.79	41,789.10
12/11/2023	2ACH121123	TECO	Summary Bill - 10/17- 11/14		2,756.76	39,032.34
12/11/2023	3ACH121123	TECO	12451 Evington Point Dr Pmp 10/17-11/14/23		245.72	38,786.62
12/12/2023			Funds Transfer	100,000.00		138,786.62
12/14/2023	100223	REMSON AQUATICS	Invoice: 116657 (Reference: December Lake Maintenance. )		1,585.00	137,201.62
12/14/2023	100224	Xcellent Xteriors, LLC	Invoice: 1013-2 (Reference: Holiday Lighting and Decorations. )		3,930.20	133,271.42
12/14/2023	100225	Galaxy Pro Pools LLC	Invoice: 2914 (Reference: Pool Maintenance. )		2,126.15	131,145.27
12/18/2023	2585	Thomas Hicks	CDD Holiday Party 12.17.2023, FINAL 50%		225.00	130,920.27
12/20/2023	2586	Paula Beckford Harrilal	Reimbursement for holiday party chair rental		200.00	130,720.27
12/20/2023	2587	Tervone's Kitchen LLC	Food Truck for Holiday Party		150.00	130,570.27
12/21/2023	ACH122123	BOCC	11518 Newgate Crest Dr 10/24- 11/22		850.28	129,719.99
12/22/2023	1222ACH1	ANNA RAMIREZ	Payroll 12/04/23 - 12/17/23		1,895.24	127,824.75
12/22/2023	1222ACH2	Engage PEO	Payroll 12/04/23 - 12/17/23		688.57	127,136.18
12/22/2023	1222ACH3	Sarah Milligan	Payroll 12/04/23 - 12/17/23		294.37	126,841.81
12/26/2023	ACH122623	BANK UNITED VISA CC			869.77	125,972.04
12/26/2023	ACH122623	FRONTIER COMMUNICATIONS	Internet/Phone 12/01/23-12/31/23		344.67	125,627.37
12/29/2023			Interest	9.01		125,636.38
12/30/2023	ACH123023	FCC Environmental Services Florida LLC	Monthly Fee - Jan 2024		163.24	125,473.14
<b>12/30/2023</b>	<b>EOM Balance</b>			<b>100,009.01</b>	<b>49,643.55</b>	<b>125,473.14</b>
01/05/2024	ACH010524	TECO	Summary Bill - 10/17/23-11/14/23		19,184.05	106,289.09
01/05/2024	0105ACH1	ANNA RAMIREZ	Payroll 12/18/23 - 12/31/23		1,954.50	104,334.59
01/05/2024	0105ACH2	Engage PEO	Payroll 12/18/23 - 12/31/23		733.42	103,601.17

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/05/2024	0105ACH3	Sarah Milligan	Payroll 12/18/23 - 12/31/23		513.23	103,087.94
01/09/2024	1ACH010824	TECO	12821 Balm Riverview Road Well 11/14-12/13/23		263.98	102,823.96
01/09/2024	100226	GHS ENVIRONMENTAL, LLC	Invoice: 2023-612 (Reference: Monthly Fee - Dec 2023. )		225.00	102,598.96
01/09/2024	100227	HOME TEAM PEST DEFENSE	Invoice: 97617575 (Reference: Pest Control Service 12.14.23. )		25.00	102,573.96
01/09/2024	100228	REMSON AQUATICS	Invoice: 116658 (Reference: Monthly Lake Maintenance - Dec 2023. )		945.00	101,628.96
01/09/2024	100229	VANGUARD CLEANING SYSTEMS	Invoice: 108924 (Reference: Monthly Fee - Jan 2024. )		410.00	101,218.96
01/09/2024	100230	Galaxy Pro Pools LLC	Invoice: 2971 (Reference: Monthly Fee - Jan 2024. )		2,126.25	99,092.71
01/09/2024	100231	Vesta District Services	Invoice: 416289 (Reference: Monthly Mgmt. Fee - Jan 2024. )		4,120.00	94,972.71
01/09/2024	100232	Premier Technologies Inc	Invoice: INV-2023-301 (Reference: 4 Camera job for children park, tennis court, baseball cage. )		3,795.00	91,177.71
01/10/2024	2ACH011024	TECO	Summary Bill - 11/15- 12/14		2,645.16	88,532.55
01/10/2024	3ACH011024	TECO	12451 Evington Point Dr Pmp 11/15-12/14/23		242.33	88,290.22
01/11/2024	100233	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 180870 (Reference: Monthly Maintenance - Jan 2024. )		21,772.82	66,517.40
01/16/2024	100234	HOME TEAM PEST DEFENSE	Invoice: 98258613 (Reference: Pest Control Service 01.10.24. )		123.40	66,394.00
01/17/2024			Funds Transfer	100,000.00		166,394.00
01/19/2024	ACH011924	BOCC	11518 Newgate Crest Dr 11/22- 12/21		1,232.82	165,161.18
01/19/2024	EFT011924	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2023 Sales & Use Tax		68.38	165,092.80
01/19/2024	0119ACH1BOS	DAVID STEPPY	BOS MTG 12/18/23		184.70	164,908.10
01/19/2024	0119ACH2BOS	Engage PEO	BOS MTG 12/18/23		203.00	164,705.10
01/19/2024	68	JEFFREY A. SPIESS	BOS MTG 12/18/23		184.70	164,520.40
01/19/2024	0119ACH3BOS	Pamela S. Wood	BOS MTG 12/18/23		184.70	164,335.70
01/19/2024	0119ACH4BOS	Rowland C. Miner	BOS MTG 12/18/23		184.70	164,151.00
01/19/2024	0119ACH5BOS	SCOTT WARD	BOS MTG 12/18/23		184.70	163,966.30
01/19/2024	0119ACH1	ANNA RAMIREZ	Payroll 01/01/24 - 01/14/24		3,530.21	160,436.09
01/19/2024	0119ACH2	Engage PEO	Payroll 01/01/24 - 01/14/24		1,541.75	158,894.34
01/19/2024	0119ACH3	Sarah Milligan	Payroll 01/01/24 - 01/14/24		138.53	158,755.81
01/23/2024	1ACH012324	TECO	Summary Bill - 11/15/23-12/14/23		19,239.04	139,516.77
01/23/2024	2588	Farm to You Revue, LLC	Spring Event on 03.30.2024 (split 50/50 w/PT1)		612.50	138,904.27
01/23/2024	100235	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 181213 (Reference: Repairs per 11.22.23 irrigation inspection. ) Invoice: 181211 (Ref...		1,113.11	137,791.16
01/23/2024	100236	Vesta District Services	Monthly contracted management fees		4,161.67	133,629.49
01/24/2024	ACH012424	BANK UNITED VISA CC			263.02	133,366.47
01/24/2024	2589	TAMPA BOUNCE LLC	Inflatables/Monitors for Spring Egg Hunt 03.30.24 (includes \$100 tip)		469.50	132,896.97
01/24/2024	2590	FLA Pools Inc	10% Deposit - Pool Repairs		832.80	132,064.17
01/24/2024	2592	FLA Pools Inc	40% Completion - Pool Repairs		3,331.20	128,732.97
01/24/2024	2593	FLA Pools Inc	40% Start of Work - Pool Repairs		3,331.20	125,401.77
01/24/2024	2594	FLA Pools Inc	10% Final - Pool Repairs		832.80	124,568.97
01/25/2024	1ACH012524	FRONTIER COMMUNICATIONS	Internet/Phone 1/01/24-1/31/24		359.80	124,209.17
01/31/2024	ACH013124	FCC Environmental Services Florida LLC	Monthly Fee - Jan 2024		163.24	124,045.93
01/31/2024	100237	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 181314 (Reference: Irrigation Inspection 01.03 repairs. ) Invoice: 181315 (Reference:...		389.95	123,655.98
01/31/2024	100238	FLA Pools Inc	Invoice: 01194051 (Reference: Repair Fiberglass reservoir tank crack. ) Invoice: 01194052 (Ref...		9,700.00	113,955.98
01/31/2024			Interest	11.25		113,967.23

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>01/31/2024</b>		<b>EOM Balance</b>		<b>100,011.25</b>	<b>111,517.16</b>	<b>113,967.23</b>
02/01/2024	2595	Michelle Spiess	Community Event Reimbursement		268.29	113,698.94
02/02/2024	0202ACH1BOS	DAVID STEPPY	BOS MTG 1/22/24		184.70	113,514.24
02/02/2024	0202ACH2BOS	Engage PEO	BOS MTG 1/22/24		203.00	113,311.24
02/02/2024	69	JEFFREY A. SPIESS	BOS MTG 1/22/24		184.70	113,126.54
02/02/2024	0202ACH3BOS	Pamela S. Wood	BOS MTG 1/22/24		184.70	112,941.84
02/02/2024	0202ACH4BOS	Rowland C. Miner	BOS MTG 1/22/24		184.70	112,757.14
02/02/2024	0202ACH5BOS	SCOTT WARD	BOS MTG 1/22/24		184.70	112,572.44
02/02/2024	0202ACH1	ANNA RAMIREZ	Payroll 1/15/24 - 1/28/24		1,954.50	110,617.94
02/02/2024	0202ACH2	Engage PEO	Payroll 1/15/24 - 1/28/24		652.91	109,965.03
02/02/2024	0202ACH3	Sarah Milligan	Payroll 01/15/24 - 01/28/24		138.52	109,826.51
02/05/2024	100239	VANGUARD CLEANING SYSTEMS	Invoice: 109271 (Reference: Monthly Cleaning Service - Feb 2024. )		410.00	109,416.51
02/06/2024	2596	Panther Trace I CDD	Spring Egg Hunt 50% cost to PT1			109,416.51
02/12/2024	ACH021224	TECO	12821 Balm Riverview Road Well 12/14-1/16/24		253.01	109,163.50
02/13/2024	ACH021324	BOCC	11518 Newgate Crest Dr 12/21/23 - 01/25/24		770.72	108,392.78
02/13/2024	01ACH021324	TECO			2,814.64	105,578.14
02/13/2024	02ACH021324	TECO			73.93	105,504.21
02/16/2024	0216ACH1	ANNA RAMIREZ	Payroll 1/29/24 - 2/11/24		1,904.51	103,599.70
02/16/2024	0216ACH2	Engage PEO	Payroll 1/29/24 -2/11/24		652.31	102,947.39
02/16/2024	0216ACH3	Sarah Milligan	Payroll 1/29/24 - 2/11/24		138.53	102,808.86
02/20/2024	ACH022024	TECO	Summary Bill - 12/15/23-1/17/24		19,329.62	83,479.24
02/20/2024	100240	STRALEY ROBIN VERICKER	Invoice: 24046 (Reference: General Matters - Dec 2023, Jan 2024. )		1,464.00	82,015.24
02/20/2024	100241	REMSON AQUATICS	Invoice: 116750 (Reference: Monthly Lake Maintenance - Jan 2024. )		1,585.00	80,430.24
02/20/2024	100242	GHS ENVIRONMENTAL, LLC	Invoice: 2024-141 (Reference: Monthly Meter Readings - Jan 2024. )		225.00	80,205.24
02/20/2024	100243	Galaxy Pro Pools LLC	Invoice: 2992 (Reference: 1? Double Female Ball Valve Replacement for fresh H2O. ) Invoice: 29...		1,800.00	78,405.24
02/20/2024	100244	FROSTY'S AIR CONDITIONING, LLC	Invoice: 37274785 (Reference: Replaced airfilters 3. 16x25x1. )		149.00	78,256.24
02/20/2024	100245	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 181450 (Reference: Monthly Ground Maintenance - Feb 2024. )		21,772.82	56,483.42
02/20/2024	100246	Xcellent Xteriors, LLC	Invoice: 1128 (Reference: Landscape Lighting. )		3,150.00	53,333.42
02/22/2024	100247	MHD COMMUNICATIONS	Invoice: 33277 (Reference: Axtrax Program not Connecting. )		92.50	53,240.92
02/26/2024	ACH022624	BANK UNITED VISA CC			138.61	53,102.31
02/27/2024	ACH022724	FRONTIER COMMUNICATIONS	Internet/Phone 2/01/24-2/29/24 (NEED INVOICE)		359.72	52,742.59
02/28/2024	100248	ADVANCED ENERGY SOLUTIONS	Invoice: 11460 (Reference: Repair lights at Newberry, check all plugs for Xmas lighting. )		1,295.86	51,446.73
02/28/2024	100249	Charles Harrilal	Invoice: 020924 (Reference: Clubhouse - misc. repairs. )		780.00	50,666.73
02/28/2024	100250	MHD COMMUNICATIONS	Invoice: 33428 (Reference: Help Desk Technician - .25 hour. )		37.50	50,629.23
02/28/2024	100251	REMSON AQUATICS	Invoice: 116840 (Reference: Monthly Lake Maintenance - Feb 2024. )		1,585.00	49,044.23
02/28/2024	100252	Vesta District Services	Invoice: 416867 (Reference: Monthly Mgmt. Fee - Feb 2024. )		4,161.67	44,882.56
02/29/2024	ACH022924	FCC Environmental Services Florida LLC	Monthly Fee - Feb 2024		163.24	44,719.32
02/29/2024			Interest	8.08		44,727.40
<b>02/29/2024</b>		<b>EOM Balance</b>		<b>8.08</b>	<b>69,247.91</b>	<b>44,727.40</b>



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
03/01/2024	0301ACH1	ANNA RAMIREZ	Payroll 2/12/24 - 2/25/24		1,954.49	42,772.91
03/01/2024	0301ACH2	Engage PEO	Payroll 2/12/24 - 2/25/24		628.36	42,144.55
03/04/2024			Funds Transfer	100,000.00		142,144.55
03/04/2024	100253	VANGUARD CLEANING SYSTEMS	Invoice: 109614 (Reference: Monthly Cleaning Service - Mar 2024. )		410	141,734.55
03/08/2024	0308ACH1BOS	DAVID STEPPY	BOS MTG 1/26/24		184.7	141,549.85
03/08/2024	0308ACH2BOS	Engage PEO	BOS MTG 1/26/24		203	141,346.85
03/08/2024	70	JEFFREY A. SPIESS	BOS MTG 1/26/24		184.7	141,162.15
03/08/2024	0308ACH3BOS	Pamela S. Wood	BOS MTG 1/26/24		184.7	140,977.45
03/08/2024	0308ACH4BOS	Rowland C. Miner	BOS MTG 1/26/24		184.7	140,792.75
03/08/2024	0308ACH5BOS	SCOTT WARD	BOS MTG 1/26/24		184.7	140,608.05
03/11/2024	100254	Galaxy Pro Pools LLC	Invoice: 3026 (Reference: February 2024 pool service 3 visits per week. ) Invoice: 3060 (Refer...		4,252.50	136,355.55
03/12/2024	ACH031224	TECO	12821 Balm Riverview Road Well 1/17-2/14/24		205.25	136,150.30
03/13/2024	01ACH031324	TECO	Summary Bill - 1/18- 2/15/24		2,814.64	133,335.66
03/13/2024	02ACH031324	TECO	12451 Evington Point Dr Pmp 1/18/24-2/15/24		195.04	133,140.62
03/13/2024	2597	US Bank Tax distribution	Tax Distribution DS 2014		805,787.99	(672,647.37)
03/13/2024			Funds Transfer	800,000.00		127,352.63
03/13/2024			Funds Transfer	100,000.00		227,352.63
03/13/2024	100255	FROSTY'S AIR CONDITIONING, LLC	Invoice: 37264634 (Reference: Perform full commercial HVAC system diagnostic. )		129	227,223.63
03/13/2024	100256	GHS ENVIRONMENTAL, LLC	Invoice: 2024-176 (Reference: Monthly Meter Readings - Feb 2024. )		225	226,998.63
03/13/2024	100257	REMSON AQUATICS	Invoice: 116924 (Reference: Monthly Lake Maintenance - Mar 2024. )		1,585.00	225,413.63
03/13/2024	100258	Vesta District Services	Invoice: 416524 (Reference: Billable Expenses - Dec 2023. ) Invoice: 416523 (Reference: Billab...		4,302.70	221,110.93
03/15/2024	2598	Panther Trace I CDD	Reimbursing 50% Jim Vitale invoice # 65 paid by Panther Trace 1		125	220,985.93
03/15/2024	0315ACH1	ANNA RAMIREZ	Payroll 2/26/24 - 3/10/24		1,904.50	219,081.43
03/15/2024	0315ACH2	Engage PEO	Payroll 2/26/24 - 3/10/24		657.14	218,424.29
03/15/2024	0315ACH3	Sarah Milligan	Payroll 2/26/24 - 3/10/24		166.23	218,258.06
03/18/2024	100259	STRALEY ROBIN VERICKER	Invoice: 23957 (Reference: General Legal Matters - thru 12.08.23. ) Invoice: 24196 (Reference:...		1,734.50	216,523.56
03/20/2024	ACH032024	TECO	Summary Bill 01.18.24-02.15.24		18,836.75	197,686.81
03/25/2024	ACH032524	FRONTIER COMMUNICATIONS	Internet/Phone 03/01/24-03/31/24		374.42	197,312.39
03/25/2024	ACH032524	BANK UNITED VISA CC			4,362.90	192,949.49
03/26/2024	2599	Abigayle Spiess	Pool Monitor 03/11/24 - 3/24/24		480.75	192,468.74
03/26/2024	2600	Ja'Meyre Wallace	Pool Monitor 03/11/24 - 3/24/24		90	192,378.74
03/29/2024	ACH032924	BOCC	11518 Newgate Crest Dr 01.25.24 - 02.22.24		3,595.39	188,783.35
03/29/2024	0329ACH1	ANNA RAMIREZ	Payroll 3/11/24 - 3/24/24		1,904.51	186,878.84
03/29/2024	0329ACH2	Engage PEO	Payroll 3/11/24 - 3/24/24		642.1	186,236.74
03/29/2024	0329ACH3	Sarah Milligan	Payroll 3/11/24 - 3/24/24		79.66	186,157.08
03/31/2024	ACH033124	FCC Environmental Services Florida LLC	Monthly Fee - Mar 2024		163.24	185,993.84
03/31/2024			Interest	43.83		186,037.67
<b>03/31/2024</b>	<b>EOM Balance</b>			<b>1,000,043.83</b>	<b>858,733.56</b>	<b>186,037.67</b>
04/05/2024	0405ACH1	DAVID STEPPY	BOS MTG 3/25/24		184.70	185,852.97

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04/05/2024	0405ACH2	Engage PEO	BOS MTG 3/25/24		172.40	185,680.57
04/05/2024	71	JEFFREY A. SPIESS	BOS MTG 3/25/24		184.70	185,495.87
04/05/2024	0405ACH3	Pamela S. Wood	BOS MTG 3/25/24		184.70	185,311.17
04/05/2024	0405ACH4	SCOTT WARD	BOS MTG 3/25/24		184.70	185,126.47
04/08/2024	2601	Abigayle Spiess	Pool Monitor 03/18/24 - 04/07/24		228.75	184,897.72
04/08/2024	2602	Sarah Milligan	Pool Monitor 03/25/24 - 04/07/24		105.00	184,792.72
04/08/2024	2603	FLA Pools Inc	10% Deposit - EQK1000 Pool Pump		1,067.50	183,725.22
04/08/2024	2604	FLA Pools Inc	40% Start of Work - EQK1000 Pool Pump		4,270.00	179,455.22
04/08/2024	2605	FLA Pools Inc	40% Completion - EQK1000 Pool Pump		4,270.00	175,185.22
04/08/2024	2606	FLA Pools Inc	10% Final - EQK1000 Pool Pump		1,067.50	174,117.72
04/10/2024	ACH041024	TECO	12821 Balm Riverview Road Well 02.15.24-03.14.24		210.64	173,907.08
04/10/2024	100260	HOME TEAM PEST DEFENSE	Invoice: 99668776 (Reference: Rodent Service. )		25.00	173,882.08
04/10/2024	100261	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 182112 (Reference: March Ground Maintenance. )		21,772.82	152,109.26
04/10/2024	100262	Vesta District Services	Invoice: 418244 (Reference: Monthly contracted management fees April. )		4,161.67	147,947.59
04/10/2024	100263	GHS ENVIRONMENTAL, LLC	Invoice: 2024-215 (Reference: Monthly Meter Readings. )		225.00	147,722.59
04/10/2024	100264	MHD COMMUNICATIONS	Invoice: 33770 (Reference: Reprogram Pool Gate Access. )		75.00	147,647.59
04/10/2024	100265	Galaxy Pro Pools LLC	Invoice: 3142 (Reference: April 2024 services. ) Invoice: 1037 (Reference: Pool rules signage ...		2,626.25	145,021.34
04/10/2024	100266	REMSON AQUATICS	Invoice: 117027 (Reference: Quarterly Maintenance Jan - Mar. )		945.00	144,076.34
04/10/2024	100267	VANGUARD CLEANING SYSTEMS	Invoice: 109959 (Reference: April Monthly Service. )		410.00	143,666.34
04/11/2024	01ACH041124	TECO	Summary Bill 02.16.24-03.15.24		2,814.64	140,851.70
04/11/2024	02ACH041124	TECO	12451 Evington Point Dr Pmp 02.16.24-03.15.24		247.92	140,603.78
04/12/2024			Deposit	3,432.50		144,036.28
04/12/2024	0412ACH1	ANNA RAMIREZ	Payroll 3/25/24 - 4/7/24		1,954.49	142,081.79
04/12/2024	0412ACH2	Engage PEO	Payroll 3/25/24 - 4/7/24		628.36	141,453.43
04/17/2024	ACH041724	BOCC	11518 Newgate Crest Dr 02.22.24 - 03.26.24		3,806.26	137,647.17
04/19/2024	ACH041924	TECO	Summary Bill 02.16.24-03.15.24		19,010.84	118,636.33
04/23/2024	2607	Abigayle Spiess	Pool Monitor 04/08/24 - 04/21/24		303.75	118,332.58
04/23/2024	100268	HOME TEAM PEST DEFENSE	Invoice: 100376612 (Reference: Pest Control Service 04.11.24. )		522.40	117,810.18
04/23/2024	100269	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 100612885 (Reference:...			
04/23/2024	100270	STRALEY ROBIN VERICKER	Invoice: 183176 (Reference: Repair 2" main line leak at valve. )		1,891.86	115,918.32
04/23/2024	100271	REMSON AQUATICS	Invoice: 183179 (Reference: R...			
04/23/2024			Invoice: 24361 (Reference: General Matters - Mar 2024. )		785.00	115,133.32
04/23/2024			Invoice: 117108 (Reference: Tree Removal. ) Invoice: 117109 (Reference: Tree Removal. )		2,700.00	112,433.32
04/24/2024	ACH042424	BANK UNITED VISA CC			88.11	112,345.21
04/25/2024	ACH042524	FRONTIER COMMUNICATIONS	Internet/Phone 04/01/24-04/30/24		374.18	111,971.03
04/26/2024	2608	FLA Pools Inc	10% Deposit - Splash Pad Modification		6,945.00	105,026.03
04/26/2024	2609	FLA Pools Inc	40% Start of Work - Splash Pad Modification		27,780.00	77,246.03
04/26/2024	2610	FLA Pools Inc	40% Completion - Splash Pad Modification		27,780.00	49,466.03
04/26/2024	2611	FLA Pools Inc	10% Final - Splash Pad Modification		6,945.00	42,521.03
04/26/2024	0426ACH1	ANNA RAMIREZ	Payroll 4/8/24 - 4/21/24		1,904.50	40,616.53
04/26/2024	0426ACH2	Engage PEO	Payroll 4/8/24 - 4/21/24		663.35	39,953.18
04/26/2024	0426ACH3	Sarah Milligan	Payroll 4/8/24 - 4/21/24		96.96	39,856.22
04/30/2024	ACH043024	FCC Environmental Services Florida LLC	Monthly Fee - Apr 2024		163.24	39,692.98

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
04/30/2024			Interest	12.93		39,705.91
<b>04/30/2024</b>		<b>EOM Balance</b>		<b>3,445.43</b>	<b>149,777.19</b>	<b>39,705.91</b>
05/01/2024			Funds Transfer	100,000.00		139,705.91
05/01/2024	2612	Charles Harrilal	Clubhouse - misc. repairs		2,025.00	137,680.91
05/03/2024	0503ACH1BOS	DAVID STEPPY	BOS MTG 4/22/24		184.7	137,496.21
05/03/2024	0503ACH2BOS	Engage PEO	BOS MTG 4/22/24		172.4	137,323.81
05/03/2024	72	JEFFREY A. SPIESS	BOS MTG 4/22/24		184.7	137,139.11
05/03/2024	0503ACH3BOS	Rowland C. Miner	BOS MTG 4/22/24		184.7	136,954.41
05/03/2024	0503ACH4BOS	SCOTT WARD	BOS MTG 4/22/24		184.7	136,769.71
05/07/2024	2613	Ja'Meyre Wallace	Pool Monitor 04/22/24 - 05/05/24		48.75	136,720.96
05/07/2024	100272	GHS ENVIRONMENTAL, LLC	Invoice: 2024-272 (Reference: Monthly Meter Readings - Apr 2024. )		225	136,495.96
05/07/2024	100273	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 182834 (Reference: Monthly Ground Maintenance - Apr 2024. ) Invoice: 183607 (Referenc...		43,702.38	92,793.58
05/07/2024	100274	Vesta District Services	Invoice: 418919 (Reference: Monthly Mgmt. Fee - May 2024. )		4,161.67	88,631.91
05/07/2024	100275	REMSON AQUATICS	Invoice: 117026 (Reference: Monthly Lake Maintenance - Apr 2024. )		1,585.00	87,046.91
05/07/2024	100276	VANGUARD CLEANING SYSTEMS	Invoice: 110308 (Reference: Monthly Cleaning Service - May 2024. )		410	86,636.91
05/10/2024	ACH051024	TECO	12821 Balm Riverview Road Well 03.15.24-04.15.24		269.42	86,367.49
05/10/2024	2614	Panther Trace I CDD	Spring Egg Hunt 50% cost to PT1		1,274.95	85,092.54
05/10/2024	051024ACH1	ANNA RAMIREZ	Payroll 4/22/24 - 5/05/24		1,954.51	83,138.03
05/10/2024	051024ACH2	Engage PEO	Payroll 4/22/24 - 5/05/24		628.32	82,509.71
05/13/2024	01ACH051324	TECO	Summary Bill 03.16.24-04.16.24		2,814.64	79,695.07
05/13/2024	02ACH051324	TECO	12451 Evington Point Dr Pmp 03.16.24-04.16.24		265.14	79,429.93
05/16/2024	ACH051624	BOCC	11518 Newgate Crest Dr 03.26.24 - 04.24.24		1,152.34	78,277.59
05/16/2024			Funds Transfer	100,000.00		178,277.59
05/16/2024	100277	BUSINESS OBSERVER	Invoice: 24-01475H (Reference: Legal Advertising. )		56.88	178,220.71
05/16/2024	100278	MHD COMMUNICATIONS	Invoice: 34275 (Reference: Service Call 05.09.24. )		225	177,995.71
05/16/2024	100279	Galaxy Pro Pools LLC	Invoice: 3168 (Reference: Monthly Pool Service - May 2024. )		2,126.25	175,869.46
05/16/2024	100280	STRALEY ROBIN VERICKER	Invoice: 24516 (Reference: General Legal Matters - Apr 2024. )		537	175,332.46
05/16/2024	100281	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 183858 (Reference: Irrigation Repairs 04.08.24. )		277.99	175,054.47
05/16/2024	100282	Vesta District Services	Invoice: 416289B (Reference: Jan Website fee. Check Stub Notes: This was short paid. Please app...		41.67	175,012.80
05/20/2024	ACH052024	TECO	Summary Bill 03.16.24-04.16.24		19,060.51	155,952.29
05/20/2024	2615	Ja'Meyre Wallace	Pool Monitor 05/06/24 - 5/19/24		277.5	155,674.79
05/20/2024	2616	Kassidy Gmuca	Pool Monitor 05/06/24 - 5/19/24		232.5	155,442.29
05/21/2024	0521ACH1	HILLSBOROUGH COUNTY HEALTH DEPT.			425.35	155,016.94
05/21/2024	100283	Vesta District Services	Invoice: 419537 (Reference: Billable Expenses - Apr 2024. )		15.05	155,001.89
05/24/2024	ACH052424	BANK UNITED VISA CC			517.29	154,484.60
05/24/2024	052424ACH1	ANNA RAMIREZ	Payroll 5/6/24 - 5/19/24		1,904.50	152,580.10
05/24/2024	052424ACH2	Engage PEO	Payroll 5/6/24 - 5/19/24		628.34	151,951.76
05/28/2024	ACH052824	FRONTIER COMMUNICATIONS	Internet/Phone 05/01/24-05/31/24		377.67	151,574.09
05/30/2024	ACH053024	FCC Environmental Services Florida LLC	Monthly Fee - May 2024		163.24	151,410.85
05/30/2024	100284	BUSINESS OBSERVER	Invoice: 24-01608H (Reference: Legal Advertising. )		50.31	151,360.54
05/31/2024	0531ACH1BOS	DAVID STEPPY	BOS MTG 5/20/24		184.7	151,175.84

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
05/31/2024	0531ACH2BOS	Engage PEO	BOS MTG 5/20/24		172.4	151,003.44
05/31/2024	73	JEFFREY A. SPIESS	BOS MTG 5/20/24		184.7	150,818.74
05/31/2024	0531ACH3BOS	Pamela S. Wood	BOS MTG 5/20/24		184.7	150,634.04
05/31/2024	0531ACH4BOS	Rowland C. Miner	BOS MTG 5/20/24		184.7	150,449.34
05/31/2024			Interest	17.55		150,466.89
<b>05/31/2024</b>	<b>EOM Balance</b>			<b>200,017.55</b>	<b>89,256.57</b>	<b>150,466.89</b>
06/03/2024	2617	Ja'Meyre Wallace	Pool Monitor 05/20/24 - 6/02/24		498.75	149,968.14
06/03/2024	2618	Kassidy Gmuca	Pool Monitor 05/20/24 - 6/02/24		982.50	148,985.64
06/03/2024			Deposit	795.00		149,780.64
06/07/2024	060724ACH1	ANNA RAMIREZ	Payroll 5/20/24 - 6/02/24		1,954.49	147,826.15
06/07/2024	060724ACH2	Engage PEO	Payroll 5/20/24 - 6/2/24		628.36	147,197.79
06/10/2024	ACH061024	TECO	12821 Balm Riverview Road Well 04.16.24-05.14.24		229.68	146,968.11
06/10/2024	ACH061024	BOCC	11518 Newgate Crest Dr 04.24.24 - 05.24.24		1,097.42	145,870.69
06/10/2024	100285	REMSON AQUATICS	Invoice: 117126 (Reference: Monthly Lake Maintenance - May 2024. )		2,435.00	143,435.69
06/10/2024			Invoice: 117199 (Reference:...			
06/10/2024	100286	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 184120 (Reference: Repair 3" Main Line leak. )		497.11	142,938.58
06/10/2024	100287	MHD COMMUNICATIONS	Invoice: 34421 (Reference: 50 Access Cards. )		275.00	142,663.58
06/10/2024	100288	Galaxy Pro Pools LLC	Invoice: 3226 (Reference: Garbage/Junk removal. )		200.00	142,463.58
06/11/2024	01ACH061124	TECO	12451 Evington Point Dr Pmp 04.17.24-05.15.24		246.40	142,217.18
06/11/2024	02ACH061124	TECO	Summary Bill 04.17.24-05.15.24		2,814.64	139,402.54
06/17/2024	2619	Abigayle Spiess	Pool Monitor 06/03/24 - 06/16/24		105.00	139,297.54
06/17/2024	2620	Ja'Meyre Wallace	Pool Monitor 06/03/24 - 06/16/24		750.00	138,547.54
06/17/2024	2621	Kassidy Gmuca	Pool Monitor 06/03/24 - 06/16/24		675.00	137,872.54
06/19/2024	ACH061924	TECO	Summary Bill 04.17.24-05.15.24		19,126.44	118,746.10
06/21/2024	062124ACH1	ANNA RAMIREZ	Payroll 6/3/24 - 6/16/24		1,904.50	116,841.60
06/21/2024	062124ACH2	Engage PEO	Payroll 6/3/24 - 6/16/24		628.34	116,213.26
06/24/2024	ACH062424	BANK UNITED VISA CC			396.11	115,817.15
06/25/2024	ACH062524	FRONTIER COMMUNICATIONS	Internet/Phone 06/01/24-06/30/24		377.67	115,439.48
06/26/2024	100289	Vesta District Services	Invoice: 420052 (Reference: Billable Expenses - May 2024. ) Invoice: 420228 (Reference: Monthl...		4,218.70	111,220.78
06/28/2024			Interest	15.75		111,236.53
06/30/2024	ACH063024	FCC Environmental Services Florida LLC	Monthly Fee - Jun 2024		163.24	111,073.29
<b>06/30/2024</b>	<b>EOM Balance</b>			<b>810.75</b>	<b>40,204.35</b>	<b>111,073.29</b>
07/05/2024	070524ACH1	ANNA RAMIREZ	Payroll 6/17/24 - 6/30/24		1,954.51	109,118.78
07/05/2024	070524ACH2	Engage PEO	Payroll 6/17/24 - 6/30/24		628.32	108,490.46
07/08/2024	2624	Ja'Meyre Wallace	Pool Monitor 06/17/24 - 6/30/24		675.00	107,815.46
07/08/2024	2625	Kassidy Gmuca	Payroll Monitor 06/17/24 - 6/30/24		900.00	106,915.46
07/09/2024	2622	US Bank Tax distribution	Tax Distribution DS 2014		22,519.94	84,395.52
07/10/2024	ACH071024	TECO	12821 Balm Riverview Road Well 05.15.24-06.13.24		239.42	84,156.10
07/10/2024	ACH071024	BOCC	11518 Newgate Crest Dr 05.24.24 - 06.24.24		851.38	83,304.72
07/11/2024	01ACH071124	TECO	12451 Evington Point Dr Pmp 05.16.24-06.14.24		110.48	83,194.24
07/11/2024	ACH071124	TECO	Summary Bill 05.16.24-06.14.24		2,805.25	80,388.99
07/15/2024	2623	Ja'Meyre Wallace	Payroll Monitor 7/01/24 - 7/14/24		1,012.50	79,376.49
07/15/2024	2626	Kassidy Gmuca	Payroll Monitor 7/01/24 - 7/14/24		618.75	78,757.74
07/16/2024			Funds Transfer	100,000.00		178,757.74



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
07/16/2024	100290	REMSON AQUATICS	Invoice: 117215 (Reference: Monthly Lake Maintenance - Jun 2024. ) Invoice: 117287 (Reference:...		4,835.00	173,922.74
07/16/2024	100291	VANGUARD CLEANING SYSTEMS	Invoice: 110636 (Reference: Monthly Cleaning Service - Jun 2024. ) Invoice: 110968 (Reference:...		820.00	173,102.74
07/16/2024	100292	BUSINESS OBSERVER	Invoice: 24-01910H (Reference: Legal Advertising. ) Invoice: 24-01986H (Reference: Legal Adver...		271.25	172,831.49
07/16/2024	100293	GHS ENVIRONMENTAL, LLC	Invoice: 2024-339 (Reference: Monthly Meter Readings - May 2024. ) Invoice: 2024-388 (Referenc...		450.00	172,381.49
07/16/2024	100294	Tampa Print Services	Invoice: 241462 (Reference: Mass Mailing. )		1,508.78	170,872.71
07/16/2024	100295	Galaxy Pro Pools LLC	Invoice: 3229 (Reference: June 2024 Pool & Splash pad service. )		2,126.25	168,746.46
07/16/2024	100296	STRALEY ROBIN VERICKER	Invoice: 24672 (Reference: General Legal Matters - May 2024. ) Invoice: 24858 (Reference: Gene...		2,354.50	166,391.96
07/16/2024	100297	HOME TEAM PEST DEFENSE	Invoice: 101837943 (Reference: Rodent Service 06.11.24. )		25.00	166,366.96
07/16/2024	100298	Insurance Office of America	Invoice: 743718 (Reference: TECO Gas Utility Dep Bond 07/08/24-07/08/25. )		705.00	165,661.96
07/16/2024	100299	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 184317 (Reference: Monthly Ground Maintenance - Jun 2024. ) Invoice: 184767 (Referenc...		23,263.65	142,398.31
07/16/2024	100300	Vesta District Services	Invoice: 420808 (Reference: Monthly Mgmt. Fee - Jul 2024. ) Invoice: 420751 (Reference: Billab...		4,187.25	138,211.06
07/17/2024	EFT071724	FLORIDA DEPARTMENT OF REVENUE	2nd Qtr 2024 Sales & Use Tax		186.84	138,024.22
07/17/2024	100301	HOME TEAM PEST DEFENSE	Invoice: 102551242 (Reference: Pest Control Service 07.12.24. )		123.40	137,900.82
07/19/2024	ACH071924	TECO	Summary Bill 05.16.24-06.14.24		19,129.57	118,771.25
07/19/2024	071924ACH1B	Engage PEO	BOS MTG 6/24/24		172.40	118,598.85
07/19/2024	74	JEFFREY A. SPIESS	BOS MTG 6/24/24		184.70	118,414.15
07/19/2024	071924ACH2B	Pamela S. Wood	BOS MTG 6/24/24		184.70	118,229.45
07/19/2024	071924ACH3B	Rowland C. Miner	BOS MTG 6/24/24		184.70	118,044.75
07/19/2024	071924ACH3B	SCOTT WARD	BOS MTG 6/24/24		184.70	117,860.05
07/19/2024	071924ACH1	ANNA RAMIREZ	Payroll 7/1/24 - 7/14/24		1,904.50	115,955.55
07/19/2024	071924ACH2	Engage PEO	Payroll 7/1/24 - 7/15/24		628.34	115,327.21
07/24/2024	ACH072424	BANK UNITED VISA CC			438.77	114,888.44
07/25/2024	ACH072524	FRONTIER COMMUNICATIONS	Internet/Phone 07/01/24-07/31/24		382.30	114,506.14
07/29/2024	2627	Abigayle Spiess	Pool Monitor 07/15/24 - 7/28/24		60.00	114,446.14
07/29/2024	2628	Ja'Meyre Wallace	Payroll Monitor 7/15/24 - 7/28/24		828.75	113,617.39
07/29/2024	2629	Kassidy Gmuca	Payroll Monitor 7/15/24 - 7/28/24		750.00	112,867.39
07/30/2024	2630	D&W Wholesale, Inc.	Community Pool Party 08.09.24		700.00	112,167.39
07/30/2024	2631	Xcellent Xteriors, LLC	Landscape Lighting - Deposit for 2024 Season		1,500.00	110,667.39
07/30/2024	2632	FLA Pools Inc	50% Deposit - Pool Shower Modification		1,850.00	108,817.39
07/30/2024	2633	FLA Pools Inc	50% Deposit - Grid Modification		4,087.50	104,729.89
07/30/2024	2634	FLA Pools Inc	50% Deposit - Lift Pump Modification		750.00	103,979.89
07/30/2024	2635	FLA Pools Inc	50% FINAL BALANCE - Pool Shower Modification		1,850.00	102,129.89
07/30/2024	2636	FLA Pools Inc	50% FINAL BALANCE - Grid Modification		4,087.50	98,042.39
07/30/2024	2637	FLA Pools Inc	50% FINAL BALANCE - Lift Pump Modification		750.00	97,292.39
07/31/2024	ACH073124	FCC Environmental Services Florida LLC	Monthly Fee - Jul 2024		163.24	97,129.15
07/31/2024			Interest	12.29		97,141.44
<b>07/31/2024</b>		<b>EOM Balance</b>		<b>100,012.29</b>	<b>113,944.14</b>	<b>97,141.44</b>
08/02/2024	080224ACH1	ANNA RAMIREZ	Payroll 07/15/24 To 07/28/24		1,904.49	95,236.95

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
08/02/2024	080224ACH2	Engage PEO	Payroll 07/15/24 To 07/28/24		678.36	94,558.59
08/02/2024	08224ACH1B	DAVID STEPPY	BOS MTG 7/22/24		184.70	94,373.89
08/02/2024	08224ACH2B	Engage PEO	BOS MTG 7/22/24		203.00	94,170.89
08/02/2024	75	JEFFREY A. SPIESS	BOS MTG 7/22/24		184.70	93,986.19
08/02/2024	08224ACH3B	Pamela S. Wood	BOS MTG 7/22/24		184.70	93,801.49
08/02/2024	08224ACH4B	Rowland C. Miner	BOS MTG 7/22/24		184.70	93,616.79
08/02/2024		SCOTT WARD	BOS MTG 7/22/24		184.70	93,432.09
08/08/2024	ACH080824	BOCC	11518 Newgate Crest Dr 06.24.24 - 07.23.24		552.87	92,879.22
08/09/2024	ACH080924	TECO	12821 Balm Riverview Road Well 06.14.24-07.15.24		284.46	92,594.76
08/09/2024			Funds Transfer	100,000.00		192,594.76
08/09/2024	100302	Affordable Backflow Testing	Invoice: 21552 (Reference: Annual Backflow Preventer Test. )		50.00	192,544.76
08/09/2024	100303	STANTEC CONSULTING SERVICES	Invoice: 2261729 (Reference: Project Mgr - p/e 07.20.24. )		1,697.50	190,847.26
08/09/2024	100304	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 184968 (Reference: Monthly Ground Maintenance - Jul 2024. ) Invoice: 185559 (Refer		22,984.65	167,862.61
08/09/2024	100305	GHS ENVIRONMENTAL, LLC	Invoice: 2024-448 (Reference: Monthly Meter Readings - Jul 2024. )		225.00	167,637.61
08/09/2024	100306	Galaxy Pro Pools LLC	Invoice: 3285 (Reference: Monthly Pool Service - Jul 2024. )		2,126.25	165,511.36
08/09/2024	100307	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90103102 (Reference: Audit Svcs fye 09.30.23. )		3,650.00	161,861.36
08/09/2024	100308	REMSON AQUATICS	Invoice: 117301 (Reference: Monthly Lake Maintenance - Jul 2024. )		1,585.00	160,276.36
08/12/2024	01ACH081224	TECO	12451 Evington Point Dr Pmp 06.15.24-07.16.24		34.05	160,242.31
08/12/2024	02ACH081224	TECO	Summary Bill 06.15.24-07.16.24		2,805.25	157,437.06
08/13/2024	2638	Abigayle Spiess	Payroll Monitor 7/29/24 - 8/11/24		423.75	157,013.31
08/13/2024	2639	Ethan Spiess	Payroll Monitor 7/29/24 - 8/11/24		60.00	156,953.31
08/13/2024	2640	Ja'Meyre Wallace	Payroll Monitor 7/29/24 - 8/11/24		1,005.00	155,948.31
08/13/2024	2641	Jalyn Wallace	Payroll Monitor 7/29/24 - 8/11/24		120.00	155,828.31
08/16/2024	081624ACH1	ANNA RAMIREZ	Payroll 07/29/24 - 08/11/24		1,904.51	153,923.80
08/16/2024	081624ACH2	Engage PEO	Payroll 07/29/24 - 08/11/24		628.32	153,295.48
08/19/2024	ACH081924	TECO	Summary Bill 06.15.24-07.16.24		19,295.22	134,000.26
08/20/2024	100309	STRALEY ROBIN VERICKER	Invoice: 25002 (Reference: General Legal Matters - Jul 2024. )		2,248.50	131,751.76
08/20/2024	100310	REMSON AQUATICS	Invoice: 117401 (Reference: Monthly Lake Maintenance - Aug 2024. ) Invoice: 117387 (Referen		2,460.00	129,291.76
08/20/2024	100311	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 186083 (Reference: Filler plant material behind Lawford monument sign. ) Invoice: 186		722.59	128,569.17
08/20/2024	100312	Vesta District Services	Invoice: 421430 (Reference: Monthly Mgmt. Fee - Aug 2024. ) Invoice: 421345 (Reference: Bill		4,187.19	124,381.98
08/26/2024	ACH082624	FRONTIER COMMUNICATIONS	Internet/Phone 08/01/24-08/31/24		380.94	124,001.04
08/26/2024	ACH082624	BANK UNITED VISA CC			410.83	123,590.21
08/27/2024	2642	Abigayle Spiess	Payroll Monitor 8/12/24 - 8/25/24		735.00	122,855.21
08/27/2024	2643	Ethan Spiess	Payroll Monitor 8/12/24 - 8/25/24		300.00	122,555.21
08/27/2024	2644	Ja'Meyre Wallace	Payroll Monitor 8/12/24 - 8/25/24		172.50	122,382.71
08/28/2024	2645	Collins PREK-8 PTSA	PTA Panther Run - Panther Level		700.00	121,682.71
08/30/2024	083024ACH1	ANNA RAMIREZ	Payroll 08/12/24 - 8/25/24		1,904.50	119,778.21
08/30/2024	083024ACH2	Engage PEO	Payroll 08/12/24 - 8/25/24		628.34	119,149.87
08/30/2024	100313	All Pro Wildlife LLC	Invoice: APW-6985 (Reference: Adult Raccoon - Aug 2024. )		350.00	118,799.87
08/30/2024	100314	GHS ENVIRONMENTAL, LLC	Invoice: 2024-512 (Reference: Monthly Meter Readings - Aug 2024. )		225.00	118,574.87
08/30/2024	100315	LANDSCAPE MAINTENANCE PROFESSIONALS, I	Invoice: 186114 (Reference: Cut/Flush Debris for Zoneline 08.16.24. ) Invoice: 186200 (Referen		244.35	118,330.52
08/31/2024	ACH083124	FCC Environmental Services Florida LLC	Monthly Fee - Aug 2024		163.24	118,167.28
08/31/2024			Interest	12.32		118,179.60
<b>08/31/2024</b>		<b>EOM Balance</b>		<b>100,012.32</b>	<b>78,974.16</b>	<b>118,179.60</b>

# EXHIBIT 7





**Panther Trace II Community Development District (CDD)**  
**Monday, September 23, 2024**

**Clubhouse Operations:**

- Clubhouse Office Operating Regular Hours with Extended Hours if Requested.
- Pool Hours: 7am- 7pm

**Community Events:**

- Fall Event

**Monthly Proposals:**

- Remson Aquatics Proposal
- LMP
- Sod Replacement

**Pending:**

- Monument Beautification
- Tennes/Pickleball Courts Repaired
- Pool, Playground, and Tennis Court Cameras

**Remson Aquatics Water Way Inspection Report LMP Reports:**

- Detailed Weekly Landscape Report
- Landscape Proposals
- Monthly Irrigation Report

**Maintenance/Grounds:**

- Reported Landscape Issues to LMP
- Reported Pond Issues to Remson Aquatics
- Reported Non-Working Lights to TECO

**Email Distribution List:**

942

**Programs Update:**

- Girl Scouts Every other Wednesday and Thursday



# EXHIBIT 8



# ESTIMATE



## Bay Area Bobcat

12402 Lago Way  
Riverview, Florida 33579  
Phone: (813) 927-2204  
Email: JohnnyW2285@yahoo.com

Estimate # 90  
Date 09/15/2024

Description	Total
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Re-Sod Panther Trace Amenity center.	\$8,750.00
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Site Location: Panther Trace II CDD Clubhouse. 11518 Newgate Crest Dr, Riverview, FL 33569

Site Work: Re sod areas outside of the Panther Trace clubhouse phase 2 amenity center & Round-about.

- Approximately 5,000 Square Ft. of St. Augustine sod to be replaced.
- Will bring in our crew and equipment. Will use the sod cutter to cut out areas of dead or patchy sod.
- Once sod is cut out, we will load all old sod debris and dirt into our dump trailer and dispose of it properly.
- Will bring in approximately 13 pallets of fresh St. Augustine sod and place down where needed so that the new sod will blend in and grow well together with the original sod if watered and fertilized correctly.

Total= \$8,750.00

Total includes- Time, Labor, Supplies & Equipment.

Thank You!

John Wolfe,

<b>Subtotal</b>	\$8,750.00
<b>Total</b>	<b>\$8,750.00</b>



## JOB PROPOSAL



Eric Davis  
Eric's Land Management, LLC  
3639 Sumner Rd. Dover, FL 33527  
ericlandmanagement@yahoo.com  
Office: 813-477-5552  
www.ericlandmanagement.com

Customer: Panther Trace CDD  
Job Address: 11518 Newgate Crest Dr  
Phone: 813-671-0831  
Email: PT2clubhousemgr@gmail.com

Date: 9/11/24

Start Date: TBD

Qty.	Description	Unit Price	Total
<b>Sod:</b>			
4,500	Removal of bad areas around clubhouse, sod prep and installation of 4500sqft (+/-) of St. Augustine sod.	\$ 1.50	\$ 6,750.00
<b>Mobilization:</b>			
1	Mobilization of equipment and sod.	\$ 375.00	\$ 375.00
<b>Total:</b>			<b>\$ 7,125.00</b>

**\*Per onsite meeting, areas to be removed will be marked out by CDD and Irrigation heads will be marked before work starts\***

- \* If number of items installed differs from quantities on proposal, the installed number of items will be billed at proposed price
  - \* This Proposal is valid for 30 days.
  - \* Mobilization charge is subject for charge if job is broken into phases unless specified during time of bid/estimate.
  - \* All installed sod prices are priced for installation on final grade (95% grade must be to specs per plan).
  - \* No warranty written or implied.
  - \* We recommend the hiring of a lawn and pest control company ASAP (Big O, Consolidated, Other Local)
  - \* We are not responsible for irrigation set-up, fixing any pre-existing problems, or watering the perishable products unless specified during time of bid.
  - \* No terms, payment is due upon completion of job unless otherwise specified or agreed upon at start of work
  - \* Mulch is not included unless listed on proposal.
- Please sign and return this proposal to our office:

Date:

Sign:



PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

## Estimate

**Submitted To:**

Panther Trace II  
c/o DPFG  
250 International Parkway,  
Suite 208  
Lake Mary, FL 32746

Date	9/17/2024
Estimate #	91715
LMP REPRESENTATIVE	
DMFRN	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Remove & Replace sod at Clubhouse, parking & round a bout leading to clubhouse. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: LMP cannot guarantee or warranty new landscape material(s) that does not qualify for establishment watering under the local water restriction guidelines in effect at the time of installation. Supplemental or hand watering will be an additional cost. Sod - St. Augustine(Strip & Patch) SF	3,000	1.65	4,950.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$4,950.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE